CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

12363 Limonite Avenue, Suite 900, Eastvale. CA 91752
Regular Planning Commission Meeting: 6:00 PM
Wednesday, March 19, 2025

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

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

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

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

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

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **ADDITIONS / REVISIONS**

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

5. **PRESENTATIONS**

5.1. Emergency Preparedness

6. **PUBLIC COMMENT**

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

7. **CONSENT CALENDAR**

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

7.1. Planning Commission Meeting Minutes

Submitted by: Jessica Cooper, Senior Management Analyst

RECOMMENDED ACTION(S):

Staff recommends the Planning Commission approve the Planning Commission meeting minutes from February 19, 2025 meeting.

7.2. Planning Division Update

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

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

7.3. **Public Works Department Update**

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

RECOMMENDED ACTION(S):

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

8. PUBLIC HEARINGS

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

8.1. **PLN24-20069, PLN24-20070, PLN24-20071, PLN24-20072, and PLN24-20073 Major Development Reviews of Phase B of the Eastvale Square Development – The New Home Company**

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

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

1. Find the project consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162;
2. Approve PLN24-20069 a Major Development Review for the overall site planning, master landscaping, streetscape design, and open space amenities of Phase B of The New Home Company master development project, subject to the recommended conditions of approval;
3. Approve PLN24-20070 a Major Development Review for the master site planning and architecture of Planning Area 9 (PA 9) of the Leal Master Plan to accommodate a proposed 51-unit triplex and one (1) 6-plex residential community, with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval;
4. Approve PLN24-20071 a Major Development Review for the master site planning and architecture of Planning Area 11A (PA 11A) of the Leal Master Plan to accommodate a proposed 91-unit duplex and triplex residential community with associated parking areas and landscaping, subject to recommended conditions of approval;
5. Approve PLN24-20072 a Major Development Review for the master site planning and architecture of Planning Area 11BA (PA 11B) of the Leal Master Plan to accommodate a proposed 90-unit, 6-plex and 8-plex residential community with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval; and
6. Approve PLN24-20073 a Major Development Review for the master site planning and architecture of Planning Area 11C (PA 11C) of the Leal Master Plan to accommodate a proposed 63-unit, triplex residential community with associated parking areas, landscaping, and open space amenities in addition to a .23-acre pocket park constructed on Lot C of TTM 38595, subject to the recommended conditions of approval.

8.2. PLN24-20053 – Density Bonus Agreement, Tentative Tract Map 39022, and Major Development Review for Warmington Residential Development
Submitted by: Jamie K. Cerda. AICP, Principal Planner

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

1. Recommend the City Council find the project exempt from CEQA pursuant to CEQA Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (State Clearinghouse No. 20222080090);
2. Recommend City Council approve the Density Bonus Agreement between Warmington Residential California, Inc. and the City of Eastvale;
3. Recommend City Council approve Vesting Tentative Tract Map No. 39022 to subdivide three (3) existing residential lots totaling 8.3-acres (7.9 net acres) into 76 residential lots, four (4) for water quality and open space purposes and five (5) for private street purposes, subject to conditions of approval; and
4. Recommend City Council approve the Major Development Review for the master building architecture and site planning of 76 single-family residential lots, landscaping, and parking areas, subject to conditions of approval.

9. COMMISSION BUSINESS

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, April 16, 2025, at 6:00 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

AFFIDAVIT OF POSTING

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

_____

Marc A. Donohue, MMC
City Clerk

MINUTES
CITY OF EASTVALE

Planning Commission Regular Meeting
Wednesday, February 19, 2025
Regular Meeting: 6:00 P.M.

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

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1. CALL TO ORDER

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

2. ROLL CALL

Present: Commissioners Lomeli, Vice-Chair Rodriguez-Plott, and Chair Lee.

Absent: Commissioner Hove and Commissioner Rochelle.

City Staff Present: Community Development Director Gonzalez, Assistant City Attorney Herrington, City Planner Murray, and Deputy City Clerk Castreje were present at Roll Call.

3. PLEDGE OF ALLEGIANCE

Commissioner Lomeli led the Pledge of Allegiance.

4. ADDITIONS / REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

On a motion by Vice Chair Rodriguez-Plott and second by Commissioner Lomeli, the Planning Commission voted unanimously to approve the Consent Calendar.

7.1 Planning Commission Minutes

The Planning Commission voted to approve the Planning Commission meeting minutes from the January 15, 2025 meeting.

7.2 Planning Department Update

The Planning Commission received and filed the Planning Department Update.

7.3 Public Works Department Update

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

8. PUBLIC HEARINGS

8.1 PLN24-20089 Major Development Review – McDonald's Restaurant

Planning Technician Fowler presented a PowerPoint presentation and answered related questions.

Chair Lee opened the public comment period. Hearing no response, Chair Lee closed the public comment period.

On motion of Commissioner Lomeli and second by Chair Lee, the Planning Commission voted to:

1. Find the project consistent with the Environmental Impact Report (EIR) prepared for the Eastvale Crossing Retail Center, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted EIR and subsequent addenda, in accordance with State CEQA Guidelines Section 15162; and
2. Approve a Major Development Review (DR), PLN24-20089, for the development and operation of a 3,780 square-foot drive-through restaurant (dba McDonald's), subject to conditions of approval.

Vice-Chair Rodriguez-Plott voted in opposition.

8.2 PLN24-20091 Major Development Review – Better Buzz Coffee Roasters

Planning Technician Fowler presented a PowerPoint presentation and answered related questions.

Chair Lee opened the public comment period. Hearing no response, Chair Lee closed the public comment period.

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

1. Find the project consistent with the Environmental Impact Report (EIR) prepared for the Eastvale Crossing Retail Center, and that all impacts were adequately

analyzed pursuant to applicable legal standards in the previously adopted EIR and subsequent addenda, in accordance with State CEQA Guidelines Section 15162; and

2. Approve a Major Development Review (DR), PLN24-20091, for the development and operation of a 1,770 square-foot drive-through restaurant (dba Better Buzz), subject to conditions of approval.

8.3 PLN24-20074 for Tentative Tract Map 38595 Phase B of the Eastvale Square Development – The New Home Company

Principal Planner Cerda presented a PowerPoint presentation and answered related questions.

The following individual provided public comment:

- Larry Walker, Eastvale resident

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

1. Find the project consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162; and
2. Approve Tentative Tract Mao 38595 (PLN24-20074) to subdivide 39.15 acres of undeveloped property into 36 buildable lots and 8 lettered lots for condominium, multi-family residential, commercial, open space, and public right-of-way purposes, subject to the recommended conditions of approval.

8.4 PLN24-20075 for Tentative Tract Map 38595 Phase B of the Eastvale Square Development – The New Home Company

Principal Planner Cerda presented a PowerPoint presentation and answered related questions.

The following individual provided public comment:

- Larry Walker, Eastvale resident

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

1. Find the project consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and that all

impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162; and

2. Approve Major Development Review (PLN24-20075) for the site planning, master architecture, and landscaping of Planning Area K and Planning Area L of the Leal Master Plan to develop a 5.11-acre recreation center for the Eastvale Square residential development, subject to the recommended conditions of approval, with the added conditions to have additional conversations with the developer to revisit the park amenities and discuss traffic safety.

9. COMMISSION BUSINESS – None

10. CITY STAFF REPORT

Community Development Director Gonzalez provided updates.

12. COMMISSION COMMUNICATIONS – None

ADJOURNMENT – Chair Lee adjourned the meeting at 7:37 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, March 19, 2025, at 6:00 p.m.

_____

Jessica Coper, MMC
Senior Management Analyst

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.2
March 19, 2025

Planning Division Update

Prepared By:
David Murray, City Planner

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

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

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

Analysis
Not Applicable

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

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

Fiscal Impact

The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Planning Division Update Major 3.19.25

CITY OF EASTVALE

Major Projects Summary

March 19, 2025

City of Eastvale Planning Division

CITY OF EASTVALE
12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
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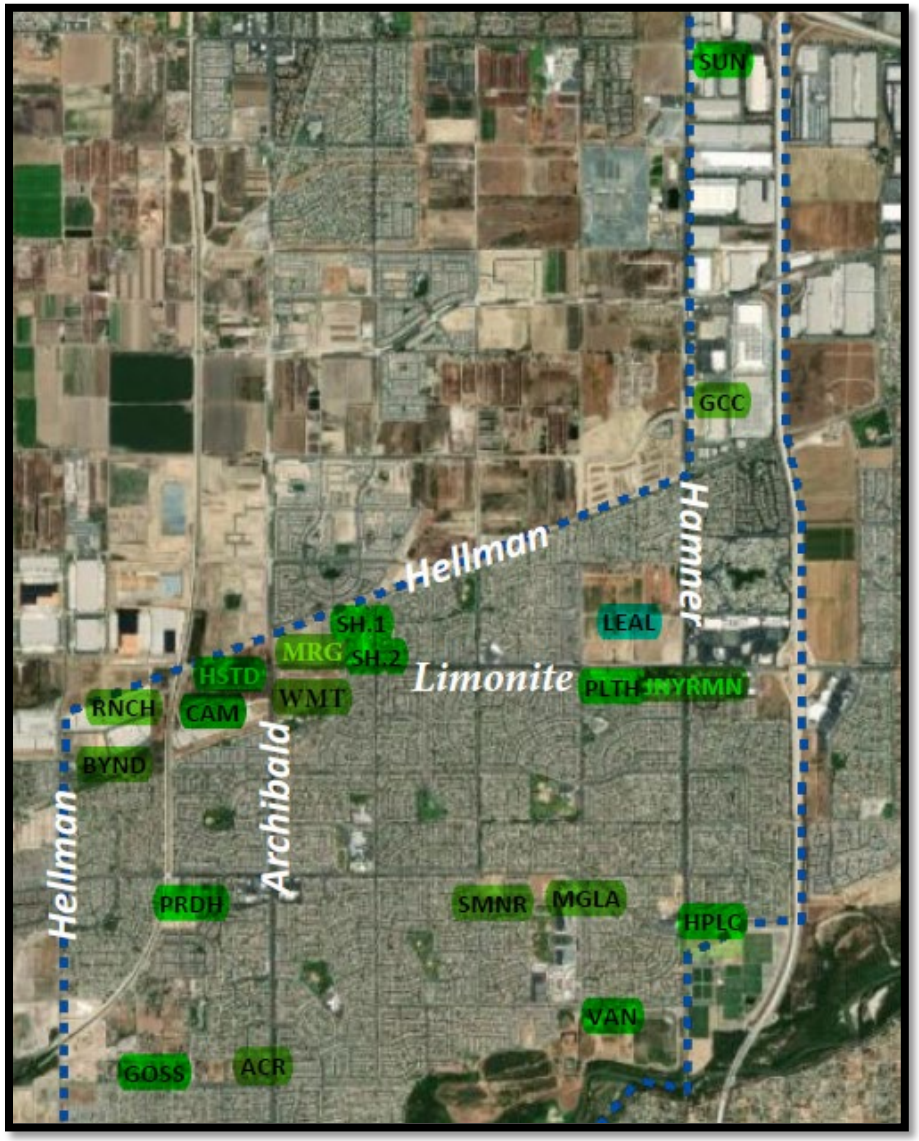
Planning Department Major Projects Summary
March 19, 2025



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

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In-Process/Review

Sumner Place Residential Development (MAP ID: SMNR)

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

Notes:

- Received application on 1.30.25

Project Map:

Current Status:

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

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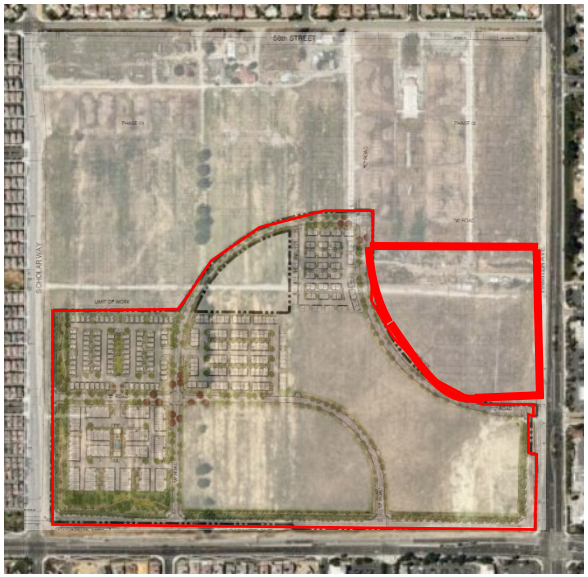
Leal Ranch Residential PA-4 & PA-10 Quarterra Phase II

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

Notes:

- Received application on 5.7.24
- An incomplete letter was sent out to the applicant on 6.3.24
- On 7.24.24 the applicant resubmitted to the planning division for review
- A second incomplete letter was sent to applicant on 8.12.24
- On 10.14.24 the applicant resubmitted to the planning division for review
- A third incomplete letter was sent to applicant on 11.7.24
- On 12.19.24 the applicant resubmitted to the planning division for review

Project Map:



Current Status:

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

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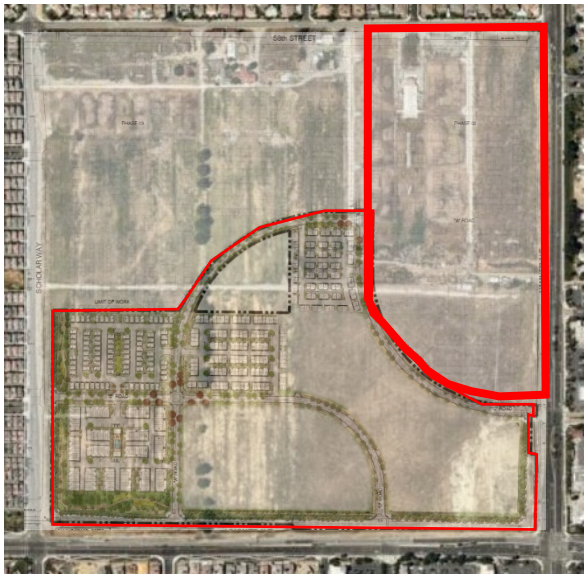
New Home Off-site

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent to the applicant
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant

Project Map:



Current Status:

- On 2.18.25 the applicant resubmitted the project and is currently under review.

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Leal Ranch Residential PA-9

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant
-

Project Map:

Current Status:

- On 2.18.25 the applicant resubmitted the project and is currently under review.

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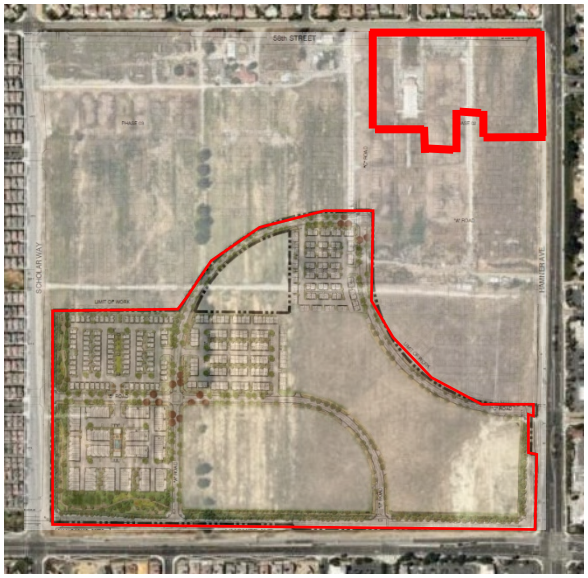
Leal Ranch Residential PA-11A

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant

Project Map:



Current Status:

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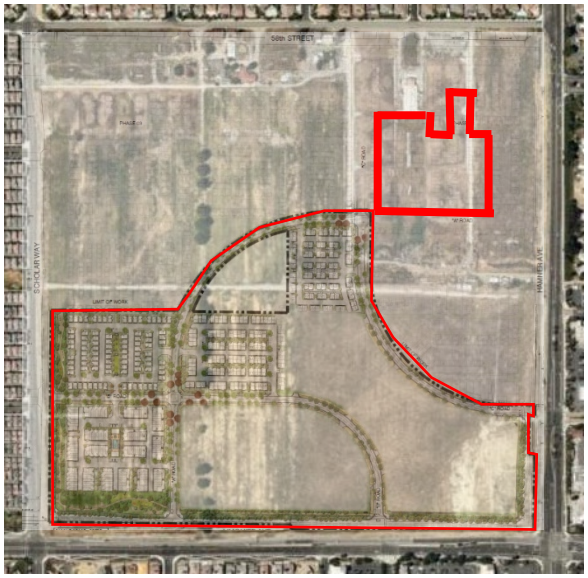
Leal Ranch Residential PA-11B

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant

Project Map:



Current Status:

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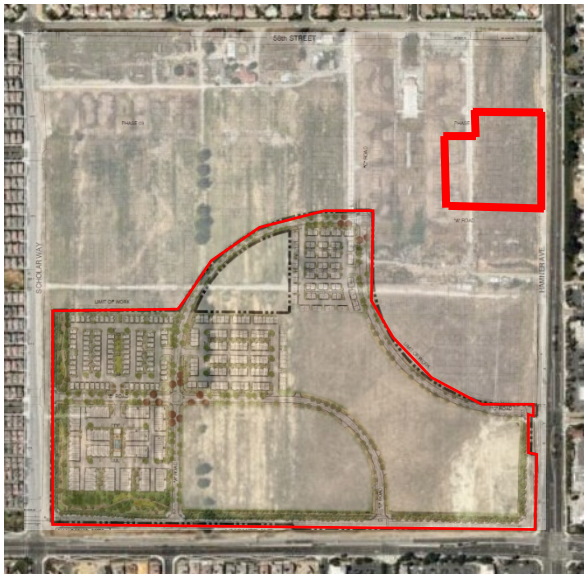
Leal Ranch Residential PA-11C

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

Notes:

- Received application on 8.21.24
- On 9.16.24 an incomplete letter was sent out to the applicant.
- On 11.20.24 the applicant resubmitted the project.
- On 12.11.24 a second incomplete letter was sent out to the applicant.
- On 1.16.25 the applicant resubmitted the project for plan review
- On 2.10.25 a third incomplete letter was sent out to the applicant

Project Map:



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Warmington Residential

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

Notes:

- Received application on 6.27.24
- An incomplete letter was sent to the applicant on 7.10.24 documents were resubmitted
- A second incomplete letter has been sent to applicant on 8.06.24
- A third incomplete letter has been sent to applicant on 10.17.24

Project Map:

Current Status:

- The project has been deemed complete and is scheduled for Planning Commission on 3.19.25.

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

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Cherry Tree (Selby Residential)

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

Notes:

- Received application on 10.28.24
- An incomplete letter was sent to the applicant on 11.26.24

Project Map:

Current Status:

- On 3.3.25 the applicant resubmitted the project and is currently under review.

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

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Eastvale Care Facility (Selby)

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

Notes:

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

Project Map:

Current Status:

- On 1.28.25 the applicant received an incomplete letter and the planning department is awaiting resubmittal.

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

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Wireless Facility – 7250 Cobble Creek

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

Notes:

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

Project Map:

Current Status:

- On 11.20.24 the planning commission continued the project to a future date are currently waiting for a resubmittal.

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

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Approved/ Entitled

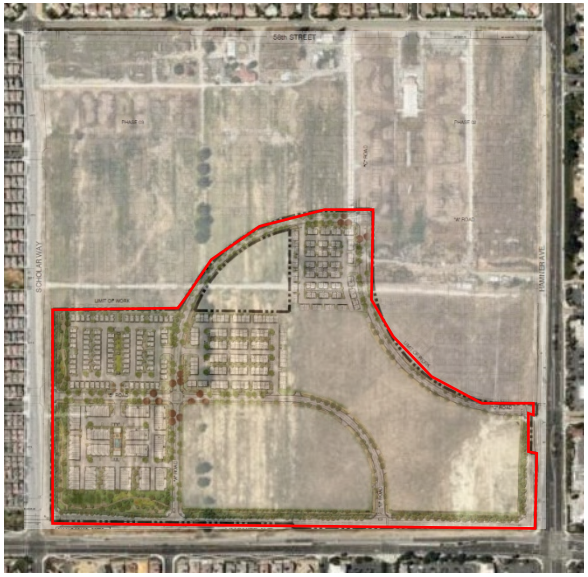
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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

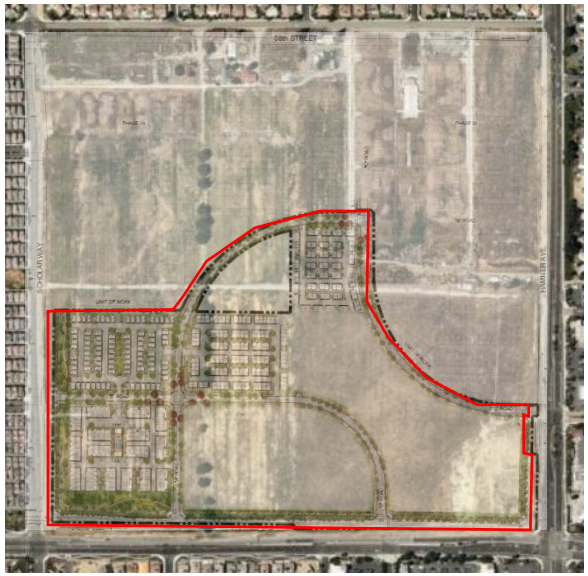
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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

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

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

Notes:

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

Project Map:

Current Status:

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

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

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

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

Notes:

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

Project Map:

Current Status:

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

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

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

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

Notes:

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

Project Map:

Current Status:

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

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

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

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

Notes:

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

Project Map:

Current Status:

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

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

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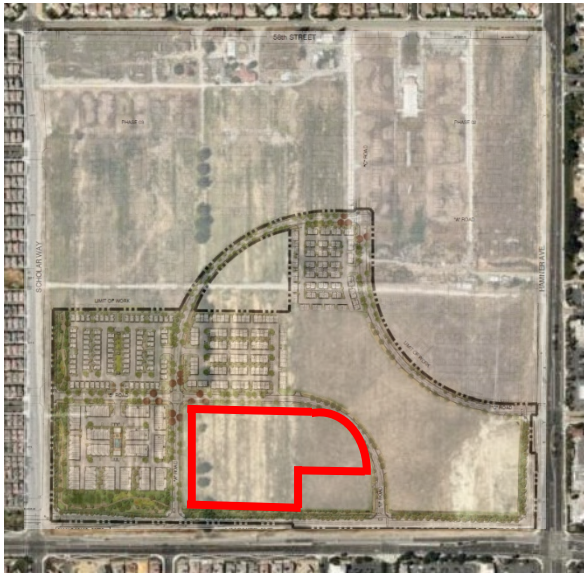
Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7)

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

Notes:

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

Project Map:



Current Status:

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

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

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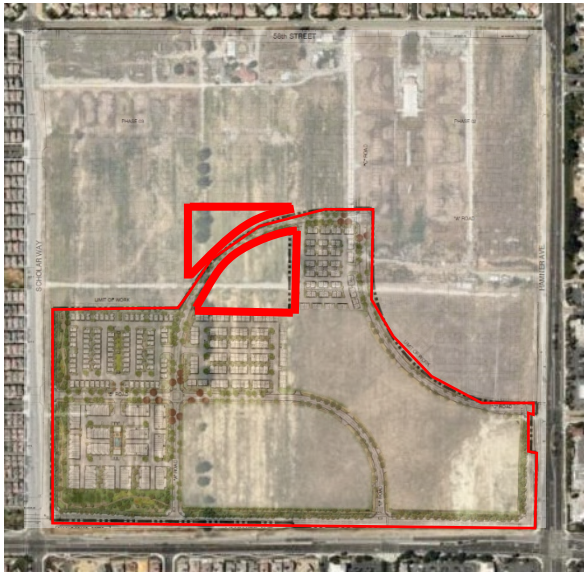
New Home Recreation Center

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

Notes:

- Received application on 8.21.24
- On 9.18.24 an incomplete letter was sent out to the applicant.
- The project was resubmitted on 10.24.24
- On 11.20.24 an incomplete letter was sent out to the applicant.
- The project was deemed complete and scheduled for planning commission for 2.19.25.

Project Map:



Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20075 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted with the Building Division and Public Works Department.

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

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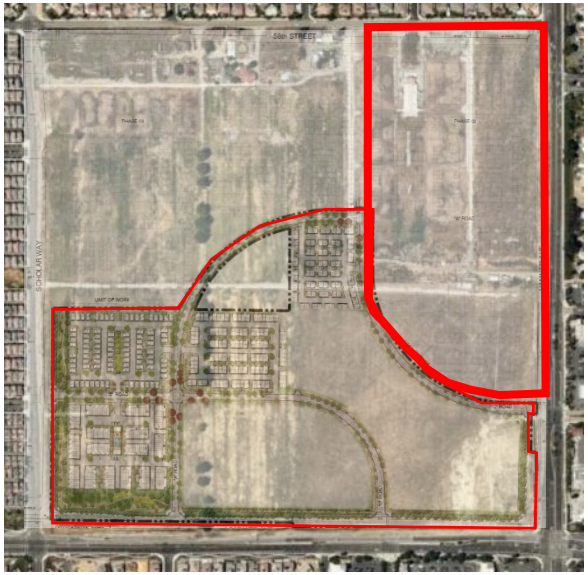
New Home TTM 38595 Phase B

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

Notes:

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

Project Map:



Current Status:

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

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

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Goodman Commerce Center (MAP ID: GCC)

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

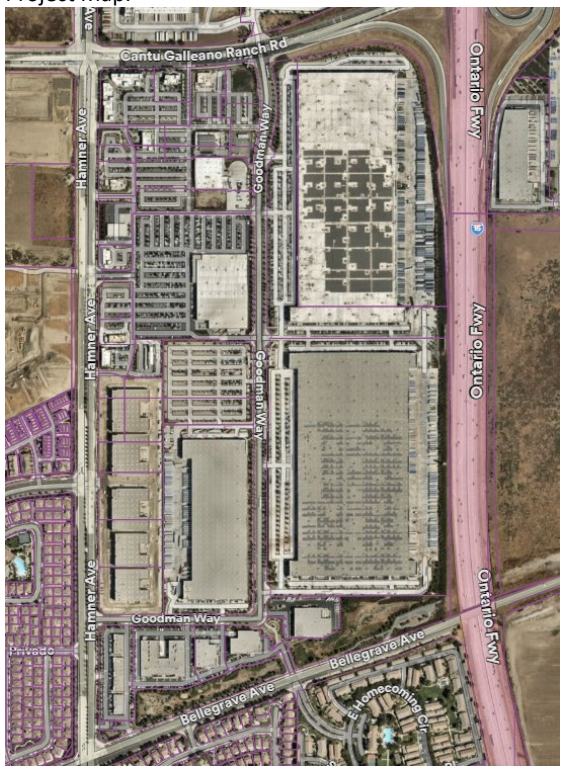
Notes:

- Approved by City Council on November 12, 2014

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

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

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

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

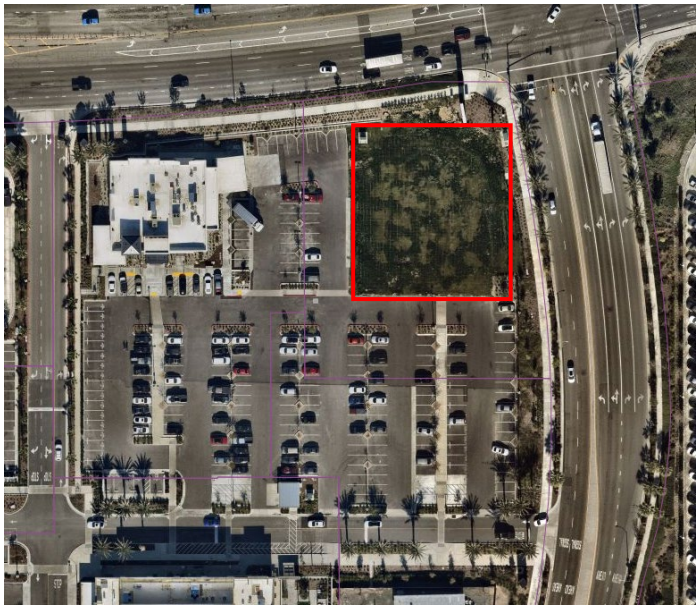
GCC CR-1 DR (MAP ID: GCC.10)

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

Notes:

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

Project Map:



Current Status:

- Project on hold per developer.

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

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

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

Notes:

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

Project Map:

Current Status:

- Project is currently on hold per developer.

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

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

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

Notes:

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

Project Map:

Current Status:

- Building Permits issued on November 28,2023 and are currently under construction.

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

Hamner Place Pad-2 (MAP ID: HPLC.4)

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

Notes:

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

Project Map:

Current Status:

- The Shell for pad 2 and site improvements are currently under review with Building and Public Works Division.

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

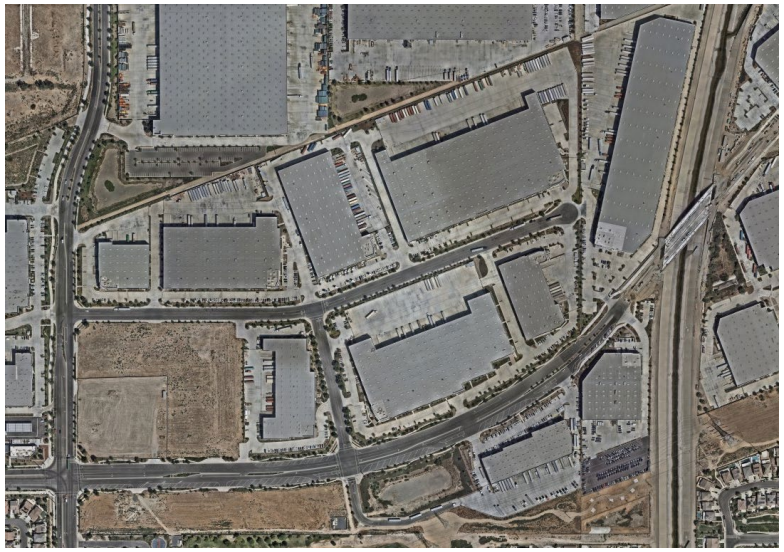
The Ranch (MAP ID: RNCH)

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

Notes:

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

Project Map



Current Status:

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

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

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

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

Notes:

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

Project Map:

Current Status:

- The Building Permits have been issued permits and is currently under construction.

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

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The Ranch TPM No. 38114 (MAP ID: RNCH.6)

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

Notes:

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

Project Map:

Current Status:

- The project is currently under review for building plan permits.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Hotel Suites (HPLC.1)

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

Notes:

- Received application on June 6, 2019.

See the following project for more information:

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

Project Map:

Current Status:

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

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

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

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

Notes:

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

Project Map:

Current Status:

- The Building is currently operational.

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

The Merge (MAP ID: MRG)

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

Notes:

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

Project Map:

Current Status:

- The Merge Industrial and Retail have completed construction.
- Pad 2 is currently under Tenant Improvements to the building.

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Walmart (MAP ID: WMT)

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

Notes:

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

Project Map:

Current Status:

- The site is actively under construction.

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Mister Carwash (MAP ID: WMT)

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

Notes:

- Received application on 3.25.24
- On April 23, 2024 an incomplete letter was sent to the applicant
- On June 11, 2024 resubmittal was received.
- On July 10, 2024 an incomplete letter was sent to the applicant
- On August 20, 2024, the Planning Division deemed the project complete

Project Map:

Current Status:

- On September 18, 2024 the Planning Commission approved project PLN24-20024, subject to conditions of approval.
- The project is currently under review with the Building and Public Works divisions.

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

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McDonanlds (MAP ID: WMT)

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

Notes:

- Received application on 10.15.24
- An incomplete letter was sent out to the applicant on 11.14.24
- On 1.6.25 the project was resubmitted for second round of review.
- The Project was deemed complete and scheduled for the 2.19.25 planning Commission.

Project Map:

Current Status:

- On February 19, 2025 Planning Commission approved entitlements for PLN24-20089 and is subject to conditions of approval.
- Currently awaiting construction documents to be submitted with the Building Division and Public Works Department .

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

Better Buzz (MAP ID: WMT)

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

Notes:

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

Project Map:

Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
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Dunkin Donuts and Carwash DR and CUP (MAP ID: DUNK)

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

Notes:

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

Project Map:

Current Status:

- Projects are currently under constructions.

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

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Archibald and Chandler Retail (MAP ID: ACR)

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

Notes:

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

Project Map:

Current Status:

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

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Magnolia Ranch

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

Notes:

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

Project Map:

Current Status:

- Building plans were issued on 2.13.2025 and the project is currently under construction.

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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St. Oscar Romero Modular Buildings

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

Notes:

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

Project Map:

Current Status:

- Awaiting the submittal of construction drawings for Building Division Review
- Grading plans have been submitted to Public Works Department for review.

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3. Highlighted Text =Updated Information

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Future

The Leal Plan (MAP ID: LEAL)

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

Notes:

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

Project Map:

Current Status:

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

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2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 7.3
March 19, 2025

Public Works Department Update

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

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

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

Background
Not Applicable

Analysis
Not Applicable

Environmental
Not Applicable

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

Fiscal Impact
Not Applicable

Prior City Council/Commission Action
Not Applicable

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

EASTVALE PUBLIC WORKS PROJECT UPDATES

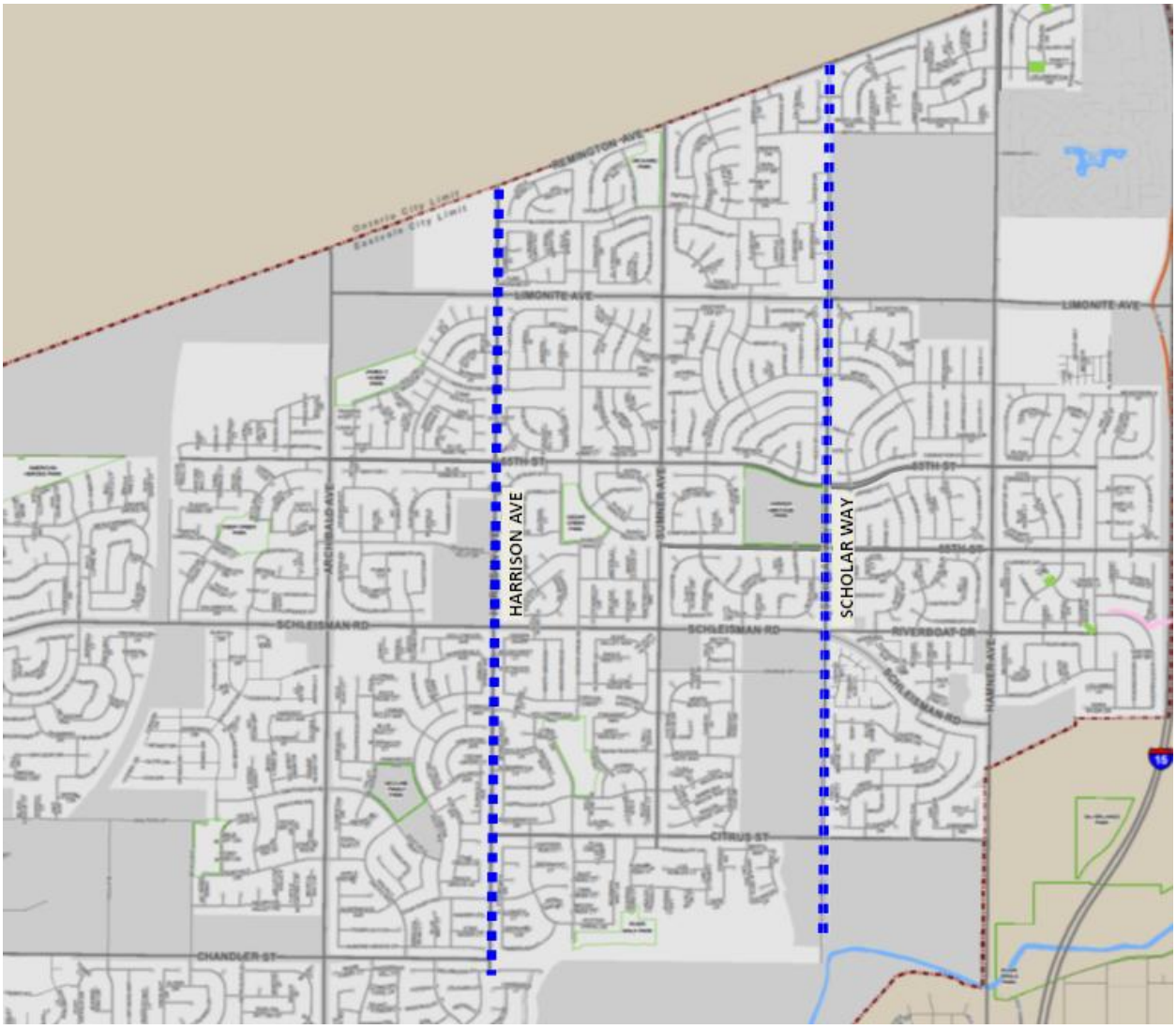
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Civic Center Project (Phase 1)
PROJECT DESCRIPTION:	A design build project to construct a Phase 1 of the Civic Center Project, which includes approximately 52,000 square foot City Hall, a 25,000 square foot library, a 20,000 square foot police station with a park and a civic plaza.
PROJECT STATUS:	**Bidding:** The Prequalification Questionnaire for the General Contractor was released on March 5, 2025, with responses due by March 21, 2025.
PROJECT SCHEDULE:	Advertise Construction Bid in March 2025. Begin Construction in June 2025.

PROJECT RENDERING:

EASTVALE PUBLIC WORKS PROJECT UPDATES

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

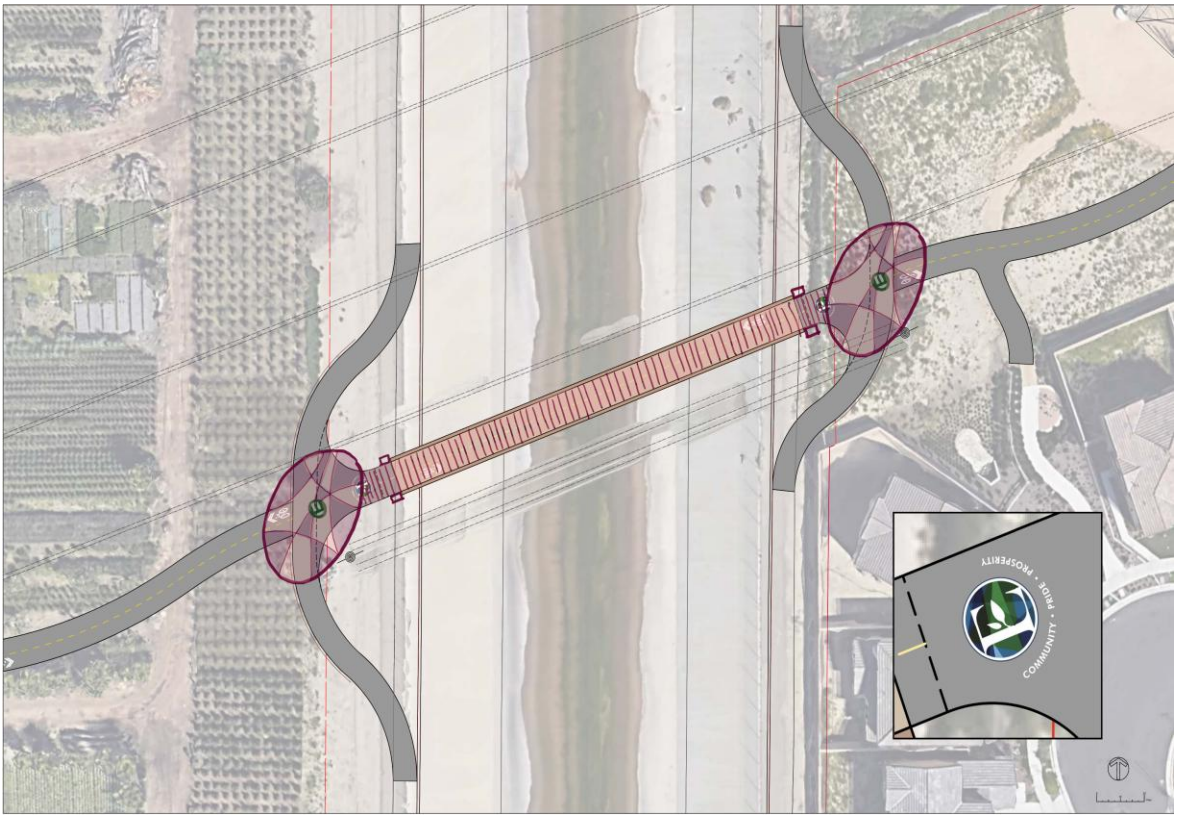
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

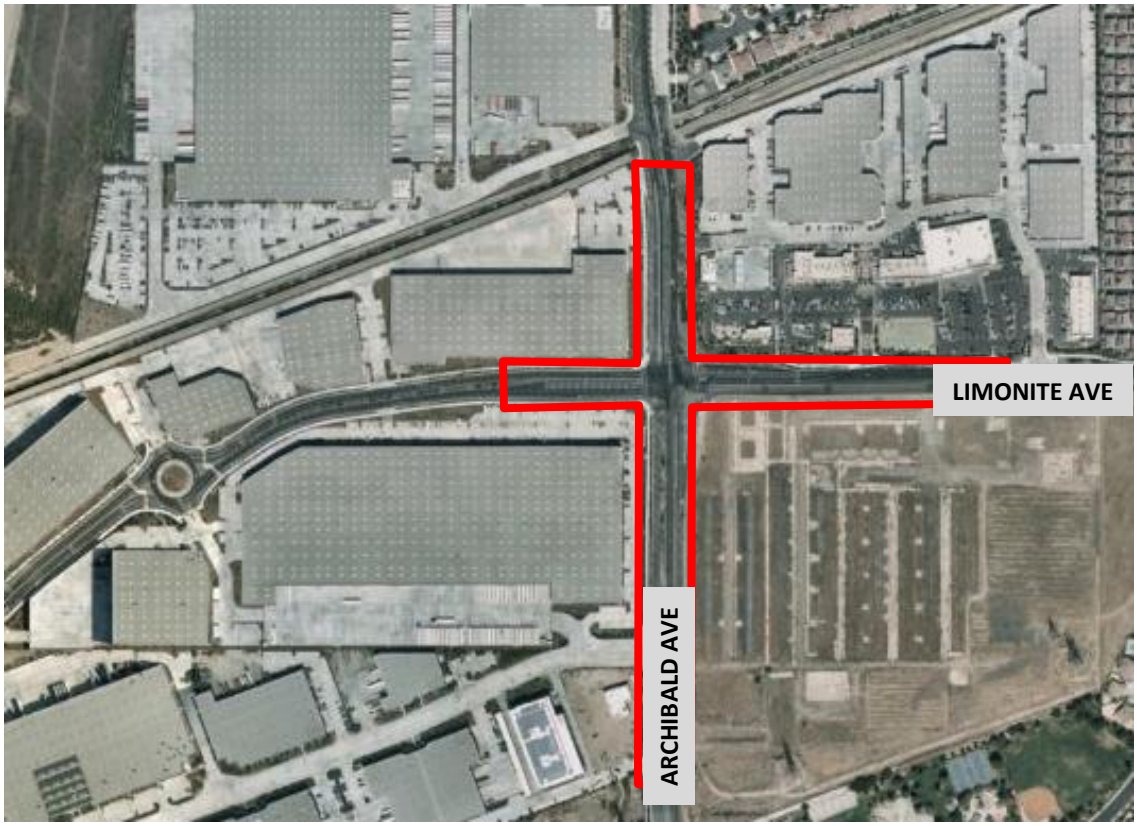
PROJECT TYPE:	Capital Improvements Project
PROJECT NAME:	Median Improvement Projects at River Rd, Cantu Galleano Rd, and Archibald Ave
PROJECT DESCRIPTION:	Project will Install landscaped raised medians at River Rd, Cantu Galleano Rd, and Archibald Ave to physically separate opposing traffic streams and help stop vehicles traveling into opposing traffic lanes. The project will be constructed in two phases: Phase 1 will involve the construction of hardscape including curb, gutter, and sleeve for future utilities, and Phase 2 will include the installation of landscaping, monument, and lighting.
PROJECT STATUS:	**In Construction:** construction bid was awarded to Hardy & Harper on November 13, 2024 for Phase 1. Phase 2 PS&E is being prepared by CWDG.
PROJECT SCHEDULE:	Phase 1 construction is to be completed by end of March 2025. Phase 2 will be advertised for construction in March 2025.

PROJECT IMAGE:

EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

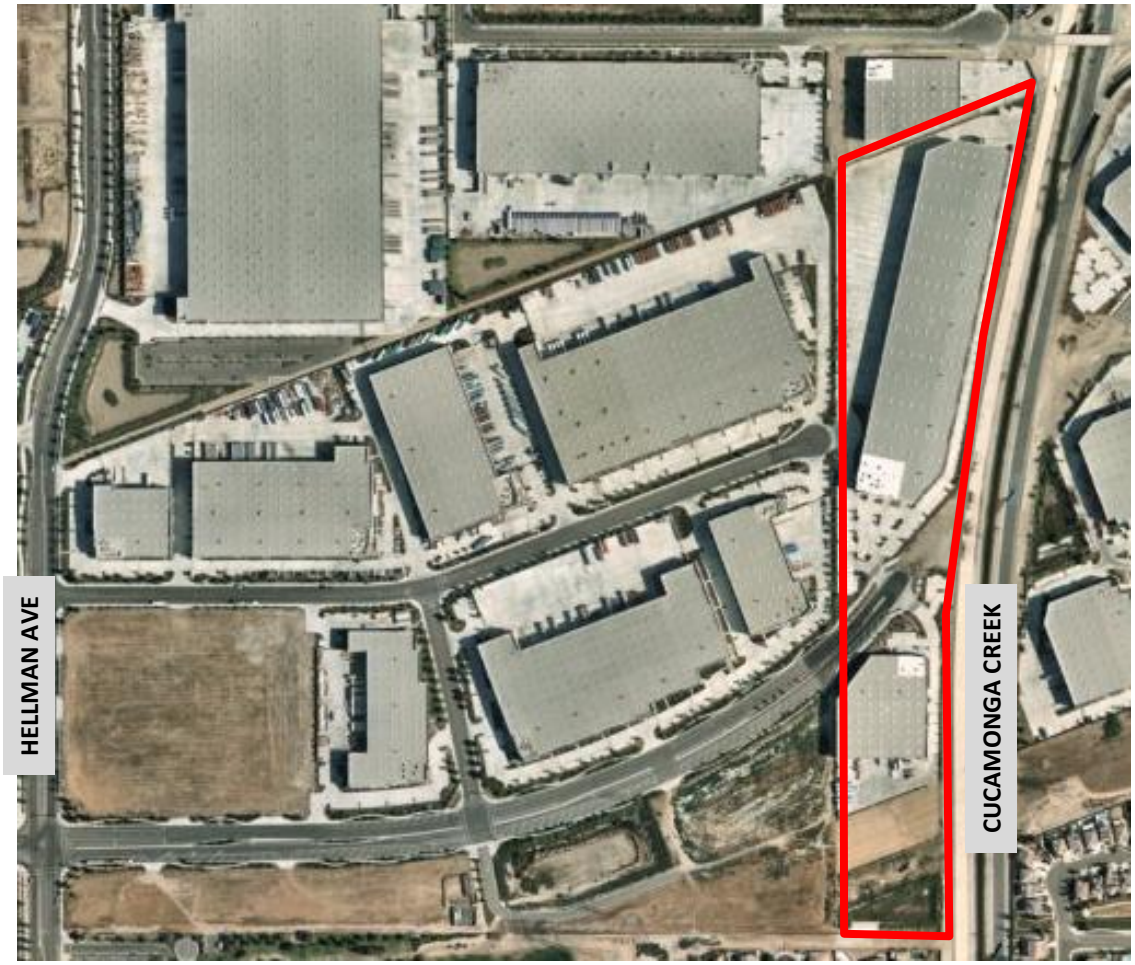
PROJECT TYPE:	Commercial Development
PROJECT NAME:	The Merge
PROJECT LOCATION:	Northeast corner of Limonite Avenue and Archibald Avenue
PROJECT DESCRIPTION:	Improvements includes 26 gross acres.
PROJECT STATUS:	Onsite and offsite improvements complete All off-site improvements have been accepted.

PROJECT MAP:

EASTVALE PUBLIC WORKS PROJECT UPDATES

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

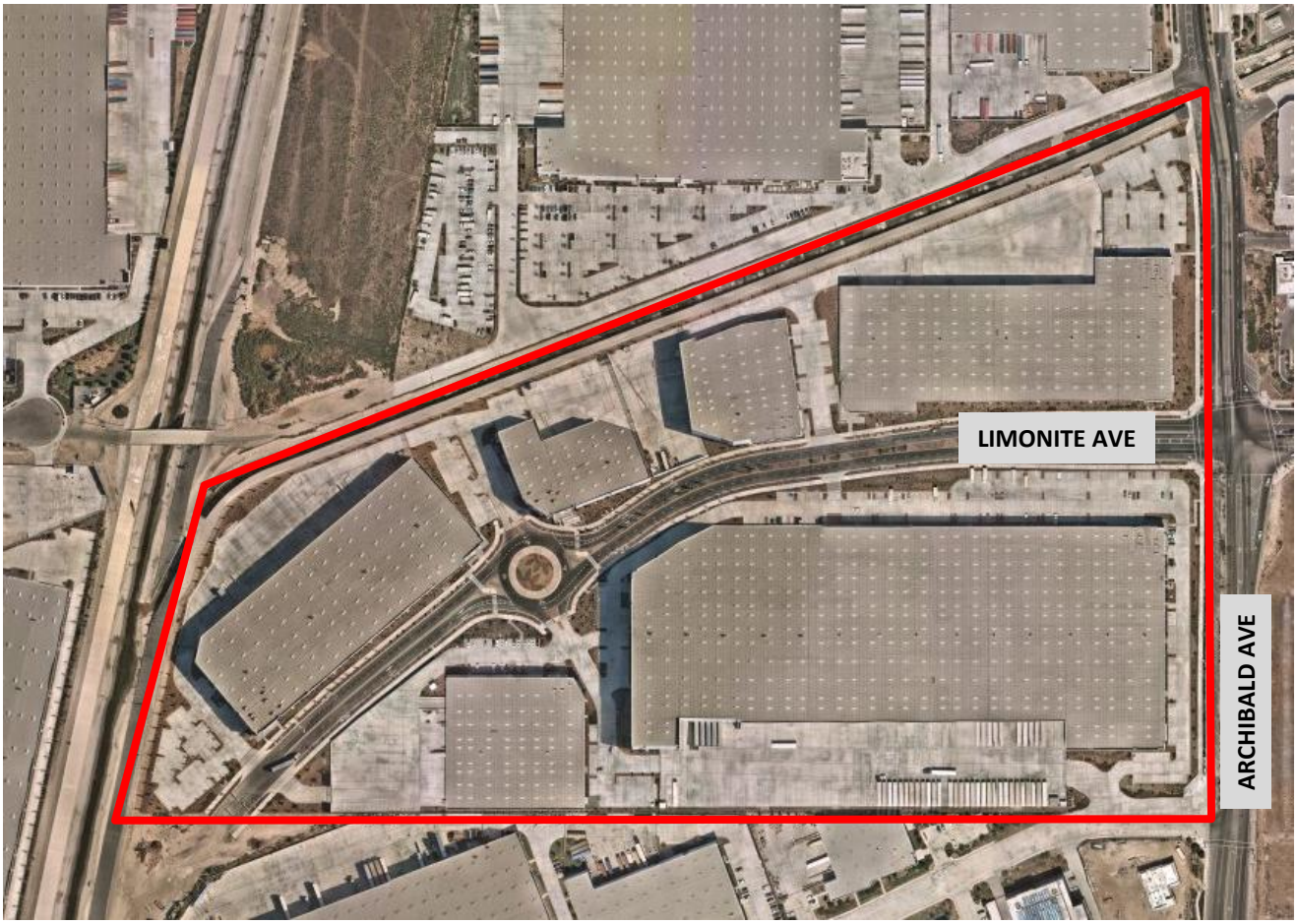
PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:



EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT STATUS:

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

PROJECT MAP:

EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:

EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:

EASTVALE PUBLIC WORKS PROJECT UPDATES

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

PROJECT MAP:

PUBLIC WORKS GRANTS SUMMARY

GRANTS AWARDED						
AGENCY	**GRANT NAME**	**PROJECT NAME**	**GRANT AWARD**	**MATCH**	**DUE DATE**	**STATUS**
California Transportation Commission/California Department of Transportation	ATP: Active Transportation Project Cycle 4	Improvement of Bike Network Connectivity	$ 6,471,000.00	$ 1,620,000.00		Grant request has been approved. The project is currently under design.
California Transportation Commission/California Department of Transportation	LPP: Local Partnership Program	Limonite Gap Closure Project	$ 9,475,000.00	$ -		Grant request has been approved. Allocation for construction funds was requested and approved.
California Department of Transportation	HSIP: Highway Safety Improvement Program Cycle 10	Advanced Dilemma Zone Detection	$ 712,800.00	$ -		CON allocation was approved. The project is under construction.
USDOT: Department of Transportation	Congressman Calvert: 2023 Transportation and Infrastructure Appropriations Bill	Limonite Gap Pedistrian Bridge	$ 1,600,000.00	$ 400,000.00		
California Department of Resources Recycling and Recovery	CalRecycle Rubberized Pavement (TRP) Grant Program (TRP16-23-0047)	Annual Overlay/Residential Slurry Seal Project	$ 170,586.00		April 1, 2026	
Riverside County Transportation Commission	2023 Western Riverside County Regional Arterials	Limonite Gap Closure	$ 13,500,000.00	$ 13,500,000.00		

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.1
March 19, 2025

PLN24-20069, PLN24-20070, PLN24-20071, PLN24-20072, and PLN24-20073 Major Development Reviews of Phase B of the Eastvale Square Development – The New Home Company

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Prepared By:

Jamie K. Cerda, AICP, Principal Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find the project consistent with the Addendum to the Certified Program Environmental Impact Report prepared for the Leal Master Plan, and that all impacts were adequately analyzed pursuant to applicable legal standards in the previously adopted Certified Program Environmental Impact Report and subsequent addenda, in accordance with State CEQA Guidelines Section 15162;
2. Approve PLN24-20069 a Major Development Review for the overall site planning, master landscaping, streetscape design, and open space amenities of Phase B of The New Home Company master development project, subject to the recommended conditions of approval;
3. Approve PLN24-20070 a Major Development Review for the master site planning and architecture of Planning Area 9 (PA 9) of the Leal Master Plan to accommodate a proposed 51-unit triplex and one (1) 6-plex residential community, with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval;
4. Approve PLN24-20071 a Major Development Review for the master site planning and architecture of Planning Area 11A (PA 11A) of the Leal Master Plan to accommodate a proposed 91-unit duplex and triplex residential community with associated parking areas and landscaping, subject to recommended conditions of approval;
5. Approve PLN24-20072 a Major Development Review for the master site planning and

architecture of Planning Area 11BA (PA 11B) of the Leal Master Plan to accommodate a proposed 90-unit, 6-plex and 8-plex residential community with associated parking areas, landscaping, and open space amenities, subject to the recommended conditions of approval; and

6. Approve PLN24-20073 a Major Development Review for the master site planning and architecture of Planning Area 11C (PA 11C) of the Leal Master Plan to accommodate a proposed 63-unit, triplex residential community with associated parking areas, landscaping, and open space amenities in addition to a .23-acre pocket park constructed on Lot C of TTM 38595, subject to the recommended conditions of approval.

Summary

The applicant (The New Home Company) is requesting approval of five (5) Major Development Review (MDR) applications to facilitate the development of Tentative Tract Map 38595 approved by the Planning Commission on February 19, 2025. Tentative Tract Map 38595 or Phase B (39.15 acres) of the Eastvale Square Residential Community is located at the northwest corner of Limonite and Hamner Avenues. The MDRs consist of overall site planning, landscaping, and open space amenities within Phase B of The New Home Company development project along with the site planning, architecture, landscaping, open space/recreation amenities, and parking of four (4) proposed residential communities within Phase B totaling 301 residential units. These communities are identified as Planning Area 9 (PA 9), Planning Area 11A (PA 11A), Planning Area 11B (PA 11B), and Planning Area 11C (PA 11C), collectively known as Eastvale Square. The remainder of the Planning Areas within Tentative Tract Map 38595 (PA-4 and Pa-10) will be processed under separate Major Development Reviews at a future date. The requests are consistent with the General Plan, Housing Element, Leal Master Plan, applicable Zoning Code regulations, Subdivision Map Act, and required findings.

Background

Since the adoption of the City's first General Plan in 2012, the 158.6 acre former dairy and agricultural site located north of Limonite Avenue, south of 58th Street, west of Hamner Avenue, and east of Scholar Way (Assessor Parcel Nos. 164-030-043, 164-030-046, 164-030-010, 164-030-044, & 164-030-013) commonly referred to as "The Leal Property," has been identified as the centerpiece of Eastvale's future downtown, encouraging a mix of uses including retail, residential, civic, and recreation/entertainment.

Beginning in 2013, City Council initiated a long-range planning process for the property culminating in the adoption of the Leal Master Plan in 2017. On May 11, 2022, an amendment to the Leal Master Plan (LMP) was approved by City Council to refine land use and zoning designations, establish a project-wide land use, circulation, and infrastructure plan, determine project-wide development standards, design guidelines, and site characteristics. The LMP amendment allowed a maximum of 2,500 residential units and up to 595,000 square feet of commercial development.

On April 20, 2022, the City Council adopted the 2021-2029 Housing Element which designated a maximum of 2,500 residential units within the Leal Master Plan with a maximum density of 40 dwelling units per acre. The total Regional Housing Needs Allocation (RHNA) for Eastvale was 3028 housing units.

In addition, on May 11, 2022, City Council approved a Development Agreement (DA) between the City and The New Home Company (TNHC) designating a 16-acre area to develop under a future Option Agreement (OA) for the development of a city hall building, outdoor amphitheater, civic park, police station, public library, hotel, office uses, and a variety of restaurants and retail uses totaling 495,000 square feet, inclusive of the total commercial development allowed by the LMP amendment. To initiate development on the site, the City Council also approved Tentative Tract Map 38290 for the creation of 14 buildable lots, 19 lots for infrastructure purposes, trails, and open space, as well as a Major Development Review (MDR) to facilitate the development of the LMP.

On October 18, 2023, the Planning Commission approved an application to further subdivide 69.8 acres of TTM38290 (Phase A) to create 65 buildable lots and 19 lettered lots for condominium, multi-family residential, commercial, civic, open space, and public right-of-way purposes (B map). In addition, the applicant received MDR approvals for the Eastvale Square residential communities PA 1, PA 6, PA 7A, PA 8 along with the overall site and landscape design of the public spaces within Phase A of Eastvale Square., which are now under construction.

On October 16, 2024, the Planning Commission found the First Amendment to Development Agreement No. 003 by and between the City of Eastvale and The New Home Company consistent with the Eastvale General Plan 2040 and the Leal Master Plan, and recommended City Council its approval. The First Amendment required TNHC to transfer Lots 5 and J to the City within 10 days of the date that the adoption ordinance becomes effective (now completed) and removed the minimum amount of commercial space that must be constructed within the Mixed Use Areas of the project. On November 13, 2024, the City Council approved the First Amendment.

On February 19, 2025, the Planning Commission approved an application to further subdivide an additional 39.15 acres of TTM 38290 (Phase B) to create 36 buildable lots and 8 lettered lots for condominium, multi-family residential, commercial, open space, and public right-of-way purposes (B map).

At this time, the applicant is requesting MDRs approvals for the Eastvale Square residential communities PA 9, PA 11A, PA 11B, and PA11C along with the overall site and landscape design of the public spaces within Phase B of Eastvale Square (TTM 38595).

Location

The overall Leal Master Plan site is located north of Limonite Avenue, south of 58th Street, west of Hamner Avenue, and east of Scholar Way. The project site (Assessor Parcel Nos. 164-030-044) is located within PA 9, PA 11, PA A, PA D, PA I, PA H, PA S, PA T, and PA U of the Leal Master Plan. The project site is shown on **Attachment 4.**

Analysis

General Plan and Zoning Consistency

The subject property is classified as the Downtown West Policy Area in the Land Use Element of the Eastvale General Plan 2040. The LMP Amendment approved in 2022 provided the next stage in refinement of the development plan and thus refined the proposed land use mix, intensities and established the zoning for the site. The LMP Amendment includes two residential land use categories, Medium-Density and High-Density. The two residential land use types include density

ranges provided in dwelling units per acre and a general description of the type of residential projects associated with each residential category. The LMP Amendment distinguishes between the two residential densities by location.

The High-density Residential is located within the Downtown area (PA 2 and PA 4) and consists of either vertical or horizontal mixed use, and primarily consisting of apartments. A maximum of 700 dwelling units are planned within the approximate 21 residential acres of downtown equating to a density of approximately 31 dwelling units per acre consistent with the High-Density residential category (22-40 dwelling units per acre).

The remaining 1,800 dwelling units allowed on the project site would occur over approximately 87.54 acres and is intended for development of single-family detached, attached, condominiums and townhomes. This represents a density of approximately 20.5 dwelling units per acre, which is within the Medium-Density Residential Land Use Category of the Leal Master Plan Amendment (14-21 dwelling units per acre). Within the 87.54 acres of residential uses (Planning Areas 1, 6, 7, 8, 9, 11, 12, 13, K and L) dwelling units may be allocated within one or more planning areas provided the net density of any individual project does not exceed 40 dwelling units per acre.

The density and product type of each planning area reviewed as part of this request (PA 9, PA 11A, PA 11B, PA 11C) will be discussed in greater detail in their respective sections of this report but can be found summarized in the table below and in accordance with the General Plan.

Table1: Proposed Densities

Planning Area	Number of Units	Acreage	Units per acre	Product Type
Planning Area 9	57	2.85 acres	20 (57 ÷ 2.85 = 20)	Single-Family Attached (Triplex) (1) 6-plex model
Planning Area 11A	91	7.57 acres	12 (91 ÷ 7.57 = 12)	Single-Family Attached (Duplex and Triplex)
Planning Area 11B	90	4.6 acres	19.5 (90 ÷ 4.6= 19.5)	6-plex 8-Plex
Planning Area 11C	63	4.18 acres	15 (63 ÷ 4.18 = 15)	Single-Family Attached (Triplex)

Further, the subject property was identified in the 6th Cycle 2021-2029 Housing Element and Implementation Programs, certified on June 21, 2022 by the State Department of Housing and Community Development (HCD), as a site to support Regional Housing Needs Assessment (RHNA) housing growth targets. The Housing Element allocated 2,500 units on the subject property and were assumed to include both single-family detached and attached, and multiple-family residential housing to promote diverse and dynamic neighborhoods. The residential product types were designed to range from Medium Density (14-21 units per acre) to High Density (22-40 units per acre). Therefore, the proposed project is consistent with the General Plan, including the Housing Element.

Major Development Review (MDR)

To safeguard and enhance the appearance and quality of development in Eastvale, Section 120.02.010 of the Eastvale Zoning Code requires MDR approval for any new single-family residential subdivision (more than five lots) and any new multifamily residential building or structure with twenty or more units. This scope of review is outline in the aforementioned code section, and includes, but is not limited to, exterior design, materials, textures, colors, as well as ensuring the proposed structures will property related to the site and to the surrounding site in order to prevent structures detrimental to the character of the buildings already established in the area.

Additionally, the LMP Amendment (Chapter 2 - Project Character) identifies required development standards and key architectural and site design elements that should be considered in all residential areas within the LMP community. These requirements and guidelines are intended to establish a diversified, yet cohesive level of quality in home design that reflects the character of the surrounding environment while allowing for flexibility in design. Pursuant to Section 120.02.010 of the Eastvale Zoning Code, the applicant is requesting approval of the site planning and architectural design of four residential Planning Areas (PA 9, PA 11A, PA 11B, PA 11C) along with the site planning and landscape design of the public spaces within Phase B of the Eastvale Square residential community (PA A, PA D, PA I, PA H, PA S, PA T, and PA U).

Overall Phase 1 Major Development Plan Review (PLN24-20069)

Street Cross Sections

Backbone Streets – The proposed street cross sections for the "backbone" streets (Civita Parkway and Premier Place) show a curb-to-curb distance of 36 feet. This allows for one travel lane in each direction.. The cross section also includes 20 feet of right-of-way on both sides of the street between the curb and the private property line. These areas are proposed to include substantial curb-adjacent parkways, wide sidewalks, and property line adjacent landscaping, in addition to an 11-foot-wide dual-purpose trail that will be delineated to separate bicycles from pedestrians. In general, staff is supportive of the proposed cross sections as they are consistent with the LMP and provide sufficient amenities to comfortably accommodate all mobility modes.

Hamner Avenue (PA T and PA U) – The proposed cross section for Hamner Avenue shows a 67-foot right-of-way dedicated along the entire frontage, providing 45-feet of right-of-way from centerline. This would accommodate three vehicular travel lanes, substantial landscape buffers, and a two-way protected class-1 bicycle trail. Immediately adjacent is lettered Lot A which provides a 20-foot-wide pedestrian zone with a 8-foot-wide meandering trail and landscape buffer. Staff is supportive of the proposed cross section as it is consistent with the LMP and provide sufficient amenities to comfortably accommodate all mobility modes.

58th Street (PA S)– The proposed cross section for 58th Street shows a 21-foot right-of-way from centerline dedicated along the entire frontage, to accommodate a single vehicular travel lane. Immediately adjacent Lettered Lot A provides a 29-foot pedestrian zone with a 10- foot wide meandering trail, bike lane, and four foot wide decomposed granite trail with landscape buffers. Staff is supportive of the proposed cross section as it is consistent with the LMP and provide sufficient amenities to comfortably accommodate multiple mobility modes.

Landscaping
The applicant is providing over 20 species of trees and over 60 species of shrubs and groundcover. Based on the proposed spacing and tree species, the landscape plan includes tree plantings of sufficient spacing and type on both sides of walkways and trails to maximize shading for pedestrians. The plan also shows entryways and street intersections emphasized with larger trees and accent shrubs and groundcover to create focal points.

Open Space and Amenities
As part of Phase B, the applicant is proposing trails and open space networks that connect to those approved as part of Phase A and will eventually connect to those proposed under Phase C (**Attachment 4**). As described above, 11-foot-wide community trails are proposed along the backbone streets (Civita Parkway and Premier Place). 58th Street will also receive a 10-foot-wide meandering sidewalk and four-foot wide decomposed granite trail, as conditioned per TTM 38595. Additionally, Hamner Avenue will provide a class-1 bicycle trail and eight-foot side trail. Finally, all street intersections will include enhanced paving at entries and crosswalks within the right-of-way. In addition, bicycle racks, trash cans, benches, light bollards, pedestrian streetlights, and dog waste receptacles will be placed through Phase B to serve residents. Staff is supportive of the proposed open space and amenities package.

Signage
The overall signage plans show a primary neighborhood identification monument sign at Hamner Avenue and Civita Parkway. No other signs are proposed. This sign will include sign copy that reads "Eastvale Square" to identify the branding of the residential neighborhoods in Phase B. It should be noted that signage near the civic center and downtown parcel will be proposed as part of the development of those sites and will have different branding than "Eastvale Square". Overall, staff is supportive of the proposed signage.

Planning Area 9 Major Development Plan Review (PLN24-20070)

The applicant is requesting approval of an MDR application for the architectural design and site planning of a 51-unit triplex and one 6-plex (total of 57 units) residential community within Planning Area 9 (PA 9) of the amended LMP. PA-9 encompasses Lots 30-34 of Tentative Tract Map 38595 under PLN24-20070. PA 9 consists of 2.85 acres subdivided for condominium purposes with a proposed residential density of 20 dwelling units per acre, consistent with the General Plan and LMP amendment. The project site is shown on **Sheet SP-1 of Attachment 5**. It should be noted that PA-9 will serve as the temporary model home complex of all planning areas within Phase B of the Eastvale Square residential development; therefore, there will be three (3) buildings (i.e., two (2) triplex buildings and one (1) 6-plex building) constructed within PA-9 that serve as a model for the residential units constructed in PA-11A, PA-11B, and PA-11C. Further discussion on these units including floor plans and elevations will be under their respective major development review sections.

Architecture and Treatments

As depicted on the site plan, the project includes seventeen (17) two and three-story triplex buildings and one (1) three-story 6-plex townhome building for a total of 57 units and 18 buildings. All buildings, with the exception of one, are adjacent to Premier Place, Civita Parkway, or an internal

paseo and are plotted in a manner to front onto their respective street or paseo providing direct views of the street or paseo creating an enhanced sense of security and a richness to the environment.

The applicant is proposing three (3) architectural styles in PA 9: Progressive Spanish, Transitional Farmhouse, Progressive Farmhouse with a total of nine (9) different color schemes (**Attachment 5**). As depicted in Table 2: Architectural Styles, each of the three architectural styles are proposed to be constructed in roughly equivalent numbers, providing equal distribution and visual interest within the community.

Progressive Spanish - The Spanish architectural style includes box-like forms, shallow-pitched roofs, simple to lightly textured surfaces with clean cut openings for windows and doors. Accent materials include ceramic tiles, metal elements such as pot shelves, balconies, and gates. Surfaces are finished in toned whites and light to medium light warm colors.

Transitional Farmhouse - The Transitional Farmhouse architectural style incorporates such elements as front gables, porches and extended roof eaves. Simplified massing with an emphasis on vertical proportions through vertical siding and clean lines. Surfaces are finished with stucco, board and batten and stone veneer in neutral colors. The Transitional Farmhouse architectural style incorporates a more subtle, and smooth transition between old and new farmhouse features.

Progressive Farmhouse - The Progressive Farmhouse architectural style embraces a more modern approach to the Farmhouse architectural style. Incorporating such elements as minimal ornamentation, clean lines, large windows. Classic elements of front gables, porches and extended roof eaves can also be found with a mix of modern finishes such as metal roofs with traditional elements of natural materials.

Table 2: Architectural Styles

Architectural Style	Total Buildings	Percentage
Progressive Spanish	7	39%
Transitional Farmhouse	6	33%
Progressive Farmhouse	5	28%

Overall, staff believes all three (3) architectural styles are attractive and meet the minimum standard of design as set by the LMP.

Unit Size per Product Type

The applicant proposes product types as described in the following table:

Table 3: Triplex Product

PLAN	LIVING AREA SQUARE FOOTAGE	NO. OF STORIES	NO. OF BEDROOMS	NO. OF BATHROOMS	GARAGE PARKING
PLAN 1	1,357 sq. ft.	3	2	2.5	2 (Tandem)

PLAN 2	1,378 sq. ft.	3	2	2.5	2

Staff believes that with the inclusion of different façade applications, the proposed mix of product types is sufficiently varied to ensure architectural variety and interest along the street. Staff has added a condition of approval requiring a varied mix of styles and colors throughout the development to ensure architectural diversity.

Parking

Each proposed dwelling unit includes a two-car garage (two-bay or tandem) providing a total of 114 covered parking spaces (57 x 2 = 114). Additionally, a total of 16 open guest spaces would be provided within parking bays distributed throughout the project site, for a total of 130 parking spaces provided for the PA-9 site. Condition No. 6 and 7 of the Leal Master Plan Major Development Review approved in May 2022 (PLN22-20020) requires the applicant to provide a site-specific parking study and parking management plan to demonstrate how the proposed development can adequately accommodate it's parking demand and how parking will be continually managed to ensure parking issues do not occur because of the development. To satisfy this condition of approval the applicant has provided the Leal Master Plan Phase B Residential Parking Review and Parking Management Plan (PMP), City of Eastvale, CA prepared by RK Engineering, dated January 29, 2025 (**Attachment 9**).

In the Leal Master Plan Residential Parking Review and Parking Management Plan (PMP) memorandum prepared by RK Engineering Group, Inc dated September 13, 2023, the parking rates of 38 comparable cities in the Inland Empire were utilized to determine parking rates based on the residential dwelling unit type. From this, the 85th percentile parking requirements were utilized from all cities surveyed. The 85th percentile parking ratio is identified by the Institute of Transportation engineers (ITE) Parking Generation Manual publication as an acceptable and common methodology when combining parking ratios from multiple sources and represents a conservative calculation.

As reflected in Table 4 below, the 85th percentile parking ratios calls for higher parking ratios than the parking requirements of the City of Eastvale. In the past, City Council has stressed the importance of ample parking to ensure parking issues do not occur because of the development. As such, staff recommends utilizing the 85th percentile parking ratios to establish the required parking rates for the residential build out of the LMP to ensure adequate parking is provided. This methodology was applied for Phase A of the Eastvale Square residential development and subsequently applied to Phase B as can be analyzed in RK Engineering's January 29, 2025 dated memo (**Attachment 9**) and summarized below.

Table 4: PA-9 Parking Summary

Dwelling Unit Type	Eastvale Parking Rate	Total Parking Required	Recommended Parking	Total Parking Provided

Single-Family (Attached and Detached)	2 spaces per unit	102 spaces (51 units x 2 spaces)	102 spaces (51 units x 2 spaces)	102 spaces
Multi-family (6 and 8-plex)	2 spaces per unit	12 Spaces (6 units x 2 spaces	12 spaces (6 units x 2)	12 spaces
Guest Parking (SFR)	0 spaces	0 spaces	10 spaces (51 units x .20)	10 spaces
Guest Parking (MFR) 6 and 8-plex	.25 spaces per unit (2-bedroom) .75 spaces per unit (3-bedroom)	4 Spaces (1 unit x .25) (5 units x .75)	5 spaces (1 units x .36) 2-bedroom rate (5 units x .90) 3-bedroom rate	6 spaces
Total		**118 required spaces**	**129 recommended spaces**	**130 provided spaces**

To further ensure sufficient parking is provided and maintained, the applicant has prepared a robust parking management plan. The parking management plan requires homeowners to preserve availability of garage parking spaces for the parking of operable vehicles only, since alternative garage uses, such as storage of personal goods, could potentially lower the ability of the project to adequately meet parking demand. Therefore, through the Covenants Conditions and Restrictions (CC&Rs), the use of dedicated covered resident parking for personal storage or any use other than for the parking of motor vehicles will be prohibited and the HOA will adopt and administer a parking inspection program to ensure resident garages are free and clear of obstructions and available for resident parking.

Additionally, residents will be required to register their authorized vehicles with the HOA management company. Residents will be provided with a resident parking permit to be affixed to the vehicle's window or displayed from the rearview mirror. Parking permits will be vehicle and property address specific and shall be renewed annually. Residents will not be permitted to park in guest parking spaces; however, will be permitted to park in the private recreation/park parking area along Civita Parkway and public streets during the daytime hours of 6:00 a.m. to 10:00 p.m. with a valid parking permit. Any resident found parking in a guest parking space at any time, or in the private recreation/park parking area along Civita Parkway, or on public streets during nighttime hours (10:00 p.m. to 6:00 a.m.) is subject to citation and/or towing.

The parking management plan further specifies parking in guest parking areas is not permitted without the authorized vehicle being registered on the "Safelist" and the vehicle displaying a valid parking pass. To register an authorized vehicle on the "Safelist", a resident must contact the HOA management company and provide the vehicle make, model, color, and license plate number of the guest vehicle. The management company will provide the resident with a temporary parking pass to be displayed on the dashboard of the guest vehicle. Residents will be permitted to "Safelist" an authorized vehicle a maximum of ten (10) times (days) per calendar month. An authorized guest

vehicle may park overnight in a guest parking space, according to the term of the temporary parking pass, and in Lot B and Lot C with a valid parking pass.

It should be noted, residential collector streets Civita Parkway, Bootsma Boulevard, and Premier Place as well as private recreation/park parking areas will be marked for no overnight parking (10:00 p.m. to 6:00 a.m.) by any vehicle, including authorized guest vehicles and residents, and violators will be subject to citation and/or towing. Lastly, patrols hired by the HOA will occur at random days and times overnight in marked patrol vehicles. The officers will verify permits, check for violations, and issue citations or call for the towing of the vehicle.

Landscape and Wall Plan

The preliminary landscape plan (**Sheet L-6 of Attachment 9**) depicts a six-foot (6') high precision block wall with a two-inch (2") cap along the eastern PA 9 perimeter (Hamner Avenue), consistent with the proposed Hamner Avenue perimeter fencing condition proposed north and south of PA 9. A small portion of the six-foot (6') tall block wall wraps around the southwest corner of Hamner Avenue and Civita Parkway to enclosure the rear yards of the Building 87 (PA 11A models), the first building off of Hamner Avenue. For the southern boundary of the site, shared with multi-family developer Quarterra Multifamily Communities, LLC, the applicant proposes a five-foot (5') high tubular steel fence and where necessary, a six-foot (6') tall combination retaining/tubular steel fence to separate the two project sites. As the eastern edge of PA 9 will serve as the model home complex for Phase B, the preliminary landscape plan shows Building 88 (PA 11C models) as having front patio/courtyards enclosed by three-foot (3') high precision block with two-inch (2") cap with a three foot (3') high vinyl gate in an architectural style consistent with the main residence. Building 87 (PA 11A models) also contains six-foot (6') tall vinyl screen walls between units. The remainder of PA 9 is open and fronting ono the adjacent paseo or backbone street.

In terms of landscaping, the applicant proposes to heavily landscape the site with a variety of both accent and screen trees, shrubs and hedges, and groundcovers. The planting legend references Holly Oak, Australian Willow, Desert Museum Palo Verde, Purple-Leaf Baily Acaci, among others. All landscaping within the project is proposed to be constantly maintained by an HOA to ensure long-term viability.

In general, staff believes that the proposed preliminary landscape plan is satisfactory and consistent with the vision identified in LMP. Standard conditions have been included requiring the applicant to submit a final landscape and irrigation plan to the City Landscape Architect for review and approval.

Open Space and Community Recreation

Located on the southern edge of PA 9 are two small recreation areas, one on the west side of the PA and one on the east side. The western recreation area is approximately 0.5-acres in size and provides open turf, a covered patio with seating, outdoor barbeques and DG pavement. The eastern recreation area is approximately 0.7-acres in size and provides the same amenities as those in the western recreation area with the addition of the communal mailboxes. Lastly, the two recreation areas are immediately adjacent to one of the many east/west paseos throughout the development encouraging walkability and a sense of community.

<u>Planning Area 11A Major Development Plan Review (PLN24-20071)</u>

The applicant is requesting an MDR application for the architectural design and site planning of a 91

unit attached duplex and triplex residential community within Planning Area 11A (PA 11A) of the amended LMP. PA-11A encompasses Lots 1-11 of Tentative Tract Map 38595 under PLN-24-20074. PA 11A consists of 7.57 acres subdivided for condominium purposes with a proposed residential density of 12 dwelling units per acre, consistent with the General Plan and LMP amendment. The project site is shown on **Sheet SP-1 of Attachment 6**.

Architecture and Treatments
As depicted on the site plan, the project includes fourteen (14) two-story duplexes and twenty-one (21) two-story triplexes for a total of 91 units and 35 buildings.

The applicant is proposing three (3) architectural styles in PA 11A: Progressive Spanish, Transitional Farmhouse, and Transitional Craftsman. As depicted in Table 5: Architectural Styles, each of the three architectural styles are proposed to be constructed in roughly equivalent numbers, providing equal distribution and visual interest within the community.

Progressive Spanish - The Spanish architectural style includes box-like forms, shallow-pitched roofs, simple to lightly textured surfaces with clean cut openings for windows and doors. Accent materials include ceramic tiles, metal elements such as pot shelves, balconies, and gates. Surfaces are finished in toned whites and light to medium light warm colors.

Transitional Farmhouse - The Farmhouse architectural style incorporates such elements as front gables, porches and extended roof eaves. Simplified massing with an emphasis on vertical proportions through vertical siding. Surfaces are finished with stucco, board and batten and stone veneer.

Transitional Craftsman - The Transitional Craftsman architectural style incorporates such elements as low-pitched roofs, projecting eaves with rafter tails, clapboards, expansive porches, decorative braces underneath gables, and rectangular windows with simple window break-ups. Surfaces are finished with earth tone colors.

Table 5: Architectural Styles

Architectural Style	Total Buildings	Percentage
Progressive Spanish	13	37%
Transitional Farmhouse	12	34%
Transitional Craftsman	10	29%

Overall, staff believes all three (3) architectural styles are attractive and meet the minimum standard of design.

Unit Size Per Product type

The applicant proposes product types as described in the following table:

Table 6: Duplex Product

PLAN	LIVING AREA SQUARE FOOTAGE	NO. OF STORIES	NO. OF BEDROOMS	NO. OF BATHROOMS	GARAGE PARKING
PLAN 2	2,015 sq. ft.	2	3	2.5	2
PLAN 3	2,334 sq. ft.	2	4	3	2

Table 7: Triplex Product

PLAN	LIVING AREA SQUARE FOOTAGE	NO. OF STORIES	NO. OF BEDROOMS	NO. OF BATHROOMS	GARAGE PARKING
PLAN 1	1,752 sq. ft.	2	3	2.5	2
PLAN 2	2,015 sq. ft.	2	3	2.5	2
PLAN 3	2,334 sq. ft.	2	4	3	2

Staff believes that with the inclusion of different façade applications, the proposed mix of product types is sufficiently varied to ensure architectural variety and interest along the street. Staff has added a condition of approval requiring a varied mix of styles and colors throughout the development to ensure architectural diversity.

Parking
Each dwelling unit is proposed to include a two-car garage for a total of one hundred and eighty-two spaces (91 units x 2 car garage = 182 parking spaces). A total of 43 guest parking spaces are also proposed. Guest parking is proposed at a rate of twenty percent (20%) per dwelling unit or one (1) space per five (5) residential units for a total of eighteen (18) uncovered guest spaces (91 units ÷ 5 guest parking rate ≈ 18 guest parking spaces); hence, the applicant proposes a surplus of 25 parking spaces (43 spaces provided – 18 spaces recommended = 25 additional parking spaces). Guest parking is provided within parking bays distributed throughout the project site. PA 11A provides a total of 225 parking spaces and would be consistent with Section 120.05.060 of the Eastvale Zoning Code.

Additionally, Condition No. 6 and 7 of the PLN22-20020 (Leal Master Plan Major Development Review) requires the applicant to provide a site-specific parking study and parking management plan to demonstrate the proposed development can adequately accommodate its parking demand and how parking will be continually managed to ensure parking issues do not occur as a result of the development. To satisfy this condition of approval the applicant has provided the Leal Master Plan Phase B Residential Parking Review and Parking Management Plan (PMP), City of Eastvale, CA prepared by RK Engineering, dated January 29, 2025 (**Attachment 9**).

Analysis continued in environmental section

Environmental

Table 8: PA-11A Parking Summary

Dwelling Unit Type	Eastvale Parking Rate	Total Parking Required	Recommend Parking	Total Parking Provided
Single-Family (Attached and Detached)	2 spaces per unit	182 spaces (91 units x 2 spaces)	182 spaces (100 units x 2 spaces)200	182 spaces
Guest Parking	0 spaces	0 spaces	18 spaces (100 units x .20)	43 spaces
Total		**182 required spaces**	**200 recommended spaces**	**225 provided spaces**

As discussed in detail under PA-9, the applicant proposes to utilize the same parking management plan for PA-11A as PA-9 and the project will be conditioned to provide a final version of the parking management plan for review and approval by the Community Development Director prior to occupancy of the first residential unit. With incorporation of these conditions of approval, staff supports the parking provided for the project.

Landscape and Wall Plan

The preliminary landscape plan depicts PA 11A enclosed with a six-foot (6') high precision block walls with two-inch (2") caps along each of its perimeter (i.e., 58th Street, Hamner Avenue, internal paseo between PA 11B and PA 11C, and Premier Place). Internal to the planning area, return walls and privacy walls between units consist of six-foot (6') high, tan vinyl fencing and can be found on Sheet L-6 of Attachment 6. It is important to note, with the exception of the single-family detached units found in PA 7A of Phase A, PA 11A is the only planning area in which each residential unit has their own fully enclosed yard.

In terms of landscaping, the applicant proposes to heavily landscape the site with a variety of both accent and screen trees, shrubs and hedges, and groundcovers. The planting legend references Marina Strawberry Tree, Camphor Tree, Desert Museum Palo Verde, Purple-Leaf Baily Acaci, among others. All landscaping within the project is proposed to be constantly maintained by HOA to ensure long-term viability.

In general, staff believes that the proposed preliminary landscape plan is satisfactory and consistent with the vision identified in LMP. Standard conditions have been included requiring the applicant to submit a final landscape and irrigation plan to the City Landscape Architect for review and approval.

<u>Planning Area 11B Major Development Plan (PLN24-20072)</u>

The applicant is requesting approval of an MDR application for the architectural design and site planning of a 90 unit 6-plex and 8-plex residential community within Planning Area 11B (PA 11B) of the amended LMP. PA-11B encompasses Lots 12-21 of Tentative Tract Map 38595 under PLN-24-20074. PA 11B consists of 4.6 acres subdivided for condominium purposes with a proposed residential density of 19.5 dwelling units per acre, consistent with the General Plan and LMP amendment. The project site is shown on **Sheet SP-1 of Attachment 7**.

Architecture and Treatments

As depicted on the site plan, the project includes ninety (90) three-story 6-plex and 8-plex multi-family units within thirteen buildings. All buildings adjacent to Premier Place and Civita Parkway are plotted in a manner to front onto their respective street providing direct views, creating an enhanced sense of security and a richness to the street environment.

The applicant is proposing three (3) architectural styles in PA 11B: Transitional Mediterranean, Transitional Craftsman, and Transitional Farmhouse. As depicted in Table 9: Architectural Styles, each of the three architectural styles are proposed to be constructed in roughly equivalent numbers, providing equal distribution and visual interest within the community.

Transitional Mediterranean - This architectural style incorporates such elements as low-pitched hipped roofs with "S" or barrel tile, simplified forms and massing with stucco wall finishes and minimum horizontal siding, covered porches and/or decks, and large windows. Surfaces are finished with light to medium light warm colors with muted blues, greens, rust and burgundy accents.

Transitional Craftsman - The Transitional Craftsman architectural style incorporates such elements as low-pitched roofs, projecting eaves with rafter tails, clapboards, expansive porches, decorative braces underneath gables, and rectangular windows with simple window break-ups. Surfaces are finished with earth tone colors.

Transitional Farmhouse - The Farmhouse architectural style incorporates such elements as front gables, porches and extended roof eaves. Simplified massing with an emphasis on vertical proportions through vertical siding. Surfaces are finished with stucco, board and batten and stone veneer.

Table 9: Architectural Styles

Architectural Style	Total Buildings	Percentage
Transitional Mediterranean	5	38%
Transitional Craftsman	4	31%
Transitional Farmhouse	4	31%

Overall, staff believes all three (3) architectural styles are attractive and meet the minimum standard of design.

Unit Size Per Product type

The applicant proposes product types as described in the following table:

Table 10: Multi-Family Attached Product

PLAN	LIVING AREA SQUARE FOOTAGE	NO. OF STORIES	NO. OF BEDROOMS	NO. OF BATHROOMS	GARAGE PARKING
PLAN 1	1,578 sq. ft.	3	2	2.5	2 tandem

PLAN 2 & 2X	1,625 sq. ft.	3	3	2.5	2 tandem
PLAN 3 & 3X	1,863 sq. ft.	3	3	3.5	2
Plan 4 ACC*	2,157 sq. ft.	3	3	3.5	2

* Plan 4 will be accessible where required, per Chapter 11A of the 2019 C.B.C

Staff believes that with the inclusion of different façade applications, the proposed mix of product types is sufficiently varied to ensure architectural variety and interest along the street. Staff has added a condition of approval requiring a varied mix of styles and colors throughout the development to ensure architectural diversity.

Parking

Unique to PA 11B is the designation of multi-family residential for the sake of calculating required parking. According to ITE Land Use 220, ITE Trip Generation Manual, 11th Edition multifamily housing includes "apartments, townhomes, and condominiums located within the same building with at least three other dwelling units. Given the 6-plex and 8-plex product type proposed, the 85th percentile multifamily parking rate discussed in the Leal Master Plan Phase B Residential Parking Review and Parking Management Plan prepared by RK Engineering Group INC. dated January 14, 2025 (**Attachment 9**) was used to calculate the required parking within PA 11B. Two-bedroom units were designated with a minimum of 2.36 parking spaces per unit and 3-bedroom units were required to provide a minimum of 2.90 parking spaces per unit. As such, each of the proposed dwelling units includes a two-car garage for a total of one hundred and eighty spaces (90 units x 2 car garage = 180 parking spaces). A total of 80 guest parking spaces are also proposed by the applicant. Guest parking is proposed at a rate of 0.36 parking spaces per dwelling unit with two bedrooms and 0.90 parking spaces per dwelling unit with three bedrooms for a total of 68 required guest spaces [(0.36 parking spaces x 25 (2-bedroom units) = 9 guest spaces and .90 parking space x 65 (3-bedroom units) = 58.5≈ 59 guest spaces]. The applicant proposes a surplus of twelve (12) parking spaces (80 spaces provided - 68 spaces required = 12 additional parking spaces). Guest parking is provided within parking bays distributed throughout the project site. PA 11B provides a total of 260 parking spaces and would be consistent with Section 120.05.060 of the Eastvale Zoning Code.

Additionally, Condition No. 6 and 7 of the PLN22-20020 (Leal Master Plan Major Development Review) requires the applicant to provide a site-specific parking study and parking management plan to demonstrate the proposed development can adequately accommodate the parking demand and further demonstrate how parking will be continually managed to ensure parking issues do not occur as a result of the development. To satisfy this condition of approval the applicant has provided the Leal Master Plan Phase B Residential Parking Review and Parking Management Plan (PMP), City of Eastvale, CA prepared by RK Engineering, dated January 29, 2025 (**Attachment 9**).

Table 11: PA-11B Parking Summary

Dwelling Unit Type	Eastvale Parking Rate	Total Parking Required	Recommend Parking	Total Parking Provided

Multi-family (6 and 8-plex)	2 spaces per unit	180spaces (90 units x 2 spaces)	180 spaces (90 units x 2 spaces)	180 spaces
Guest Parking	.25 spaces per 2-bedroom .75 spaces per 3-bedroom	55 (25 units x .25) 2-bedroom (65 units x .75) 3-bedroom	68 spaces (25 units x .36) 2-bedroom rate (65 units x .90) 3-bedroom rate	80 spaces
Total		**235 required spaces**	**248 recommended spaces**	**260 provided spaces**

As discussed in detail under PA-9, the applicant proposes to utilize the same parking management plan titled "Residential Parking Review and Parking Management Plan (PMP), City of Eastvale, CA" prepared by RK Engineering, dated January 29, 2025 and included as Attachment 9 for PA-11B as PA-9 and the project will be condition to provide a final version of the parking management plan for review and approval by the Community Development Director, prior to occupancy of the first residential unit. With incorporation of these conditions of approval, staff supports the parking provided for the project.

Landscape and Wall Plan

The preliminary landscape plan (Sheet L-6 of Attachment 7) depicts PA 11B heavily landscaped the with a variety of both accent and screen trees, shrubs and hedges, and groundcovers. The planting legend references Marina Strawberry Tree, Camphor Tree, Australian Willow, Drake Chinese Elm, Yellow Bells, among others. All landscaping within the project is proposed to be constantly maintained by a HOA to ensure long-term viability.

Open Space and Community Recreation

Located on the western edge of PA 11B (Lot 21 of TTM 38595) is a 0.15 acre of land designed for community recreation. The applicant proposes a small open turf area, tables and seating options, outdoor barbeques, decomposed granite paths, as well as enhanced landscaping. Lot 21 offers residents of PA 11B an attractive and convenient neighborhood amenity.

In general, staff believes that the proposed preliminary landscape plan is satisfactory and consistent with the vision identified in LMP amendment. Standard conditions have been included requiring the applicant to submit a final landscape and irrigation plan to the City Landscape Architect for review and approval.

<u>Planning Area 11C Major Development Plan (PLN24-20073)</u>

The applicant is requesting approval of an MDR application for the architectural design and site planning of a 63 unit attached triplex residential community within Planning Area 11C (PA 11C) of the amended LMP. PA-11C encompasses Lots 22-29 and Lot C of Tentative Tract Map 38595 under PLN-24-20074. PA 11C consists of 4.18 acres subdivided for condominium purposes with a proposed residential density of 15 dwelling units per acre, consistent with the General Plan and LMP amendment. The project site is shown on **Sheet SP-1 of Attachment 8**.

Architecture and Treatments
As depicted on the site plan, the project includes twenty-one (21) three-story triplexes for a total of 63 units.

The applicant is proposing three (3) architectural styles in PA 11C: Transitional Mediterranean, Transitional Farmhouse, and Progressive Farmhouse. As depicted in Table 12: Architectural Styles each of the three architectural styles are proposed to be constructed in roughly equivalent numbers, providing equal distribution and visual interest within the community.

Transitional Mediterranean - This architectural style incorporates such elements as low-pitched hipped roofs with "S" or barrel tile, simplified forms and massing with stucco wall finishes and minimum horizontal siding, covered porches and/or decks, and large windows. Surfaces are finished with light to medium light warm colors with muted blues, greens, rust and burgundy accents.

Transitional Farmhouse - The Transitional Farmhouse architectural style incorporates such elements as front gables, porches and extended roof eaves. Simplified massing with an emphasis on vertical proportions through vertical siding and clean lines. Surfaces are finished with stucco, board and batten and stone veneer in neutral colors. The Transitional Farmhouse architectural style incorporates a more subtle , and smooth transition between old and new farmhouse features.

Progressive Farmhouse - The Progressive Farmhouse architectural style embraces a more modern approach to the Farmhouse architectural style. Incorporating such elements as minimal ornamentation, clean lines, large windows. Classic elements of front gables, porches and extended roof eaves can also be found with a mix of modern finishes such as metal roofs with its traditional elements of natural materials.

Table 12: Architectural Styles

Architectural Style	Total Buildings	Percentage
Transitional Mediterranean	6	29%
Transitional Farmhouse	7	33%
Progressive Farmhouse	8	38%

Overall, staff believes all three (3) architectural styles are attractive and meet the minimum standard of design as set by the LMP.

Unit Size Per Product type

The applicant proposes product type as described in the following table:

Table 13: Triplex Product

PLAN	LIVING AREA SQUARE FOOTAGE	NO. OF STORIES	NO. OF BEDROOMS	NO. OF BATHROOMS	GARAGE PARKING
PLAN 1	1,525 sq. ft.	2	3	2.5	2

PLAN 2	1,607 sq. ft.	2	3	2.5	2
PLAN 3	1,725 sq. ft.	2	3	2.5	2

Staff believes that with the inclusion of different façade applications, the proposed mix of product types is sufficiently varied to ensure architectural variety and interest along the street. Staff has added a condition of approval requiring a varied mix of styles and colors throughout the development to ensure architectural diversity.

Parking

Each dwelling unit is proposed to have a two-car garage for a total of one hundred and twenty-six 126) spaces (63 units x 2 car garage = 126 covered parking spaces). A total of 87 guest parking spaces are also proposed. Guest parking is proposed at a rate of twenty percent (20%) per dwelling unit or one (1) space per five (5) residential units for a total of thirteen (13) uncovered guest spaces (63 units ÷ 5 guest parking rate = 12.6 ≈ 13 guest parking spaces); hence, the applicant proposes a surplus of 74 parking spaces (87 spaces provided – 13 spaces recommended = 74 additional parking spaces). Guest parking is provided within parking bays distributed throughout the project site as well as via driveway spaces on 33 of the residential units. PA 11C provides a total of 213 parking spaces and would be consistent with Section 120.05.060 of the Eastvale Zoning Code.

Additionally, Condition No. 6 and 7 of the PLN22-20020 (Leal Master Plan Major Development Review) requires the applicant to provide a site-specific parking study and parking management plan to demonstrate the proposed development can adequately accommodate its parking demand and how parking will be continually managed to ensure parking issues do not occur as a result of the development. To satisfy this condition of approval the applicant has provided the Leal Master Plan Phase B Residential Parking Review and Parking Management Plan (PMP), City of Eastvale, CA prepared by RK Engineering, dated January 29, 2025 (**Attachment 9**).

Table 14: PA-11C Parking Summary

Dwelling Unit Type	Eastvale Parking Rate	Total Parking Required	Recommend Parking	Total Parking Provided
Single-Family (Attached and Detached)	2 spaces per unit	126 spaces (63 units x 2 spaces)	126 spaces (63 units x 2 spaces)	126 spaces
Guest Parking	0 spaces	0 spaces	13 spaces (63 units x .20)	87 spaces
Total		**152 required spaces**	**169 recommended spaces**	**213 provided spaces**

As discussed in detail under PA-9, the applicant proposes to utilize the same parking management plan titled "Residential Parking Review and Parking Management Plan (PMP), City of Eastvale, CA" prepared by RK Engineering, dated January 29, 2025 and included as**Attachment 9** for PA-11C as PA-9 and the project will be condition to provide a final version of the parking management plan for review and approval by the Community Development Director, prior to occupancy of the first

residential unit. With incorporation of these conditions of approval, staff supports the parking provided for the project.

Landscape and Wall Plan
The preliminary landscape plan (**Sheet L-6 of Attachment 8**) depicts the planning area as a whole as unenclosed. However, for privacy and noise reduction a six-foot (6') high precision block wall with two-inch (2") cap is proposed along Hamner Avenue, consistent with the tract perimeter fencing proposed in PA-11A. Additionally, residential units have the option of adding a front patio/courtyard which would be enclosed by a three-foot (3') high precision block with two-inch (2") cap with a three foot (3') high vinyl gate in an architectural style consistent with the main residence.

In terms of landscaping, the applicant proposes to heavily landscape the site with a variety of both accent and screen trees, shrubs and hedges, and groundcovers. The planting legend references Marina Strawberry Tree, Holly Oak, Desert Museum Palo Verde, Purple-Leaf Baily Acaci, among others. All landscaping within the project is proposed to be constantly maintained by a homeowner's association to ensure long-term viability.

Open Space and Community Recreation
Located in the northwest corner of PA-11C and centrally located to all of PA 11 is Lot C, 0.23 acres of land dedicated to community recreation. Lot C is located at the terminus and midpoints of several internal pedestrian paseos designed to connect the entire Eastvale Square Residential Community. The applicant proposes a flexible turf area, DG paving, outdoor tables, various seating options, outdoor barbeques, a small playground as well as ping pong tables. Additional open space amenities are provided along the eastern edge of PA-11C with 0.04 acres of land containing picnic tables, DG paving, artistic benches, and enhanced landscaping.

Staff believes that the proposed preliminary landscape plan is satisfactory and consistent with the vision identified in Leal Master Plan Amendment. Standard conditions have been suggested including requiring the applicant to submit a final landscape and irrigation plan to the City Landscape Architect for review and approval.

Public Hearing Notification and Comment
The applicant's requests require a 10-day public hearing notification period for property owners and commercial tenants within a 600-foot radius of the project site. A notice of public hearing (**Attachment 16**) was published in the Press Enterprise on March 9, 2025, and mailed to property owners and commercial tenants on March 6, 2025, for the Planning Commission meeting on March 19, 2025, A map showing the properties that received notification is included as **Attachment 17** to this staff report.

Environmental Review
An Addendum to the previously certified PEIR for the Leal Master Plan (State Clearinghouse No. 2015031028) for up to 2,500 residential units and 595,000 square feet of commercial space including a hotel, a civic center (City Hall, Library, Police Station) and Fire Station, (the "Project") was approved by the City Council on May 11, 2022. The Addendum was prepared in accordance with the requirements of CEQA and found the proposed project would not exceed the previously analyzed development in terms of size or intensity of use. Development of the proposed project would

remain consistent with the analysis of the Certified Final PEIR and would not require a change to the site's land use designation or zoning. Therefore, staff has determined the project is within the scope of the Leal Master Plan PEIR and Addendum pursuant to CEQA Guidelines Section 15168 and no additional environmental analysis is necessary. Applicable mitigation measures included in the Addendum to the Leal Master Plan PEIR would be required for the development of the proposed project, however a Notice of Determination shall be filed following any action taken on the project.

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

Diversify the housing stock with more options.

Fiscal Impact

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

Prior City Council/Commission Action

With the adoption of the first Eastvale General Plan in 2012, the City Council designated the Leal property as a future planning area, with a vision of a mix of retail, residential, and civic uses. In 2013, City Council authorized the preparation of the Leal Master Plan (LMP) and Environmental Impact Report.

On December 13, 2017, with the completion of the Final Environmental Impact Report, City Council acted to certify the Final Program Environmental Impact Report (PEIR) and amend the Land Use Element of the Eastvale General Plan to reflect the Leal Master Plan, adopt the Leal Master Plan, and amend the Zoning Map to rezone the Leal Master Plan area to "Leal Master Plan."

A special joint workshop between the Planning Commission and City Council was held on March 16, 2022, to discuss proposed amendments to the Leal Master Plan and an Addendum to the certified PEIR. Then after the recommendation of the Planning Commission on April 25, 2022, the City Council at their regularly scheduled May 11, 2022 meeting, adopted an Addendum to the Certified PEIR, an amendment to the Leal Master Plan, establish a project-wide Land Use, Circulation, and Infrastructure Plan, determine project-wide development standards, design guidelines, and site characteristics, approve Tentative Tract Map (TTM 38290) for the creation of 14 developable lots, 19 lots for infrastructure purposes, trails, and open space, approve a Major Development Plan Review to facilitate the development of 2,500 residential units and 595,000 square feet of commercial development including a hotel, civic center (City Hall, Library, Police Station) and a Fire Station as well as approved a Development Agreement between the City and The New Home Company.

On April 20, 2022, the City Council adopted the 2021-2029 Housing Element which designated a maximum of 2,500 residential units within the Leal Master Plan with a maximum density of 40 dwelling units per acre. The total Regional Housing Needs Allocation (RHNA) for Eastvale was 3028 housing units.

On October 18, 2023, the Planning Commission approved a request by the applicant to further subdivide 69.8 acres of TTM 38290 (Phase A) to create 65 buildable lots and 19 lettered lots for condominium, multi-family residential, commercial, civic, open space, and public right-of-way purposes (B map). In addition, the Planning Commission approved MDR requests for the Eastvale Square residential communities PA 1, PA 6, PA 7A, PA 8 along with the overall site and landscape

design of the public spaces within Phase A of *Eastvale Square*.

Lastly, on March 27, 2024, City Council adopted the Downtown Policy Area as part of the Eastvale 2040 General Plan. The Downtown West Policy Area is part of a 153-acre area along Limonite Avenue that is envisioned as the centerpiece of Eastvale's future downtown. The property is located at the northwest intersection of Limonite and Hamner Avenues, encompassing the Leal Master Plan and more specifically, Phase B of the Leal Master Plan. The Policy Area is intended to provide for a range of housing, retail, restaurants, hospitality, entertainment, and civic uses in a walkable urban environment with a residential density of 20.1 to 40 dwelling units per acre.

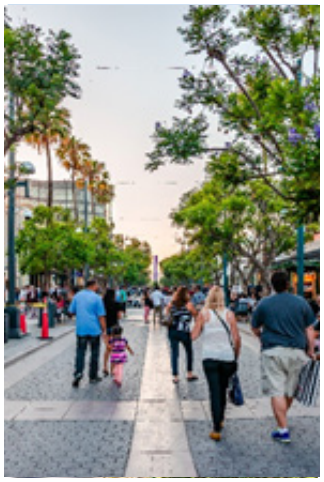
Attachment(s)

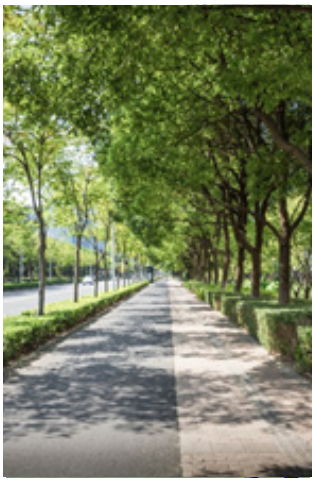
Attachment 1 - Leal Master Plan Amendment No. 1
Attachment 2 - Addendum to the Certified PEIR
Attachment 3 - TTM 38595
Attachment 4 - Overall Phase B Development Plans
Attachment 5 - Planning Area 9 Development Plans
Attachment 6 - Planning Area 11A Development Plans
Attachment 7 - Planning Area 11B Development Plans
Attachment 8 - Planning Area 11C Development Plans
Attachment 9 - Residential Parking Review and Parking Management Plan
Attachment 10 - Resolution MDR (Overall)
Attachment 11 - Resolution MDR (PA-9)
Attachment 12 - Resolution MDR (PA-11A)
Attachment 13 - Resolution MDR (PA-11B)
Attachment 14 - Resolution MDR (PA-11C)
Attachment 15 - Draft MDR Conditions of Approval
Attachment 16 - Public Hearing Notice
Attachment 17 - Radius Map

LEAL MASTER PLAN

AMENDMENT #1

ADOPTED MAY 25, 2022





CITY OF EASTVALE

LEAL MASTER PLAN AMENDMENT #1

May 2022

CITY OF EASTVALE

Eastvale City Council
Mayor Clint Lorimore
Mayor Pro Tem Todd Rigby
Council Member Brandon Plott
Council Member Christian Dinco
Council Member Jocelyn Yow

Eastvale Planning Commission
Chair Houston Laney
Vice Chair Kevin Mensen
Commissioner Josh Lee
Commissioner Andrea Hove
Commissioner Michael Rochelle

Executive
Henry Garcia, Interim City Manager
Gina Gibson Williams, Community Development Director
Erica L. Vega, City Attorney

Planning
Gustavo Gonzales, Planning Manager
Jamie Cerda, Senior Planner
Allen Lim, Assistant Planner

Engineering
Jimmy Chung, City Engineer
Cassandra Sanchez, Principal Civil Engineer
Dahi Kim, Senior Engineer

Consultant
Peter Minegar, MBI
Mark Teague, Placeworks
Robb Steele

DEVELOPER
A.J. Jarvis, The New Home Company
Matt Gibson, The New Home Company
Peter Carlson, Carlson Strategic Land Solutions
John Moreland, KTGY
Xiaofan Li, KTGY
Doug Staley, Hunsaker & Associates
Joey Valadez, Hunsaker & Associates
Sarah Kleinberg, Jackson Tidus

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1 INTRODUCTION AND VISION

1.1. BACKGROUND AND PURPOSE

In the City of Eastvale, a recently incorporated and rapidly growing city in northwestern Riverside County, the Leal property holds significance as one of two major undeveloped pieces of land in the city. The idea of planning for the site's development originated in the 2012 Eastvale General Plan. The Land Use Chapter of the General Plan adopted at that time supported the development of a mixed-use project on the site in cooperation with the property owner and/or the developer.

In 2013, the City of Eastvale City Council initiated a long-range planning process for the property. The effort was born out of the desire to create the mixed-use town center project on the site and to safeguard against unsatisfactory development taking the project's place. The Leal Master Plan is the product of this planning process and is a critical step toward bringing unique, regionally significant development to the site. In December of 2017, the City of Eastvale adopted the initial Leal Master Plan. The multiple step process was established in the original Master Plan. This Leal Master Plan is the first amendment to the initial Master Plan as contemplated in the development process.

City of Eastvale Demographics

Eastvale offers the developers of the Leal Master Plan excellent opportunity to serve an affluent and growing population. Current projections for 2018 show the following:

	Eastvale	10-Mile Radius
Population	68,706	1,070,150
Average Household Income	$130,730	$90,507
Average Annual Increase in Household Income 2013-2018	0.94%	3.47%

Eastvale is the most diverse high-income city in California, with a population that includes 40 percent Latino residents, 9 percent black, 24 percent Asian and 24 percent white.

1.1.1. What Is a Master Plan?

This Master Plan is a long-range planning document that documents how the site will be developed. This Master Plan describes the community's vision for the project area, identifies appropriate land uses, includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the development process, and provides guidance on implementation of the plan.

The adoption of this Master Plan represents the second step in planning for the site's development. This document establishes general parameters for development of the Leal property (and the process for defining more specific standards tailored to the ultimate project to be proposed by the property owner/developer). Subsequent development plans will provide precise

development plans for each planning area, facilitating the actual construction of developments.

Note to the Reader: See Chapters 4 and 5 of this Master Plan for detailed information on required future submittals.

Implementation of this Master Plan will ensure that desirable, high-quality development is constructed on the site in an orderly and cohesive fashion. All development occurring on the site is required to comply with this Master Plan.

1.1.2. Community and Stakeholder Input

The original adopted Leal Master Plan was created and adopted in a public forum. The document represents a blending of the City's goals, the owner's ambitions, and the public's aspiration for the property. The participants' contributions to the project are as follows:

1.1.2.1. City Council and Planning Commission

Throughout the planning process, staff was provided with input from the City Council and Planning Commission on important aspects of this Master Plan. Ultimately, the Planning Commission and City Council were responsible for selecting the Master Plan Amendment's overall concept and the land use program and for reviewing and approving the final Master Plan Amendment.

1.1.2.2. Property Owner

Before and during the preparation of this Master Plan, City staff met regularly with the Leal family who has for decades owned the property and the property owner's development representatives. These meetings helped establish the vision for the property and the legacy that the family hopes to leave in the form of the proposed new development.

1.1.2.3. Public Outreach

The preparation of the original Master Plan included a significant online public outreach campaign, including a website dedicated to the project and numerous postings on the City's social media outlets.

The project website provided background information on the

Big Ideas for the Leal Property

When the City asked for "big ideas" and themes for the project site, residents provided thousands of responses, mostly via social media. The following were the top listed categories:

- Lifestyle Centers
- Downtown
- Indoor Regional Mall
- Amusement
- Arts/Cultural
- Concerts/Special Events Venue
- Hospital/Medical Center
- Civic Uses
- 1950s Main Street
- University or Community College
- Sports/Recreation
- Hotel/Resort
- Giant Cow Statue

project and the property, as well as City and project-related documents, and kept the public apprised of upcoming meetings. The website also featured an interactive section that allowed users to share their input on important aspects of the project.

Initially, participants were asked to submit their suggestions for "big ideas" and "themes" for the project site. Residents responded to the City's call for ideas, submitting thousands of comments. Subsequently, an online poll was created to see which of the ideas held the greatest level of support in the community. Of the nearly 2,000 survey responses received, the three most popular categories were:

- Lifestyle Centers
- Downtown
- Indoor Regional Mall

1.2. OBJECTIVES

The General Plan goal of bringing a mixed-use development to the site will be realized through the adoption and the implementation of the Leal Master Plan. This Master Plan seeks to achieve the following objectives:

- Facilitate transformation of the project area into Eastvale's Downtown.
- Encourage a mix of uses, including retail, experiential uses, office, civic, residential, and recreation/entertainment, that respond to market demand.
- Create a Downtown Village destination in Eastvale to meet the needs of patrons from the community and the region.
- Include heavily landscaped spaces, further reinforcing Eastvale's Tree City USA designation.
- Implement high-quality architecture and design that creates a sense of place and enhances the aesthetic and visual quality of the neighborhood.
- Design the site in an efficient fashion that perpetuates a compact, urban form of development.
- Provide safe and entertaining gathering places for Eastvale residents.
- Develop the site in an orderly, comprehensive, and cohesive manner that avoids the piecemeal development of the site with a mix of incompatible uses that do not relate to one another.
- Expand the city's economic base by generating substantial property and sales tax revenue.
- Provide employment opportunities for residents, improving the city's jobs/housing balance and reducing vehicle miles traveled.
- Provide the infrastructure necessary to meet project needs in an efficient and cost-effective manner.
- Provide medium- and high-density housing opportunities.
- Provide ample access for pedestrians, bicyclists, and automobiles throughout the site.

1.3. VISION

The City envisions the project area emerging as the City's Downtown and a destination within the region. The area will be anchored by a downtown village and surrounded by a mixture of complementary office, civic, residential, and recreation/entertainment uses. All aspects of the project will exhibit the hallmarks of thoughtful, high-quality design and landscape.

Note to the Reader: For more information on the vision and the quality of the project's design, refer to Chapter 2, Project Character.

1.4. LOCATION

The project area encompasses the Leal property, an approximately 160-acre landholding that (as of 2014) included one of the city's last operating dairies and a horse farm.

Shown in Figure 1.1: Regional Context Map, the project area is in the northeastern section of Eastvale, approximately one-half mile from the Interstate 15/Limonite Avenue interchange, and south of State Route 60. The site is bounded by 58th Street to the north, Hamner Avenue to the east, Limonite Avenue to the south, and Scholar Way to the west, as shown in Figure 1.2: Local Context Map. The project area is situated immediately west and north of existing commercial and retail developments and is south and east of established and newly developed residential neighborhoods of varying densities.

1.5. RELATIONSHIP TO OTHER DOCUMENTS

1.5.1. General Plan

The Leal Master Plan implements the City of Eastvale General Plan. The land uses permitted by this Master Plan are consistent with the goals, policies, and general land uses described in the General Plan.

1.5.2. Municipal Code

This Master Plan functions as the zoning document for the project area, except as discussed below.

This Master Plan incorporates zoning provisions that vary from, and supersede, those included in the City of Eastvale Zoning Code and introduces additional provisions not found in the Zoning Code. For these development standards, the Master Plan distinguishes between those provisions that apply to the entire project area and the provisions that only apply to individual land uses.

This Master Plan references regulations in the Eastvale Zoning Code. Where the Zoning Code is referenced, the Zoning Code in place at the time of a development project's submittal will be used.

Where this Master Plan is silent on any issue, the applicable standard in the Eastvale Zoning Code will be used.

Figure 1.1: Regional Context Map

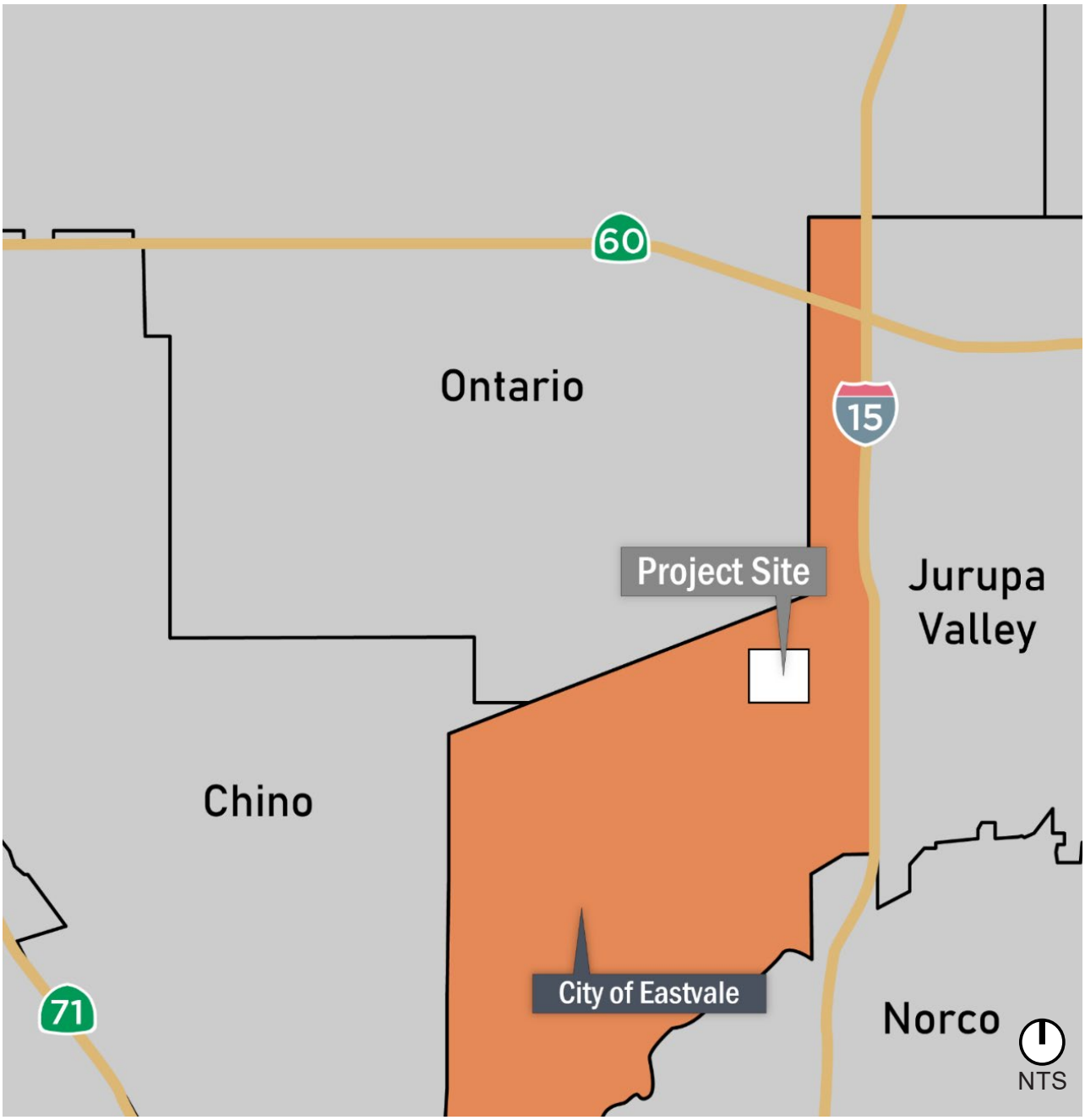
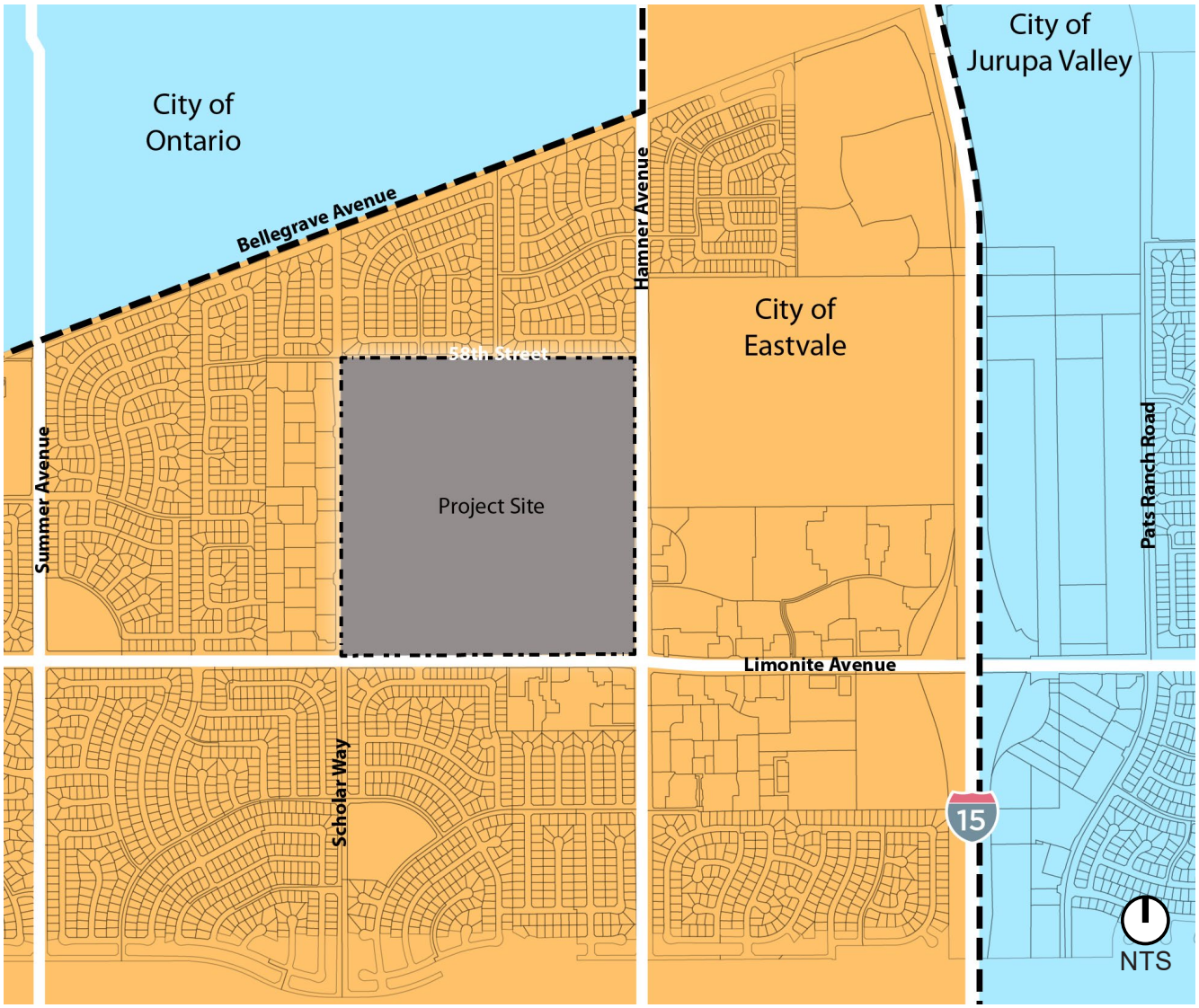


Figure 1.2: Local Context Map



1.6. PLAN ADMINISTRATION

1.6.1. Use of This Master Plan

This Master Plan will be used as the basis for establishing standards of development and evaluating proposed development projects for the Leal property and is intended to be used by a broad range of persons, including:

- The City Council and Planning Commission in decision-making activities.
- City staff in evaluating project consistency with the standards set forth in this Master Plan.
- The development community in preparing development proposals.
- Residents and citizens seeking to understand the vision for the Leal property and the type of development which may occur.

1.6.2. Interpretations of the Master Plan

The City of Eastvale Planning Department is responsible for the administration, implementation, and enforcement of this Master Plan. The Community Development Director or their designee is responsible for making determinations of consistency with this Master Plan as follows:

1.6.2.1. Determination of Intent

Whenever the Community Development Director determines that an ambiguity exists in how a particular standard or regulation applies, or a formal request for an interpretation is made by an applicant, property owner, or interested party, the Community Development Director or their designee will prepare an official interpretation of intent in accordance with the procedure set forth in Eastvale Zoning Code Section 1.5.1 (Official Zoning Interpretation).

1.6.2.2. Determination of Similar Land Use

Recognizing that every conceivable land use cannot be identified in this Master Plan and anticipating that new land uses will evolve over time, the Community Development Director or their designee has the authority to approve uses when their operation, impacts, and scale are similar to those land uses listed in this Master Plan.

Determinations of similar land use will be made pursuant to Section 1.5.1 (Official Zoning Interpretation) of the Eastvale Zoning Code.

1.6.2.3. Amendments to the Master Plan

Over time, various sections of this Master Plan may need to be revised, as economic conditions or City needs dictate. The policies presented in this Master Plan contain some degree of flexibility, but any Master Plan amendments must be judged by relatively fixed criteria. Minor modifications to the plans, guidelines,

regulations and standards contained in this Master Plan may be approved at the discretion of the Community Development Director or their designee as described in Section 5.4.1. Major modifications that do not meet the criteria for minor modifications described in Section 5.4.1 shall require a formal amendment to the adopted Master Plan. Major modifications are described in Section 5.4.2.

Amendments to this plan may be initiated by a developer, any individual property owner, or the City, in accordance with the Eastvale Zoning Code.

1.6.2.4. Actions Which Are Not Amendments to this Master Plan

The following are **not** considered amendments to this Master Plan:

- Determinations of similar use, as discussed in this chapter.
- Minor modifications to the Master Plan, as outlined in Chapter 5 of this Master plan.

2 INTRODUCTION AND VISION

2.1. INTRODUCTION

The City's vision for the Leal Master Plan area is a development that provides employment, retail, public uses, entertainment, and housing in a carefully laid out environment designed to create a memorable and enjoyable experience for both visitors and residents. The City and community expect that development of the Leal property will be of the highest quality, both in design and construction.

The envisioned level of quality is reflected in other regionally significant projects in Southern California, such as Downtown Claremont, downtown Temecula, and downtown Brea. All of these developments are noteworthy for their focus on creating a vibrant and attractive experience for visitors, incorporating vertical development (multiple stories) into a village setting, and for their attention to detail in a variety of features.

This Chapter expresses the City's vision for the Leal Master Plan. The expected level of quality is shown as it should be expressed in various aspects of the project, including:

- Site design
- Circulation
- Architecture
- Landscaping
- Public Spaces
- Buffers/Adjacencies
- Street Furnishings
- Thematic Features
- Signage

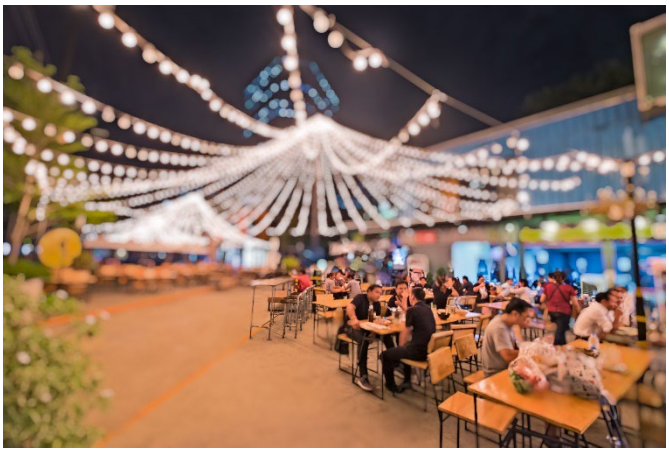
2.2. PROJECT CHARACTERISTICS

Attention to detail and incorporation of high-quality materials is a key aspect of developing high quality projects. While the examples provided on the following pages focus on distinguishing characteristics within the Downtown concept, all portions of the project will be required to achieve a similar level of quality and attention to detail.

2.2.1 Site Design

The following principles accompany the vision for Leal Master Plan to form the foundation for the planning and design of the community.

- Create a magical destination.
- Provide energy, vitality and create a central gathering place within the City.
- Public and private spaces are designed to enhance and complement one another.
- Along retail corridors, wide sidewalks and shaded paseos lined with street trees and outdoor seating create an inviting environment for both window shopping and socializing, focusing on the human scale and experience.
- Diversify Eastvale's economy by providing a range of uses within close proximity to each other.



2.2.1 Site Design

Effective site design facilitates access and mobility and integrates building design and orientation, private space, and public space to create a vibrant destination. The following bullets describe the site design vision.

- Downtown will provide opportunities for retail commercial and office uses, as well as central gathering places for residents to interact and connect. This commercial/retail hub should be visually prominent, as it is strategically located at the intersection of Limonite and Hamner Avenue to capture visibility and attract shoppers and direct visitors to this destination center.
- Downtown will be surrounded by higher density neighborhoods that gradually transits to lower density neighborhoods.
- A village green located adjacent to the Downtown will provide a wide variety of active and passive recreation amenities.
- Neighborhoods will be designed to connect to open space and park amenities, shopping, public and civic facilities, and recreational facilities via streets, paseos and pedestrian trails.
- A community wide linear park system will provide focus on community connections and pedestrian experience.
- Wide sidewalks and shaded paseos lined with trees and outdoor seating create an inviting environment both in the Downtown and residential areas.
- Public and private spaces are designed to enhance and complement one another.
- The project is integrated into the surrounding environment to provide for multiple points of access.
- On-street parking, landscaped bulb-outs, and special paving treatments provide convenient access in an aesthetically pleasing manner.
- Parking is conveniently located to destinations and should be tucked away or integrated into parking structures so as not to dominate the experience.

ICE CREAM

2.2.2 Circulation

A carefully devised circulation network allows pedestrians, bicyclists, automobiles, and delivery vehicles to operate without conflict.

- Entries and gateways into the project are distinct and identifiable.
- Circulation patterns are simple and obvious.
- Paving and landscaping materials distinguish the types of circulation routes.
- Plant and material selection along circulation routes are used to identify distinct districts within the overall project.

The Leal Master Plan has six major points of access: two points of access from Limonite Avenue, two points of access from Hamner Avenue, one point of access from 58th Street, and one point of access from Scholar Way, as shown in Figure 3.1, Land Use Plan.

In addition to these major entry points, secondary access may be provided from the major streets surrounding the project as part of subsequent Major Development Review for the Planning Areas.

All of the project's access points will provide an opportunity to create a sense of arrival by creating entryway statements or gateways with landscaping, signage, and buildings. See Section 4.3.3 in Chapter 4 for the design standards for the major entry points.

An internal circulation system is established and shall be designed to be consistent with Chapters 4 and 5 of the Design Standards and Guidelines for residential and nonresidential site and street design.

Pedestrian paths and bicycle lanes identified on circulation cross sections on Section 6.2 shall be designed to comply with the following:

- Pedestrian and bicycle access shall be provided along all major roadways and internally within each development to allow connectivity from the streets to the businesses and residences.
- Pedestrian and bicycle connections shall be provided from the street to the interior of the development that minimize conflicts with vehicular traffic.
- Sidewalks shall be shown on each street section.
- Pedestrian and bicycle access shall be consistent with Chapters 4 and 5 of the Design Standards and Guidelines for residential and nonresidential site design.

2.2.2 Circulation

2.2.3 Architecture

The Leal Master Plan is designed to include distinctive, identifiable neighborhoods of a walkable size and scale with an appropriate mix of housing types. This section provides the framework for high quality design and expresses the desired character of future development.

Community-wide Residential Development

This section identifies key architectural and site design elements that should be considered in all residential areas within the Leal Master Plan community. These guidelines intend to establish a diversified, yet cohesive level of quality in home design that reflects the character of the surrounding environment while allowing for flexibility in design.

Architecture Forward Design

- Within the Downtown, buildings fronting onto the street shall be designed so that active and articulated architecture visually dominates the street and allows for direct views of the street and outdoor living space to enhance the sense of security. This can be achieved by orienting doors and windows toward the streets and public areas.
- Garages shall be set behind the front face of the building or be oriented to alleys or motorcourt drives to minimize the visual dominance of garages along the street.

Building Siting and Orientation

- In general, buildings shall be located and oriented to define public streets and primary open space areas, as appropriate to the product type.
- Front entries shall face the streets, courtyards, paseos, or open spaces.
- Units shall be sited and design so that each building shall have roof exposure to the south or east, or a portion of the roof with a flat roof.
- Unit entries shall not be provided on 58th Street, Hamner Avenue, or Limonite Avenue.

Corner Lot Buildings

- Corner lots for single-family detached homes generally have wider than minimum required side setbacks from the adjacent public rights-of-way as compared to interior side setbacks (refer to product-specific standards in Chapter 4, Development Standards). This additional setback area is intended for landscaping and/or single-story architectural elements such as porches and courtyards.
- To respond to adjacent streets and intersections appropriately, buildings on corner lots shall be designed for a two-sided corner exposure, addressing the increased public visibility by allowing for architectural enhancements on the side elevation facing the street.

- Corner lot buildings shall feature enhanced elevations that provide a similar level of detail on the street side as the front elevation. Enhancements may include.
    - Wrap-around porches or courtyards
    - Principal window treatments
    - Roof plane breaks
    - Accent colors, materials and detailing
    - Garage access from the side street for conventional single-family homes

Building Form, Massing and Articulation

- Building massing (three-dimensional form of a building, referring to the perception of the general shape and form, and size) along the street shall be varied to create a quality streetscene.
- To reflect a variety of forms and create massing breaks, use horizontal and vertical offsets, such as interconnection and lapping of building forms and heights.
- Plane offsets cantilevered upper floors and varied roof forms are encouraged to avoid large expanses of flat, monotonous walls and roofs in alleys and motorcourts.
- To add interest to building facades, building articulations such as roof overhangs, balconies, and projections should be used in the design of building frontages.
- For attached residential buildings, break down the scale of the buildings into smaller elements through varied building massing and forms, such as varying setbacks on building elements/facades, varying roof lines and directions, incorporating single-story elements or open balconies that provide negative space at prominent corners, utilizing shed roof forms and trellis elements, etc.
- To prevent long expanses of blank walls, walls shall be articulated at least every 20 feet horizontally on each floor. Articulation shall mean a change in material, massing break of at least one foot (1'), or including a window, projecting porch, balcony (recessed or projecting), or other decorative element (e.g. decorative attic vent).

Colors and Materials

- Building materials and colors shall be appropriate to the overall neighborhood design theme and relate to the selected architectural style. Frequent changes in materials shall be avoided.
- Provide a variety in texture and color to allow for diversified expressions of individuality on building elevations, while maintaining visual cohesiveness throughout the community.

- Where color or material changes occur on the building, such changes shall only occur at inside corners or wrapped to appropriate termination points where they provide a finished appearance from the street.
- Color and materials should wrap columns and posts in their entirety.
- Exposed gutters and downspouts must be colored to match or complement the surface to which they are attached.
- Colors shall be neutral tones or muted colors complementary to the chosen architectural style and compatible with the character of surrounding development. Reserve bright or dark colors for trim or accents only.

Roofs

- Select simple and efficient roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relationship to the building mass to improve massing relief along public streets and on other publicly visible elevations.
- Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the skyline and diversity in the streetscene.
- Flat roofs with parapets or decorative cornices are permitted where appropriate to the architectural style of the building.

Mechanical Equipment

- All exposed air conditioning/heating equipment, soft water tanks, and pool and spa equipment shall be hidden from view in vaults, wells, enclosures, behind walls/fences or screened by landscape. Enclosures shall be constructed similarly and finished to match the building or material which they are attached.

Trash Enclosures

- Areas provided for trash and recycling bins shall be concealed from public view.
- Where trash and recycling material collection facilities are shared by several units/buildings, the collection facilities shall be screened by architectural enclosures. The screening enclosure materials and colors shall be similar or complementary to the exterior materials and colors used on the adjacent principal buildings.

FIRE ALARM
PANEL INSIDE

Detached Residential Development Design Guidelines and Standards

- Side entries are allowed to give the product design greater flexibility and varies the curb appeal.
- For rear loaded and detached cluster homes, front yard and common area landscaping will be provided by the builders.
- Provide visual harmony by applying a common family of details throughout the cluster complex.
- Provide paving within the courtyards to enhance their use and identity as pedestrian entries to the homes.
- Individual unit entries of cluster homes shall be clearly discernible from the courtyard or access drive.
- Where a central courtyard is provided for detached cluster homes, living space windows shall orient toward the courtyard.
- Provide a minimum of three (3) floor plans in each Planning Area.
- There shall be a minimum of three (3) elevations for each floor plan, for a minimum total of nine elevations.
- No more than two buildings in a row may be plotted with the same elevation style.
- The same plans may be plotted adjacent to each other or across from each other, provided they have different elevation styles.
- Detached cluster units with front facades bordering streets I, E, F, H & G shall have their entries oriented to these streets.

59-59

Attached Residential Development Design Guidelines and Standards

Attached residential buildings tend to have larger building masses. As such, attached residential design should be carefully considered to convey a sense of human scale. Building typology and chosen architectural style should reflect the building's location within the community, and all buildings should exemplify quality design.

Townhomes and Attached Motorcourt Homes

- Where attached residential buildings are located adjacent to single family detached homes, minimize impacts on the adjoining residences with a sensitive transition in scale, massing and height, and design the transition to ensure resident privacy.
- Design the front elevation of attached residential buildings to clearly delineate individual units as a way of breaking up mass.
- Articulate the front building facades to promote individual unit identity by incorporating overhangs, recesses, porches, glazed doors, accent materials and colors, etc., consistent with the architectural style of the building.
- External unit and building entries shall be designed in a manner that is clearly visible to pedestrian and/or vehicular approaches.
- Rear facades along alleys, driveways, or visible from backbone streets shall not be void of articulation. These elevations shall include massing breaks and/or architectural details (i.e. shutters, gable vents), as appropriate to the architectural style of the building.
- Attached residential buildings sited adjacent to lower-density residential neighborhoods should be sensitive to the scale of those neighborhoods. Step down building heights to match the adjacent buildings as a transition to lower adjacent development heights.
- When located next to open space or a paseo, arrange groups of attached residential buildings so that the buildings front onto paseos or the open space. In the event that fronting onto these open spaces is not feasible, the residential buildings shall front onto a courtyard, pathway, or other gathering space that would directly connect to the open space or paseo.

Apartment/Flats

- Building configuration shall form adequately-sized courtyards and gathering spaces, where applicable. Accessible from inside the building or from external pedestrian pathways, courtyards or gather spaces should feature enhancements such as trellises, shade trees, or outdoor furniture.
- Step down corners and ends of multi-family buildings over two-stories in height at highly visible locations, softening the building edges and enhancing the streetscene.
- Provide pedestrian-oriented elements and details on facades facing public sidewalks. Elements such as balconies and awnings can add visual interest and richness to the street environment.

- Transitional spaces such as porches, covered entries or stoop entries shall be provided for ground floor units facing public street. Where common building entries are provided, they should be well defined along the street and/or parking lot edges.
- Arrange attached residential buildings and site landscaping in such a way that they screen parking areas from public view and minimize the impact of parking lots and garages on the public streetscape.
- Parking lots shall be broken up into smaller segments by landscaped islands, but should remain connected to facilitate internal circulation for a common complex.
- Provide a minimum of two (2) unit plans for each building, and a minimum of two (2) building plans (with the ability to add elements to corner units as necessary) in each Planning Area.
- Residential development adjacent to internal Street E, F, G, H and I shall include a primary pedestrian entry along this street frontage facing either the street or a courtyard or a paseo that is accessible by the residents.
- All primary entrances for multi-family dwellings shall provide unit identification.
- ... Exterior elevations shall include at least three (3) materials that accentuate or correspond to variations in building massing and plane changes, but not having too many different materials to avoid a chaotic appearance. Glazing (windows) and accent materials such as shutters and railings may count towards this requirement.

Downtown District Design Guidelines and Standards

The Downtown District will function as a vital commercial center for the City. Appropriate land uses for these areas include residential, commercial, retail services, restaurants, offices, paseos, recreational facilities, community venues, and civic facilities. The mixed- use areas are a place for working, shopping, dining and gathering. Businesses will be situated along the street and provide convenient access for vehicles, pedestrian walkways and landscape areas.

General Criteria

- Buildings shall front onto a street or spine, which may be designed either as a vehicle free zone or in such a manner as to allow for use by both pedestrians and motor vehicles. When vehicles are allowed, design features shall be incorporated to define pedestrian movement through changes in paving materials or grade, articulated walks with landscaping, or overhead structures.
- Both vertical (different uses within the same building, with commercial or office uses located on the ground floor and with office or residential uses located above) and horizontal (single-use buildings located side-by-side or adjacent to each other on a development site) mixed-use are encouraged in the Downtown District. The mix of land uses may be, but are not limited to, commercial mixed with residential or mix of uses of retail, restaurant, office, and civic uses.
- Vertical mixed-use projects are encouraged for 3-story and higher buildings, such as first floor retail with office or residential uses above. Visually, this arrangement divides the façade into two basic parts: the upper façade and the storefront.
- Large monolithic buildings, such as movie theaters and cultural venues, must be set back from a street designated for pedestrian activity and lined with smaller businesses in front to create a more appealing streetscene.
- Plaza areas in mixed-use settings are encouraged and may include seating, fountains, and landscaping.
- Open views into the retail space at the storefront level will enhance the pedestrian experience by providing a visual connection to the use inside the building. On upper levels, windows should continue the aesthetics of the building while serving the occupants' need for privacy.
- Primary entrances into retail buildings shall be clearly marked and provide a sense of welcome and convenient access into the building interior.
- Corner buildings shall be designed with enhanced treatments. These treatments may include: larger building element at the corner, more ornamentation than adjacent buildings, or a plaza to define the space. In addition, corner buildings typically have both primary and secondary façades that relate to the streets on which they front.
- The ground floor of the commercial component of a mixed-use building shall have a finished ceiling height of a minimum of 12 feet.

Building Form, Massing, and Articulation

- Iconic buildings in the Downtown District are encouraged and may include architectural features such as bell or clock tower or similar statements.
- Architecture shall address public areas with high quality materials and should contain architectural elements and other detail relating to the human scale.
- Groups of buildings shall be arranged in clusters around elements such as pedestrian walkways or landscaped areas.
- Retail and restaurant buildings with facades parallel to the street with covered pedestrian arcades are encouraged. Long unarticulated facades shall be avoided along the primary pedestrian corridor.
- No building wall facing a public street should extend more than 25 feet vertically or horizontally without a visual break created by a minimum 1 foot architectural/massing offset. (See graphic footnote 1 in below)

1 *For buildings with 100' or greater of street-frontage, plane breaks at least every 25 feet include glazing and provide adequate articulation.*

2 *A minimum of 30% of exterior walls on ground-floor facing the street shall include windows, doors, or other openings.*

- Within PA3 and PA5, the ground floor shall incorporate abundant glazing. At least thirty (30) percent of the exterior walls on the ground floor facing the identified pedestrian corridor shall include glass windows, glazed doors, or other openings, as illustrated in below. Percentage of fenestration shall be calculated based on the length of the facade frontage and the floor-to-ceiling height of the ground floor, excluding the areas for parking garage ingress/egress. (See graphic footnote 2, above)
- Adjacent to Streets H or G within Planning areas 2, 3, 4 and 5, at least 50 percent of the building (commercial, civic, or residential) shall be located within the 0 to 15 feet of the right-of-way from Streets H and G. The other 50 percent may be

reserved for expanded outdoor dining opportunities, courtyards, paseos, or driveways connecting to surface lots behind the building. Parking lots are not allowed between the building and the street along these corridors.

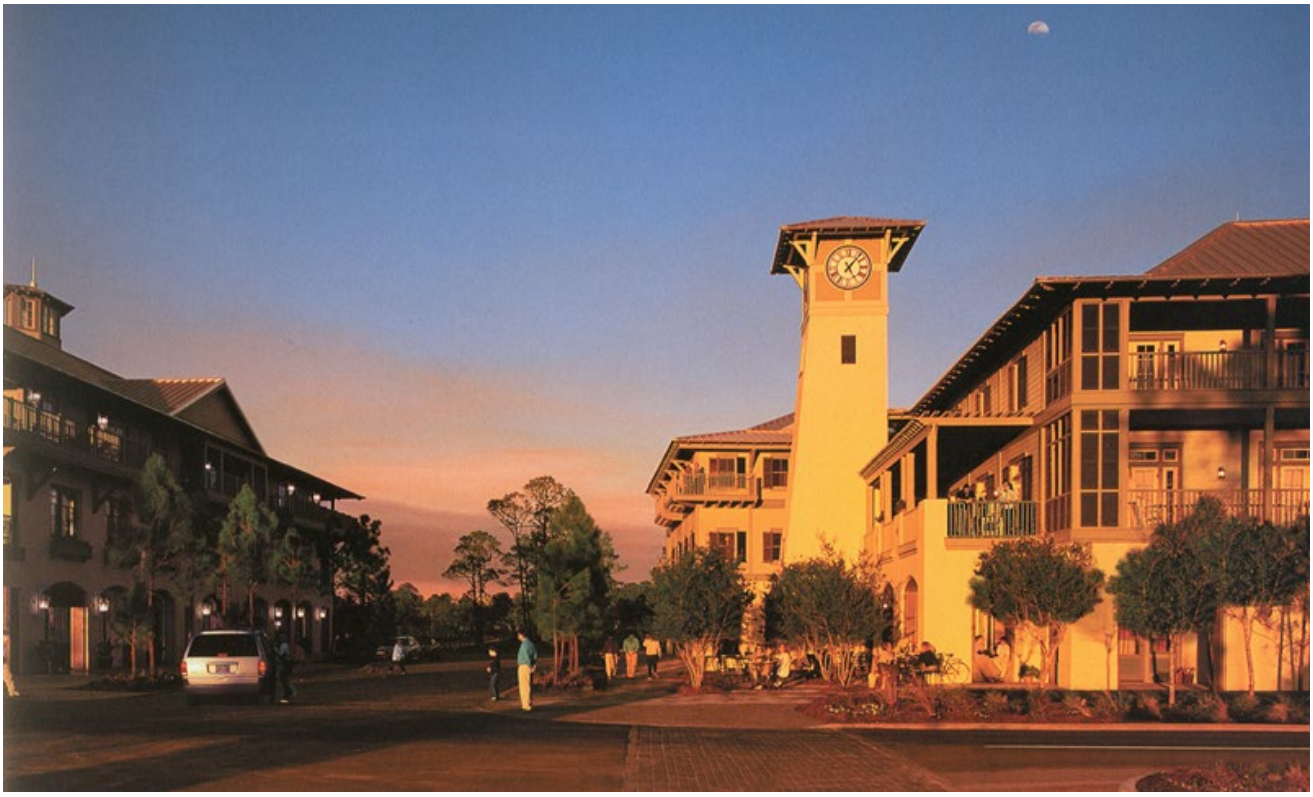
Materials and Colors

- A mixture of high-quality materials in highly visible locations and in varying quantities have a large impact on the perceived quality of the area.
- Colors should be carefully chosen to complement the architectural style or tenant of each building.
- Exterior elevations shall include at least three (3) materials that accentuate or correspond to variations in building massing and plane changes, but not having too many different materials to avoid a chaotic appearance. Glazing (windows) and accent materials such as shutters and railings may count towards this requirement.
- Colors shall be neutral tones or muted colors complementary to the chosen architectural style and compatible with the character of surrounding development. Reserve bright or dark colors for trim or accents only.

Services, Utilities, and Storage

- Service, loading, and storage areas should be located away from the streets and activity area. When service areas are not able to be located away from streets or activity areas, screening elements such as walls, fences, architectural treatments, landscaping, or similar screening element shall be incorporated. In all cases, the screening shall be integrated into the design and not appear as an afterthought.

Canyon Rose
OPEN



2.2.4 Landscape

Landscaping can have a significant visual impact on a project through the quality of landscaping materials selected and the how landscaping is integrated throughout the project site. Landscaping both visually ties a project together and identifies distinct districts.

The City of Eastvale has been proudly designated as a "Tree City USA" by the Arbor Day Foundation by providing commitments to installing and maintaining an urban forest. The City and this Master Plan continues this commitment to provide an urban forest to improve the visual appeal, increase property values, reduce home colling costs, and remove air pollutants. The following landscape guidelines are required for the Master Plan:

- To create an urban forest as quickly as possible, fast-growing tree species appropriate to the area and climate shall be used.
- Trees shall be planted as soon as practicable in project phasing to encourage more mature tree growth once buildings are occupied.
- The project should have a consistent plant palette, though variations may occur from street to street.
- Streets, promenades, public plazas, and smaller open spaces should have distinctive planting and landscaping treatments, making them unique and enjoyable pedestrian experiences.
- Plants are selected for specific purposes to enhance the project experience.
- Plant and material selection along circulation routes are used to identify distinct districts within the overall project.
- Streets designated as "Enhanced Parkways' on Figure 3.2: *Open Space/Parks* shall include a double-row planting of trees where the trees are planted at an average of least 20 feet on center. This requirement does not include intersecting streets or driveways. Special exceptions may be made for portions of the right-of-way that include utilities that preclude the planting of trees and for visibility of non-residential buildings.
- Surface parking lots shall have a minimum 6-foot wide landscape buffer from all street rights of way, measured from property line. Curbs and parking overhangs may be included within this required buffer.
- Where pedestrian circulation crosses a vehicular travel zone, a change in material, color, or grade is required.
- Landscape must permit adequate sight distance for vehicular and non-vehicular circulation.
- All new landscape areas must have irrigation installed.
- No plants from the California Invasive Plant Council List shall be planted.

2.2.4 Landscaping

2.2.5 Public Spaces

Public spaces bring people together and allow for community events such as concerts, markets, exhibits, and celebrations.

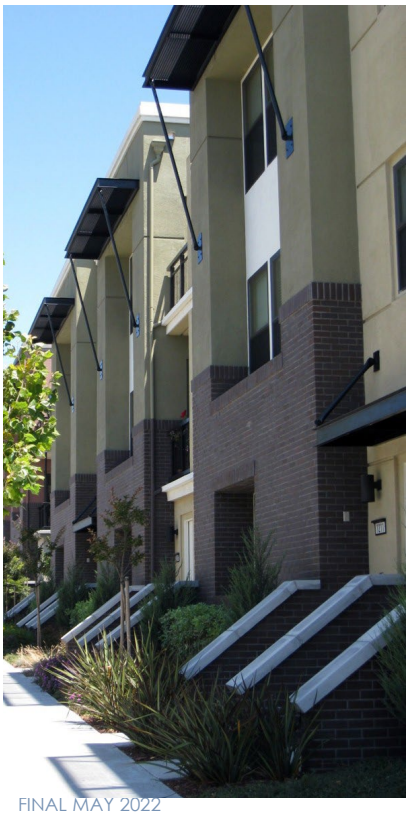
- Public spaces reflect the needs of the community and project.
- Furniture, signage, paving materials and patterns, colors, landscaping, and other design features of the public space are used to create a sense of place and purpose.
- Surrounding buildings and uses are designed to interact with the public space and vice-versa.
- Common outdoor open space in the form of a pocket park, plaza, courtyard, garden, play area or outdoor amenity should be provided. Common outdoor open space must have a minimum dimension of 15 feet in all directions.
- In the Downtown District, the sidewalk along the designated pedestrian corridor shall have a minimum clear width of 10 feet (illustrated below). The sidewalk may

2.2.5 Public Spaces

2.2.6 Buffers & Adjacencies

The need to create buffers and address adjacencies between uses also provides an opportunity for continuation of the project theme and elevation of the quality of development.

- Freestanding and retaining walls shall have a minimum 30-inch planter on each exposed side of the wall to allow for the planting of shrubs, flowers, and/or groundcovers to help conceal the wall. Private yards for single-family and multi-family dwellings, open fencing (e.g. tubular steel), and enclosed private areas (e.g. pool deck) are not subject to this guideline.
- Landscaping shall be used as a transition between public and private space.
- Planters matching the theme of the project and planted with colorful flowers are used to separate vehicle and foot traffic and add to visual appeal of the project.



2.2.6 Buffers & Adjacencies

2.2.7 Screens, Fences, & Walls

Screens, fences, and walls act as buffers between land uses, distinguish private space from public space and provide privacy.

- Fences and walls incorporate the project theme and add to the overall visual continuity of the project.
- Landscaping is effectively employed to screen undesirable uses from sight.

2.2.7 Screens, Fences, & Walls

2.2.8 Street Furnishings

Street furnishings shall reflect and complement the overall character of the project and provide consistency between distinct districts, creating an enjoyable and memorable experience.

- Benches and other features are designed to reflect the project theme.
- Tree grates and other project features incorporate the project logo.
- Trash receptacles, newspaper kiosks, light fixtures all feature similar design aesthetic and accent details.
- Bicycle racks are designed for form and function.

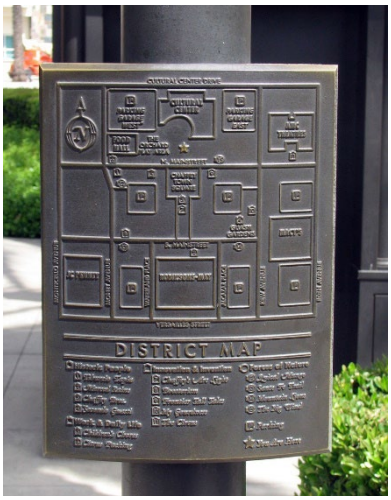
2.2.8 Street Furnishings

2.2.9 Thematic Features

Thematic elements incorporated into various design features have a significant impact on establishing a sense of place and identity for a project.

- Project logo may be incorporated into street furnishings, walkways, and signage.
- Artwork/mural on walls within the Downtown District is allowed. Utility boxes may be wrapped with art to provide visual interest on utilitarian infrastructure and may be permitted throughout the entire Master Plan area.
- Material selection and special paving patterns for public spaces shall continue the project theme.
- Project themes are incorporated into building design to reinforce project identity.

2.2.9 Thematic Features



2.2.10 Signage

Signage plays a significant role in the visual quality of a community. Signs announce one's arrival at a distinct location, direct the flow of traffic, and provide information to the community through a variety of sign types, which are coordinated around a common theme.

General Signage Guidelines

- Signs shall be limited to a maximum of three (3) colors unless the use of corporate color schemes or logos dictates the use of more than three (3) colors. There should be a significant contrast between lettering colors and background colors for legibility.
- Signs for the Downtown District shall be enhanced, including halo-lit, reverse halo-lit, externally illuminated, non-illuminated, or other acceptable "high-quality" design acceptable to the City and approved through a comprehensive sign program.
- Sign conduits, transformers, junction boxes, etc. must be concealed from view.
- No sign shall be placed in such a manner that visibility of signs on an adjacent property is obscured.
- Signs should not extend above the eave line or parapet of the buildings on which they are located, except where such signs form an integral part of the building.
- Select sign colors and materials that contribute to legibility and design integrity.
- The sign copy shall be appropriately sized for the sign structure or wall. Signs should not be too large to overwhelm the elevation, nor should they be too small to be illegible. Sign shall not be more than 80 percent of the width of the unit frontage to which is attached.
- The sign structure shall be consistent with the architectural style of the building that it is placed on or close to.
- Signage may move or rotate, but the mechanism for moving or rotating shall not be visible.
- The use of propellors, flags, or noise-creating devices as part of a permanent sign shall not be allowed.
- The use of light-reflecting materials, messages appearing for less than 30 seconds, or flashing/moving lights is prohibited.

Major and Minor Tenant Identification

The purpose of these signs is to identify major and minor tenants within the Master Plan area. There are typically three (3) different types of signs utilized for tenant identification:

- Monument sigs.

- Walls signs.
- Projecting signs.

Monument Sign Guidelines

- Use a consistent color scheme and design on all free-standing signs within the Downtown District.
- Signs shall be constructed of permanent, durable materials.
- Monument signs should be designed with the width of the base of the sign equal to or more than the width of the sign face.
- Plastic is prohibited except for use for the sign copy. Exterior grade acrylic (e.g. plexiglass) is acceptable.

Wall and Projecting Sign Guidelines

- Locate signs as close to the customer entrance as possible.
- Raceways and sign supports shall not be visible.
- Internally illuminated box signs and banners used as permanent signs are prohibited.
- Projecting signs shall be placed perpendicular to the building wall and should not extend above building eave of a sloped roof or highest point on a flat roof.
- Projecting signs shall be attached to the building fascia or canopy with an attractive and decorative support.
- Exterior signs shall be constructed of permanent and durable materials.
- Creative signage designs and techniques are encouraged.

Changeable Signage

The purpose of changeable signage is to create excitement and provide a visually interesting commercial area. Two (2) styles of this signage used in within the Downtown District to achieve this goal are "pageantry" and "marquee signs."

Pageantry

Pageantry includes flags, pole-mounted banners, kiosks, canopies, lights, directories, ground-mounted graphics, wrapped utility boxes, or other similar, temporary or permanent (but changeable) elements. The intent is to allow regular changes to the pageantry elements in terms of color, design, and other visual content so the pageantry signage can always look current. The intent of pageantry is to help advertise for special events such as fairs, public gatherings, concerts in the park, farmer's markets, etc. and to allow for a variety of different methods to advertise community events within the plan area.

Guidelines for pageantry include:

- Pageantry may be located in any portion of the Downtown District. Pageantry may be placed on street lights and over the public rights-of-way, provided applicable permits have been obtained from Public Works.
- Air-inflated signs, moving signs, paper, cardboard, Styrofoam, stickers, and decals are not acceptable forms of pageantry (directories and kiosks excepted).
- Pageantry shall not include flashing, flickering, rotating, or moving lights.
- Temporary promotional advertising (banners) is not considered to be pageantry.
- Kiosks and directories should provide vertical breaks in the sign structure.
- Individual panels shall be recessed, framed, or treated to avoid a flat appearance of the sign face.

Marquee Signs

Marquee signs are typically used to provide information about current showings or events for theaters and live entertainment uses. Guidelines for marquee signs include:

- Marquee signs may project or be integrated into the building to promote enhanced articulation.
- Plain, rectangular marquee signs without any articulation are discouraged.
- Marquee signs may be manual or electronic.
- Marquee signs may include advertisements.

Directional Signage

The purpose of directional signage is to direct the flow of vehicular and pedestrian traffic within the Mixed-Use District.

Directional and Wayfinding Signs

Directional and wayfinding signs are typically horizontal signs with tenant names and directional arrows. Guidelines for directional/wayfinding signs include:

- Directional and information signs shall be attractive, clear, and consistent in theme, location, and design.
- Place directional signs at strategic locations throughout the Downtown district, providing directions to key destinations and facilities such as parking facilities for automobiles and bicycles, transit stops, and walking and bicycling routes to nearby parks, plazas, neighborhoods, shopping, civic and other destinations.
- The project name may be located on the sign in a smaller, more understated manner to not detract from the wayfinding.
- Directional and signs with exposed Unistrut supports shall be avoided.
- The placement of directional signs shall not limit sight lines.

- Wayfinding signs may be co-located with other streetscape furniture in the Downtown district, such as light standards and transit shelters, where possible, to enhance visibility and reduce visual clutter in the public realm.
- Provide consistency between wayfinding/information signs and street furniture throughout the Downtown district. This can include customized poles and mounts for regulatory signs and lighting fixtures, and an area logo, font, and color scheme.
- Elements such as pole banners or decorative paving elements can serve as public art, branding, and wayfinding.

Temporary Signage

The purpose of temporary signage is to inform the public of a special event of limited duration, such as a grand opening. The duration and requirements for Temporary Signs shall adhere to the provisions within Section 5.7 of the EMC. The guidelines below apply to temporary signage:

- Temporary signage should not be affixed onto the roof of a building, a window or landscape area.
- Temporary signage material should consist of vinyl, nylon, canvas, or cloth.
- Temporary signage should be well maintained.

CITY
HALL

Dripp

TO PARKING
PASEO
ROUTE 66
WEST

P

THEATRE SQUARE

CULTURAL CENTER
FOODHALL
AMC THEATRES
RESTROOMS
CULTURAL CENTER
AMC THEATRES
MACY'S
RESTROOMS
SEPHORA

AMERICANA
DIRECTORY

ELEVATION 66
brewing company

BANANA REPUBLIC
MAINSTREET

RANCHO VICTORIA
CAFES

Elevator & Stairs
East Terrace

3 LAND USE PROGRAM

3.1. INTRODUCTION

On December 13, 2017, the City of Eastvale City Council adopted a General Plan Amendment to change the land use designation for the Leal Property from Business Park, High Density Residential, and Medium Density Residential to "Leal Property" or as shown on the General Plan Land Use Map, the "Leal Policy Area." As part of this General Plan Amendment, the City Council adopted Policy LU-8.1, which is a land use table that specifies permitted land uses and development intensities. This chapter further describes the land use program for the Leal Master Plan and its consistency with General Plan Policy LU-8.1. The land use program establishes the types and intensity of development allowed within the Leal Master Plan. A land use map specifying locations for these uses is provided in Figure 3.1, Land Use Plan. Access roads showing in the Land Use Plan are described in Section 2.2.2, Circulation Plan.

Concurrent with the City Council's adoption of a General Plan Amendment in 2017 for the Leal Property, the City Council certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015031028). The adoption of this Master Plan Amendment was accompanied by an Addendum to the Leal Master Plan EIR, which provides further detailed environmental review of the land use program. The environmental analysis presented in the Addendum to the Leal Master Plan EIR determined that to avoid new or more severe significant impacts, the maximum development intensity on the Leal Property is 2,500 residential units and 595,000 square feet of general commercial, office, and civic center uses. Since that land use limitation has been established by the environmental analysis, this Master Plan Amendment incorporates that limitation as the maximum permitted land use intensities.

Figure 3.1: Land Use Plan

3.2. LAND USE TYPES AND DEVELOPMENT POTENTIALS

The City of Eastvale General Plan Policy LU-8.1 references a land use table that has been summarized as follows:

Table 3-1: General Plan Land Use Table

Land Use Type	Minimum/ Maximum Permitted	Details
Lifestyle Center	325,000 SF to 1,300,000 SF	Standard and mixed-use retail
General Commercial	Up to 225,000 SF	"Big Box" Retail
Commercial Office	Up to 920,000 SF No Minimum	
Hotel	Up to 450 rooms No Minimum	Permitted in Lifestyle and General Commercial
Civic Center	Not Specified	Permitted anywhere on Project
Residential Medium Density (14 – 21 du/ac)	No Minimum No Maximum	Single Family Attached, condominiums, townhomes,
Residential High Density (22 – 40 du/ac)	Minimum 500 du Maximum 660 du	Townhomes, condominiums, stacked flats, and apartments

This land use table was incorporated into the General Plan as a general guide to the development of the Leal Property, recognizing that further development planning and detail would occur subsequent to the General Plan Amendment. The Leal Master Plan Amendment provides the next stage in refinement of the development plan and thus refines the proposed land use mix of uses and intensities.

General Plan Policy LU-8.1 includes two residential land use categories, Medium-Density and High-Density. The two residential land use types include density ranges provided in dwelling units per acre and a general description of the types of residential products associated with each residential category.

The Leal Master Plan Amendment distinguishes between the two residential densities by location. The High-Density Residential is located within the Downtown area and consists of either vertical or horizontal mixed use, and primarily consisting of apartments[1]. Within the approximately 52-acre Downtown, residential uses could occur on approximately 21 acres[2]. The maximum of 660 dwelling units planned within the approximately 21 acres

[1] The Leal Master Plan does not regulate ownership of residential units, therefore, there are no limitations on the number of rental or owned units.

[2] The residential acreage within the downtown includes the aggregate of Planning Areas 2, 4, and 10.

where residential is permitted represents a density of approximately 31.0 dwelling units per acre, consistent with the High-Density residential category within the General Plan. The remaining 1,840 dwelling units allowed on the project site would occur over approximately 87.54 acres[3]. This represents a density of approximately 21 dwelling units per acre, which is within the Medium-Density category.

As shown in Figure 3-1, the project site has been organized into different Planning Areas. The Planning Areas represent specific development areas that would be developed either with commercial, residential or mixed-use developments. Other planning areas have been designed for parks and open space and others for right-of-way. Table 3-2, Land Use Summary by Planning Area, shows detailed information for each planning area within the Leal Master Plan area, including land use category and acreages.

Table 3-2: Land Use Summary by Planning Area

Planning Area (PA)	Land Use Category	Approximate Area (AC)	Minimum Intensity DU/AC or SQFT/FAR	Maximum Intensity DU/AC or SQFT/FAR
2	Mixed Use[4]	12.6	660 DU[5] 102,575 sqft[6]	660 DUs[7] Max 40 du/ac No Max sqft
4	Mixed Use	6.5		
5	Commercial Core	4.6		
10	Mixed Use	4.5		
3	Commercial Core	9.8	None	None
1	Residential	7.3		

[3] The residential acreage within the Medium Density category includes the aggregate of Planning Areas 1, 6, 7, 8, 9, 11, 12, 13, K, and L. The two parks are included in this acreage calculation because they serve those residential planning areas.

[4] Subsurface detention and water quality features may be located in Planning Area 2 or Planning Area 1, or a combination of both.

[5] A minimum density of 660 dwelling units is required within the Mixed Use portion of the Downtown, which equals over approximately 21 acres. The dwelling units may be allocated evenly across each planning area or clustered in one or more planning area provided the net density of any individual project does not exceed 40 dwelling units per acre. Net density is calculated by the number of dwelling units applied to only the acreage of the development less any streets, roads, parks, trails, or common open space.

[6] A minimum FAR of 0.10 is applied to Planning Areas 2, 4, and 10, resulting in a minimum requirement of approximately 102,575 square feet. The minimum square footage requirement is approximate based on project site design and for purposes of calculating the minimum square footage per this section including Table3-1, square footage is calculated based on the gross size of the building, including storage, stairwells, mechanical rooms, etc. The City may administratively reduce this minimum square footage requirement without the need for a Master Plan amendment if the City decides it would like additional commercial square footage under the 595,000 square foot cap on Lot 3 or if specific building design and/or site use warrants less square footage.

[7] A maximum of 660 dwelling units is permitted in the Downtown area for consistency with the General Plan, since General Plan density is calculated by the total number of units applied to the approximately 21 acres of Mixed Use residential area.

Planning Area (PA)	Land Use Category	Approximate Area (AC)	Minimum Intensity DU/AC or SQFT/FAR	Maximum Intensity DU/AC or SQFT/FAR
6	Residential	5.6	20 du/ac[8]	1840 DUs Max 40 du/ac[9]
7	Residential	14.1		
8	Residential	3.9		
9	Residential	4.4		
11	Residential	16.6		
12	Residential	17.3		
13	Residential	13.2		
14	Public Facility	1.2	0.6	
A - D	Right-of-Way	9.4	N/A	
E - I	Internal Streets	13.5	N/A	
J-V	Parks and Trails	14.1	N/A	
Total		158.59		
Maximum Development Intensity[10]		2,500 DU	595,000	

3.2.1. Downtown (DT)

The Downtown District (DT) land use category accommodates a mix of residential uses, commercial and office uses such as retail and restaurants, general commercial and commercial office, civic center, and residential. The vision for a lifestyle center included in the City's General Plan occurs within the Downtown District. The DT category applies to approximately 52 gross acres within planning areas 2, 3, 4, 5 and 10 located to the northwest of the Limonite Avenue/Hammer Avenue intersection, in the southeast corner of the Master Plan area. The Master Plan provides for up to 595,000 square feet of commercial, office and civic uses, under the DT land use category. Approximately 21 acres within the DT area can accommodate residential uses. A minimum of 660 dwelling units is required. The

[8] Within the 87.54 acres of Residential Uses (Planning Areas 1, 6, 7, 8, 9, 11, 12, 13, K, and L), a minimum of 730 dwelling units shall be constructed at a minimum net density of 20 dwelling units per acre. The dwelling units may be allocated within one or more planning areas provided the net density of any individual project does not exceed 40 dwelling units per acre. Net density is calculated by the number of dwelling units applied to only the acreage of the development less any streets, roads, parks, trails, or common open space.

[9] A maximum of 1840 dwelling units is permitted in the Residential Uses area for consistency with the General Plan, since General Plan density is calculated by the total number of units applied to the 87.54 acres of Residential Uses area.

[10] Maximum development intensity was determined through the Leal Master Plan EIR and Leal Master Plan EIR Addendum.

dwelling units may be allocated within one or more planning areas provided the net density of any individual project does not exceed 40 dwelling units per acre.

3.2.2. Residential Uses (RU)

The Residential Uses (RU) land use category applies to planning areas 1, 6, 7, 8, 9, 11, 12 and 13. The Master Plan envisions variation in product types, including both detached and attached residential housing types, within the residential category to promote diversity and dynamic neighborhoods. The appropriate residential product types are discussed in Chapter 4, Development Standards. Within the 87.54 acres of Residential Uses (Planning Areas 1, 6, 7, 8, 9, 11, 12, 13, K, and L), a minimum of 730 dwelling units shall be constructed at a minimum net density of 20 dwelling units per acre. The dwelling units may be allocated within one or more planning areas provided the net density of any individual project does not exceed 40 dwelling units per acre. Net density is calculated by the number of dwelling units applied to only the acreage of the development less any streets, roads, parks, trails, or common open space. A maximum of 1,840 dwelling units[11] is permitted in the Residential Uses area for consistency with the General Plan, since General Plan density is calculated by the total number of units over the 87.54 acres of Residential Uses area.

3.2.3. Public Facilities (PF)

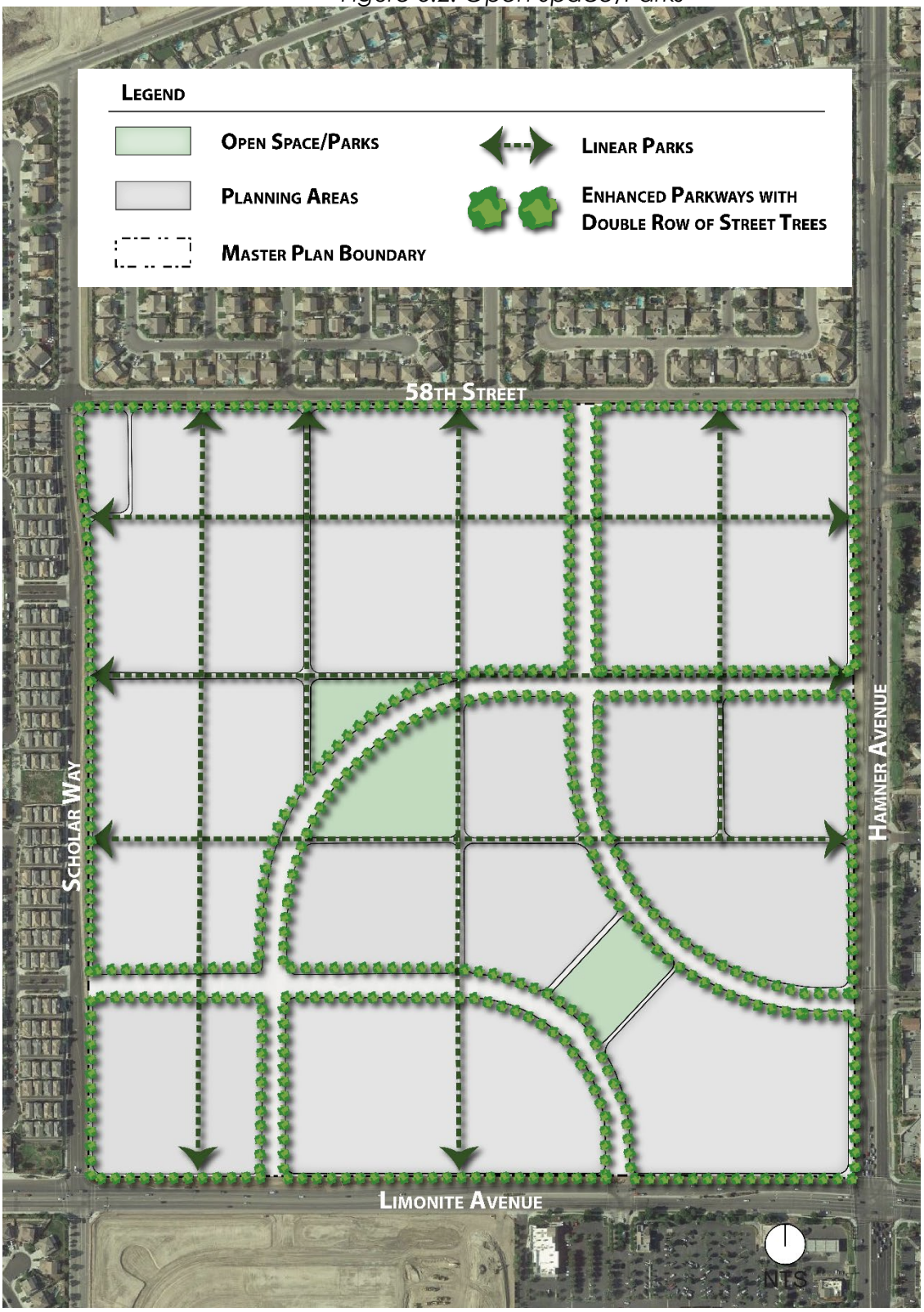
The Public Facility (PF) land use category applies to a 1.2-acre area within planning area 14 located at northwest corner of the Master Plan area. The PF land use designation provides for the development of a fire station.

3.2.4. Parks and Open Space (P/OS)

The Master Plan also provides for compatible recreational uses serving the needs of the residents, such as paseo, parks, recreation facilities and open space, as shown in Figure 3.2, Open Space/Parks Plan, which totals approximately 14.12 acres.

[11] The maximum number of dwelling units of 2,500 was determined by the Addendum to the Master Plan EIR to avoid new or more severe significant impacts. Assuming 660 units are constructed in the DT area, the remaining 1,840 units may be constructed in the RU area.

Figure 3.2: Open Space/Parks



Illustrative purpose only, final design may vary.

3.3. PERMITTED USES

3.3.1. Permitted Uses by Land Use Category

Permitted uses within the Leal Master Plan area are identified on Table 3-3, Permitted Uses. Other use or activity not listed in Table 3-3 may be permitted within the Master Plan area if it is compatible with the intent of the Master Plan and is similar to a permitted use, subject to approval by the Community Development Director or his/her designee.

Table 3-3: Permitted Uses

Permitted (P): Permitted by right
Conditional (C): Permitted upon issuance of a Conditional Use Permit
Not Permitted (blank): Not permitted
Temporary Use (T): Permitted short-term activities

LAND USE	RU	DT	PF	P/OS
Agricultural Workers Housing				
Airports				
Ambulance Services				
Animal Hospitals				
Animal Training				
Apiaries				
Aquaculture				
Art Gallery, Library, Reading Room, Museum		P		
Auction Houses				
Automobile Parts and Supply Stores				
Automobile Service and Repair				
Bail Bonds/Pawnshops				
Banks and Financial Institutions		P		
Barber and Beauty Shops		P		
Bars and Cocktail Lounges		C		
Blueprint and Duplicating Services				
Boat and other Marine Sales and Rental				
Boat Services				
Body and Fender Shops and Spray Painting				
Boutique Wine and Beer Stores (Type 20 ABC Licenses), per Section 3.3.2.5 of the Leal Master Plan		P		

LAND USE	RU	DT	PF	P/OS
Breweries, Wine Blending Businesses, and Distilleries (with a tasting room), less than 1,000 square feet subject to Section 3.3.2.4 of the Leal Master Plan		P		
Breweries, Wine Blending Businesses, and Distilleries (with a tasting room), greater than 1,000 square feet subject to Section 3.3.2.4 of the Leal Master Plan		C		
Breweries, Wine Blending Businesses, and Distilleries (without a tasting room), subject to Section 3.3.2.4 of the Leal Master Plan				
Building Materials Sales Yards				
Building Movers Storage Yard				
Bungalow Courts	P			
Car Washes				
Casinos, including Card Clubs/Rooms				
Cemeteries, Crematories and Mausoleums				
Check-Cashing and Payday Advance				
Cigar, Cigarette and Tobacco Sales				
Cigar, Hookah, and Cigarette Lounges				
Civic Center		P		
Clinics/Office, including Medical, Dental, Chiropractic		P		
Communications and Microwave Installations				
Congregate Care Facilities (7 or more persons)	C	C		
Day Care Centers				
Department Stores				
Discount Stores (i.e., 99 Cents Only Store, Dollar General, Dollar Tree, etc.)				
Drive-In or Drive-Through Operations or Facilities (any use)				
Dwelling, Multiple Family[2]	P	P[1]		
Dwelling, Second Unit[2]	P	P[1]		
Dwelling, Single Family[2]	P	P[1]		
Dwelling, Two Family[2]	P	P[1]		
Emergency Shelters				
Employment Agencies				
Equipment Rental Services				

LAND USE	RU	DT	PF	P/OS
Equipment Sales and Storage				
Establishments with four or more electronic games or coin-operated amusements, or where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.		C		
Family Day Care, Large	P	P		
Family Day Care, Small	P	P		
Farmers Markets, Carnivals, and other similar temporary events, subject to Eastvale Zoning Code Section 1.5.G, Temporary Events and Permits		T		
Feed and Grain Sales				
Fire and Police Stations		P	P	
Fortune-Telling, Spiritualism, or Similar Activity				
Fraternity and Sorority Houses				
Gasoline Service Stations, with or without the concurrent sale of beer and wine for off-premises consumption				
Golf Cart Sales and Service				
Golf Courses, not including the construction of buildings				
Grocery Stores/Market/Specialty Food Stores		P		
Group Homes (6 or fewer persons)	P	P		
Hardware and Home Improvement Centers				
Hazardous Waste Facilities				
Heliports				
Home Occupations	P	P		
Hospitals				
Hotels		C		
Indoor Amusement/Entertainment Facility: Establishments providing indoor amusement and entertainment services as primary uses for a fee or admission charge, including dance halls, ballrooms, electronic game arcades, dance classes, karate, yoga, etc.		C		

LAND USE	RU	DT	PF	P/OS
Indoor Fitness and Sports Facility: Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs.		C		
Laboratories, Film, Dental, Medical, Research, or Testing				
Liquid Petroleum Service Stations				
Liquor Stores (Type 21 ABC Licenses), subject to Section 3.3.2.5 of the Leal Master Plan				
Live-Work Units, subject to Section 3.4.2.2 of the Leal Master Plan		P		
Lumber Yards, including only incidental mill work				
Massage Parlors, Turkish Baths, or similar personal service establishments				
Medical Marijuana Dispensary				
Meteorological Towers				
Mini Storage				
Mobile Home Sales and Storage, Trailer Sales and Rental House Trailers				
Mobile Home Sales Lot				
Mortuaries				
Motels				
Nurseries and Garden Supply Stores				
Outdoor Commercial Recreation: Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos)		C		P
Outdoor Kiosks and Vendor Carts		C		
Parcel Delivery Services				
Petroleum and Bulk Fuel Storage, above ground				
Planned Residential Developments	P	P		

LAND USE	RU	DT	PF	P/OS
Printers or Publishers				
Private Recreation or Event Facilities				P
Professional Offices		P		
Public Infrastructure Facilities, including, but not limited to, drainage, water quality and flood control facilities and public communications facilities	P	P	P	P
Public Recreation, Nonprofit Community Centers and Clubhouses, Social Halls, Parks, Playgrounds, Community Recreation Facilities, Plazas, Trails and Paseos, Community Gardens, Open Space and other similar recreational uses				P
Public Utility Substations and Storage Yards				
Real Estate Offices, Temporary	P	P		
Recycling Collection Facilities				
Religious Institutions	C	C		
Restaurants and other eating establishments with alcoholic beverage consumption (Types 41 and 47 ABC Licenses), subject to Section 3.4.2.3 of the Leal Master Plan		C		
Restaurants and other eating establishments, including fast food restaurants and sandwich shops (excluding drive-through uses), without alcoholic beverage consumption		P		
Restricted Single-Family Residential Subdivisions	P	P		
Retail Sales and Services, <30,001 sq. ft.		P		
Retail Sales and Services, >30,000 sq. ft.				
Sale, Rental, Repair, or Demonstration of Motorcycles, Scooters, and Motorbikes				
Schools, Business and Professional, including Art, Barber, Beauty, Dance, Drama, Music and Swimming		P		
Schools, Private		C		
Senior Housing	P	P		
Sewage Treatment Plants				
Sex-oriented Businesses				
Stations, Bus and Taxi				
Swap Meets				

LAND USE	RU	DT	PF	P/OS
Tattoo Parlors				
Theaters (Live or Cinematic), not including Drive-Ins		C		
Tire Recapping				
Tire Sales and Service, not including recapping				
Tourist Information Centers				
Trailer and Boat Storage				
Travel Trailers and Recreational Vehicle Sales and Service				
Truck and Trailer Sales and Rental				
Truck Service				
Wedding Chapels				
Wireless Communication Facilities, Private	Pursuant to Sec. 4.14 of the EMC			

Note [1]: Residential uses, including live-work, are not allowed in the Planning Area 3 and 5 in Downtown (DT), except as outlined in the Development Agreement.

Note [2]: Residential use types are further defined in Chapter 4.

3.3.2. Standards Related to Specific Uses

The following standards apply to specific uses within the Leal Master Plan. Uses not listed here will be subject to a determination by the Community Development Director.

3.3.2.1. Outdoor Kiosks and Vendor Carts

A. Signage: All signs on outdoor kiosks and vendor carts shall be regulated by Section 4.5, Signage, of this Master Plan.

B. Minor Development Review: Prior to commencement of each outdoor kiosk and vendor cart on public property, the business owner shall obtain approval from the Community Development Director for the size, design, and aesthetic characteristics, to ensure the facility is consistent with the overall characteristic of the development.

3.3.2.2. Live-Work Units

For live-work development in the Planning Areas 2, 4, and 10, the following commercial/residential activities, conducted wholly within enclosed buildings,

shall be permitted, provided the commercial/office uses shall occur in conjunction with residential uses and are not standalone uses:

A. Tailor/Seamstress/Clothing Designer – custom tailoring and sales of apparel in conjunction with tailoring activities, clothing and other sewing products made on the premises

B. Artists and craft/sculpture products, sales galleries, and studios

C. Internet-based commerce (no inventory, no pornography)

D. Office - creative/tech-based offices and services

E. Office - professional offices and services

F. Photographer/photography studios

G. Residential uses in conjunction with office, retail or other work-related uses as permitted herein for live-work development

H. Spas and personal care to include esthetician/body sculpting with proof of training, nail salons and hair salons (for single patron use only and subject to Homeowners Association/Property Owners Association approval)

I. Similar uses permitted by the determination of the Community Development Director.

The property development standards set forth below shall apply to all live-work units within the confines of the Leal Master Plan:

A. Live-work units include the combination of residential living units and workspace of a building for self-employed residents. Ground floor residential living may be permitted in live-work units.

B. Where live-work uses are operated, the workspace shall be limited to a maximum of 50 percent of the entire unit (minus porches and garages).

C. The working area of a live-work unit shall be used exclusively for work activities and not for residential purposes.

D. Storage of hazardous materials necessary for work activities in live-work occupancies may be stored in controlled areas per the current California Building Code used by the City of Eastvale.

E. The residential portion of the live-work unit shall only be occupied by the individual and his/her household that has their professional occupation established in the same unit.

F. Live-work units are single-tenant spaces that include both residential and commercial/office square footage in a single unit providing for a

business to be conducted solely by the resident. In no instance shall the work portion of the live-work unit be sub-leased.

G. Noise levels generated by live-work spaces shall conform to the requirements of the Eastvale Municipal Code for residential use.

H. All signage and lighting shall comply with the requirements of the Leal Master Plan and the Eastvale Zoning Code and must be approved the City of Eastvale.

3.3.2.3. Alcohol Sales with a Bona-Fide Eating Establishment

The sale of beer, wine, or spirits is permitted as an accessory use for any bona-fide eating establishment under a "Type 41 License" or a "Type 47 License" of the California Department of the Alcoholic Beverage Control (ABC) Board.

In addition to the design guidelines and development standards contained in the Leal Master Plan, the following performance standards shall apply to accessory alcohol sales with a bone-fide eating establishment:

A. Food shall be available for purchase at all times during restaurant operating hours.

B. Alcohol sales shall not exceed 50 percent of gross receipts for the establishment.

C. Any sale of spirits for consumption off-premises is strictly prohibited. The consumption of spirits shall be limited to the restaurant area as defined per applicable license from the ABC Board.

D. Beer and wine may be purchased for off-premises consumption; however, the beer and wine sold for off-premises consumption may not be consumed on the premises that it was purchased on.

3.3.2.4. Breweries, Wine Blending Businesses, and Distilleries

Accessory beer, wine, or distilled spirit tastings is permitted within an alcoholic beverage manufacturing facility, provided the area devoted to tastings shall provide parking at the same rate as a restaurant or bar as described in Chapter 4, Table 4-8. The alcohol production area shall provide parking at the same rate as a manufacturing use as described in Chapter 4, Table 4-8. All such uses described within this section shall have an active, valid license from the ABC Board, as applicable.

In addition to the design guidelines and development standards contained in the Leal Master Plan, the following requirements shall apply to craft breweries, wine blending businesses, distilleries, and accessory tasting rooms:

A. A brewery, wine blending, or distillery use with a tasting room equal to or less than 1,000 square feet shall be permitted by right. An accessory

tasting room of more than 1,000 square feet shall be required to apply for a Conditional Use Permit.

B. A brewery, wine blending or distillery use may not exceed production of 15,000 barrels per year.

C. All production activities and on-site storage shall be located completely within the facility. Off-site storage is permitted, provided it meets all applicable provisions of the underlying zone. The display of alcoholic beverages shall be located within the manufacturing area and accessory tasting room facility.

D. The brewery, wine blending, or distillery use and accessory tasting room use shall be allowed to operate and be open to the public during the following hours:

   i. Manufacturing and Operation: 7:00 A.M. to 7:00 P.M. Monday through Saturday; and

   ii. Accessory Tasting Room Open to the Public: 11:00 A.M. to midnight daily, 11:00 A.M. to 1:00 A.M. on Friday and Saturday.

E. Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday and 9:00 A.M. to 6:00 P.M. on Saturday.

F. The consumption, tasting and sales of alcoholic beverages shall be limited to only those products produced on site.

G. Ancillary retail sales shall be limited to only those retail items directly associated with the on-site facility and accessory tasting room.

H. The brewery, wine blending, or distillery use or accessory tasting room shall not charge an admission fee, cover charge or require a minimum purchase.

I. A security plan, including a video surveillance system and exterior lighting plan, satisfactory to the Community Development Director, or his/her designee, shall be submitted to and approved prior to the issuing of a Certificate of Occupancy. The video surveillance system shall be installed to assist with monitoring the property on both the interior and exterior. A Digital Video Recorder (DVR) or similar video-recording device, capable of exporting images in TIFF, BMP, or JPG format shall be used. Recording shall be retained for no less than 30 days. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors, as well as the business address.

J. No more than 10 percent of the window display area (including any transparent doors) shall be allowed to bear advertising, signs or any other obstructions. All advertising, signage or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above 3 feet or below 6 feet in height of all windows measured from grade.

K. Tours of the brewery, wine blending, or distillery use and accessory tasting room use shall occur on regularly scheduled days and times. The operator shall ensure that tours do not negatively impact adjacent businesses or property owners.

L. The use is not considered a nuisance as defined in the Eastvale Municipal Code;

3.3.2.5. Off-Premises Alcohol Sales

Boutique Wine and Beer Stores may permit the sale of wine and beer for off-premises consumptions under a "Type 20 License" of the ABC Board. General Liquor Stores may permit the sale of general alcohol sales, wine, and beer for off-premises consumptions under a "Type 21 License" of the ABC Board.

In addition to the design guidelines and development standards contained in the Leal Master Plan, the following performance standards shall apply to Boutique Wine and Beer Stores and General Liquor Stores:

A. The use does not result in any adverse effects, jeopardize, or endanger the health, peace, or safety of persons residing, visiting, or working in the surrounding area; The exterior lighting and security measures shall comply with applicable requirements.

B. The use is operated and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to surrounding properties and occupants. This shall encompass the upkeep and maintenance of exterior facades of the building, landscaping, designated parking areas serving the use, fences, and the perimeter of the site, including all public sidewalks, alleys, and parkways;

C. The use is not considered a nuisance as defined in the Eastvale Municipal Code;

D. The exterior lighting and security measures shall comply with applicable requirements (including, but not limited to Sections 120.05.050, Outdoor Lighting; 120.05.080, Neighborhood Preservation Standards; 120.05.060, Off-Street Vehicle Parking as applicable)

E. No more than 10 percent of the square footage of the windows and transparent doors of the premises shall be allowed to bear advertising, signs or any other obstructions including products, shelving, display items

and/or coolers. All advertising, signage, product, shelving, display items and/or coolers shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above 3 feet or below six (6) feet in height of all windows measured from grade.

F. A copy of these performance standards, additional City or ABC Board imposed operating conditions, and a 24-hour complaint telephone number shall be posted in a conspicuous and unobstructed place visible from the entrance of the establishment in public view.

4 DEVELOPMENT STANDARDS

This chapter contains the permitted uses and development standards for the Leal Master Plan. Standards not addressed in this chapter are subject to the City of Eastvale Municipal Code in effect at the time of approval of this Master Plan. Additionally, in order to be approved by the City, development will need to comply with the quality expectations and community features identified in Chapter 2 of this Master Plan.

4.1. DEVELOPMENT STANDARDS

4.1.1. Downtown Development Standards

The Downtown (DT) District is envisioned to be the focal point in the City. The intent is to develop an open-air marketplace for retail and specialty uses that are not currently present in Eastvale and in nearby communities (including Live/Work units).

The mix of uses may be horizontal (different uses within a Planning Area separated horizontally) or vertical (different uses within the same building, with commercial or office uses located on the ground floor and with office or residential uses located above). The residential component of this land use district is intended to provide for the development of multi-family residential dwellings in an urban atmosphere.

Minimum and maximum development intensities and densities are outlined in Chapter 3 of this Master Plan.

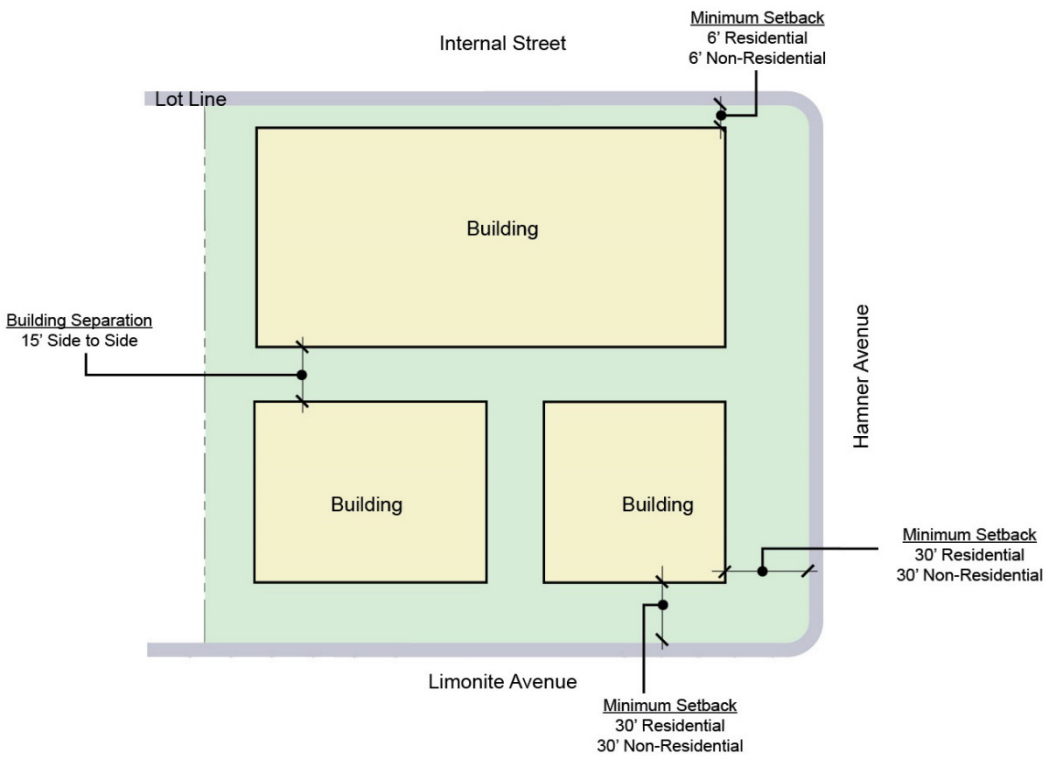
DT District includes planning areas 2, 3, 4, 5 and 10.

Table 4-1 establishes the development standards for the Downtown District. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.1. Residential uses within the Downtown District are subject to the development standards provided in Table 4-1. Where Table 4-1 is silent on a development standard, the development standards presented later in this chapter for specific product types would apply for the project type proposed. If there is a conflict in development standards between Table 4-1 and the development standards for product types, Table 4-1 shall govern.

Table 4-1:Downtown Development Standards

	RESIDENTIAL BUILDINGS	NON-RESIDENTIAL/ MIXED-USE BUILDINGS
Maximum Site Coverage	75%	N/A
Maximum Building Height	65' (4 stories)	
Minimum Building Setbacks From		
Hamner Avenue ROW	30'	30'
Limonite Avenue ROW	30'	30'
Lot Line Along Internal Street	6'	6'
Minimum Building Separation		
Residential - Front to Front (entries) - at open space	20'	N/A
Residential - Side to Side (no entries) - at open space	15'	N/A
Non-Residential/Mixed-Use – Side to Side	N/A	15'

Figure 4.1 Downtown Setback Diagram



4.1.2. Residential Development Standards

The development standards and product types included herein are intended to establish the minimum design parameters. An appropriate mix of building types shall be incorporated into the residential land use and mixed-use districts to avoid monotonous neighborhoods.

Table 3-2 within Chapter 3 establishes permitted uses, including Dwelling – Multiple Family, Second Unit, Single Family, and Two-Family. Those permitted residential land use categories are further defined in this Chapter through the following description of residential product types permitted in the Master Plan area.

Development standards for residential uses within the Downtown District are presented above in Table 4-1. Development standards for residential uses within the Residential Uses District (Planning Areas 1, 6, 7, 8, 9, 11, 12 and 13) are presented below by housing type.

Conventional Single Family Detached Homes typically have street front orientation where primary entries and walks face the street or the side, and have private rear and side yards. Garages are in the front or side and face the street. Resident parking spaces are provided in garages and guest parking spaces are provided in driveways or on local streets.

Zero-Lot Line Homes are designed to fit together along a common property line by providing one home with a deeply recessed garage. Reciprocal use easements are used to maximize the side yard areas. Zero-lot line homes typically have street front orientation where primary entries face the street, and have private rear and side yards. Garages with driveways face the street. Resident parking spaces are provided in garages and guest parking spaces are provided in driveways or on local streets.

Rear Loaded Homes have street-facing primary entries and are designed to take garage access from a shared access drive behind the homes. Private yard space is provided in a side yard, a courtyard behind the front portion of the house or behind the house between a detached garage and the home. Resident parking spaces are provided in garages and guest parking spaces are provided in driveways (18' minimum in length where provided), on the street or in a common parking area. Reciprocal use easements may be used to maximize side yard areas.

Detached Cluster Homes are single-family detached dwellings oriented on a shared access drive. Each cluster module typically consists of 4 to 10 dwelling units. Resident parking spaces are provided in garages and guest parking spaces are provided on the street or in a common parking area. Reciprocal use easements may be used to maximize side yard areas.

Row Townhomes are single-family attached homes with primary entries facing street or common open space. The units have private outdoor living space. Automobile access is via an alley or shared access drive. Resident parking spaces are provided in garages, and guest parking spaces are provided on public or private local streets or in designated parking areas.

Attached Motorcourt Homes are buildings mixed with townhomes and flats. The entries are from the street or common open space. Automobile access is via an alley or shared access drive. Resident parking spaces are provided in garages, and guest parking spaces are provided on public or private local streets or in designated parking areas.

Apartments/Flats are buildings with either walk-up units or flats in multiple story configurations. The entries can either be external from the street or common open space, or internal and elevator served. Resident parking spaces are provided either in garages, surface parking, or in multiple story parking structures. The units tend to be for rent as opposed to for sale.

Detailed design standards per product types are presented below and shown in Tables 4-2 to 4-7.

4.1.2.1. Conventional SFD Residential

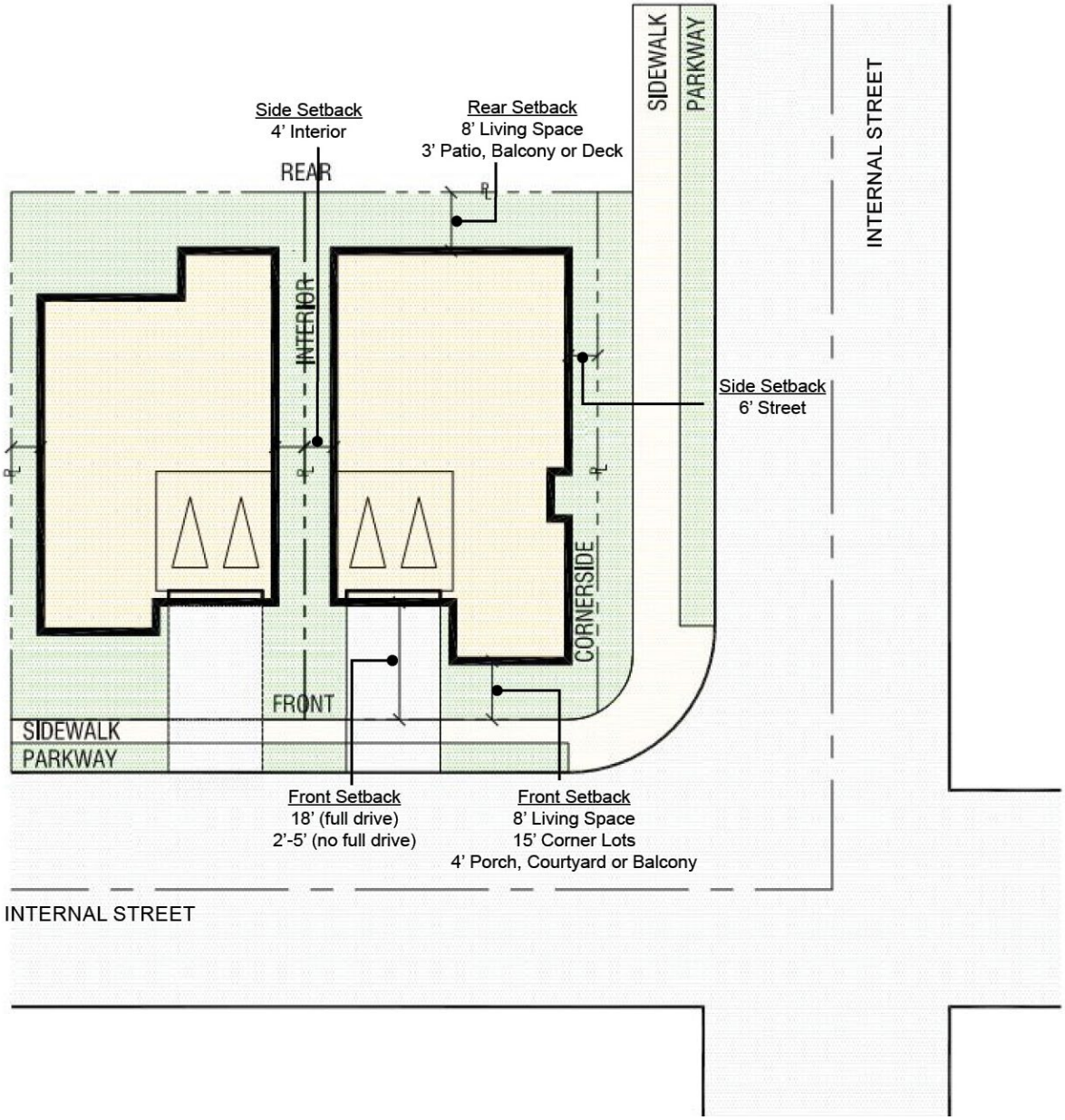
The development standards provided in Table 4-2 have been established to encourage forward-facing living space. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.3. These standards allow for the placement of entries, windows, front porches and living spaces closer to the street to provide more active and visually interesting streetscape.

Table 4-2: Conventional SFD Residential Development Standards

	Conventional SFD Homes
Minimum Lot Size	2,500 sq. ft.
Minimum Lot Width[1]	40'
Maximum Building Coverage	70%
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Property Line)	
Living Space	8' (15' at the corner lots)
Porch, Courtyard or Balcony	4'
Front Entry Garage	18' (full driveway)/ 2'-5' (no full driveway)
Minimum Side Setback (from Property Line)	
Interior Side	4'
Internal Street Right-of-Way Side	6'
Minimum Rear Setback (from Property Line)	
Living Space	10'
Patio Cover, Balcony or Deck	3'

[1] The minimum lot width for knuckle and cul-de-sac lots shall be the average of the widths measured at the front and rear edges of the lot

Figure 4.3 Conventional SFD Residential Setback Diagram



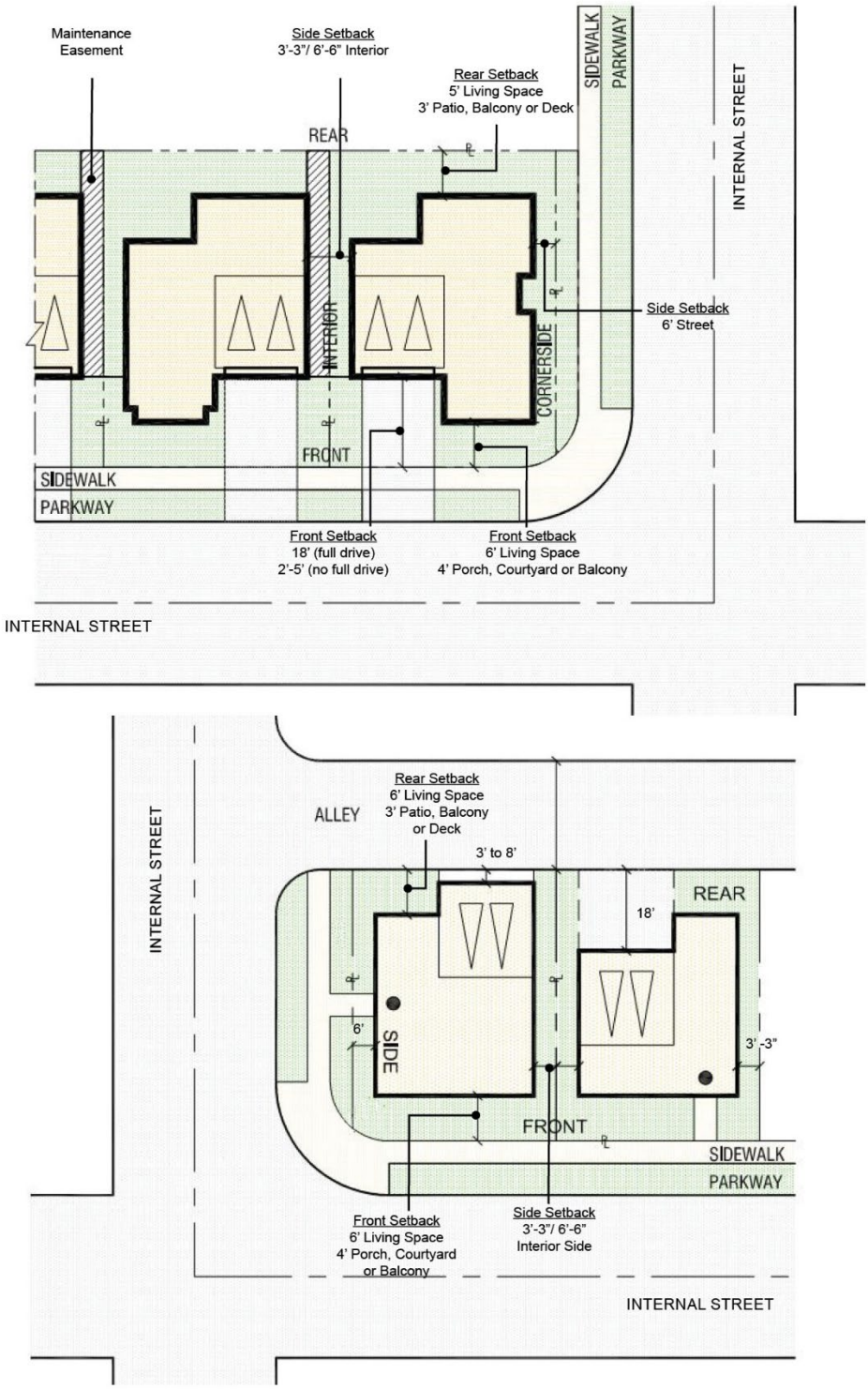
4.1.2.2. Zero-Lot Line and Rear Loaded SFD Residential

Table 4-3 establishes the development standards for front loaded zero-lot line and rear loaded SFD residential development. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.4. Note: Zero-Lot Line Homes may be front or rear loaded. In the event that a rear-loaded Zero-Lot Line Home is proposed, the Rear-Loaded Homes standards shall apply (with a maintenance easement for the side yard).

Table 4-3: Zero-Lot & Rear Loaded SFD Residential Development Standards

	Zero-Lot Line Homes	Rear Loaded Homes
Minimum Lot Size	2,500 sq. ft.	2,000 sq. ft.
Maximum Building Height	50' (3 stories)	50' (3 stories)
Maximum Building Coverage	70%	70%
Minimum Front Setback (from Property Line)		
Living Space	6'	6'
Porch, Courtyard or Balcony	4'	4'
Front Entry Garage	18' (full driveway/2'- 5')	N/A
Minimum Side Setback (from Property Line)		
Interior Side (one side/between buildings)	3'/6'	3'/6'
Internal Street Right-of-Way Side	6'	6'
Minimum Rear Setback (from Property Line)		
Living Space	5'	5'
Patio Cover, Balcony or Deck	3'	3'
Rear Entry Garage Setback (from Access Drive)	N/A	3' to 8' or 18' min.

Figure 4.4 Front Loaded Zero-Lot & Rear Loaded SFD Residential Setback Diagrams



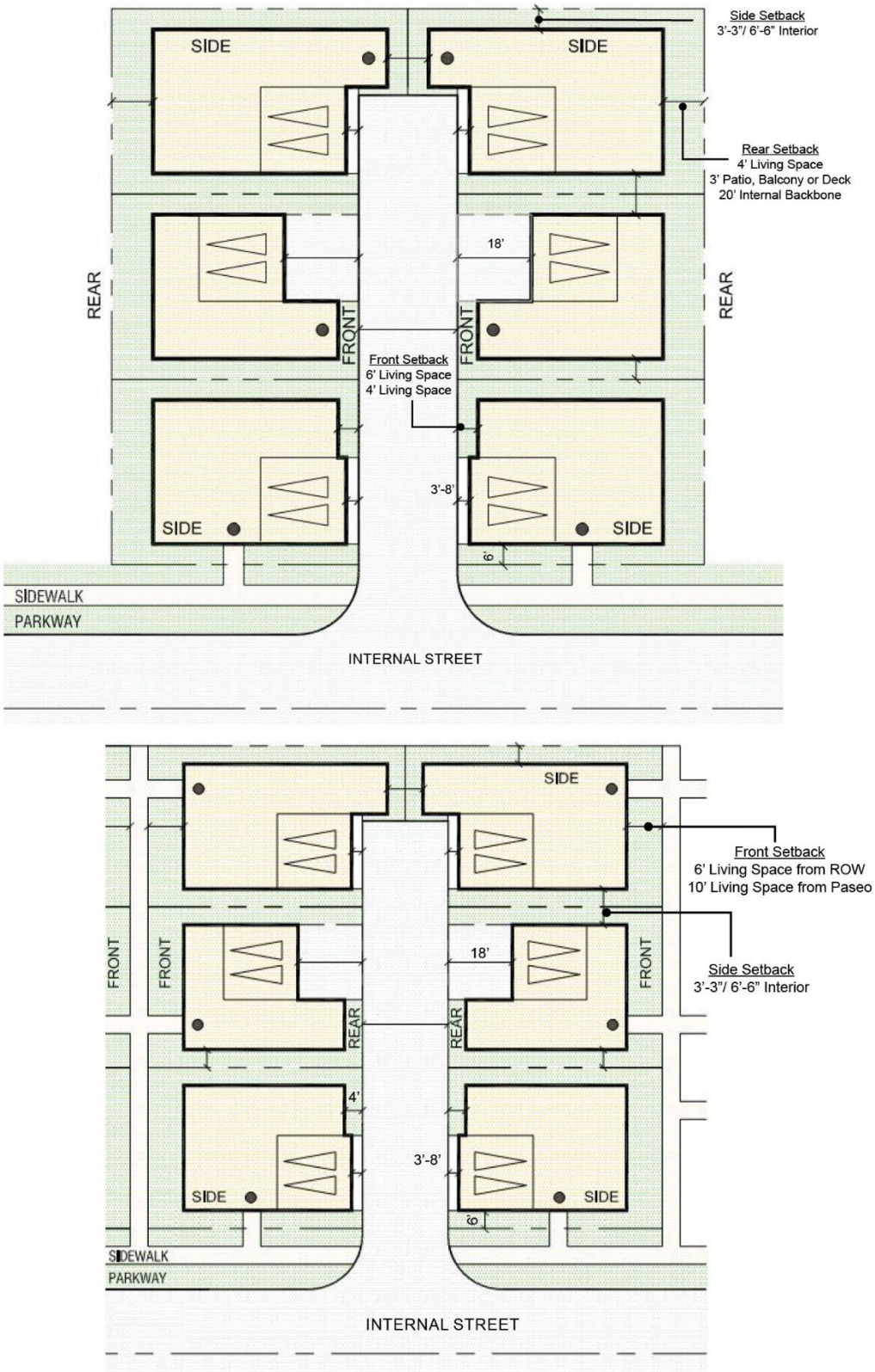
4.1.2.3. Detached Cluster Residential Development

Table 4-4 establishes the development standards for detached cluster residential development. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.5.

Table 4-4: Detached Cluster Home Development Standards

	Front-Loaded Cluster Homes	Rear-Loaded Cluster Homes
Minimum Lot Size	1,500 sq. ft. (or Condo Map)	1,500 sq. ft. (or Condo Map)
Maximum Building Height	50' (3 stories)	50' (3 stories)
Maximum Building Coverage	70%	70%
Minimum Front Setback		
Living Space from Internal Street Right-of-Way	6'	6'
Living Space from Access Drive	4'	N/A
Living Space from Paseo Walkway	N/A	10'
Minimum Side Setback		
Interior Side (one side/between buildings)	3'-3"/6'-6"	3'-3"/6'-6"
Internal Street Side (from internal street right-of-way)	6'	6'
Minimum Rear Setback (from Lot Line)		
Living Space	4'	4'
Patio Cover, Balcony or Deck	3'	N/A
Garage Face from Access Drive	3' to 8' or 18' min.	3' to 8' or 18' min.

Figure 4.5 Detached Cluster Home Setback Diagram



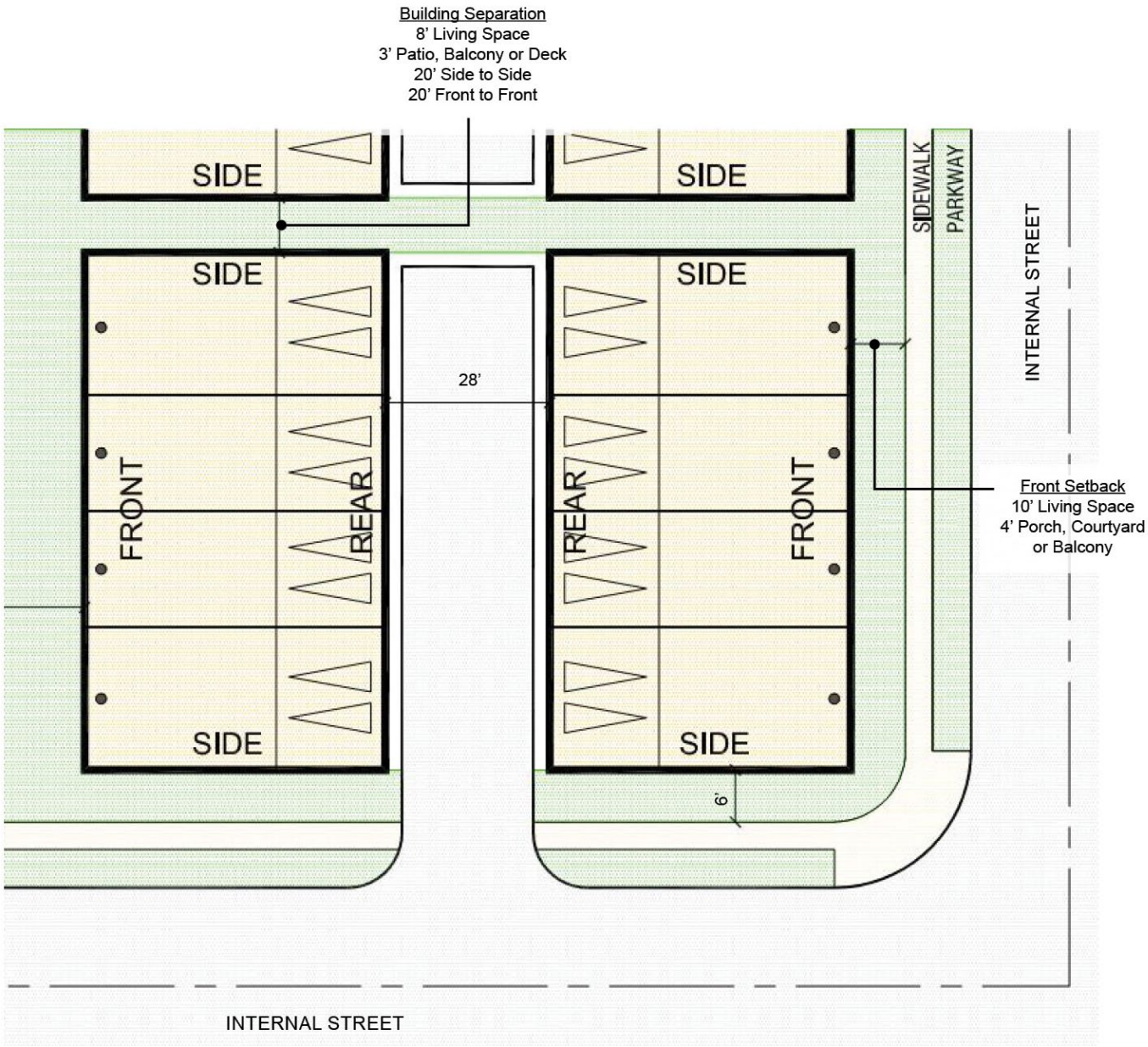
4.1.2.4. Row Townhomes

Table 4-5 establishes the development standards for row townhomes. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.6.

Table 4-5: Row Townhome Development Standards

	Row Townhomes
Minimum Parcel Size	1 ac
Maximum Site Coverage	N/A
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	4'
Minimum Side Setback (from Internal Street Right-of-Way)	
Street Side	6'
Minimum Building Separation	
Living Space	8'
Patio Cover, Balcony or Deck	3'
Front to Front (entries) - at open space	20'
Side to Side with entries	20'
Garage Door to Garage Door at Alley	28'

Figure 4.6 Row Townhome Setback Diagram



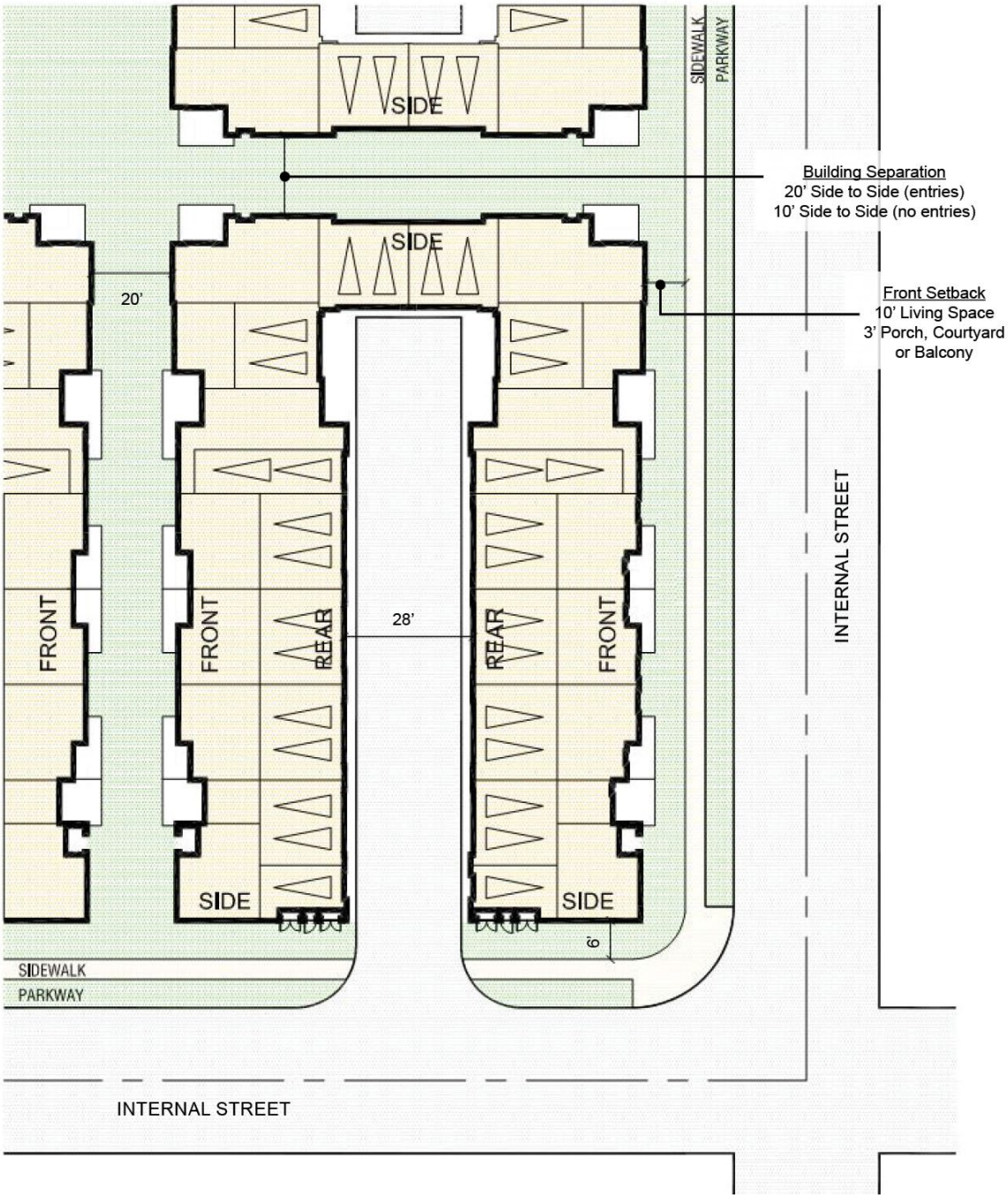
4.1.2.5. Attached Motorcourt Homes

Table 4-6 establishes the development standards for attached motorcourt homes. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.7.

Table 4-6: Attached Motorcourt Home Development Standards

	Attached Motorcourt Homes
Maximum Site Coverage	75%
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	3'
Minimum Side Setback (from Internal Street Right-of-Way)	
Street Side	6'
Minimum Building Separation	
Front to Front (entries) - at open space	20'
Side to Side (entries)	20'
Side to Side (no entries)	10'
Garage Door to Garage Door at Alley	28'

Figure 4.7 Attached Motorcourt Home Setback Diagram



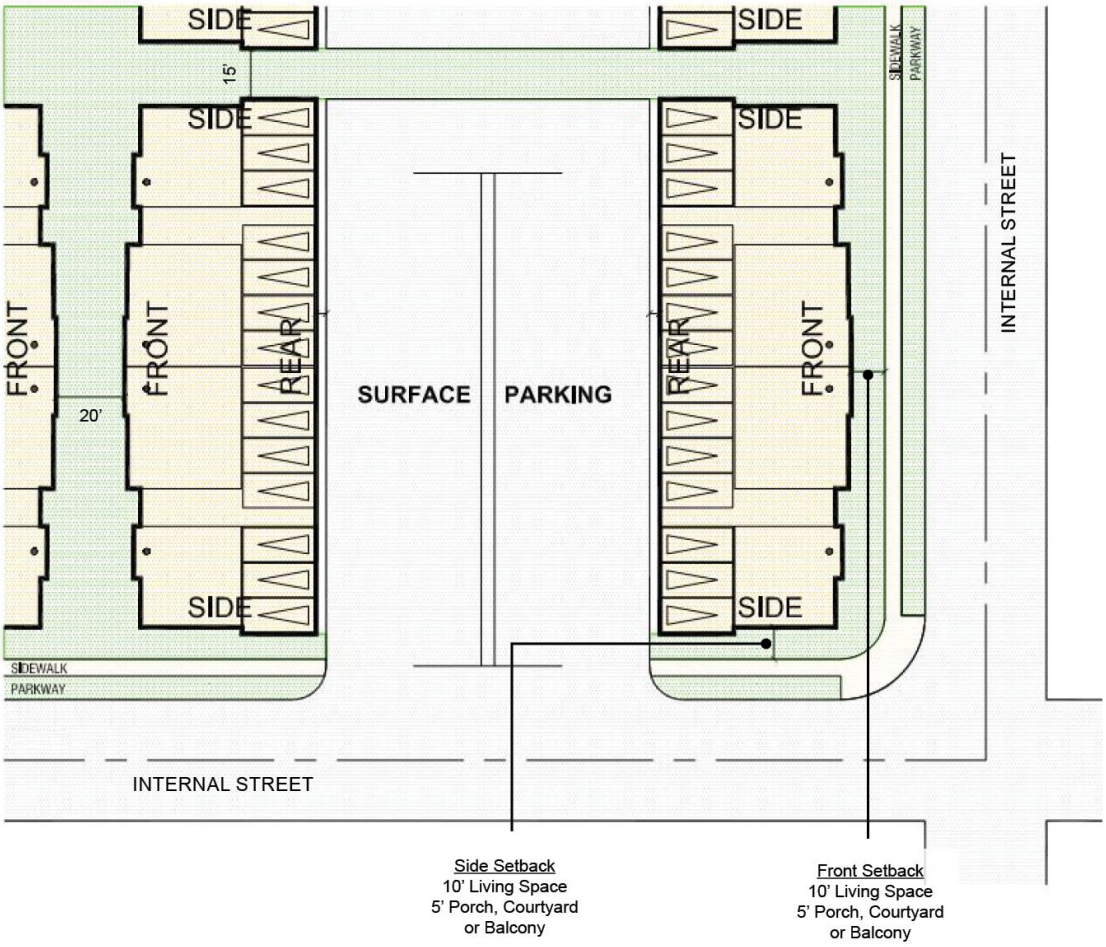
Apartments/Flats

Table 4-7 establishes the development standards for residential apartments/flats. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.8.

Table 4-7: Apartments/Flats Development Standards

	Apartments/Flats
Maximum Site Coverage	75%
Maximum Building Height	65' (4 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	3'
Minimum Side Setback (from Internal Street Right-of-Way)	
Living Space	10'
Porch, Courtyard or Balcony	5'
Minimum Building Separation	
Front to Front (entries) - at open space	20'
Side to Side (no entries) - at open space	15'

Figure 4.8 Apartments/Flats Setback Diagram



4.1.3. Public Facility Standards

PA 14 is a public-institutional planning area for a fire station located at the southeast corner of Scholar Avenue and 58th Street.

- Maximum Building Height: None.

4.1.4. Parks and Open Space Standards

The Parks and Open Space (P/OS) District includes Panning Areas J through V. Planning Areas J, K, and L are parks and Planning Areas M through V are trails and open space areas. Planning Area J (PA J) is a village green located between PA 5 and 3, which could be used for community events, such as concerts, movies, art fairs, farmers markets, etc. Planning Area L (PA L) is adjacent to PA 6 and 8 and planned for a community park. Planning Area K (PA K) is adjacent to PA 7 and 12 and is planned as a private recreation facility for the residents of the Leal Master Plan.

- Parking Area Setback from Internal Backbone Street Right-of-Way: 10'
- Building and Structure Setback from Internal Backbone Street Right-of-Way: 6'
- Maximum Building Height: 40' (2 stories); 15' for accessory structure

4.1.5. Allowable Projections and Encroachments

An encroachment is a permitted allowance into a ground-floor or upper-level setback. A projection is an element that is allowed to project above the height limit. In all cases, all encroachments and projections shall comply with the California Building Code (CBC), as well as other applicable codes and regulations such as the American Disability Act. The permitted encroachments and projections are discussed below.

A. Detached accessory buildings, including garages, or parking spaces required in the absence of garages, may occupy not more than 25 percent of a required rear or interior side yard, provided such building is not more than 15 feet in height and the wall of such building or parking space is located not less than 6 feet from the nearest wall of a main building on the same lot or a contiguous lot.

B. A breezeway connecting a main building to another building may be permitted. Such breezeway shall remain open on one side and shall not be considered part of a main building.

C. A covered patio, attached or unattached, which is enclosed on not more than 3 sides may encroach into any setback provided the distance between the property line and the patio at the nearest point is not less than 6 feet.

D. Eaves, cornices, canopies, belt courses, sills, buttresses, bay windows, planter boxes, light fixtures, or other similar architectural features may encroach into any required setback, provided such extensions shall not be nearer than 2 feet to any property line. Where more than one building is located on the same lot or parcel, such features shall not be nearer than 2 feet to a line midway between the main walls of such buildings. Chimneys and fireplaces may encroach into any setback not more than 2 feet, provided such chimneys or fireplaces shall not be nearer than 3 feet to any property line. Where more than one building is located on the same lot or parcel, such chimneys or fireplaces shall not be nearer than 3 feet to a line midway between the main walls of such buildings.

E. Open, unenclosed stairways or balconies not covered by roofs or canopies may encroach into any setback not more than 3 feet.

F. Uncovered porches, platforms, or landings which do not extend above the level of the first floor of the building may encroach into any setback not more than 6 feet; provided, however, an open-work railing, glass or glass like material, no more than 3 ½ feet in height may be installed or constructed on such porch, platform, or landing.

G. Open-work fences, hedges, guard railings, or other landscaping or architectural devices for safety protection around depressed ramps may encroach into any required setback provided such devices are not more than 3 ½ feet in height.

H. Fences and walls, pursuant to Section 5.3 of the Eastvale Zoning Code.

I. Signs may project and/or encroach into any required setback or public right-of-way, subject to applicable requirements in this Master Plan and the Eastvale Zoning Code.

J. Landscape elements such as benches, fountains, and other decorative features may encroach into any setback, provided they do not obstruct any path of travel or intersection visibility requirements per the Eastvale Zoning Code.

K. Mechanical equipment may encroach into any required setback area up to the property line, provided the equipment is screened by landscape or material (e.g. wall) to the maximum extent feasible and allowed by the applicable utility provider.

L. Stairwells, elevator penthouses, mechanical equipment, and roof attachments such as flagpoles, towers, wireless masts, television antennas, and similar diminutive roof attachments, may project above the height limits set forth within the Leal Master Plan, provided such projections shall not exceed 20 feet above the prescribed height limit.

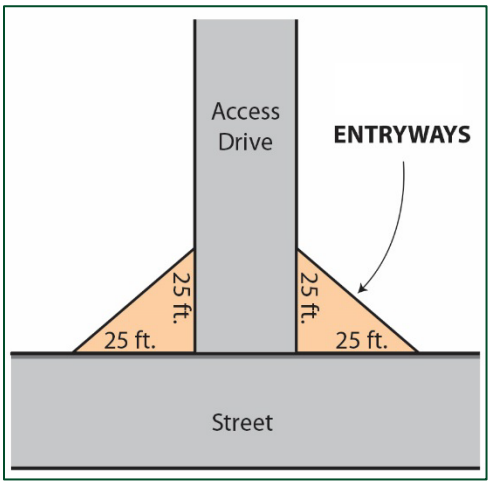
M. Parapets, security railing, and other appurtenances on a flat roof may project above the height limits set forth within the Leal Master Plan,

provided such appurtenances shall not exceed forty-two (42) inches above the prescribed height limit.

4.2. COMMUNITY FEATURES STANDARDS

Community features such as entry monuments, parks, and trails are significant components in the Leal Master Plan. The development and design standards for entryway statements shall be consistent with Chapter 2, Project Character, of this Master Plan and the following:

A. Entryways into the Master Plan shall be identified with special gateway treatments to announce arrival into the project area. The minimum sizes of each are shown in the figures below.



B. Entryway feature treatments may include public art and/or special architectural elements such as sculptures, signage, or enhanced landscaping. All entry points shall be defined through the use of landscaping, trees, and/or architectural elements.

C. Entryway statements shall satisfy the design guidelines provided in the Eastvale Design Standards and Guidelines.

D. Entryways should be designed to provide a clear sense of arrival and set the tone for the overall design quality in Eastvale.

4.3. PARKING

4.3.1. Parking Requirements

Vehicular and bicycle parking shall comply with the parking standards and requirements listed in Table 4-8, *Parking Requirements*, below.

Table 4-8: Parking Requirements

USE TYPE	PARKING REQUIREMENTS
General Commercial/Retail Uses	
General Retail including, but not limited to, neighborhood, community and regional shopping centers, including those with restaurants[1]	4 spaces/1,000 sq ft. of net leasable floor area, except where reduced through a shared parking and/or TDM (see Section 4.3.4)
Professional Business Offices	3 spaces/1,000 sq. ft. of net leasable floor area
Breweries, Wine Blending Businesses and Distilleries	2 spaces/3 employees on the largest shift plus 1 parking space per 100 square feet of tasting area.
Medical Uses	
Medical and Dental Offices, Clinics, and Medical Business Offices	4 spaces/1,000 sq. ft. of net leasable floor area
Civic Uses	
Civic Center, Police Station, Fire Station and the like	3 spaces/1,000 sq. ft. of net floor area. Areas devoted to storage, hallways, restrooms, utility rooms and the like shall not be included within this calculation.
Residential Uses	
Single Family Detached Residential - Conventional SFD, Front-loaded Zero-lot Line SFD, Rear-loaded SFD, and Detached Cluster Homes	1 space/unit within a garage, 1 open space/unit within the lot
Attached Residential - Row Townhomes and Attached Motorcourt Homes	1-bedroom or studio unit: 1.25 spaces/unit 2-bedroom dwelling unit: 1.5 spaces/unit 3+ bedroom dwelling unit: 2.0 spaces/unit
Attached Residential – Apartments and Flats,	1-bedroom or studio unit: 1.25 spaces/unit 2-bedroom dwelling unit: 1.5 spaces/unit 3+ bedroom dwelling unit: 2.0 spaces/unit

[1] For designated outdoor dining areas, no parking spaces are required for the first 500 square feet. Any outdoor dining area that is more than 500 square feet in size shall provide 1 space per 100 square feet for the area beyond 500 square feet.

Residential Units in Mixed-Use Residential Buildings	

Parking requirements for uses not indicated in Table 4-8, *Parking Requirements*, shall be reviewed and approved by the Community Development Director. Uses not specified shall be compared to a similar use or uses that could satisfy the minimum parking demand. When there is no similar use in Table 4-8, *Parking Requirements*, parking requirements found in Section 5.6 of the Eastvale Zoning Code shall apply or a parking study prepared by a firm acceptable to the Community Development Director shall be submitted that provides justification, and data supporting the proposed minimum parking requirement.

Parking may be shared within the Leal Area Master Plan, with some limitations. Figure 4.9, Parking Distribution identifies the location of where parking may be shared for residential and commercial uses within the Master Plan area.

Figure 4.9 Parking Distribution

4.3.2. On-Street Parking

On-street parking spaces immediately adjacent to and on the same side of the street of a property along the internal backbone streets may be counted toward meeting the off-street parking requirement for that property. These spaces may be parallel or angled spaces. With respect to parallel parking spaces that are not marked, each 24-foot length may be counted as one space. No credit is allowed for street frontage where parking is prohibited, such as loading zones and red curb areas.

4.3.3. Tandem Parking

Tandem parking is permitted for both residential and commercial uses within the Leal Master Plan area. Two tandem parking spaces shall have a minimum depth of 36 feet and shall meet the Development Standards for Off-Street Parking Facilities in Section 5.6 of the Eastvale Zoning Code.

4.3.4. Alternative Programs for Parking

Shared parking and other alternative programs for parking may be permitted pursuant to Section 5.6.B of the Eastvale Zoning Code.

A Parking Management Plan/Transportation Demand Management is required for all non-residential uses that increase parking demand by ten (10) parking spaces. The Parking Management Plan/Transportation Demand Management Plan may reduce the overall parking requirements by up to 25 percent, depending on the findings of said plan. This plan shall include at least the following items:

- Information related to carpooling, van pools and staggered work hours.
- Projected effectiveness of carpool, vanpool, staggered work hours or similar transportation programs.
- Proximity to public transportation facilities serving a significant portion of employees and/or customers.
- Shared parking/overlapping parking demands.
- Specific parking management programs increasing parking efficiency, such as valet parking.
- Evidence that employees and/or customers utilize on transportation alternatives on a consistent basis.

4.3.5. Parking Lot Design

The design standards for the parking area shall be consistent with the Eastvale Design Standards and Guidelines and with the following:

A. Parking lots and structures shall be designed to be functionally and visually integrated and connected. Developments on separate parcels shall provide common access and parking areas.

B. All parking areas shall be screened with landscaping and/or decorative walls from all residential developments and pedestrians along the public right-of-way.

C. Parking lots should be visually separated into smaller units with landscaping or low walls however adjacent parking lots shall be connected for vehicle and pedestrian access.

D. Different landscape design should be used to differentiate major access aisles from the rest of the parking area.

E. Common parking areas shall be landscaped with shade trees to create an attractive pedestrian environment.

4.4. SIGNAGE

Except as identified in the Leal Master Plan, signage shall conform to the applicable provisions of Eastvale Zoning Code, Section 5.7, Signs.

Downtown District: A comprehensive Sign Program for the DT District identifying the location and design standards of thematic signage elements, including the sign type, size, material, and illumination, shall receive the Community Development Director's approval prior to the installation of signs. The standards shall include design standards for signs provided in the DT District and a Master Plan Area Map, consistent the signage guidelines included in Section 2.2.10 of the Leal Master Plan.

Residential Use Districts: Signage for the Residential Use (RU) Districts identifying the signage location and design standards, including the sign type, size, material, and illumination, shall receive Community Development Director's approval prior to the installation of signs.

In addition to the sign types listed in Section 2.2.10, Signage, of the Leal Master Plan, the sign standards for the DT and RU Districts shall also address standards for the following, as applicable:

- Grand opening/coming soon signs for commercial and residential development
- For sale/lease signs for commercial and residential development
- Model home signs
- Signs on kiosks

4.4.1. General Sign Standards

The following requirements shall apply to signs within the Leal Master Plan area:

A. All signs and community monumentation in the DT District shall be included as part of an approved Sign Program.

B. Projecting Signs Clearance. A minimum eight (8) feet vertical clearance is required from the bottom of a projecting sign, marquee, blade or awning to the sidewalk or grade immediately below the sign.

C. Moving or Animated Signs. Unless otherwise permitted herein, signs that include, but are not limited to, rotating, flashing, swinging, blinking, strobing, or otherwise changing appearance are prohibited, except for signs that include time and/or temperature that are located at least 100 feet away from a residential land use District. In cases where illuminated signs display temperature and time, said sign shall receive City approval and shall include a mechanism to reduce the brightness of said sign when in proximity to a residential neighborhood. Signs, except for public service time and temperature signs, shall not be flashing, animated, or revolving in nature.

D. Sign Illumination. All signs may be internally or externally illuminated. All direct light rays from all signs shall be confined onto the site on which the sign is located and shall not shine directly upon neighboring property. All exposed raceways are prohibited. Temporary lighting, such as search or flood lights that are used on a permanent basis, are prohibited.

E. Approval of Sign Modifications. The Planning Commission may grant approval of signs that do not comply with the regulations contained in the Leal Master Plan or in the approved Sign Program.

4.4.2. Changeable Signage

A. Pageantry

Pageantry is allowed in the DT District and includes flags, pole-mounted banners, community banners over the right-of-way, kiosks, canopies, lights, directories, ground-mounted graphics, and other similar temporary or permanent (but changeable) elements. The purpose of changeable pageantry signage is to create excitement and provide a visually interesting commercial area. The intent is to allow regular changes to the pageantry elements in terms of color, design, and other visual content so the pageantry signage can look current. Pageantry signage shall comply with the following:

1) No limit on the number of permitted pageantry signs. Maximum sign area per sign face shall be 24 square feet. Maximum height of the sign shall not exceed 20 feet. Minimum setbacks for the freestanding signs shall be the same as the setbacks established for the DT District. Banners over or within the public rights-of-way do not have any size limitation, however, applicable permits from Public Works shall be obtained.

2) Pageantry may consist of murals or other decorative graphics for products sold or offered on or off the premises. All pageantry with off-premises signage must be located within the commercial portion of the project and shall be oriented towards internal uses and shall not be readily visible from properties outside of the Master Plan area.

3) Pageantry may be located in any portion of the DT District, except that pageantry shall not be located at least 20 feet from the curved portion of the street corner to maintain visibility for motorists.

4) Air-inflated signs, moving signs, paper, cardboard, freestanding billboards, styrofoam, stickers, and decals are not acceptable forms of pageantry (directories and kiosks excepted).

5) Pageantry shall not include flashing, flickering, rotating, or moving lights.

6) Temporary promotional advertising (banners) is not considered to be pageantry.

7) Kiosks and directories should provide vertical breaks in the sign structure.

8) Individual panels shall be recessed, framed, or treated to avoid a flat appearance of the sign face.

B. Marquee Signs

The height of manual letters located on a marquee shall be affixed flat to the surface of the sign and shall not have a vertical height of more than 2 feet and shall not extend vertically or horizontally beyond the marquee. An electronic marquee display is permitted, provided that the individual letters shall not have a vertical height of more than 2 feet.

4.4.3. Exempted Signs

The following signs and/or sign structures are exempt from any sign permit requirement as identified in Section 5.7 of the Eastvale Zoning Code; provided, however, that such signs shall comply with all other applicable requirements of the Leal Master Plan and Eastvale Zoning Code.

A. Exempted signs identified in the Eastvale Zoning Code.

B. Temporary contractor's, future development and building sale signs that comply with the provisions in the Eastvale Zoning Code.

C. Public Notices and Signs. Public notices posted pursuant to law, signs erected by governmental agencies and public utilities and warning or information signs required by law for public health and safety.

D. Copy or Message on Changeable Copy Signs. The changing of advertising copy or message on bulletin boards and pageantry, where the basic board or pageantry is permitted under the provisions of this Master Plan, may be changed digitally or manually.

4.5. MASTER PLAN AREA MAPS

Large area maps should be placed at the information booths in the Downtown District. These maps could be combined with local area information/history, advertising, events calendars, etc.

4.6. LANDSCAPING

Landscaping within the Leal Master Plan area shall comply with Section 5.4, Landscaping, General Provisions, of the Eastvale Zoning Code.

5 DEVELOPMENT PROCESS

The goal of the Leal Master Plan is to encourage development of the desired development and level of quality (see Chapter 2, Project Character, and Chapter 3, Land Use Program), while allowing flexibility in the design and implementation of the project. To achieve this, a staged development process has been established which provides for the developer(s) flexibility while this document serves as a guide for the development of the project.

The intent of the staged development process is to allow prospective developers to respond to market demand by first creating a framework of development standards and design guidelines at the time of project conception instead of establishing strict requirements prior to any development being proposed for the Leal Master Plan. In the second phase, an amendment to the Master Plan will be conducted to establish development standards and enhanced guidelines, ensuring that overall design quality meets the City's goals for the project as stated in Chapter 2.

While the City intends to allow flexibility in the project design and layout through implementation of the staged development process, this Master Plan also establishes specific parameters for the design and quality of the project, which must be met by any future development.

Phasing requirements have also been established to ensure that a unifying theme for the Leal Master Plan and comprehensive project-wide plans are developed prior to any development taking place. These phasing requirements will ensure that the City's goal of a comprehensive, high-quality project may be updated.

This chapter establishes the process through which all proposed development is submitted, reviewed, and approved, including requirements for the staged development process and requirements for phasing of developments.

5.1. GENERAL PROVISIONS

The City of Eastvale shall administer the provisions of the Leal Master Plan in accordance with the City of Eastvale General Plan, the City of Eastvale Municipal Code, the Subdivision Map Act, and other applicable State and City regulations. The Master Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in this Master Plan shall be subject to the City's adopted codes and regulations.

5.1.1. Interpretation

In instances where any section, subsection, sentence, clause, phrase, portion or word contained within this Master Plan is undefined, unclear or vague, then the

Community Development Director, or his/her designee, shall make a determination as to its meaning and intent. The Community Development Director may elect to forward any item to the Planning Commission for final determination. Said determination shall be judged to be final.

5.1.2. Severability

If any section, subsection, sentence, clause, phrase, or portion of this Master Plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Master Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

5.2. STAGED DEVELOPMENT PROCESS SUMMARY

The staged development process has been established for all proposed developments in the Leal Master Plan. The process consists of the following stages:

- Stage 1, Initial Leal Master Plan
- Stage 2, Master Plan Amendment to Create Development Standards and Enhanced Guidelines
- Stage 3, Rough Grading Permit
- Stage 4, Development Plan Review
- Stage 5, Precise Grading and Building Permits

Table 5-1, Staged Development Process, illustrates these steps.

Table 5-1: Staged Development Process

Stage 1: Initial Leal Master Plan (Adopted in 2017)
• Identified Project Objectives and Project Character
• Established Permitted and Conditionally Permitted Uses and Other Development Requirements
• Outlined the Staged Development Review Process
• Amended the General Plan and Zoning Code.
Stage 2: Master Plan Amendment to Create Development Standards and Enhance Guidelines (this document)
• Refine land use and zoning designations within the Master Plan.
• Establish project-wide Land Use Plan, Circulation Plan, and Infrastructure Plans.
• Determine project-wide development standards, design guidelines and project theme.
Stage 3: Rough Grading Permit
• Tentative Tract Map (A Map) will be reviewed and approved to allow to grade the site.
• The site would be cleared and backbone infrastructure such as streets and utilities would be installed.
Stage 4: Development Plan Review
• Submittal of detailed development plans. Development Plans will be reviewed per the Leal Master Plan and the Eastvale Municipal Code, as applicable.
• Any required conditional use permits for specific uses will be reviewed and approved as provided in the Eastvale Municipal Code.
Stage 5: Precise Grading and Building Permits
• Will be reviewed and issued based on the approved Development Plan.
• May occur concurrently with Stage 4.

Stage 1: Initial Leal Master Plan

This first stage in the approval process was completed with the adoption of the Initial Leal Master Plan and the associated General Plan Amendment and Change of Zone. These approvals accomplished the following:

- Identified the project objectives and project character.
- Established permitted and conditionally permitted uses and other development requirements.
- Outlined the staged development review process.
- Created an expanded General Plan policy for the Leal Master Plan and amended the General Plan Land Use Map to show uses consistent with the new Leal Master Plan policy.
- Amended the Zoning Code to provide for the creation and adoption of Master Plans (including this Master Plan) and amended the Zoning Map to reflect the Leal Master Plan.

The Stage 1 process also included the certification of a Final Environmental Impact Report (FEIR), which provided an analysis of the impacts of this Master Plan.

Stage 2: Master Plan Amendment to Create Development Standards and Enhance Guidelines

Stage 2 prepares project-wide development criteria and guidelines which are not included in the Initial Master Plan. The 2022 Amendment conducts this phase. The submittals required in Stage 2 will amend the initial Master Plan to:

- Refine land use and zoning designations within the Master Plan.
- Establish project-wide land use plan, circulation plan, and infrastructure plans.
- Determine project-wide development standards and design guidelines.
- Establish the project theme.
- Refine the permitted and conditionally permitted uses to better reflect anticipated, future development trends.

The submittal of the Stage 2 materials triggered additional environmental review in the form of an Addendum to the Leal Master Plan EIR, which concluded that no new or more severe impacts would occur as a result of the State 2 submittal. The Addendum to the Leal Master Plan EIR prepared for this stage established land use intensity limits within this Master Plan.

Stage 3: Rough Grading Permit

In Stage 3, rough grading permit(s) will be reviewed and issued pursuant to an approved Tentative Tract Map and established grading permit processes in the

City of Eastvale. This phase will consist of clearing the site and installing backbone infrastructure.

Stage 4: Development Review

Stage 4 will consist of the submittal of specific development projects through the Development Review process established in the Leal Master Plan and in the Eastvale Zoning Code, as applicable. During this stage, any required Conditional Use Permits for specific uses will be reviewed and approved as provided in the Eastvale Zoning Code.

Table 5-2, Development Process Approvals, is intended to clarify the process of entitlement through the City of Eastvale for various applications and actions. Table 5-2 applies only to future developments being implemented within the Leal Master Plan area.

Table 5-2: Development Process Approvals

	Action Required By:		
	Community Development Director	Planning Commission	City Council
Development Plan Review and Conditional Use Permits		X	
Master Plan – Interpretations	X		
Master Plan – Minor Adjustments	X		
Master Plan – Amendments		X	X
Tentative Tract Map		X	

The following administrative provisions apply to the implementation of development applications (e.g., Development Plan Reviews) for future developments within the Master Plan area:

A. No vertical development shall occur or building permits issued within the Master Plan area until the proposed development is reviewed by the City's Planning Division and found to be consistent with the adopted Master Plan. Criteria for review and approval of proposed development shall include, but not be limited to, the following:

   i. Conformance with the land use program;

   ii. Conformance with the specific development standards, goals, and policies of the Master Plan; and

B. All Tentative Tract or Parcel Maps shall be consistent with this Master Plan.

Stage 5: Precise Grading and Building Permits

Finally, grading and building permits will be reviewed and issued based on the approved development plans. This process may occur concurrently with Stage 3, pursuant to existing permit processes in the City of Eastvale.

5.3. STAGED DEVELOPMENT PROCESS SUBMITTAL REQUIREMENTS

The following sections describe the items that must be submitted at various points in the development process. Since Stages 1 and 2 were completed with the adoption of the Master Plan and subsequent amendment, no submittal requirements apply and are therefore not shown here.

5.3.1. Stage 1: Initial Leal Master Plan

The Leal Master Plan is the implementing mechanism for the MP (Master Plan) zone district for the Leal property. It sets the vision for development of the project site, assigns a land use program, establishes development standards, and outlines the process by which the property will develop, and the Master Plan will be implemented. As noted above, there are no submittal requirements for Stage 1, which was completed with the adoption of the initial Master Plan.

5.3.2. Stage 2: Master Plan Amendment to Create Development Standards and Enhance Guidelines

The Master Plan Amendment establishes the project-wide development plan components and development standards/enhanced guidelines. As noted above, there are no submittal requirements for Stage 2, which was completed with the adoption of the Master Plan Amendment. Future amendments or adjustments to the Master Plan are discussed in Section 5.4, Master Plan Adjustments and Amendments.

5.3.3. Stage 3: Rough Grading Permits

Submittals of rough grading permits for development within the Leal Master Plan area shall be pursuant to the submittal requirements and procedures established by the City of Eastvale Community Development Department.

5.3.4. Stage 4: Development Review

Each development within the Leal Master Plan must submit a development entitlement application to the City of Eastvale Planning Division for review per the Major or Minor Development Review provisions of the Eastvale Zoning Code (Section 2.1).

5.3.5. Stage 5: Precise Grading and Building Permits

Submittals of precise grading and building permits for development within the Leal Master Plan area shall be pursuant to the submittal requirements and procedures established by the City of Eastvale Community Development Department.

5.4. MASTER PLAN ADJUSTMENTS AND AMENDMENTS

5.4.1. Minor Adjustments to the Master Plan

Minor adjustments to the plans, guidelines, regulations, and standards contained in the adopted Master Plan be approved at the discretion of the Community Development Director, or his/her designee; provided, however, that such deviations are deemed to be in substantial conformance with this Master Plan and are not detrimental to the public health, safety, and welfare. Minor adjustments to the Master Plan must be consistent with the purpose and intent of the originally approved Master Plan. Any decisions made by the Community Development Director may be appealed to the Planning Commission. Decisions of the Planning Commission may be appealed to the City Council. Decisions by the City Council shall be deemed final.

All minor adjustments must comply with the following findings:

A. The total number of dwelling units within the Leal Master Plan area shall not exceed 2,500 dwelling units.[1]

B. The total gross leasable commercial area (office, retail, city hall, library, police station etc.) within the Leal Master Plan shall not exceed 595,000 square feet.[1]

C. The public health, safety, and welfare shall not be jeopardized by the proposed adjustments.

D. No potentially significant environmental impacts are expected to occur as a result of the proposed adjustments, unless if the significant impacts have already been analyzed in a previously environmental document.

E. Substantial conformance to the design guidelines included in Chapter 2, Project Character.

The following modifications constitute "minor adjustments" to the approved Master Plan and may be approved without amending the Master Plan.

A. Slight modifications to the Master Plan area boundaries, as shown in Figure 3.1, Land Use Plan, that respond to more accurate or recent data or actual on-site conditions.

[1] As established by the Leal Master Plan EIR Addendum to avoid new or more severe significant impacts.

B. Minor adjustments to a development standard or intensity limitation not exceeding 20%.

C. Modifications to individual park sizes, provided a total of 14.06 acres is provided for parks or open space.

D. Minor changes to the circulation concept to accommodate actual conditions on-site or modify ingress and egress locations, or to respond to new information that was not available at the time the Master Plan was approved.

E. Minor changes to the design of the street cross sections, provided that the streets have adequate capacity to handle the anticipated volumes of traffic and the design changes are deemed acceptable by the City's Traffic Engineer.

F. Modifications to the Master Plan that allow the Project master developer to move and adjust components of the plan; provided, however, that a plan is submitted to the City and reviewed and approved by the Community Development Director, or his/her designee, and the City Engineer. The plan shall depict the location of all land uses and the relationships of the uses to one another. In evaluating the plan, all of the following conditions must be met for the site plan to be approved:

   i. A maximum of 2,500 dwelling units and 595,000 square feet of commercial gross leasable area (which does not include any civic or public facility uses) shall be allowed within the Master Plan area.[2]

   ii. The land use modifications would not result in any new environmental impacts that were not previously assessed in the approved California Environmental Quality Act (CEQA) documentation for the Master Plan.

G. Minor modifications to the architectural or landscape design guidelines included in Chapter 2. *Project Character*.

H. Minor modifications to the water, sewer, and/or drainage plan(s).

I. Any modifications to the Master Plan phasing.

[2] As established by the Leal Master Plan EIR Addendum to avoid new or more severe significant impacts.

5.4.2. Master Plan Amendments

A. The Project master developer, property owner, or designee shall have the authority to initiate an amendment to the adopted Master Plan at any time. No authorization by City staff, the Planning Commission, or the City Council shall be necessary to initiate a Master Plan Amendment for The Leal Master Plan area. However, the City shall be the approving authority of any requested amendments.

B. Said amendment shall not require a concurrent General Plan Amendment unless it is determined by the City of Eastvale that the proposed amendment would substantively affect the General Plan goals, objectives, policies, or programs for the Leal Master Plan area.

C. All Master Plan Amendments shall be subject to the requirements of CEQA and any applicable City of Eastvale environmental guidelines.

D. The Planning Commission shall review at a noticed public hearing all proposed amendments to the adopted Master Plan. Upon the close of the required public hearing, the Planning Commission shall act by resolution to recommend to adopt, reject, or modify the proposed Master Plan Amendment and forward its recommendation and findings to the City Council for action.

E. The City Council, at a noticed public hearing, shall review the Planning Commission's findings and recommendations. Upon the close of the required public hearing, the City Council shall act by resolution to adopt, reject, or modify the proposed Master Plan Amendment.

F. Prior to approving or conditionally approving any Master Plan Amendment, the Planning Commission and City Council must make the following findings regarding the Amendment:

   i. It is consistent with the goals and policies of the City of Eastvale General Plan;

   ii. It is consistent with the vision, purpose and intent of the Master Plan;

   iii. Results in development of desirable character that will be compatible with existing and proposed development in the surrounding neighborhoods; and

   iv. Respects the aesthetic assets of the community consistent with economic realities.

6 IMPLEMENTATION PLAN

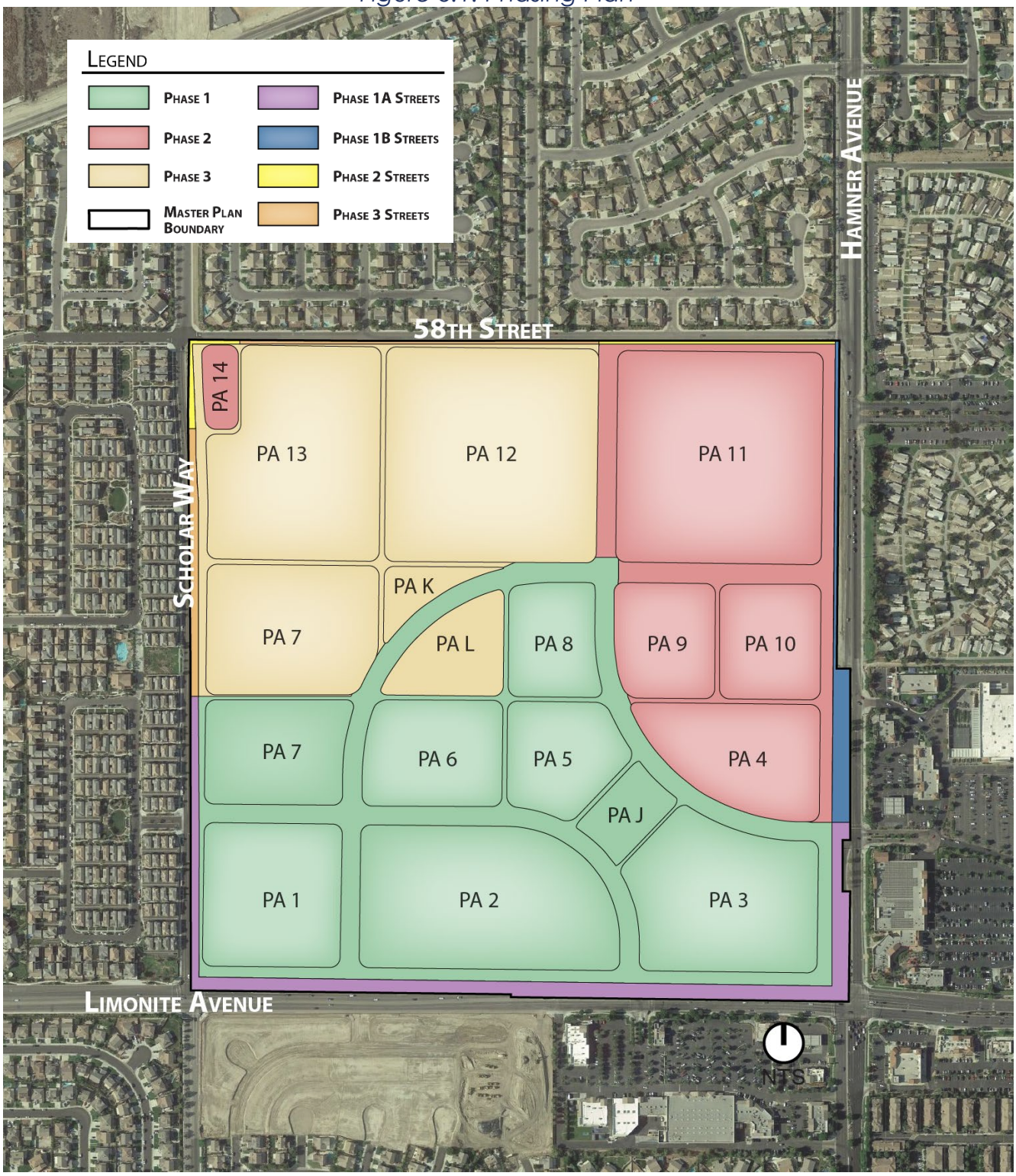
This chapter describes the implementation of this Master Plan, including the phasing of infrastructure and development. Information on the administration of this Master Plan can be found in Chapter 1.

6.1. PHASING

A conceptual Phasing Plan is shown in Figure 6.1. Phasing of the infrastructure as described below shall begin along Limonite Avenue and move north through the project site. The development of uses and the boundaries of each phase will be determined by market forces[1] and the developer(s) of the property, however phasing of residential uses shall be such that several different types of housing shall be offered concurrently.

[1] Since phasing is tied to market conditions, changes to the conceptual phasing plan do not require administrative approval. The Phasing Plan provides information only and is not regulatory. Phasing is at the sole discretion of the developer and may adjust according to market conditions.

Figure 6.1: Phasing Plan



Source: Hunsaker & Associates

6.2. INFRASTRUCTURE COORDINATION

To ensure that infrastructure is developed in a coordinated way and so that all phases of development will have sufficient infrastructure capacity, the following requirements are imposed. Should the project be developed in a single phase, all infrastructure will be installed in the first phase.

The following requirements relate to the coordination of infrastructure with development of uses:

1) Backbone Sewer/Water/Storm Drain Infrastructure – This infrastructure must be developed in conjunction with each phase of development as shown in Figure 6.2. Preparation of an infrastructure plan for backbone water/sewer/drainage infrastructure is a required Stage 3 component (see Chapter 5, Development Process).

   Backbone water/sewer/storm drainage infrastructure includes:

   - Water – Hamner and Limonite Avenues have 30-inch water mains located within the rights-of-way. Water services for the project will use these existing lines to serve the project area.
   - Sewer – Sewer service is available in all of the streets bordering the project (Hamner, Limonite, Scholar, and 58th). Sewer service inside the project area will be built to accommodate development as it proceeds and will all connect to the existing sewer in Limonite.
   - Storm Drainage – These improvements will include water quality and drainage improvements to ensure that stormwater runoff from the site does not degrade downstream environments. Integration of water quality improvements into parks, parkways, and landscaped areas is encouraged throughout the Leal Master Plan.

Figure 6.2: Water Plan

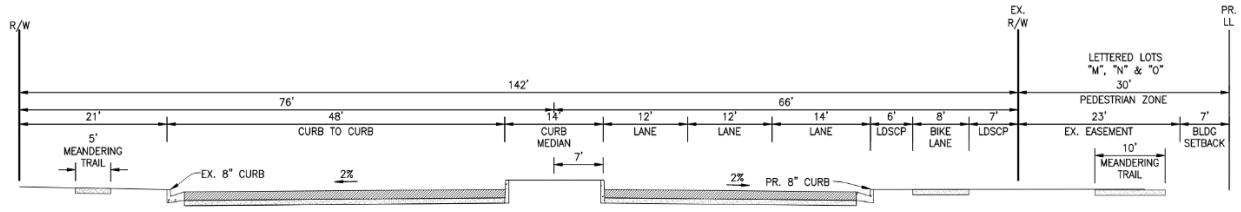
Source: Hunsaker & Associates

Figure 6.3: Sewer Plan

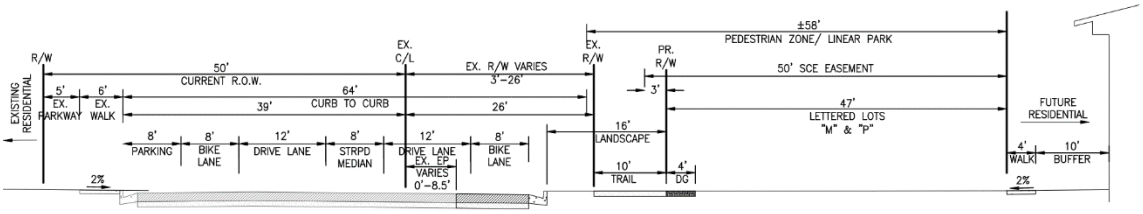
Source: Hunsaker & Associates

Figure 6.4: Storm Drainage Plan

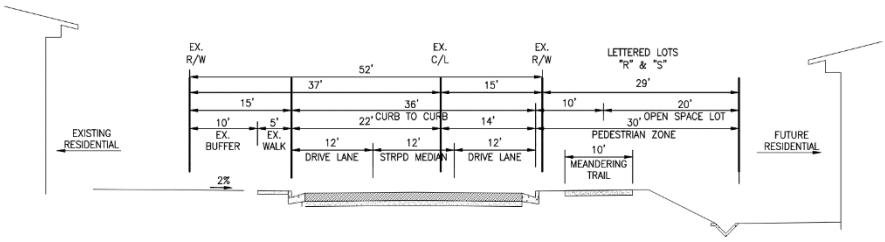
2) External Circulation – Half-width public improvements to Hamner Avenue, Limonite Avenue, Scholar Way and 58th Street shall be constructed with the Phasing Plan as shown in Figure 6.1. Improvements to Scholar Way and 58th Street may be provided in the form of half-width pavement and sidewalks, with the provision that landscaping must be installed at the time that development occurs adjacent to the street. Class I trails are provided on both sides of Limonite Avenue. Class I trails are also provided on one side of Scholar Way, 58th Street and Hamner Avenue. One bike lane is provided on one side of Limonite Avenue. Bike lanes are also provided on both sides of Scholar Way.



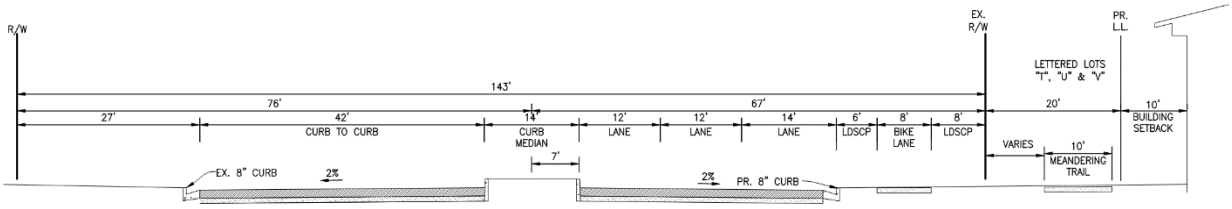
TYPICAL SECTION (A-A)
LIMONITE AVE
PROPOSED



TYPICAL SECTION
SCHOLAR WAY - NO STREET PARKING
BIKE LANE PROPOSED



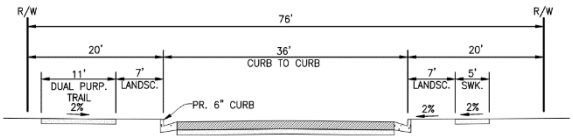
TYPICAL SECTION (C-C)
58TH STREET
PROPOSED



TYPICAL SECTION (D-D)
HAMNER AVE
PROPOSED

Source: Hunsaker & Associates

3) Internal Circulation – Internal roadways within the proposed phase will be constructed to provide adequate ingress/egress to all proposed development in the phase. As needed, roadways in the undeveloped portions of the site shall be constructed to provide adequate emergency access.



TYPICAL SECTION (E-E)
INTERNAL STREET
PROPOSED

Source: Hunsaker & Associates

4) Major/Minor Entries – Major and minor entries shall be developed at the time that a phase containing the entry(ies) is developed. Preparation of a detailed design for both types of entries and a plan for their locations is a required Stage 3 component (see Chapter 5).

5) Signature Iconic Element (Clock-tower, art, etc.) - A unique iconic element such as an art sculpture, mural, clock-tower, or the like that helps define the project and would be unique to the City shall be provided as part of the project. The element shall be located within a publicly accessible space or at a focal point or project entry.

Additional development standards and requirements related to each increment of development are included in Chapter 4, Development Standards, and Chapter 5, Development Process.

6.3. MAINTENANCE

Successful operation of maintenance districts and associations are important in ensuring that the Master Plan area is well-maintained. Maintenance responsibilities for the open spaces, landscape areas, lighting, and common project facilities will be maintained by the homeowner association's property manager.[2] Table 6-1, Maintenance Responsibilities, identifies the maintenance responsibilities for various infrastructure and landscape improvements associated with the project.

Table 6-1: Maintenance Responsibilities

Maintenance Area	City/JCSD	HOA	POA
Internal Streets		X	
Perimeter Right-of-Way	X		
The commercial area, including any parking structures			X
Water System	X		
Sewer System	X		
Internal Storm Drainage Systems		X	
Water Quality Basins		X	
Parks and trails[3]		X	

[2] Funding for private maintenance responsibilities may occur through the homeowner's association, community facilities district, or other maintenance district.
[3] Except for Planning Area J, which will be a City-owned and maintained park.

DRAFT Addendum to the Environmental Impact Report

For the Leal Master Plan

(State Clearinghouse No. 2015031028)

Addendum No. 1

Prepared for:

City of Eastvale

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April 2022

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Appendix C: Biological Assessment of the Leal Property
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Appendix E: Preliminary Geotechnical Evaluation
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Appendix G: Preliminary Hydrology Analysis for Leal Ranch

Appendix H: Preliminary Water Quality Management Plan (PWQMP) for Tentative Map No. 38290
Appendix I: Leal Master Plan Amendment Noise Impact Study
Appendix J: Leal Master Plan Amendment Project Traffic Study
Appendix K: Sewer System Development Analysis
Appendix L: Water Supply Assessment

SECTION 1.0 INTRODUCTION

1.1 Background

On December 13, 2017, the City of Eastvale certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015031028) for the 158.6-acre[1] Project site, adopted a Statement of Overriding Considerations for significant but unavoidable impacts, amended the Eastvale General Plan to incorporate the Leal Master Plan (including amending land use policies and the Land Use Map) and voted to adopt the Leal Master Plan and a corresponding change of zone from heavy agriculture (A-2) to Leal Master Plan. On January 10, 2018, the City held second reading and adopted the Leal Master Plan and change of zone to Leal Master Plan. The Leal Master Plan outlined a multistage planning and development process. The first stage included the adoption of the Leal Master Plan, which identified "the project objectives and specific parameters for the design and quality of overall future development of the project site."[2] Stage 2 of the development process was anticipated to focus on "preparing project-wide development criteria and guidelines that are not included in the Master Plan, creating detailed plans for the first phase(s) of development based on the criteria and guidelines included in the Master Plan."[3] The last development phase outlined in the Master Plan consists of the "submittal of specific development projects through the Development Plan Review process established in the Eastvale Zoning Code."[4]

The proposed Project is defined in Section 1.4 and is being processed through and consists of an amendment to the Leal Master Plan, Tentative Tract Map (TTM), and Development Plan Review (referred to as the "Modified Project"). The Modified Project represents Stage 2 of the development process outlined in the Leal Master Plan.

The Prior EIR analyzed the Leal Master Plan, which is further described in Tables 1 and 2 below and constitutes the "Original Project."

Plans for the Modified Project, as well as the Prior EIR, are available for review on the City's website and in hard copy at:

City of Eastvale City Hall
Contact: Gina Gibson-Williams, Community Development Director
12363 Limonite Avenue, Suite 910
Eastvale, California 91752
Email: ggibson-williams@eastvaleca.gov

[1] The Leal Master Plan EIR identifies the size of the project site as 161 acres. Based on detailed engineering, the actual size of the project site is 158.6 acres.
[2] Leal Master Plan EIR, December 2017, Project Description Page 2.0-2
[3] Leal Master Plan EIR, December 2017, Project Description Page 2.0-2
[4] Leal Master Plan EIR, December 2017, Project Description Page 2.0-2

1.2 Location and Surrounding Land Uses

The Modified Project site encompasses approximately 158.6 acres of former dairy farm in the northern portion of the City of Eastvale. The Modified Project site is bordered by Limonite Avenue on the south, Scholar Way on the west, 58th Street on the north, and Hamner Avenue on the east. The property is addressed as 12741 and 12745 Limonite Avenue, and 12740 58th Street, Eastvale, California. The assessor's parcel numbers are 164-030-010, 164-030-012, 164-030-013, 164-030-014, 164-030-024; 164-030-025. Figure 1 shows the location of the Project site and surrounding land uses. Figure 2 shows the Assessor's Parcel Map.

The Modified Project site is surrounded by the following uses:

South: Residential on the west and Commercial (Cloverdale Marketplace) on the east
West: Residential
North: Residential
East: Residential on the north and Commercial (Eastvale Gateway) on the south

1.3 Modified Project Site Existing Conditions

The Modified Project site is a square shaped approximately 158.6-acre flat property. The site elevation ranges between approximately 683 feet above mean sea level in the northern portion of the site and approximately 660 feet above mean sea level in the southern portion of the site. The Modified Project site has been used previously as a dairy farm, horse ranch, and orchard.

Currently the site is an inactive former dairy farm. Five residential structures exist on the site, as well as a dairy barn, horse barn, and maintenance/repair structure.

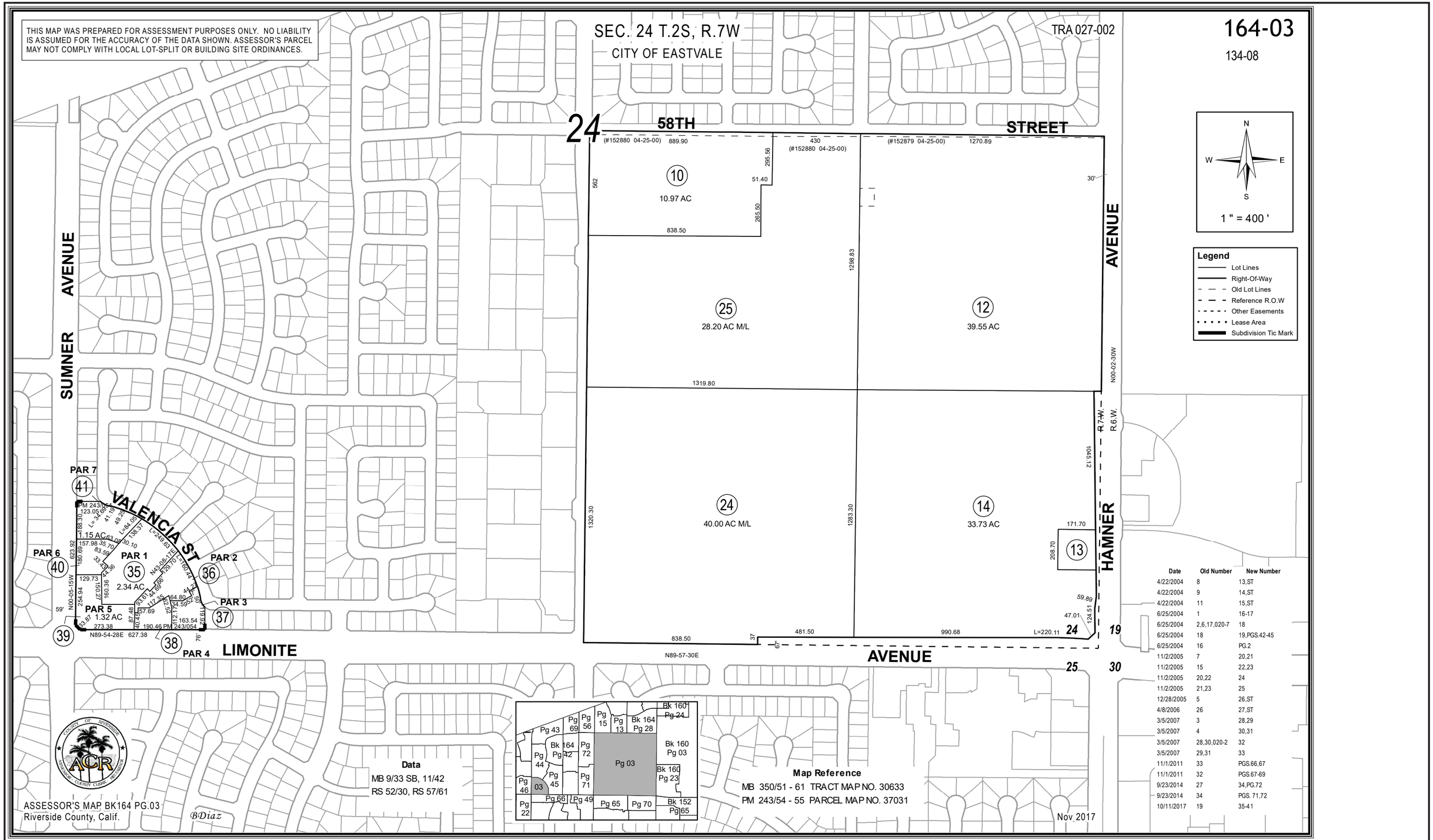
Figure 1 also graphically describes the Project location and existing conditions.

Source: Google (2021)

N

N.T.S.

Figure 1
Aerial View of Project Site and Surrounding Land Uses



Source: City of Eastvale (04/20/2022)

N.T.S.

Figure 2
Assessor's Parcel Map

1.4 Proposed Modifications

The proposed changes associated with the Modified Project are summarized herein.

Leal Master Plan Amendment
The Modified Project includes an amendment to the Leal Master Plan, which is included in Appendix A to this Addendum. The Leal Master Plan Amendment includes the following primary changes:

- Development Intensities – The Original Leal Master Plan established the following development intensities.

Table 1. Original Leal Master Plan Permitted Development Range

Land Use Type	Minimum/Maximum Range
Lifestyle Center	325,000 to 1,300,000 square feet
General Commercial	Maximum of 225,000 square feet
Commercial Office	Maximum of 920,000 square feet
Hotel	Maximum of 450 rooms
Civic Center	No minimum/maximum
Medium Density Residential	No minimum/maximum
High Density Residential	500 to 660 dwelling units
Other Community Features	To be provided as part of the development of the Project

Source: Leal Master Plan EIR (2017) Table 2.0-2, Page 2.0-4

The Leal Master Plan did not establish a maximum number of dwelling units and no minimum development standards were identified. Therefore, development of the Project site had a wide range of flexibility. Given the wide flexibility, the following land use assumptions were established in the Prior EIR and constitute the Original Project as shown in Table 2.

Table 2. Buildout Assumptions for the Original Project

Land Use
660 multi-family homes (apartments)
1,525,000 square feet of general retail (shopping center)
460,000 square feet of general office
460,000 square feet of medical office
450 hotel rooms
100,000-square-foot civic center

Source: Leal Master Plan EIR (2017) Table 2.0-3, Page 2.0-5

The Modified Project proposes a land use intensity of 2,500 residential dwellings, 595,000 square feet of commercial uses and a fire station. As planned in the Stage 2 sequencing, the Modified Project continues to provide development flexibility to allow for development to occur in accordance with market conditions as part of Stage 3 planning. While no Stage 3 development plans have been prepared, the 2,500 dwelling units and 595,000 square feet of commercial uses have been allocated as shown in the following table for purposes of this Addendum. It is important to note that the following mix of uses is conceptual and may change during the Stage 3 planning processes. Since development of the site could take many years and each planning area requires a separate Stage 3 planning process, development of the Project site could vary from the assumptions provided in the table below. If changes to these assumptions occur in the future, the City is responsible to evaluate those changes and determine if additional environmental review pursuant to CEQA is required. The Modified Project is defined as the buildout assumptions shown in Table 3.

Table 3. Buildout Assumptions for the Modified Project

Land Use
1,840 medium density residential (400 single family detached and 1,440 single family attached)
660 high density residential (apartment units)
390,000 square feet of general retail (shopping center)
65,000 square feet of general office
65,000 square feet of medical office
75,000 square feet civic center (City Hall, Library, Police)
12,200 square feet fire station

The following table compares the development assumptions between the Original Project and the Modified Project.

Table 4. Development Comparison between Original Project and Modified Project

Land Use	Original Project	Modified Project	Difference
Medium Density Residential	0	1,840	+1,840 units
High Density Residential	660	660	no change
Retail (Shopping Center)	1,525,000	390,000	-1,135,000 sf
General Office	460,000	65,000	-395,000 sf
Medical Office	460,000	65,000	-395,000 sf
Hotel	450	0	- 450 rooms
Civic Center	100,000	75,000	- 25,000 sf
Fire Station	0	12,200	+ 12,200 sf

- Site Plan – the Leal Master Plan Amendment includes a site plan for the entire site, specifying backbone streets, development areas, and backbone parks and open space.

- Development Standards – the Leal Master Plan Amendment includes development standards, such as setbacks, height limits, etc., to guide future development.

- Design Guidelines – the Leal Master Plan Amendment includes modifications to the design guidelines.

A hotel was included as part of the Original Project and is still being contemplated in the commercial area. A hotel is a permitted land use and consistent with the General Plan designation. Hotels generally have a conversion of approximately 400 square feet per hotel room. Therefore, if a hotel were included in future development plans, the square footage of the other commercial uses would need to be reduced. One scenario contemplated includes the removal of the medical and general office and a 50,000 square foot reduction of the retail space. In such scenario the overall daily traffic volumes would be reduced by 496 trips compared to the Modified Project analyzed in this Addendum. The peak hour trips for AM and PM would also be reduced by 83 trips and 158 trips, respectively.

Tentative Tract Map (TTM) 38290
TTM 38290, included as Figure 3, proposes 14 numbered lots and 19 lettered lots over the 158.6 acre Modified Project Site. The 14 numbered lots total approximately 121.54 acres of development area. The 19 lettered lots total approximately 37.04 acres of open space, parks, and streets. The following table provides a summary of approximate land use acreages.

Table 5. Summary of Land Use Acreages

Land Use	Acreage (acres)
Development Area	121.54
Streets	22.92
Parks and Open Space	14.12
Total	158.59

TTM 38290 is considered an "A" level tract map. "A" or "B" level map(s) or condominium plan(s) may be prepared for the specific development of each numbered lot. The "B" level mapping would represent Phase 3 of the multistage planning/development process.

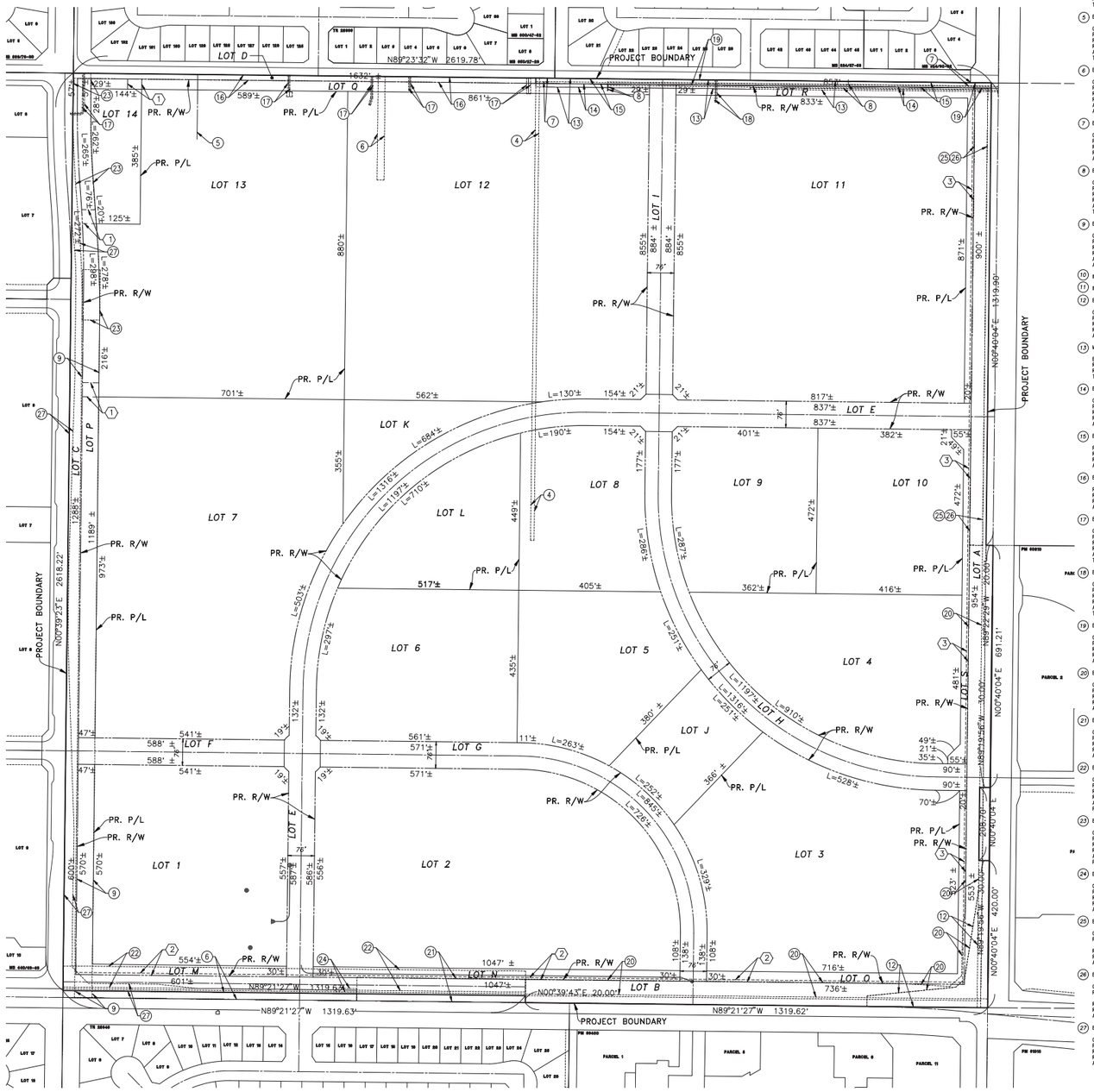
TTM 38290 includes a rough grading plan. An earthwork cut and fill exhibit is included as Figure 4. The following table summarizes the proposed earthwork for the Modified Project.

Table 6. Modified Project Earthwork Summary

	Cut (cubic yards)	Fill (cubic yards)
Raw Earthwork Volume	436,161	289,574
Pad Over-Ex (after organics removal)	651,540	651,540
Pad Over-Ex Shrinkage		97,730
Paved Area Over-Ex (after organics removal)	41,981	41,981
Paved Area Over-Ex Shrinkage		6,300
Fill Shrinkage		65,420
Total	1,129,682	1,152,545

TENTATIVE TRACT MAP NO. 38290

BEING THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE MAP OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, COUNTY OF SAN BERNARDINO RECORDS, STATE OF CALIFORNIA.



EXISTING EASEMENTS

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: PUBLIC UTILITIES
   RECORDING DATE: APRIL 9, 1953
   RECORDING NO.: 17029, BOOK 1459, PAGE 442, OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCELS 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
   TO BE QUITCLAIMED
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: UTILITIES
   RECORDING DATE: MAY 29, 1953
   RECORDING NO.: 26369, BOOK 1477, PAGE 246, OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCELS 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
   TO BE QUITCLAIMED
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: ARTHUR L. HANSON AND BESSIE L. HANSON
   PURPOSE: UTILITIES
   RECORDING DATE: JUNE 5, 1953
   RECORDING NO.: 27507, BOOK 1479, PAGE 275, OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
   A PORTION TO BE QUITCLAIMED
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA
   PURPOSE: UTILITIES
   RECORDING DATE: MAY 03, 1956
   RECORDING NO.: 98, BOOK 1906, PAGE 107, OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: UTILITIES
   RECORDING DATE: OCTOBER 23, 1967
   RECORDING NO. 93222, OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCEL 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
   TO BE QUITCLAIMED
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
   PURPOSE: UTILITIES
   RECORDING DATE: OCTOBER 25, 1968
   RECORDING NO. 71591, OF OFFICIAL RECORDS
   AFFECTS: A PORTION OF PARCEL 7 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
   A PORTION TO BE QUITCLAIMED
10. INTENTIONALLY LEFT BLANK
11. INTENTIONALLY LEFT BLANK
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: COUNTY OF RIVERSIDE
    PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
    RECORDING DATE: DECEMBER 21, 1998
    RECORDING NO. 552204, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCELS 3 AND 4 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
    ENTITLED: ACCESS AGREEMENT
    RECORDING DATE: APRIL 25, 2000
    RECORDING NO. 2000-152877, OF OFFICIAL RECORDS
    TO BE QUITCLAIMED
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: COUNTY OF RIVERSIDE
    PURPOSE: SLOPE AND MAINTENANCE
    RECORDING DATE: APRIL 25, 2000
    RECORDING NO. 2000-152878, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    PURPOSE: STREET AND UTILITY
    RECORDING DATE: APRIL 25, 2000
    RECORDING NO. 2000-152879, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    PURPOSE: STREET AND UTILITY
    RECORDING DATE: APRIL 25, 2000
    RECORDING NO. 2000-152879, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCELS 5 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: UTILITIES
    RECORDING DATE: DECEMBER 19, 2000
    RECORDING NO. 2000-503785, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCELS 5 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    TO BE QUITCLAIMED
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: UTILITIES
    RECORDING DATE: DECEMBER 19, 2000
    RECORDING NO. 2000-503786, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    TO BE QUITCLAIMED
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: COUNTY OF RIVERSIDE
    PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
    RECORDING DATE: JANUARY 31, 2001
    RECORDING NO. 2001-041384, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCELS 1, 5 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: COUNTY OF RIVERSIDE
    PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
    RECORDING DATE: JANUARY 15, 2002
    RECORDING NO. 2000-025215, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: COUNTY OF RIVERSIDE
    PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
    RECORDING DATE: JANUARY 15, 2002
    RECORDING NO. 2000-025216, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: JURUPA COMMUNITY SERVICES DISTRICT
    PURPOSE: PIPELINES, UTILITIES AND ACCESS
    RECORDING DATE: OCTOBER 17, 2007
    RECORDING NO. 2000-770715, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    PORTION TO BE QUITCLAIMED
23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
    PURPOSE: PUBLIC UTILITIES
    RECORDING DATE: OCTOBER 22, 2004
    RECORDING NO. 2004-0836868, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCELS 5, 7 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
    PORTION TO BE QUITCLAIMED
24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: COUNTY OF RIVERSIDE
    PURPOSE: DRAINAGE
    RECORDING DATE: JULY 20, 2007
    RECORDING NO. 2000-0474701, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF PARCELS 7 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY
    PURPOSE: TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR ALTER, OPERATE, MAINTAIN, INSPECT AND UTILIZE A SEWER PIPELINE OF PIPELINES.
    RECORDING DATE: APRIL 5, 2012
    RECORDING NO. 2012-0154067, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: CHINO BASIN DESALTER AUTHORITY
    PURPOSE: TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR ALTER, OPERATE, MAINTAIN, INSPECT AND UTILIZE A WATER PIPELINE OR PIPELINES
    RECORDING DATE: JULY 3, 2013
    RECORDING NO. 2012-0310622, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: CITY OF EASTVALE
    PURPOSE: PUBLIC ROAD AND UTILITY
    RECORDING DATE: OCTOBER 10, 2013
    RECORDING NO. 2013-0486866, OF OFFICIAL RECORDS
    AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

VICINITY MAP

NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: RESIDENTIAL AND COMMERCIAL
3. EXISTING GENERAL PLAN LAND USE DESIGNATION: LEAL POLICY AREA
4. EXISTING ZONING: LEAL MASTER PLAN
5. ASSESSOR PARCEL NUMBERS: 164-030-010, 164-030-012, 164-030-013, 164-030-014, 164-030-024, 164-030-025
6. TOTAL GROSS AREA: 158.58 AC
7. WATER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREETS, MIRA LOMA, CA 91752, (951)685-7437
8. SEWER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREETS, MIRA LOMA, CA 91752, (951)685-7437
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, 155 S. G STREET, SAN BERNARDINO, CA 92410, (909) 758-8691
10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, 1351 E. FRANCIS STREET, ONTARIO, CA 91761, (909) 930-8431
11. TELEPHONE SERVICE PROVIDED BY: VERIZON, 1400 E. PHILLIPS BLVD., POMONA, CA 91766, (909)469-2260
12. CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
13. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92879, (951) 280-4500
14. THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO CA, 92860, (951) 736-5000
15. THE PROJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FLOOD INSURANCE RATE MAP NUMBERS 06065C0677G & 06065C0681G, EFFECTIVE DATE AUGUST 28, 2008.

PROPOSED EASEMENTS

1. 24' FOR INGRESS EGRESS PURPOSES.
2. 6' FOR PUBLIC ACCESS AND PARKING.
3. 5' FOR PUBLIC ACCESS AND PARKING.

EARTHWORK SUMMARY

CUT	FILL
1,129,682 CYS	1,152,545 CYS

LOT SUMMARY

NUMBERED LOTS		
Lot #	S.F.	Acres
1	315,892.10	7.252
2	550,731.85	12.643
3	426,869.17	9.800
4	279,624.41	6.419
5	198,540.25	4.558
6	244,324.99	5.609
7	613,599.82	14.086
8	171,451.45	3.936
9	191,384.23	4.394
10	195,395.18	4.486
11	724,736.51	16.638
12	754,749.47	17.327
13	574,268.61	13.183
14	53,083.07	1.219
Total	5,294,651.11	121.548

LETTERED LOTS		
Lot #	S.F.	Acres
A	139,937.69	3.213
B	147,811.51	3.393
C	84,478.50	1.939
D	38,267.77	0.879
E	246,244.32	5.653
F	44,673.74	1.026
G	113,590.68	2.608
H	115,905.65	2.661
I	67,321.01	1.545
J	89,220.27	2.048
K	68,998.58	1.584
L	153,611.43	3.526
M	44,835.28	1.029
N	31,408.46	0.721
O	32,546.77	0.747
P	84,078.57	1.930
Q	46,663.19	1.071
R	42,155.07	0.968
S	21,801.21	0.500
Total	1,613,549.70	37.042

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- TOP/TOE OF SLOPE
- DAYLIGHT LINE
- 107 — PROPOSED MAJOR CONTOUR
- 101 — PROPOSED MINOR CONTOUR
- EXISTING CURB

DATE	4-15-2022
W.O.	2749-44C
GROSS AREA	158.58±
CONTOUR INTERVAL	1'
NUMBERED LOTS	14
LETTERED LOTS	19

FEET 0 50 100 200
INCHES 0 1/2 1 2

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE 03/10/2021

REGISTERED PROFESSIONAL ENGINEER DAVID L. EMBRY No. 38794 CIVIL STATE OF CALIFORNIA

NO.	DATE	REVISIONS	APPROVED
–	–	–	

DRAWN BY: JV
DESIGNED BY: JV
CHECKED BY: DS

PREPARED FOR:
THE NEW HOME COMPANY
85 ENTERPRISE, SUITE 450
ALISO VIEJO, CA 92656
(949) 382-2766

OWNER:
CRAIG LEAL
12740 58TH STREET
CORONA, CA 92880
(909) 630-4574

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

COVER SHEET
TENTATIVE TRACT NO.38290
City of Eastvale

SHEET
TTM-1

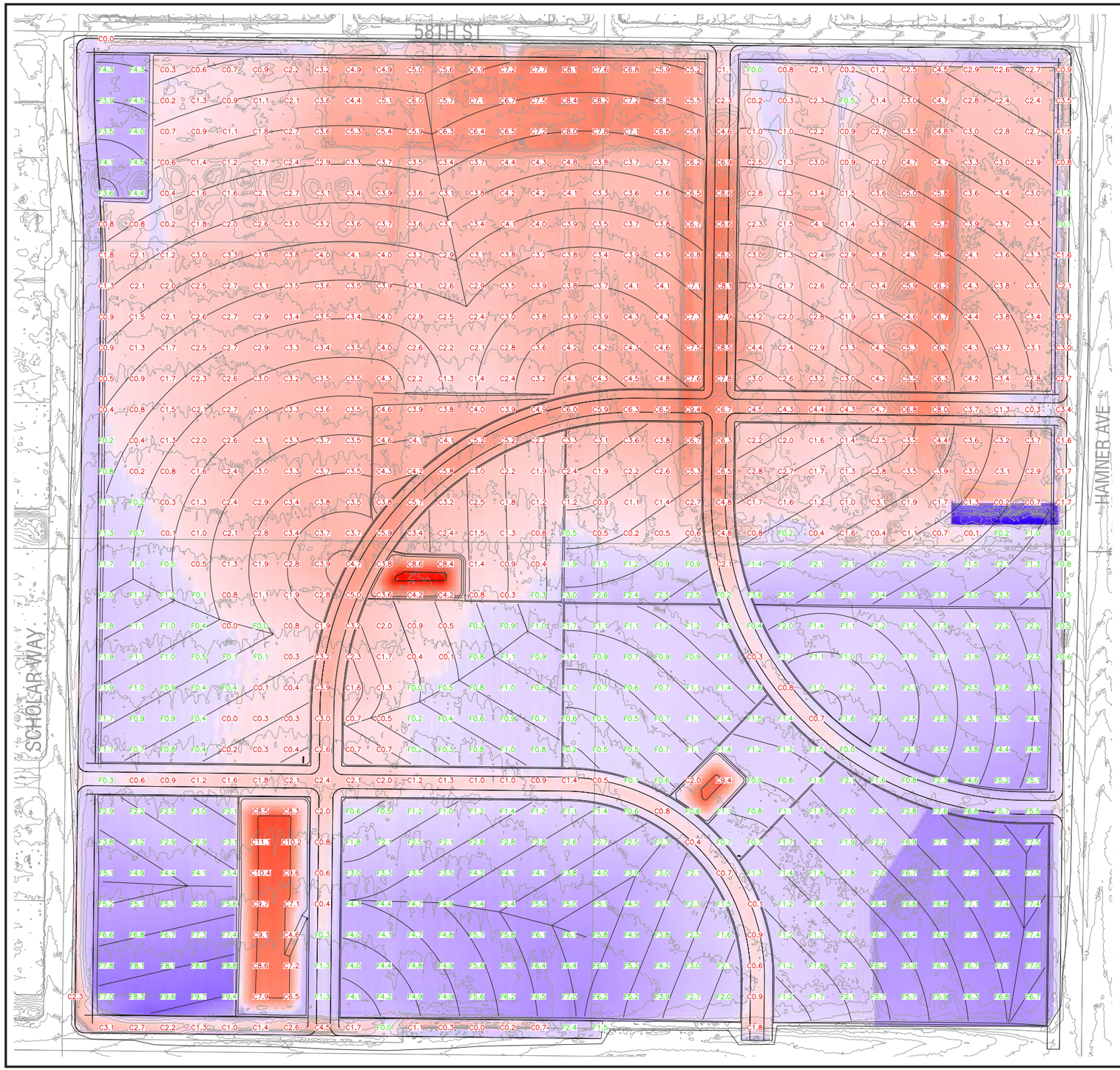
R.O. 2749-44C USA, MAGIC TTM

PLOTTED BY: Joey Valadez DATE: Apr. 18, 2022 08:38:52 AM FILE: H:\00750\PLANNING\TTM

Source: Hunsaker & Associates (04/15/2022)

N.T.S.

Figure 3
Tentative Tract Map 38290



Leal Ranch

TTM vs Flown Topo

Notes

Existing surface is from Inland Aerial flown topo, dated July 29, 2021. Cut and Fill elevation values shown are after organics have been removed.

Proposed surface is TTM grading at time of exhibit.

Adjustments for Soils Conditions

Soil adjustments have been calculated based on LGC soils report titled "Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre Leal Property, City of Eastvale, California", dated June 21, 2021.

Adjustments Made:

1) Top 1 ft of soil, plus deeper areas identified on Fig 2, to be removed and disposed off site.

2) Pad areas to be cut and re-compacted to 5 ft below EG, or 3 ft below FG, whichever is deeper.

3) Paved areas to be cut and re-compacted to 2 ft below EG, or 1 ft below FG, whichever is deeper.

4) Road undercut is 10 inches.

5) 10% to 15% shrinkage on cut. 15% used for numbers below.

Volume

149.68 ac	CUT	FILL
Raw Volume	436,161 CYS	289,574 CYS
Pad Over-Ex (after Organics Removal)	651,540 CYS	651,540 CYS
Pad Over-Ex Shrinkage		97,730 CYS
Paved Area Over-Ex (after Organics Removal)	41,981 CYS	41,981 CYS
Paved Area Over-Ex Shrinkage		6,300 CYS
Fill Shrinkage		65,420 CYS
Total	1,129,682 CYS	1,152,545 CYS
Net Volume		22,863 CYS SHORT

Lower site 0.09 ft to achieve theoretical balance.

Organics Removal Export

Top Organics Remove and Dispose 354,400 CYS EXPORT

SCALE: 1" = 120'

60 120 240 360 480

SCALE: 1" = 120'

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Source: Hunsaker & Associates (11/01/2021)

N

N.T.S.

Figure 4
Cut and Fill Map

The net volume results in 22,863 cubic yards (cy) short, requiring import of 22,863 cy. The Project site also has 354,400 cy of organics from dairy operations that must be removed. In summary the Modified Project requires:

- 22,863 cy of import
- 354,400 cy of export

TTM 38290 specifies proposed street sections for internal and external streets. Street widening will occur on Limonite Avenue and Hamner Avenue. Both streets are designed with three travel lanes, a median, a bicycle lane, and landscaping with a meandering trail. The perimeter street improvements require dedication of right-of-way and easements. No new traffic signals are proposed on surrounding streets.

The Modified Project includes the provision of water quality and detention facilities. The Project site drains from north to southwest, with a storm drain connection in Limonite near the western boundary of the Project site. The water quality and detention facilities are primarily proposed as underground storage and treatment facilities. The Project site does not have infiltration rates high enough to infiltrate storm water, therefore, the storm flows must be treated and released. During final engineering surface treatment areas, such as bioswales, may be incorporated into the final design.

In addition to the description of the Modified Project above, several standard conditions, regulatory requirements, and commitments made by the Modified Project have been included herein and are referred to as Project Design Features (PDFs). The PDFs for the Modified Project include:

AQ PDF-1 A Construction Management Plan will be prepared that includes the requirements for Air Quality mitigation measures as specified in the Addendum to be submitted to the City of Eastvale for all phases of construction.

AQ PDF-2 The Project commits to following the standard South Coast Air Quality Management District (SCAQMD) rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.

2. Speed on unpaved roads shall be reduced to less than 15 mph.

3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.

4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.

5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.

6. Access points shall be washed or swept daily.

7. Construction sites shall be sandbagged for erosion control.

8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).

9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.

10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.

11. Replace the ground cover of disturbed areas as quickly possible.

12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.

AQ PDF-3 All construction equipment, to the extent feasible, will have Tier 4 low emission "clean diesel" engines (Original Equipment Manufacturer(OEM) or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest California Air Resource Board (CARB) best available control technology.

AQ PDF-4 Construction equipment will be maintained in proper tune.

AQ PDF-5 All construction vehicles will be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

AQ PDF-6 The Project will minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.

AQ PDF-7 The use of heavy construction equipment and earthmoving activity will be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

AQ PDF-8 The Project will establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

AQ PDF-9 Staging areas for the construction equipment will be located as distant as possible from adjacent residential homes.

AQ PDF-10 To the extent possible, the Project will use haul trucks with on-road engines instead of off-road engines for on-site hauling.

GEO PDF-1 The Project will implement the recommendations included in the geotechnical report, "*Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California,*" prepared by LGC Geotechnical, Inc. and dated June 21, 2021.

NOI PDF-1 Prior to the issuance of building permits, the Project will demonstrate that building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units located along arterial roadways and/or adjacent to commercial uses, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways:

- Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources.
- Install double-paned or upgraded sound transmission class (STC) sound rated windows.
- Provide sound insulating exterior walls and roofing systems.
- Locate and/or design attic vents to minimize sound propagation into each home.
- Provide forced-air ventilation systems.
- Provide the necessary setbacks for dwelling units fronting along major roadways.

NOI PDF-2 The Project will comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g. floor/ceiling assemblies and demising walls).

NOI PDF-3 For proper acoustical performance, all exterior windows, doors, and sliding glass doors will have a positive seal and leaks/cracks must be kept to a minimum.

NOI PDF-4 The final building plans will ensure that heating, ventilation, and air conditioning (HVAC) units are not located within an area of the Project site that would contribute to a noise level exceedance at any adjacent property line, per the City of Eastvale Municipal Code requirements. To meet the City's noise standards the following measures should be followed:

- All HVAC equipment shall be shielded or enclosed from the line of sight of adjacent residential uses.
- The combined noise level of all units operating simultaneously shall not exceed the City of Eastvale daytime and nighttime exterior standards at the nearest surrounding property lines.

NOI PDF-5 Future residents, property management personnel, and commercial tenants will be required to comply with the City of Eastvale Municipal Code Noise Regulations, Chapter 8.52, which specify that no person shall create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

To help ensure compliance with the City's Noise Regulations, the following recommendations are provided:

- Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (8 a.m. – 10 p.m.).
- Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

NOI PDF-6 The Project will prepare a construction management plan and obtain a construction work permit from the City of Eastvale prior to starting construction. The construction management plan will ensure all contractors implement construction best management practices to reduce construction noise levels. Examples of best management practices may include the following:

- All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).
- Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.
- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.

- Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.
- Construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. to 7:00 a.m. during the months of October through May.

NOI PDF-7 The Project will not include pile driving or blasting activities during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment will be conducted prior to start of any activity.

1.5 Prior Environmental Documentation

On December 13, 2017, the City of Eastvale certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015031028) for the 158.6-acre[5] Project site, adopted a Statement of Overriding Considerations for significant but unavoidable impacts, amended the Eastvale General Plan to incorporate the Leal Master Plan (including amending land use policies and the Land Use Map) and voted to adopt the Leal Master Plan and a corresponding change of zone from heavy agriculture (A-2) to Leal Master Plan. On January 10, 2018, the City held a second reading and adopted the Leal Master Plan and change of zone to Leal Master Plan.

The Prior EIR included two Project alternatives, as follows:

- Alternative 1: No Project

Alternative 1 assumed development consistent with the existing General Plan[6] land use designations, which were Business Park, Medium Density Residential, and High Density Residential.

- Alternative 2: Market Probable Scenario

Alternative 2, Market Probable Scenario, assumes a lower intensity buildout scenario compared to the Original Project. The Market Probable Scenario assumes the same

[5] The Leal Master Plan EIR identifies the size of the project site as 161 acres. Based on detailed engineering, the actual size of the project site is 158.6 acres.
[6] This is a reference from the Prior EIR to the existing General Plan prior to the adoption of the General Plan Amendment which changed the land use designation on the Project site to Leal Property Policy Area.

types of land uses as the Original Project, but with the non-residential uses developed at a lower intensity.

The Leal Master Plan EIR determined the Original Project would cause six (6) significant and unavoidable impacts within the following three (3) topic areas:

- Transportation / Traffic
- Air Quality
- Noise

The City has determined, for reasons specified below, that the revisions proposed as part of the Modified Project would not result in any new or more significant environmental impacts, and thus qualify for an Addendum. The prior environmental documentation, Leal Master Plan Environmental Impact Report (SCH No. 2015031028) is referred to as "Prior EIR" or "EIR" and is available at the City of Eastvale City Hall; contact Gina Gibson-Williams, Community Development Director, at 12363 Limonite Avenue, Suite 910, Eastvale, California 91752.

1.6 Basis for an Addendum

Prior to approval of subsequent actions that constitute a "project" under CEQA, the City is required to determine whether the environmental effects of such actions are within the scope of prior environmental analysis, or whether additional environmental analysis is required. That decision is influenced by whether the subsequent actions require major revisions to the EIR due to new significant impacts or an increase the severity of previously identified significant impacts.

Under CEQA, the lead agency or a responsible agency shall prepare an addendum to a previously-certified EIR if some changes or additions are necessary to the prior EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (Public Resources Code § 21166; CEQA Guidelines §§ 15162, 15163, 15164). Once an EIR has been certified, no supplement or subsequent EIR shall be prepared unless the lead agency or responsible agency determines that one of the following conditions has been met:

(1) Substantial changes are proposed in the project, or substantial changes occur with respect to the circumstances under which the project is undertaken, which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [*CEQA Guidelines* § 15162(a)(1)&(2)];

(2) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

a) The project will have one or more significant effects not discussed in the previous EIR;

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

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

d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [*CEQA Guidelines* § 15162(a)(3)].

The City has evaluated the potential environmental impacts of the proposed Modified Project against the criteria set forth in CEQA Guidelines §§ 15162, 15163, 15164, and 15168(c). The City, acting as the Lead Agency, has determined that substantial evidence throughout this Addendum supports the determination that the Modified Project would not have any reasonably foreseeable environmental consequences beyond that analyzed in the Prior EIR and its associated administrative record, that none of the conditions listed above trigging preparation of a subsequent or supplemental EIR apply and that an Addendum to the Leal Master Plan Environmental Impact Report (SCH No. 2015031028) is appropriate for the proposed Modified Project and related entitlements, and fully complies with CEQA, as described in Public Resources Code section 21166 and the *CEQA Guidelines*. The Original EIR was prepared as a Program EIR and as such was evaluated pursuant to CEQA Guidelines § 15168(c). The Lead Agency has determined that the effects of the later activity, in this case the Modified Project, were examined in the program EIR (Original EIR) and pursuant to Section 15162 no subsequent EIR is required.

Table 7 summarizes the City's determination that none of the conditions listed above trigging preparation of a subsequent or supplemental EIR apply. The following table provides a summary comparison of impacts for the Original Project and the Modified Project. The summary of comparative impacts shows both construction and operations differences.

Table 7. Impact Comparison Between Original Project and Modified Project

Environmental Issue Area	Original Project	Modified Project[1]	
		Construction	Operations
Aesthetics	Less than Significant Impact with Mitigation	Similar	Similar

Environmental Issue Area	Original Project	Modified Project[1]	
		Construction	Operations
Agriculture and Forestry Resources	Less than Significant Impact	Similar	Similar
Air Quality	Significant and Unavoidable Impact	Similar	Reduced
Biological Resources	Less than Significant Impact with Mitigation	Similar	Similar
Cultural Resources	Less than Significant Impact with Mitigation	Similar	Similar
Energy	Less than Significant Impact	Similar	Reduced
Geology and Soils	Less than Significant Impact	Similar	Similar
Greenhouse Gas Emissions	Less than Significant Impact	Similar	Reduced
Hazards and Hazardous Waste	Less than Significant Impact with Mitigation	Similar	Similar
Hydrology and Water Quality	Less than Significant Impact	Similar	Similar
Land Use and Planning	Less than Significant Impact	Similar	Similar
Mineral Resources	Less than Significant Impact	Similar	Similar
Noise	Significant and Unavoidable Impact	Similar	Reduced
Population and Housing	Less than Significant Impact	Similar	Similar
Public Services	Less than Significant Impact	Similar	Similar
Recreation	Less than Significant Impact	Similar	Similar
Transportation and Traffic	Significant and Unavoidable Impact	Similar	Reduced
Tribal Cultural Resources	Less than Significant Impact with Mitigation	Similar	Similar
Utilities and Service Systems	Less than Significant Impact	Similar	Similar
Wildfire	Less than Significant Impact	Similar	Similar

[1] This table provides a qualitative comparison of impacts between the Original and Modified Projects, including construction and operations for the Modified Project. The following Environmental Checklist in Section 2.0 of this Addendum goes into greater detail and justification of these general conclusions presented in this table.

An addendum does not need to be circulated for public review, but rather can be attached to the Prior EIR (*CEQA Guidelines* § 15164(c)). The City will consider this Addendum and will make a decision regarding the Modified Project [*CEQA Guidelines* §15164(d)].

1.7 Mitigation Measures

The City has determined that no new mitigation measures[7] are required, as documented in detail in Section 2.0 below. The Prior EIR included mitigation measures for development of the Modified Project site to reduce impacts to a level of less than significant. Where noted in Section 2.0 and the table below, certain mitigation measures have been satisfied as part of this Addendum and are shown in light grey format. One mitigation measure has been revised to clarify the results of further analysis. The other measures remain in place and are listed below.

Table 8. Mitigation Monitoring and Reporting Checklist

Aesthetics, Light, and Glare	
MM 3.5.1	Nonglare glass shall be used in all nonresidential buildings to minimize and reduce impacts from glare. Buildings that are allowed to use semi-reflective glass must be oriented so that the reflection of sunlight is minimized. Types of nonglare glass shall be specified on final development plans. *Timing/Implementation:* *Prior to approval of final development plans* *Enforcement/Monitoring:* *City of Eastvale Planning Department*
Air Quality	
MM 3.3.5a	A site-specific air toxics pollutant analysis shall be conducted in accordance with the SCAQMD (2008) Final Localized Significance Threshold Methodology for construction activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures shall be identified in order to reduce potential impacts to a level that is less than significant. If it is the case that emissions remain in excess of SCAQMD localized significance thresholds despite the imposition of air toxic reduction measures, project-specific construction-related dispersion modeling acceptable to the SCAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If SCAQMD risk thresholds would be exceeded, additional measures shall be identified in the air toxics analysis to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure that construction contracts include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds.

[7] A statement of "No New Mitigation" as used in this Addendum means that there is no new mitigation required due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

	Construction-generated air toxics pollutant mitigation measures may include but not be limited to: 1. Limiting the amount of acreage to be graded in a single day. 2. Restricting intensive equipment usage and intensive ground disturbance to hours outside of hours typically spent at home. 3. Notifying affected sensitive receptors one week prior to commencing on-site construction so that any necessary precautions (such as rescheduling or relocating outdoor activities) can be implemented. The written notification shall include the name and telephone number of the individual empowered to manage construction of the project. In the event complaints are received, the individual empowered to manage construction shall respond to the complaint within 24 hours. The response shall include identification of measures being taken by the project construction contractor to reduce construction-related air pollutants. Such measures may include but are not limited to the relocation of equipment or the rescheduling of construction outside of hours typically spent at home. *Timing/Implementation:* The site-specific air toxics pollutant analysis and any necessary modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities *Enforcement/Monitoring:* City of Eastvale Planning, Building and Safety, or Public Works Departments
MM 3.3.5b	A site-specific air toxics pollutant analysis shall be conducted in accordance with the SCAQMD (2008) Final Localized Significance Threshold Methodology for operational activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures shall be identified in order to reduce potential impacts to a level that is less than significant. If it is the case that emissions remain in excess of SCAQMD localized significance thresholds despite the imposition of air toxic reduction measures, project-specific operations-related dispersion modeling acceptable to the SCAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter generated by heavy-duty haul trucks. If SCAQMD risk thresholds would be exceeded, additional mitigation measures shall be identified in the air toxics analysis to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and merchandise delivery schedule. The City shall ensure that operations include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds. Operations-generated air toxic pollutant mitigation measures may include but not be limited to: 1. Redesigning the project site plan to locate proposed loading dock facilities as far from sensitive receptors as possible. 2. Posting signage stating the State-mandated prohibition on all project trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle

	Idling Emission Reduction Program. 3. Restricting the number of daily heavy-duty haul truck deliveries. *Timing/Implementation:* The site-specific air toxics pollutant analysis and any necessary modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities *Enforcement/Monitoring: City of Eastvale Planning, Building and Safety, or Public*
Biological Resources	
MSHCP Standard Conditions	*Note: The following discussion highlights the requirements of the MSHCP as they apply to the proposed project. Because the MSHCP has been adopted by the City, it is not necessary to adopt a mitigation measure to enforce its provisions.* The MSHCP requires that projects pay a mitigation fee, perform species-specific habitat assessments and surveys, and be reviewed for consistency with Section 6.1.2–Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool, Section 6.1.3–Protection of Narrow Endemic Plan Species, Section 6.3.2–Additional Survey Needs and Procedures, and Section 6.1.4–Guidelines Pertaining to the Urban/Wildlands Interface of the MSHCP. The following requirements of the MSHCP apply to the proposed project and will be required of all subsequent development plans and/or projects within the Leal Master Plan area: A. The project applicant shall submit fees to the City in accordance with the requirements of the MSHCP Mitigation Fee Ordinance (Chapter 4.62 of the City of Eastvale Municipal Code). B. The project applicant shall assess the proposed project's consistency with Section 6.1.2, Section 6.1.3, Section 6.3.2, and Section 6.1.4 of the MSHCP. C. A qualified biologist shall conduct a burrowing owl habitat assessment. If needed, focused surveys and preconstruction surveys shall be conducted, as well as appropriate avoidance and minimization (Section 6.3.2 of the MSHCP). D. A qualified biologist shall conduct habitat assessments for the required Narrow Endemic Plant Species. If needed, focused surveys and shall be conducted, as well as appropriate avoidance and minimization (Section 6.1.3 of the MSHCP). E. A qualified biologist shall conduct a habitat assessment for Delhi sands flower-loving fly in areas underlain by Delhi soil series (Species-specific Objective 1B). As noted above, because the City has adopted the MSHCP and enforces its provisions, these requirements do not need to be included as mitigation measures.

MM 3.7.1	All construction and clearing activities shall be conducted outside of the avian nesting season (January 15–August 31), when feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, special-status resident birds, and other migratory birds protected by the Migratory Bird Treaty Act shall be conducted by a qualified biologist, up to 3 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The City shall be notified if altered exclusions zones widths are authorized by these agencies prior to the initiation of work. The exclusion zones shall remain in force until all young have fledged. *Timing/Implementation:* *Requirements shall be incorporated into all rough and/or precise grading plan documents. The project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.* *Enforcement/Monitoring:* *City of Eastvale Planning Department*
MM 3.7.2	Prior to breaking ground, a qualified biologist shall be retained to determine whether potentially jurisdictional waters are present. If potentially jurisdictional features are identified, the project applicant shall submit a preliminary jurisdictional determination to the US Army Corps of Engineers for verification. The verified delineation will be submitted to the City for its records. *Timing/Implementation:* *Prior to approval of grading permits* *Enforcement/Monitoring:* *City of Eastvale Planning Department*
MM 3.7.3	Projects shall result in no net loss of sensitive habitats, riparian vegetation, and/or federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in Clean Water Act Section 404 and 401 permits and/or a 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided to the City prior to approval of each individual grading permit. *Timing/Implementation:* *Prior to approval of grading permits* *Enforcement/Monitoring:* *City of Eastvale Planning Department.*

Cultural Resources	
MM 3.8.1	A detailed cultural resources field survey of the subject property shall be conducted prior to approval of the project. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, the California Register of Historical Resources, and/or the National Historic Preservation Act. Mitigation methods to be employed include but are not limited to the following: • Redesign of the development project to avoid the resource. The resource site shall be deeded to the City or a nonprofit agency to be approved by the City for maintenance of the site. • If avoidance is determined to be infeasible by the City, the resource shall be mapped, stabilized, and capped pursuant to appropriate standards. • If capping is determined to be infeasible by the City, the resource shall be excavated and recorded to appropriate standards. *Timing/Implementation: Prior to approval of development plan or project* *Enforcement/Monitoring: City of Eastvale Planning Department*
MM 3.8.2	If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities in the project area, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery. The City shall consider mitigation recommendations presented by a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and the project applicant of the site where the discovery is made shall consult and agree on implementation of a measure or measures that the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of cultural resources. *Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities* *Enforcement/Monitoring: City of Eastvale Planning Department*
MM 3.8.3	If human remains are discovered during any ground-disturbing activities in the project area, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and the Riverside

	County Coroner must be notified per California Public Resources Code Section 7050.5 and California Health and Safety Code Section 5097.98. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed. *Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities* *Enforcement/Monitoring: City of Eastvale Planning Department*
MM 3.8.4	Prior to issuance of a grading permit, a certified professional paleontologist will be retained by the developer to provide professional paleontological services, which will include survey, education of construction workers, onsite construction monitoring, appropriate recovery, and reporting. A paleontological monitor shall be present during ground disturbing activities in the eastern half of the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation). 1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols. 2. The paleontological monitor shall be present full-time during ground disturbance in the eastern half of the Project, including but not limited to grading, trenching, utilities, and offsite easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced. 3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered. 4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. 5. In consultation with the qualified paleontologist the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared. 6. If the discovery is significant the qualified paleontologist shall notify the CLIENT and CITY immediately. 7. In consultation with the CLIENT and CITY the qualified paleontologist

	shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find. For the remaining portions of the Project site, if ~~If~~ any paleontological resources (fossils) are discovered during grading or construction activities in the project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. The City and the project applicant shall consult and agree on implementation of a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of paleontological resources.[8] *Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities* *Enforcement/Monitoring: City of Eastvale Planning Department*
Hazards and Hazardous Materials	
MM 3.10.2a	Asbestos. Prior to the issuance of any permit for the demolition or alteration of existing structure(s), a letter shall be provided to the Planning Department from a qualified asbestos abatement consultant indicating that no asbestos-containing materials (ACM) are present in the building. If ACMs are found to be present, they will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 and all other applicable state and federal rules and regulations. Lead Paint. Prior to issuance of any permit for the demolition or alteration of

[8] The eastern portion of the Project site has a higher potential for paleontological resources than the remainder of the site. Therefore, paleontological monitoring in the eastern portion of the site is required during ground disturbance. The Prior EIR included Mitigation Measure MM 3.8.4, which requires that a qualified paleontologist evaluate any paleontological discoveries during grading. The potential for paleontological discoveries has not changed since certification of the Prior EIR and the limits of disturbance have remained the same. This mitigation measure is being revised in this Addendum to require a qualified paleontologist monitor grading activities on the eastern portion of the site, which is more efficient for grading activities, instead of the requirement to call a monitor to the site to evaluate paleontological resources if found during grading.

	the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Eastvale Building Safety and Inspection Department. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations. Polychlorinated Biphenyls. Prior to issuance of a demolition permit, a polychlorinated biphenyls (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulations governing PCB removal and disposal. *Timing/Implementation: Prior to the issuance of demolition permit* *Enforcement/Monitoring: City of Eastvale Building and Planning Departments*
MM 3.10.2b	Prior to the issuance of any individual grading permit, a Phase I Environmental Site Assessment (ESA) shall be conducted to determine the potential for contaminated soil or groundwater on the site. If the Phase I ESA determines that the potential exists for contaminated soil or groundwater on-site, the project applicant shall conduct a Phase II ESA and shall follow its recommendations to remediate any potentially contaminated soil or groundwater. On-site contaminants must be addressed to the satisfaction of either Cal/EPA or the Riverside County Waste Management Department, with their approval of completion of activities/remedial action plans (RAP) submitted to the Eastvale Department of Building and Construction prior to the issuance of a grading permit. *Timing/Implementation: Prior to issuance of individual grading permit* *Enforcement/Monitoring: City of Eastvale Building and Planning Departments*
MM 3.10.2c	All trash and debris observed on-site shall be removed prior to construction activities and disposed of at a landfill or approved dumpsite. *Timing/Implementation: Prior to construction activities* *Enforcement/Monitoring: City of Eastvale Building and Planning Departments*
Noise	
MM 3.6.1	An acoustical assessment shall be prepared that evaluates potential environmental noise impacts associated with the proposed project. Where the acoustical analysis determines that noise levels would exceed applicable City noise standards, noise reduction measures shall be identified and included in the project. *Timing/Implementation: Prior to approval of development plan or project* *Enforcement/Monitoring: City of Eastvale Planning Department*

MM 3.6.2	A vibration assessment shall be prepared for construction projects that would involve the use of major vibration-generating equipment (e.g., pile drivers, vibratory rollers) within 200 feet of existing structures. Measures to reduce ground vibration levels shall be identified for any potential vibration impacts exceeding a vibration threshold of 0.2 in/sec ppv. *Timing/Implementation: Prior to approval of development plan or project* *Enforcement/Monitoring: City of Eastvale Planning Department*
MM 3.6.3	A construction-related noise mitigation plan shall be submitted to the City for review and approval prior to issuance of a grading permit. The plan shall depict the location of construction equipment and specify how the noise from this equipment will be mitigated during construction of the project. *Timing/Implementation: Prior to issuance of grading permit* *Enforcement/Monitoring: City of Eastvale Planning Department*
MM 3.6.4	The following mitigation measures shall be implemented and specified on all project construction plans: a) *Clearing and construction activities shall be conducted outside of 6:00 p.m. and 6:00 a.m. during the months of June through September, and outside of 6:00 p.m. and 7:00 a.m. during the months of October through May* (Municipal Code Chapter 8.52, Noise Regulation). b) All construction equipment shall be kept properly tuned and use noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. c) Construction equipment staging areas shall be centrally located on the project site or located at the farthest distance possible from nearby residential land uses. d) All motorized construction equipment and vehicles shall be turned off when not in use. *Timing/Implementation: During construction activities, noted on all project construction plans* *Enforcement/Monitoring: City of Eastvale Planning Department*
Transportation	
MM 3.2.1a	Fair Share of funding shall be paid for widening Limonite Avenue along the project frontage from two to three lanes in each direction. Funding shall be determined and paid via the Riverside County Transportation Uniform Mitigation Fee (TUMF). Project plans and/or phasing shall establish the timing of this improvement to ensure it is in place prior to LOS D operations and consistent with the Master Plan's infrastructure phasing provisions. *Timing/Implementation: Prior to approval of development plan or project* *Enforcement/Monitoring: City of Eastvale Planning Department*

MM 3.2.1b	A focused traffic study shall be prepared that demonstrates the project's consistency with the transportation impact assessment (TIA) for the Leal Master Plan prepared by Fehr & Peers (2015). The traffic study shall assess the following: • Parking; • Site access and on-site circulation; • Interaction of driveways with adjacent intersections (if appropriate); • Impacts on local intersections; • Impacts to pedestrian, transit, and bicycle facilities; and • Trip generation monitoring study to ensure that, as land develops in the Leal Master Plan area, the total development generates traffic at or below the levels assumed in this Draft EIR. *Timing/Implementation: Prior to approval of development plan or project* *Enforcement/Monitoring: City of Eastvale Planning Department*
MM 3.2.1c	Hamner Avenue shall be widened between Limonite Avenue and Bellegrave Avenue to three lanes in each direction either directly or through fair-share funding as determined by infrastructure and/or facility financing plans approved for the Leal Master Plan. Project plans and/or phasing shall establish the timing of this improvement to ensure it is in place prior to LOS F operations and consistent with infrastructure phasing provisions established as part of Master Plan implementation. *Timing/Implementation: Prior to approval of development plan or project* *Enforcement/Monitoring: City of Eastvale Planning Department*

Source: Final Environmental Impact Report Leal Master Plan EIR SCH No. 2015031028, July 2015.

1.8 Summary of Findings

The Prior EIR concluded impacts from the Original Project would result in the following significant unavoidable impacts:

- Transportation / Traffic
- Air Quality
- Noise

The City of Eastvale has determined that none of the conditions in Section 21166 of the Public Resources Code or Sections 15162, 15163 15164, and 15168 of the State CEQA Guidelines calling for preparation of a subsequent or supplemental environmental impact report have occurred. In accordance with the analysis presented in Section 2.0, and pursuant to Section 21166 of the Public Resources Code and Section 15162, 15164, 15168, and 15183 of the *State CEQA Guidelines*, the City of Eastvale has determined that:

1) The Modified Project does not propose substantial changes that would require major revisions to the previously certified EIR (Prior EIR) due to new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and
2) No substantial changes in circumstances have occurred that require major revisions to the previously certified EIR (Prior EIR) due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3) No new information of substantial importance as described in Section 15162 (a)(3) has been identified that shows any of the following: a) The project will have one or more significant effects not discussed in the Prior EIR; b) Significant effects previously examined will be substantially more severe than shown in the Prior EIR; c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or d) Mitigation measures or alternatives which are considerably different from those analyzed in the Prior EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

4) The Original EIR was prepared as a Program EIR and as such was evaluated pursuant to CEQA Guidelines § 15168(c). The Lead Agency has determined that the effects of the later activity, in this case the Modified Project, were examined in the program EIR (Original EIR) and pursuant to Section 15162 no subsequent EIR is required.

1.9 Cumulative Impacts

The Modified Project would not change the permitted land uses, limits of disturbance or location of the Project boundary, extent of construction activities, or increase the intensity of development. The most intense short-term construction impacts entail rough grading. Since the limits of grading and the remedial grading requirements based on existing geologic conditions would remain as analyzed for the Original Project, short-term construction impacts for the Modified Project would be the same or less than the Original Project. For this reason, no new or greater cumulative impacts associated with construction activities would occur from the Modified Project. Since the Modified Project reduces the intensity of development by reducing the amount of trip generation, the long-term operational impacts associated with the Modified Project would be the same or less than analyzed in the Prior EIR and no new or greater cumulative impacts associated with operational activities would occur from the Modified Project.

Therefore, the Modified Project would not cause new or increased cumulative impacts.

SECTION 2.0 ENVIRONMENTAL CHECKLIST

The following is an analysis of the topical categories listed in Appendix G of the CEQA Guidelines. It should be noted that the topical categories in Appendix G have changed since the certification of the Prior EIR. For example, there are new sections for Tribal Cultural Resources, Energy, and Wildfire; the question for paleontological impacts has moved to the geology and soils category; and many categories have revised wording of the significance questions. This Addendum is based on the updated version of Appendix G to provide current analysis. Additionally, the findings for each topical category have been revised to be consistent with subsequent review. The findings are "New Potentially Significant Impact," "New Mitigation is Required," "No New Impact/No Impact," and "Reduced Impact." A finding of "New Mitigation is Required" means that the project has a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the new or substantially more severe significant impact.

2.1 Aesthetics

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion: The Prior EIR determined the Original Project would cause a permanent substantial change in the existing visual character of the Project site from dairy/agricultural to developed uses, but that altering the existing visual character of the site would not necessarily degrade it, as the surrounding area is similarly developed. The Modified Project would also change the visual character of the site from dairy farm to developed uses. While the Modified Project proposes to change the mix and intensity of uses compared to the Original Project, the overall result remains the same that the character of the site would change from dairy farm to a mix of residential and commercial development.

The proposed changes associated with the Modified Project would not change the conclusions in the Prior EIR as there is no new potentially significant impact and previously identified significant impacts are not substantially more severe. The Modified Project would not cause new or increased impacts and impacts are less than significant.

a, b) The Prior EIR determined the Project site does not constitute a scenic vista and is not located near a scenic highway. Furthermore, there are no designated scenic vistas identified in the Eastvale General Plan. The Santa Ana River is identified as a scenic resource; however, the Project site is approximately two miles north of the Santa Ana River. The area surrounding the Project site is currently developed with a mix of residential and commercial uses, similar to the Modified Project.

Therefore, the conclusions presented in the Prior EIR that the Project site does not constitute a scenic vista; does not contain scenic resources; is not located near a scenic highway; and would not block views of a scenic vista, would also apply to the Modified Project.

Therefore, the Modified Project would not cause new or increased impacts and impacts are less than significant.

c) The Prior EIR determined the Original Project would not degrade the existing visual character or quality of the site or surrounding areas. The Leal Master Plan includes design guidelines to ensure the character and quality of development meet the City's goals for Project characteristics and level of quality and is visually compatible with surrounding development.

The Modified Project also includes design guidelines and adds new development standards to guide and regulate future development in greater detail than the Original Project. Furthermore, the Modified Project specifies proposed development intensity and identified the southeast corner of the Project site (Limonite and Hamner) as the Downtown area, which is adjacent to and compatible with surrounding existing commercial development (Eastvale Gateway Center and the Cloverdale Marketplace).

Since the Project site is located within an urbanized area, surrounded by residential and commercial uses, and the Modified Project is consistent with the Leal Master Plan zoning, and no other City regulations govern scenic quality, the Modified Project would have a less than significant impact.

Therefore, the conclusions presented in the Prior EIR remain unchanged as there is no new potentially significant impact and previously identified significant impacts are not substantially more severe. No new or more severe impacts would occur as a result of the Modified Project, and impacts are less than significant.

d) The Prior EIR determined the Project site is located in a suburban setting, surrounded by a developed environment with fixed and mobile sources of exterior light and glare. Fixed sources of light and glare include exterior building-mounted and freestanding light fixtures, illuminated signage on existing land uses, and street lighting along local streets near the Project. Mobile sources of light and glare originate from vehicles along surrounding streets. These existing light sources contribute to moderate levels of nighttime lighting.

Development of the Project site would add nighttime lighting for roadway visibility and safety, and lighting associated with residential and commercial development. The Original Project concluded that consistency with Section 120.05.050, Outdoor Lighting, in Chapter 120.05, Development Standards, of the Eastvale Municipal Code, would reduce impacts from all outdoor lighting fixtures to less than significant.

The Original EIR also determined that development could introduce new sources of glare from windows associated with the proposed non-residential development. Mitigation Measure MM 3.5.1 was included to require future development plans and/or Projects to utilize nonglare glass in all nonresidential buildings to minimize and reduce impacts from glare. With implementation of the mitigation measure, impacts were determined less than significant.

The Modified Project includes a similar mix of uses as the Original Project and both Section 120.05.050 of the Municipal Code and Mitigation Measure 3.5.1 would apply to the Modified Project. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts are less than significant.

Mitigation Measures: The mitigation measure included in the Prior EIR remains applicable to the Modified Project is shown below.

MM 3.5.1 Nonglare glass shall be used in all nonresidential buildings to minimize and reduce impacts from glare. Buildings that are allowed to use semi-reflective glass must be oriented so that the reflection of sunlight is minimized. Types of nonglare glass shall be specified on final development plans.

Timing/Implementation: *Prior to approval of final development plans*

Enforcement/Monitoring: *City of Eastvale Planning Department*

Conclusion: The changes associated with the Modified Project would not substantially change or increase the visibility of development or substantially change the overall character of the development from the Original Project. The Modified Project would not add new sources of light and glare compared to the Original Project and the Modified Project would have the same level of visual compatibility as the Original Project. Therefore, no changes to the conclusions presented in the Prior EIR are warranted. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with mitigation.

2.2 Agriculture and Forestry Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Discussion: In accordance with State CEQA Guidelines Section 15128, the Prior EIR determined that as a result of the absence of environmental resources or Project characteristics to produce impacts, the potential effect on Agriculture and Forestry Resources was found to be less than significant. The Original Project included a zone

change from Heavy Agriculture (A-2) to Leal Master Plan. In the course of that zone change, the City made findings documenting the rationale for the zone change and the justification for the conclusion that no significant impacts to agricultural resources would occur. The Prior EIR concluded,

> *"However, the City's General Plan and General Plan EIR determined that conversion of agricultural land was a significant and unavoidable impact of land development within the Eastvale city limits. General Plan Policy AQ-39 states that the loss of agricultural productivity on lands designated for urban uses within the city limits is anticipated as a consequence of the city's development.*
>
> *Because this property was designated for development, the conversion of agricultural uses is consistent with the adopted General Plan and General Plan EIR. Therefore, this impact is less than significant."*[9]

The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Furthermore, no substantial changes in site conditions or substantial changes to the circumstances have occurred that would change the conclusions presented in the Prior EIR.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

a) The Original Project changed the zoning on the Project site from Heavy Agriculture (A-2) to Leal Master Plan. In the course of that zone change, the City made findings documenting the rationale for the zone change and the justification for the conclusion that no significant impacts to agricultural resources would occur. Furthermore, the Prior EIR under Impact 3.9.8 determined that conversion of mapped Farmland was a less than significant impact. The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Original Project changed the zoning on the Project site from Heavy Agriculture (A-2) to Leal Master Plan and no Williamson Act contract applies to the Project site. The Modified Project is consistent with the allowed uses under the Leal Master Plan zoning. No new significant impacts or substantial increase in the severity of significant

[9] Leal Master Plan Draft EIR, July 2015, Section 3.9.8, Page 3.9-6

impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c) The Project site is currently zoned Leal Master Plan, which designates the site for a mix of residential and commercial uses. The Project site does not contain land zoned as forest land or timberland. The Modified Project is consistent with the allowed uses under the Leal Master Plan zoning conforms to the existing Leal Master Plan zoning. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) As discussed above, no land zoned as forest land or timberland exists within the Project site boundaries. Approval of the Modified Project would not result in the loss of forest land or conversion of forest land to other uses. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

e) The Modified Project would not involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or forest land to non-forest use. The Modified Project would not change the limits of disturbance, which encumbers the entire site. No existing farmland occurs adjacent to the Project site. The Project site itself is no longer productive farmland. The entire Project site is surrounded by existing residential and commercial development. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Original Project included a zone change from Heavy Agriculture (A-2) to Leal Master Plan. In the course of that zone change, the City made findings documenting the rationale for the zone change and the justification for the conclusion that no significant impacts to agricultural resources would occur. The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Furthermore, no substantial changes in site conditions or substantial changes to the circumstances have occurred that would change the conclusions presented in the Prior EIR. Therefore, the conclusions presented in the Prior EIR remain unchanged as there is no new potentially significant impact and previously identified significant impacts are not substantially more severe. No new or more severe impacts would occur as a result of the Modified Project, and impacts are less than significant.

2.3 Air Quality

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion: Air Quality impacts are analyzed for both operations and construction. Operational emissions are based on the type and intensity of land use. The Prior EIR analyzed operational emissions from the Original Project land use mix and concluded operational emissions would be significant and unavoidable.

Construction emissions result from construction activities, most notably grading activities since grading tends to produce the greatest amount of daily emissions. The Prior EIR determined construction activities would result in a significant unavoidable impact.

The Prior EIR included two mitigation measures, MM 3.3.5a and 3.3.5b, requiring site specific air toxics pollutant analysis in accordance with South Coast Air Quality Management District (SCAQMD) Final Localized Significance Threshold Methodology for both construction and operational activities.

a) The Prior EIR determined that the Original Project "would not conflict with or obstruct implementation of the 2012 AQMP, as it has been anticipated in the City General Plan... The proposed Master Plan is consistent with the City's General Plan and

thus does not exceed the population or job growth projections used by the SCAQMD to develop the 2012 Air Quality Management Plan. "[10]

Since certification of the Prior EIR, a newer 2016 Air Quality Management Plan (AQMP) has been adopted. The 2016 AQMP is based on development intensities assumed in the City's adopted General Plan, which for this Project site is the Leal Master Plan. Since the Modified Project reduces the overall intensity of development compared to the Original Project, resulting in a reduction in the number of vehicle trips generated by the future development[11] and the Modified Project continues to propose a mix of residential and commercial uses, including developing a "downtown," the Modified Project is consistent with the 2016 AQMP.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Prior EIR analyzed both short-term construction emissions and long-term operational emissions. The Prior EIR determined short-term construction emissions and long-term operational impacts would be significant and unavoidable.

Construction

The Prior EIR determined short-term construction emissions would cause a significant unavoidable impact. The Prior EIR states:

> "Quantifying the air quality pollutant emissions from future, short-term, temporary construction activities allowed under the proposed Master Plan is not possible due to project-level variability and uncertainties related to future individual projects in terms of detailed site plans, construction schedules, equipment requirements, etc., which are not currently determined. However, depending on how development proceeds, construction-generated emissions associated with development of the Master Plan area could potentially exceed SCAQMD thresholds of significance. Therefore, future project-level analyses of air quality impacts, in accordance with California Environmental Quality Act (CEQA) requirements, would be conducted on a case-by-case basis as individual, future development projects allowed under the Master Plan proceed."[12]

The Master Plan, as part of the Stage 2 development planning process, is further defined and detailed than the Original Project. The proposed Tentative Tract Map includes a rough grading concept, and a cut/fill analysis has been performed to

[10] Leal Master Plan Draft EIR, July 2015, Section 3.3, Page 3.3-10
[11] Leal Master Plan Amendment Project Traffic Study, RK Engineering Group, Inc., December 22, 2021
[12] Leal Master Plan Draft EIR, July 2015, Section 3.3, Page 3.3-5

determine earthwork quantities. This information was used to prepare the "*Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study*" by RK Engineering Group, Inc., December 22, 2021, which is included in Appendix B.

The Modified Project includes several Project Design Features (PDFs) that have emission reduction benefits.

AQ PDF-1 A Construction Management Plan will be prepared that includes the requirements for Air Quality mitigation measures to be submitted to the City of Eastvale for all phases of construction.

AQ PDF-2 The Project commits to following the standard South Coast Air Quality Management District (SCAQMD) rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.
2. Speed on unpaved roads shall be reduced to less than 15 mph.
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.
8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11. Replace the ground cover of disturbed areas as quickly possible.
12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.

AQ PDF-3 All construction equipment to the extent feasible will have Tier 4 low emission "clean diesel" engines (Original Equipment Manufacturer or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest California Air Resources Board (CARB) best available control technology.

AQ PDF-4 Construction equipment will be maintained in proper tune.

AQ PDF-5 All construction vehicles will be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

AQ PDF-6 The Project will minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.

AQ PDF-7 The use of heavy construction equipment and earthmoving activity will be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

AQ PDF-8 The Project will establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

AQ PDF-9 Staging areas for the construction equipment will be located as distant as possible from adjacent residential homes.

AQ PDF-10 To the extent possible, the Project will use haul trucks with on-road engines instead of off-road engines for on-site hauling.

The most notable PDF applied to the Modified Project that was not applied to the Original Project is the use of Tier 4 low emission "clean diesel" engines (AQ PDF-3). The Original Project did not mandate the use of all Tier 4 engines allowing grading activity to rely on Tier 3 engines, which emit more emissions than Tier 4 engines.[13]

The Air Quality study calculated construction emissions as summarized in the following table.[14]

[13] Leal Master Plan Draft EIR, July 2015, Section 3.3, Page 3.3-5
[14] Table 16 from "Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study," prepared by RK Engineering Group, Inc., dated December 22, 2021

Table 9. Regional Construction Emissions[14]

Maximum Daily Emissions (lbs/day)[1]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Demolition	0.59	4.80	24.46	0.05	2.32	0.49
Site Preparation	1.66	49.77	31.79	0.24	14.65	6.20
Grading	2.98	94.62	53.41	0.45	16.97	5.81
Building Construction	12.89	40.14	145.48	0.49	41.49	11.45
Paving	1.19	1.24	17.78	0.02	0.21	0.08
Architectural Coating	73.82	1.31	22.10	0.06	7.11	1.91
Maximum[1]	**73.82**	**94.62**	**145.48**	**0.49**	**41.49**	**11.45**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

As shown in the prior table, construction activities are anticipated to be less than SCAQMD thresholds. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project.

Operations

The Prior EIR determined long-term operational emissions would cause a significant unavoidable impact. The Prior EIR states:

> "…buildout of the Master Plan, assuming the most conservative land use potential, would result in emissions in excess of SCAQMD thresholds for criteria air pollutants and precursors for which the SoCAB is in nonattainment."[15]

The Modified Project, prepared as part of the Stage 2 development planning process, provides greater detail and definition than the Original Project, as shown in Table 3 and the Leal Master Plan Amendment (Appendix A). Similar to the Original Project, the Modified Project allows for flexibility of land uses and establishes specific land use intensities provided development is consistent with the plans and specifications included in the Leal Master Plan Amendment. The air quality analysis provided below is based on the land use intensities established for the Modified Project in Table 3.

The following table summarizes regional operational emissions from the Modified Project.[16] As shown, operational emissions from the Modified Project remain under

[15] Leal Master Plan Draft EIR, July 2015, Section 3.3, Page 3.3-8

SCAQMD thresholds of significance and less than the Original Project. The reason for this change is the reduced level of development intensity presented in the Modified Project compared to the Original Project.

Table 10. Regional Operational Emissions[16]

Maximum Daily Emissions (lbs/day)[1]						
Project Emissions	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	105.36	84.22	788.32	1.58	179.11	48.35
Energy Sources	1.52	13.01	5.80	0.08	1.05	1.05
Area Sources	85.70	37.63	221.51	0.24	4.00	4.00
Total Project Emission	**192.58**	**134.86**	**1015.62**	**1.90**	**184.15**	**53.40**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	Yes	Yes	Yes	No	Yes	No
LEAL Master Plan 2015 EIR	268.32	258.6	1,200.15	4.94	326.66	92.99
Exceeds 2015 EIR Levels (?)	**No**	**No**	**No**	**No**	**No**	**No**
Change in Emission Levels	-75.74	-123.742	-184.53	-3.0393	-142.5076	-39.5922
Percentage Change	**-28%**	**-48%**	**-15%**	**-62%**	**-44%**	**-43%**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

Therefore, the Modified Project would not cause new or increased operational impacts to occur.

Cumulative

Air pollution is largely a cumulative impact. Therefore, by SCAQMD policy, if a Project's individual emissions exceed significance thresholds, the project's impacts would be cumulatively considerable. If a project's individual emissions do not exceed significance thresholds, the project's impacts would not be cumulatively considerable.

The Prior EIR concluded the Original Project would cause a significant and unavoidable cumulative impact because individual construction and operational emissions would exceed significance thresholds. The individual construction and operational emissions for the Modified Project are less than the Original Project. Since the Modified Project would not increase the amount of daily nonattainment pollutant emissions as discussed in above, no new significant impacts or substantial increase in

[16] Table 18, from "Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study," prepared by RK Engineering Group, Inc., dated December 22, 2021

the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary.

c) The Prior EIR determined Project construction would emit localized pollutants through the on-site use of heavy-duty construction equipment as well as fugitive dust from demolition and ground-disturbing activities on site. These localized emissions could expose nearby sensitive receptors to substantial pollutant concentrations. Similarly, long-term Project operations would emit pollutants that could result in local Carbon Monoxide (CO) hotspots.

The Air Quality Study for the Modified Project calculated Localized Construction Emissions for the Modified Project. The Prior EIR included a requirement for Localized Construction Emissions as Mitigation Measure 3.3.5a, which this analysis satisfies. As shown in the following table, Localized Construction Emissions would be below the SCAQMD thresholds of significance.

Table 11. Localized Construction Emissions[17]

Maximum Daily Emissions (lbs/day)[1]				
Activity	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-site Emissions	3.30	33.00	7.72	3.95
SCAQMD Construction Threshold[2]	235.0	1,461.0	10.0	6.9
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes on-site project emissions only.
[2] Reference 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation. SRA-22, Corona/Norco, 4-acre site, receptor distance 25 meters.

A CO hot spot is a localized concentration of carbon monoxide (CO) that is above the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. The Prior EIR conducted a CO hot spot analysis and determined emission levels would be below the California Ambient Air Quality Standards (CAAQS) levels.[18] Since the Modified Project would generate approximately 27,764 fewer daily vehicle trips, it can also be concluded that no new CO hotspots would occur as a result of the Modified Project.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Mitigation Measure 3.3.5.b. would remain applicable.

d) The Prior EIR determined short-term odors can occur during construction, both during grading and painting of structures. Long-term operational odors commonly

[17]Table 17, from "Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study," prepared by RK Engineering Group, Inc., dated December 22, 2021.
[18] Leal Master Plan Draft EIR, July 2015, Table 3.3-5, Page 3.3-12

occur from land uses such as, agricultural uses (farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. Since the construction operations would remain similar to the Original Project, and the Modified Project does not contain any new odor producing land uses, the Modified Project would not cause new significant impacts or substantial increase in the severity of significant impacts and no new mitigation is necessary. Impacts would be less than significant.

Mitigation Measures: Mitigation Measures MM 3.3.5b remains applicable to the Modified Project.

MM 3.3.5a A site-specific air toxics pollutant analysis shall be conducted in accordance with the SCAQMD (2008) Final Localized Significance Threshold Methodology for construction activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures shall be identified in order to reduce potential impacts to a level that is less than significant. If it is the case that emissions remain in excess of SCAQMD localized significance thresholds despite the imposition of air toxic reduction measures, project-specific construction-related dispersion modeling acceptable to the SCAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If SCAQMD risk thresholds would be exceeded, additional measures shall be identified in the air toxics analysis to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure that construction contracts include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds. Construction-generated air toxics pollutant mitigation measures may include but not be limited to:

1. Limiting the amount of acreage to be graded in a single day.

2. Restricting intensive equipment usage and intensive ground disturbance to hours outside of hours typically spent at home.

3. Notifying affected sensitive receptors one week prior to commencing on-site construction so that any necessary precautions (such as rescheduling or relocating outdoor activities) can be implemented. The written notification shall include the name and telephone number of the individual empowered to manage construction of the project. In the event complaints are received, the individual empowered to manage construction shall respond to the complaint within 24 hours. The response shall include identification of measures being taken by the project construction contractor to reduce construction-related air

pollutants. Such measures may include but are not limited to the relocation of equipment or the rescheduling of construction outside of hours typically spent at home.

Timing/Implementation: *The site-specific air toxics pollutant analysis and any necessary modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities*

Enforcement/Monitoring: *City of Eastvale Planning, Building and Safety, or Public Works Departments*

MM 3.3.5b A site-specific air toxics pollutant analysis shall be conducted in accordance with the SCAQMD (2008) Final Localized Significance Threshold Methodology for operational activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures shall be identified in order to reduce potential impacts to a level that is less than significant. If it is the case that emissions remain in excess of SCAQMD localized significance thresholds despite the imposition of air toxic reduction measures, project-specific operations-related dispersion modeling acceptable to the SCAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter generated by heavy-duty haul trucks. If SCAQMD risk thresholds would be exceeded, additional mitigation measures shall be identified in the air toxics analysis to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and merchandise delivery schedule. The City shall ensure that operations include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds. Operations-generated air toxic pollutant mitigation measures may include but not be limited to:

1. Redesigning the project site plan to locate proposed loading dock facilities as far from sensitive receptors as possible.

2. Posting signage stating the State-mandated prohibition on all project trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle Idling Emission Reduction Program.

3. Restricting the number of daily heavy-duty haul truck deliveries.

Timing/Implementation: *The site-specific air toxics pollutant analysis and any necessary modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities*

Enforcement/Monitoring: City of Eastvale Planning, Building and Safety, or Public Works Departments

Conclusion: The Modified Project would cause similar daily emissions from construction activities and less operational emissions as a result of approximately 27,764 fewer daily vehicle trips, compared to the Original Project. Therefore, no changes to the conclusions presented in the Prior EIR are necessary. Mitigation Measure MM 3.3.5b required by the Prior EIR remains applicable to the Modified Project. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary.

2.4 Biological Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion: The Prior EIR performed a records search and determined no previously recorded sensitive biological resources have occurred on the Project site. The Project site is disturbed and was previously used as a dairy farm. No surveys for sensitive species were conducted as part of the Prior EIR and mitigation measures were added requiring future surveys. The Prior EIR concluded that with mitigation, all potential biological impacts would be reduced to less than significant.

The potential for biological impacts depends on the area of impact and the condition of the Project site. The Modified Project would not change the limits of disturbance, which encumbers the entire site, and the condition of the Project site remains

essentially unchanged from the time of the Prior EIR. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged.

In support of this Addendum, a Biological Assessment was conducted for the Modified Project. That assessment, "*Biological Assessment of the Leal Property*," prepared by Carlson Strategic Land Solutions, March 2021, is included as Appendix C. The Biological Assessment included a field survey on June 9, 2021, to map vegetation communities and conduct a jurisdictional delineation. Focused burrowing owl surveys and narrow endemic plant surveys were conducted on June 16, June 23, July 1, and July 13, 2021. Furthermore, a Delhi Sands Flower Loving Fly Assessment was performed on June 18, 2021.

No special status species were observed on-site and none are expected to occur given current site conditions and habitat type. The vegetation communities mapped on the Project site are as follows:

Table 12. Vegetation Communities Observed[19]

Vegetation Community	Acreage within in the Project Site
Ruderal	96.82
Historical Dairy Farm	25.82
Disturbed/Developed	37.87
TOTAL	160.0

The Project site is located within the Western Riverside Multiple Species Habitat Conservation Program (MSHCP) boundaries. However, the Project site is not located within any MCHCP Criteria Areas, Cell Groups, or Subunits, and the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants (Survey Area 7) pursuant to MSHCP Section 6.1.3, Urban/Wildlands Interface guidelines pursuant to MSHCP Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

The field surveys conducted as part of the Biological Assessment satisfy several of the prior mitigation measures, as described below. Project site conditions have remained very similar to that analyzed in the Prior EIR. There is no evidence of changes that could result in occupation by special status species or riparian/wetland habitats that would be subject to state and federal permits, and the analysis and conclusions presented in the Prior EIR remain valid.

[19] Table 2, from "Biological Assessment of the Leal Property located in the City of Eastvale," prepared by Carlson Strategic Land Solutions, dated November 2, 2021.

a) The Biological Assessment determined no previously recorded sensitive biological resources (i.e., special-status species populations, sensitive habitats, or jurisdictional features) occur on the Project site or within the Study Area. Furthermore, no sensitive biological resources, including, special-status species populations, sensitive habitats, or jurisdictional features occur on the Project site.

The Project site does not contain any suitable habitat for special status species or sensitive species, nor were any observed on-site during recent surveys. The Modified Project would include the removal of non-native and ruderal species; therefore, impacts would not be considered a significant impact and no mitigation is required.

The Modified Project would cause the disruption and removal of ruderal and developed habitat and the loss and displacement of non-sensitive common wildlife species. Due to the level of existing disturbance from the historical use as a dairy farm, human activity on-site and within the vicinity (e.g., nearby development), these impacts would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to non-sensitive wildlife species do not meet the significance thresholds. Therefore, impacts to common wildlife species would not be considered a significant impact and no mitigation is required.

The Prior EIR identified a potential for impacts to nesting birds. The Project site consists of suitable habitat for nesting, foraging, and/or wintering avian species. While none of the common species carry a Federal or State listing as threatened or endangered, they are all protected under the Migratory Bird Treaty Act (MBTA) during breeding season. Therefore, a pre-construction survey is required in compliance with the MBTA. Implementation of Mitigation Measure MM 3.7.1 from the Prior EIR would reduce potential impacts to the avian species to a less than significant level if nesting individuals are present.

The biological evaluation of the Project site provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the Modified Project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The Modified Project would not change the limits of disturbance, which encumbers the entire site, and the existing site conditions of a dairy farm remain consistent with that analyzed in the Prior EIR. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of Mitigation Measure 3.7.1 as presented in the Prior EIR.

b, c) Based on the field surveys and focused surveys conducted as part of the Biological Assessment of the Modified Project, no sensitive plant communities or habitats occur on the Project site. Sensitive habitats include those that are of special

concern to resource agencies and those that are protected under the MSHCP, CEQA, Section 1600 of the California Fish and Game Code, and Section 404 of the Clean Water Act.

Furthermore, the Biological Assessment included a formal jurisdictional delineation on the Project site. Based on those results, no jurisdictional features were identified on the Project site subject to Section 1602 of the California Fish and Game Code and the Porter Cologne Act, as regulated by the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB), and no jurisdictional non-wetland or wetland waters regulated under Section 404 of the Clean Water Act were identified on the Project site.

The Biological Assessment has determined that no sensitive biological resources or jurisdictional features occur on the Project site; therefore, no impacts would occur. Mitigation Measures 3.7.2 and 3.7.3 included in the Prior EIR have been fulfilled by the Biological Assessment.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant and Mitigation Measures 3.7.2 and 3.7.3 presented in the Prior EIR have been fulfilled.

d) The Project site has been disturbed by development and intense historical dairy and agricultural uses and is unlikely to facilitate local wildlife movement. In addition, the Project site is completely surrounded by dense urban development, further impairing wildlife movement.

The Project site supports potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and marginal movement habitat for reptile, bird, and mammal species), however, the Project site provides little to no function to facilitate wildlife movement on a regional scale. Furthermore, the site is not identified as a Special Linkage area within the MSHCP. Movement on a local scale likely occurs with species adapted to urban environments due to the surrounding development and disturbances in the vicinity of the site. Implementation of the Modified Project would not change the lack of wildlife movement across the Project site nor the classification of the Project site in the MSHCP that the Project site is not a Special Linkage area or integral to wildlife movement.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

e) As indicated in the Prior EIR, "The City of Eastvale has no policies or ordinances relating to biological resources."[20] Therefore, the Project site is not subject to any local policies, such as a tree preservation ordinance, and no impacts would occur and no mitigation is required. No change in conclusion from what was analyzed in the Prior EIR would occur.

f) As analyzed in the Prior EIR, and applicable to the Modified Project, the Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) and is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants Overlay, pursuant to MSHCP Section 6.1.3, Urban/Wildland Interface pursuant to Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

The Biological Assessment determined no previously recorded sensitive biological resources (i.e., special-status species populations, sensitive habitats, or jurisdictional features) occur on the Project site or within the Study Area. Furthermore, no sensitive biological resources, including i.e., special-status species populations, sensitive habitats, or jurisdictional features occur on the Project site. The MSHCP includes standard measures, some of which apply to the Modified Project as documented in the Biological Assessment. The Biological Assessment provides greater site-specific detail and analysis than the information presented in the Prior EIR, but the assessment and compliance with the MSHCP are not new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

Suitable habitat for burrowing owl, white-tailed kite, grasshopper sparrow, and mountain plover exists within the Study Area. These animal species are all covered under the MSHCP. With the City's participation and implementation of the MSHCP, any direct and indirect impacts to sensitive species would be less than significant with the payment of the mitigation fee and compliance with all applicable requirements of the MSHCP. This provides full mitigation under the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), the Endangered Species Act (ESA), and the California Endangered Species Act (CESA) for impacts to MSHCP covered species and habitats. Compliance with the MSHCP and payment of MSHCP fees are not new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would

[20] Leal Master Plan Draft EIR, July 2015, Page 3.7-7

occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: Several measures have already been satisfied and are shown in light grey format. The mitigation measures applicable to the Modified Project are listed below.

MSHCP Standard Condition: *Note: The following discussion highlights the requirements of the MSHCP, which are standard requirements applicable to project sites within the MSHCP boundaries. Because the MSHCP has been adopted by the City, it is not necessary to adopt a mitigation measure to enforce its provisions.*

The MSHCP requires that projects pay a mitigation fee, perform species-specific habitat assessments and surveys, and be reviewed for consistency with Section 6.1.2–Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool, Section 6.1.3–Protection of Narrow Endemic Plan Species, Section 6.3.2–Additional Survey Needs and Procedures, and Section 6.1.4–Guidelines Pertaining to the Urban/Wildlands Interface of the MSHCP.

The following requirements of the MSHCP apply to the proposed Project and will be required of all subsequent development plans and/or projects within the Leal Master Plan area:

A. The Project applicant shall submit fees to the City in accordance with the requirements of the MSHCP Mitigation Fee Ordinance (Chapter 4.62 of the City of Eastvale Municipal Code).
B. The project applicant shall assess the proposed project's consistency with Section 6.1.2, Section 6.1.3, Section 6.3.2, and Section 6.1.4 of the MSHCP.
C. A qualified biologist shall conduct a burrowing owl habitat assessment. If needed, focused surveys and preconstruction surveys shall be conducted, as well as appropriate avoidance and minimization (Section 6.3.2 of the MSHCP).
D. A qualified biologist shall conduct habitat assessments for the required Narrow Endemic Plant Species. If needed, focused surveys and shall be conducted, as well as appropriate avoidance and minimization (Section 6.1.3 of the MSHCP).
E. A qualified biologist shall conduct a habitat assessment for Delhi sands flower-loving fly in areas underlain by Delhi soil series (Species-specific Objective 1B).

As noted above, because the City has adopted the MSHCP and enforces its provisions, these requirements are fully enforceable under the City's Code as standard conditions.

MM 3.7.1 All construction and clearing activities shall be conducted outside of the avian nesting season (January 15–August 31), when feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, special-status resident birds, and other migratory birds protected by the Migratory Bird Treaty Act shall be conducted by a qualified biologist, up to 3 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.

If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the Project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The City shall be notified if altered exclusions zones widths are authorized by these agencies prior to the initiation of work. The exclusion zones shall remain in force until all young have fledged.

Timing/Implementation: *Requirements shall be incorporated into all rough and/or precise grading plan documents. The Project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.7.2 Prior to breaking ground, a qualified biologist shall be retained to determine whether potentially jurisdictional waters are present. If potentially jurisdictional features are identified, the project applicant shall submit a preliminary jurisdictional determination to the US Army Corps of Engineers for verification. The verified delineation will be submitted to the City for its records.

Timing/Implementation: *Prior to approval of grading permits*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.7.3 Projects shall result in no net loss of sensitive habitats, riparian vegetation, and/or federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in Clean Water Act Section 404 and 401 permits and/or a 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided to the City prior to approval of each individual grading permit.

Timing/Implementation: Prior to approval of grading permits

Enforcement/Monitoring: City of Eastvale Planning Department

Conclusion: A Biological Assessment of the Modified Project determined impacts to biological resources would be less than significant with mitigation incorporated. Mitigation Measures 3.7.2 and 3.7.3 presented in the Prior EIR have been fulfilled. Mitigation Measure 3.7.1 remains applicable as presented in the Prior EIR to reduce impacts to nesting birds to less than significant. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Mitigation Measure 3.7.1 remains applicable to the Modified Project.

2.5 Cultural Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion: The Prior EIR conducted a records search and determined that no designated or previously identified cultural resources, such as prehistoric sites, historic sites, historic buildings/structures, and isolated artifacts, occur on the Project site. However, the Prior EIR indicated that a formal analysis had not been conducted and whether cultural resources or human remains are present could not be determined.[21] Mitigation Measure 3.8.1 required that future development plans and Projects prepare site-specific cultural resource field surveys and studies.

A site-specific cultural resources study has been prepared for the Modified Project. The report, "*Cultural and Paleontological Resources Assessment, October 2021,*" prepared by Duke CRM is included in Appendix D. The study included a records search and intensive pedestrian field survey of the site on June 17 and 18, 2021.

a) The Prior EIR concluded that while there are no designated or previously identified cultural resources, the Project area had not been formally evaluated for the cultural resources and as a result it was unknown at the time whether cultural resources or human remains were present onsite. As a result, Mitigation Measure 3.8.1 was required within the Prior EIR, which included a detailed, site-specific cultural resource field survey to identify any cultural resources onsite. As part of the Modified Project a Cultural and Paleontological Resources Assessment was prepared (Appendix D) and included both a records search and field survey, which satisfies this mitigation measure. The records search identified two previously recorded cultural resources with ½ mile of the Project site. The resource located off the Project site consists of historic debris, which would not be impacted by the proposed Project. The second result of the records search is the Leal Property itself. A thorough assessment of the Leal Property, including the structures on the property, determined that Property is not

[21] Leal Master Plan Draft EIR, July 2015, Section 3.8.5, Page 3.8-3

eligible for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or local designation. Additionally, the field survey did not identify any cultural resources on the Project site. Based on the low sensitivity for cultural resources occurring on the Project site, no archaeological monitoring is required during ground disturbing activities.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project. Mitigation Measure MM 3.8.1 has been satisfied and no new mitigation is necessary. While determined to be highly unlikely, Mitigation Measures MM 3.8.2 and MM 3.8.3 would remain applicable to the Modified Project. Impacts would remain less than significant with mitigation.

b) Archaeological record surveys were conducted as part of the Prior EIR and as part of the Cultural and Paleontological Resources Assessment prepared for the Modified Project. Furthermore, an extensive pedestrian field survey of the Project site took place over two days for the Modified Project. No archaeological resources were identified on the Project site from the records search or the field surveys. The Cultural Resources Assessment for the Modified Project concluded that a low sensitivity exists for archaeological resources to occur on site and therefore, no archaeological monitoring is required during site disturbance activities, such as grading.

The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Mitigation Measure MM 3.8.1 has been satisfied and no new mitigation is necessary. While determined to be highly unlikely, Mitigation Measures MM 3.8.2 and MM 3.8.3 would remain applicable to the Modified Project. Impacts would remain less than significant with mitigation.

c) The Prior EIR did not identify any evidence suggesting the Project site was used in the past for human burials. The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Because existing laws and regulations would ensure that impacts on any buried human remains would be reduced to a level below significance, the Modified Project's impact related to the potential of encountering human remains would be less than significant.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: Mitigation Measure MM 3.8.1 has already been satisfied and is shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.8.1 A detailed cultural resources field survey of the subject property shall be conducted prior to approval of the project. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, the California Register of Historical Resources, and/or the National Historic Preservation Act. Mitigation methods to be employed include but are not limited to the following:

- Redesign of the development project to avoid the resource. The resource site shall be deeded to the City or a nonprofit agency to be approved by the City for maintenance of the site.
- If avoidance is determined to be infeasible by the City, the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- If capping is determined to be infeasible by the City, the resource shall be excavated and recorded to appropriate standards.

Timing/Implementation: *Prior to approval of development plan or project*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.8.2 If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities in the Project area, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery.

The City shall consider mitigation recommendations presented by a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and the Project applicant of the site where the discovery is made shall consult and agree on implementation of a measure or measures that the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Project applicant shall be required to implement any mitigation necessary for the protection of cultural resources.

Timing/Implementation: *As a condition of project approval and implemented during grading and/or construction activities*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.8.3 If human remains are discovered during any ground-disturbing activities in the Project area, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and the Riverside County Coroner must be notified per California Public Resources Code Section 7050.5 and California Health and Safety Code Section 5097.98. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

Timing/Implementation: *As a condition of project approval and implemented during grading and/or construction activities*

Enforcement/Monitoring: *City of Eastvale Planning Department*

Conclusion: The Modified Project would not change the limits of disturbance compared to the Original Project and no conditions or circumstances have changed relative to historical, archaeological, or tribal cultural resources on the Project site. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project. The Prior EIR identified Mitigation Measures MM 3.8.1 through 3.8.4 to reduce impacts associated with archaeological and paleontological resources to less than significant. Mitigation Measure MM 3.8.1 has been satisfied and is no longer applicable, and Mitigation Measures MM 3.8.2 and 3.8.3 remain applicable to the Modified Project. Mitigation Measure 3.8.4 has been revised and is presented in Section 2.7 Geology and Soils, consistent with the revisions to CEQA Guidelines Appendix G.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and impacts remain less than significant with mitigation as presented in the Prior EIR.

2.6 Energy

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion: Since preparation of the Prior EIR, CEQA Guidelines Appendix G has been revised to include a specific section on Energy. The Prior EIR analyzed potential impacts associated with energy consumption in the Utilities section. A Project-specific energy analysis was prepared for the Modified Project. The analysis is included in "*Air Quality, GHG, and Energy Impact Study*", prepared by RK Engineering Group, Inc., dated December 22, 2021, is included in Appendix B. The Prior EIR concluded the increase in energy consumption from the Original Project would be less than significant. No changes to the conclusions presented in the Prior EIR would occur for the Modified Project as confirmed by the Energy Study.

a, b) The Energy Study for the Modified Project quantified projected energy use of electricity, natural gas, and petroleum. The Energy Study determined the Modified Project would not cause a wasteful, inefficient, or unnecessary consumption of energy resources with implementation of the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's building code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

Additionally, the Modified Project would not obstruct or conflict with renewable energy plans. Future occupants of the Modified Project will purchase electricity through Southern California Edison which is subject to the requirements of California Senate Bill 100 (SB 100). SB 100 is the most stringent and current energy legislation in California; requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Energy Study prepared for the Modified Project provides greater site-specific detail and analysis than the information presented in the Prior EIR, but the assessment and compliance with energy standards and regulations are not new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The changes associated with the Modified Project would not cause wasteful, inefficient, or unnecessary consumption of energy resources or obstruct renewable energy plans. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.7 Geology and Soils

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Discussion: The analysis presented in the Prior EIR was based on a review of published information, surveys, and reports regarding regional geology and soils. Information was obtained from private and governmental agencies and Internet websites,

including the Natural Resources Conservation Service (NRCS), the California Geological Survey (CGS), and the US Geological Survey (USGS).[22]

A site-specific geotechnical evaluation was prepared for the Modified Project. The report, "*Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California,"* prepared by LGC Geotechnical, Inc. and dated June 21, 2021, and *"Geotechnical Responses to City Reviewer Geotechnical Review Comments dated February 16, 2022 for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California,"* prepared by LGC Geotechnical, Inc. and dated April 5, 2021, is included in Appendix E.

a- i) As indicated in the Prior EIR, the Project site is not located within a State of California Alquist-Priolo Earthquake Fault Zone. The Geotechnical Evaluation prepared for the Modified Project confirmed this conclusion and determined that no faults were identified on the Project site as part of the site evaluation. The Modified Project does not change the Project boundary or the conclusion that the potential for rupture of an earthquake fault is less than significant. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

a – ii) The Project site would be subject to strong ground shaking, as is most of Southern California. The Prior EIR concluded that impacts would be less than significant. The Modified Project does not change the limits of disturbance or the underlying geology. The Modified Project is subject to California Building Code (CBC), which establishes seismic standards for new construction. Furthermore, the Geotechnical Evaluation report evaluated seismic characteristics of the Project site and found no unique conditions, new information, or changes in circumstances pertaining to seismic impacts that were not known or could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

The Modified Project includes a Project Design Feature (PDF), which is a component of the Modified Project's Project Description, that incorporates the recommendations presented in the Geotechnical Evaluation report. Many of these recommendations require compliance with adopted standards and codes. Some of the recommendations provide greater site-specific details and analysis than the information presented in the Prior EIR, but these recommendations are not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. With

[22] Leal Master Plan Draft EIR, July 2015, Section 3.9.4, Page 3.9-2

incorporation of the geotechnical recommendations, impacts from ground shaking would be less than significant.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

a-iii) The Prior EIR concluded based on Map My County[23], the Project site is located in an area mapped as having "moderate" and "high" liquefaction potential and concluded the potential impact is less than significant. The Geotechnical Evaluation prepared for the Modified Project determined that site soils are not generally susceptible to liquefaction due to a lack of groundwater in the upper 50 feet. Records indicate groundwater levels recorded in the area are at depths greater than 100 feet below the ground surface. However, isolated layers are susceptible to dry sand seismic settlement. Total dynamic settlement is estimated to be on the order 0.5-inch or less. Differential settlement is estimated as half of the total settlement over a horizontal span of 40 feet, which would be minimal.

The Geotechnical Evaluation provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

a-iv) The Prior EIR determined that given the flatness of the Project site, there is no potential for landslides to occur on or near the Project site. The Geotechnical Evaluation for the Modified Project confirms that conclusion. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) As analyzed in the Prior EIR, the loss of topsoil or soil erosion can occur with any development of the Project site regardless of design. The design revisions associated with the Modified Project would not substantially increase the risk of topsoil loss or erosion. As indicated in the Geotechnical Response dated April 5, 2022 (Appendix E), "The proposed grading activities that will be part of the development of the subject site will include removal of the topsoil across the site and replacement with engineered fill material. The proposed grading plan does not have any natural or

[23] Leal Master Plan Draft EIR, July 2015, Section 3.9.3, Page 3.9-3

steep slopes that would be subject to excessive erosion. The ground surface at the completion of grading will be engineered fill with typical site drainage and typical slope inclinations." During construction, the Modified Project site is subject to the requirements of a National Pollutant Discharge Elimination System (NPDES) General Construction Permit, which requires Best Management Practices (BMPs) to prevent erosion or soil loss during construction.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c) The stability of the geologic unit underlying the Project site was analyzed in the Prior EIR and impacts were determined to be less than significant. The Geotechnical Evaluation provides a site-specific evaluation and determined the near-surface loose and compressible soils are not suitable for development in the present condition given the quantity of organic rich soils. The Geotechnical Evaluation provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

Total organic carbon content generally greater than 2 percent is not suitable for compacted fill soils. From a geotechnical perspective, onsite soils are anticipated to be suitable for use as general compacted fill provided the high organic content soils (soils with organic content greater than 5 percent) are removed from the site and the remaining soils with organic content between 2 and 5 percent are blended and mixed with "clean" soils and screened of construction debris and any oversized material (8 inches in greatest dimension). Therefore, as described in the Project Description and included in Project Design Feature PDF GEO-1, the top layer of organic materials must be removed from the Project site, resulting in approximately 354,400 cubic yards of export. With implementation of the PDFs, the Project site would be suitable for development.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Prior EIR concluded that based on literature and mapping, the on-site soils would not have a high expansion potential. The Geotechnical Evaluation prepared for the Modified Project includes a more detailed site-specific analysis and concludes based on laboratory testing that site soils are anticipated to have "Very Low" expansion potential.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

e) No septic tanks or alternative wastewater disposal systems were proposed with the Original Project. The Modified Project also does not propose the use of septic systems. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

f) The Cultural and Paleontological Resources Assessment prepared for the Modified Project determined the Project site includes areas of high sensitivity for paleontological deposits (*Cultural and Paleontological Resources Assessment, October 2021*, prepared by Duke CRM; Appendix D). While no paleontological resources were identified on the Project site during the field surveys, multiple fossil localities have been documented with three miles of the Project site. The eastern portion of the Project site has a higher potential for paleontological resources than the remainder of the site. Therefore, paleontological monitoring in the eastern portion of the site is required during ground disturbance. The Prior EIR included Mitigation Measure MM 3.8.4, which requires that a qualified paleontologist evaluate any paleontological discoveries during grading. The potential for paleontological discoveries has not changed since certification of the Prior EIR and the limits of disturbance have remained the same. This mitigation measure is being revised in this Addendum to require a qualified paleontologist monitor grading activities on the eastern portion of the site, which is more efficient for grading activities instead of the requirement to call a monitor to the site to evaluate paleontological resources if found during grading. Therefore, no change in analysis from the Prior EIR would occur and Mitigation Measure MM 3.8.4 remains applicable to the Modified Project as modified.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of the following mitigation measure as presented in the Prior EIR.

Mitigation Measures: The mitigation measure applicable to the Modified Project, which was previously included within the Cultural Resource Section, remains in place, however this mitigation measure has been modified to require paleontological monitoring during ground disturbing activities. The revised language is in underline and strike-through format as shown below.

MM 3.8.4 <u>Prior to issuance of a grading permit, a certified professional</u>

paleontologist will be retained by the developer to provide professional paleontological services, which will include survey, education of construction workers, onsite construction monitoring, appropriate recovery, and reporting.

A paleontological monitor shall be present during ground disturbing activities in the eastern half of the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).

1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.

2. The paleontological monitor shall be present full-time during ground disturbance in the eastern half of the Project, including but not limited to grading, trenching, utilities, and offsite easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.

3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.

4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.

5. In consultation with the qualified paleontologist the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared.

6. If the discovery is significant the qualified paleontologist shall notify the CLIENT and CITY immediately.

7. In consultation with the CLIENT and CITY the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

For the remaining portions of the Project site, if ~~If~~ any paleontological resources (fossils) are discovered during grading or construction activities in the Project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist.

The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. The City and the Project applicant shall consult and agree on implementation of a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Project applicant shall be required to implement any mitigation necessary for the protection of paleontological resources.

Timing/Implementation: *As a condition of project approval and implemented during grading and/or construction activities*

Enforcement/Monitoring: *City of Eastvale Planning Department*

Conclusion: A site-specific Geotechnical Evaluation report was prepared for the Modified Project. The Geotechnical Evaluation provides greater site-specific detail and analysis than the information presented in the Prior EIR but not new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The additional analysis performed for the Modified Project introduces additional evidence in the record that impacts remain as described in the Prior EIR and less than significant. Therefore, no changes to the conclusions presented in the Prior EIR are warranted No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with mitigation incorporated.

2.8 Greenhouse Gas Emissions

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☐	☒

Discussion: The Prior EIR analyzed Greenhouse Gas (GHG) emissions from the Original Project by quantifying emissions of metric tons (MT) of Carbon Dioxide (CO_2) equivalents (CO_2e) from construction and operations. The Prior EIR relied on the California Emissions Estimator Model (CalEEMod) version 2013.2.2 computer program developed by the South Coast Air Quality Management District (AQMD). The Prior EIR determined the Original Project would generate 105,649 CO_2e metric tons (MT) per year. The analysis took credit for State-led GHG reduction measures, such as low carbon fuel standards and green building code standards. The reduction dropped CO_2e emissions to 77,375 MT per year[24]. The Prior EIR concluded that emissions from the Original Project represented a 26.7 percent reduction from Business as Usual, greater than the threshold of significance of 21.7 percent, resulting in a less than significant impact.

An analysis of the GHG emissions for the Modified Project is included in the report, "*Leal Master Plan Amendment Project Air Quality, Greenhouse Gas, and Energy Impact Study,*" prepared by RK Engineering Group, Inc. and dated December 22, 2021, included in Appendix B. The GHG Study determined the Modified Project would generate approximately 32,220 MT CO_2e per year. Compared to the Original Project with CO_2e emissions of 77,375 MT per year, the Modified Project (32,220 MT CO_2e per year) would reduce GHG emissions by 45,155 MT CO_2e per year, which represents an approximately 58% reduction in GHG emissions.

a) The Prior EIR determined the Original Project would generate 77,375 MT CO_2e, which represented a 26.7% reduction from Business as Usual, which is a greater reduction than the 21.7% threshold of significance. By comparison, the Modified Project would generate approximately 32,220 MT CO_2e per year, which is 45,155 MT

[24] The 77,375 MT CO_2e emissions per year are 2035 levels. The GHG Study prepared by RK Engineering Group (Appendix B) used 2020 emission levels of 74,317 MT CO_2e per year in Table 20 for comparison with the Modified Project emissions. Since 2020 emission levels have passed, this Addendum relies on the 2035 emission levels for comparison.

CO_2e per year less than the Original Project, which represents an approximately 58% reduction in GHG emissions. Therefore, the Modified Project would generate less GHG emissions than the Original Project.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The project will be required to comply with the mandatory requirements of the latest 2019 California Building Standards Code, including Title 24, Part 11, CALGreen and Title 24, Part 6, Energy Code. The purpose of the building standards is to reduce negative impacts on the environment through improved planning and design, energy efficiency, water efficiency and conservation and material and resource conservation. The California Building Standards were developed to help meet the requirements of the Global Warming Solutions Act (AB 32). As part of the latest Energy Code requirements, the project will be required to include rooftop solar panels, community solar panels, and/or other sources of on-site renewable energy capable of meeting the required California Energy Code Energy Design Rating. Therefore, by complying with the City's GHG reduction policy the project would not conflict with an applicable plan, policy, or regulation for the purpose of reducing the emissions of greenhouse gases.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project would reduce the amount of GHG emissions by approximately 58% compared to the Original Project and remain consistent with State policies for the reduction in GHG emissions. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.9 Hazards and Hazardous Materials

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excess noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion: The Prior EIR evaluated the Project site as a former dairy farm and agricultural use and concluded that the Project site was suitable for development with a mix of residential and commercial uses. The Prior EIR also concluded that the existing buildings on the Project site may contain asbestos, lead paint, or polychlorinated biphenyls (PCB) and that demolition of the existing structures could expose the environment or humans to hazardous materials. Mitigation Measures MM 3.10.2a, 3.10.2b, and 3.10.2c were included to reduce all impacts related to potential hazardous building materials on-site to less than significant.

The Modified Project includes two site-specific analysis of the Project site. The first study is a "*Phase I Environmental Site Assessment*" prepared by Hillmann Consulting, March 23, 2022, and included in Appendix F.1. The second study, also prepared by Hillmann Consulting is a "*Limited Phase II Subsurface Investigation Report*" dated March 23, 2022, and included in Appendix F.2.

The Phase I Environmental Site Assessment identified five Recognized Environmental Conditions (RECs) on the Project site as follows:

REC #1 There is a possibility for elevated methane gas in soil vapor at areas where livestock wastes accumulated.

REC #2 A historical 550-gallon gasoline underground storage tank (UST) is considered to be a REC due to the possibility for undocumented spills to have occurred.

REC #3 Maintenance and repair of farm equipment and vehicles appears to have been conducted for an extended period of time in an area of the northern portion of the Property, which could have resulted in undocumented spills.

REC #4 The Property was utilized as orchards since approximately 1931 to 1950s, resulting in the potential for residual pesticide concentrations in shallow soils due to historic application of pesticides.

REC #5 The presence of discarded/abandoned drums due to the unknown content and possibility of undocumented chemical spills/releases.

In response to the RECs identified as part of the Phase I Environmental Site Assessment, a Limited Phase II Subsurface Investigation of the Project site was conducted. The Phase II investigation included 96 near surface soil samples and methane testing. The results of the analysis conclude:

- Soil samples detected low levels of 4,4'-dichlorodiphenyldichleorethylene (DDE) and 4,4'-dichlorodiphenyltrichoroethane (DDT), which did not exceed the applicable screening levels for residential applications. DDT was a common pesticide once widely used in the past for insect control for agriculture purposes. DDE is a breakdown product of DDT.

- Soil sample analysis for heavy metals identified low background levels of metals, which did not exceed the applicable screening levels for residential applications.

- Soil gas sampling determined no detectable concentrations of petroleum hydrocarbons or volatile organic compounds (VOC), and no heavy metal concentrations exceeding residential screening levels.

- One sample had benzene concentrations that slightly exceed proposed residential screening levels (if they were to be adopted) but given the depth of the sample (14 feet) and consideration for attenuation provided by new construction, these very low concentrations do not pose a significant environmental or human health concern for the proposed residential use.

- Methane testing identified three samples out of fifteen with detectable concentrations of methane. The methane distribution was determined to not be widespread and the areas that were investigated were still covered with animal waste. The treatment for the areas with detectable methane includes removal of animal waste (organics), which is planned as part of the Project Description and PDFs.

The Phase I and Phase II assessments provide greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The Prior EIR evaluated the site as a former agricultural use being converted to allow a mix of uses including residential and commercial. The Modified Project would not change the limits of disturbance, which encumbers the entire site, or the existing site conditions.

a) The Original Project included the same project boundaries and a mix of commercial and residential land uses. The Modified Project would change the intensity of certain land uses but retain the same mix of land uses. The Prior EIR concluded that neither commercial nor residential development is expected to involve the routine transport, use, or disposal of hazardous materials in significant quantities.[25] The same conclusion would apply to the Modified Project because of the same mix of residential and commercial land uses.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Prior EIR determined construction activities could release hazardous materials into the environment, such as petroleum-based fuels or hydraulic fluid used for construction equipment. These materials are routine in construction projects and the risk would apply similarly to the Modified Project. Given the age of the structures on site, a possibility exists for asbestos and/or lead paint to occur within the construction materials used in the structures. The Prior EIR included three mitigation measures to reduce impacts to less than significant. Mitigation Measure MM 3.10.2a requires

[25] Leal Master Plan Draft EIR, July 2015, Section 3.10.5, Page 3.10-3

testing for asbestos, lead paint, and polychlorinated biphenyls (PCB) prior to demolition of the existing structures on site. This mitigation measure would apply to the Modified Project and reduce impacts to less than significant.

Mitigation Measure MM 3.10.2b requires preparation of a Phase I Environmental Site Assessment prior to grading. A Phase I has been prepared for the Modified Project and is included in Appendix F.1. A portion of this mitigation measure has been satisfied, however compliance with the recommendations from a Phase II assessment remains a requirement.

Mitigation Measure MM 3.10.2c requires all trash and debris be removed from the Project site and disposed of properly. This mitigation measure would apply to the Modified Project and reduce impacts to less than significant.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of mitigation measures.

c) The Project site is located within 0.20 miles of Harada Elementary School. The Prior EIR concluded:

> "However, as described in response to Threshold 1, hazards to the public or to the environment through the routine use, handling, transport, and storage of hazardous materials would be subject to federal, state, and local health and safety requirements. The storage, handling, and disposal of hazardous materials are regulated by the EPA, OSHA, and the Fire Department. Therefore, the proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials."[26]

The Modified Project proposes the same mix of residential and commercial uses as the Original Project. Therefore, there is no change in the potential for release of hazardous materials during construction or operation of the Modified Project. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Phase I Environmental Site Assessment prepared for the Modified Project determined the Project site is not included on a list of hazardous materials sites and does not pose a risk to the public. Recent site inspections confirm no change in conditions would alter that conclusion presented in the Prior EIR. Therefore, no new

[26] Leal Master Plan Draft EIR, July 2015, Section 3.10.3, Page 3.10-6

significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

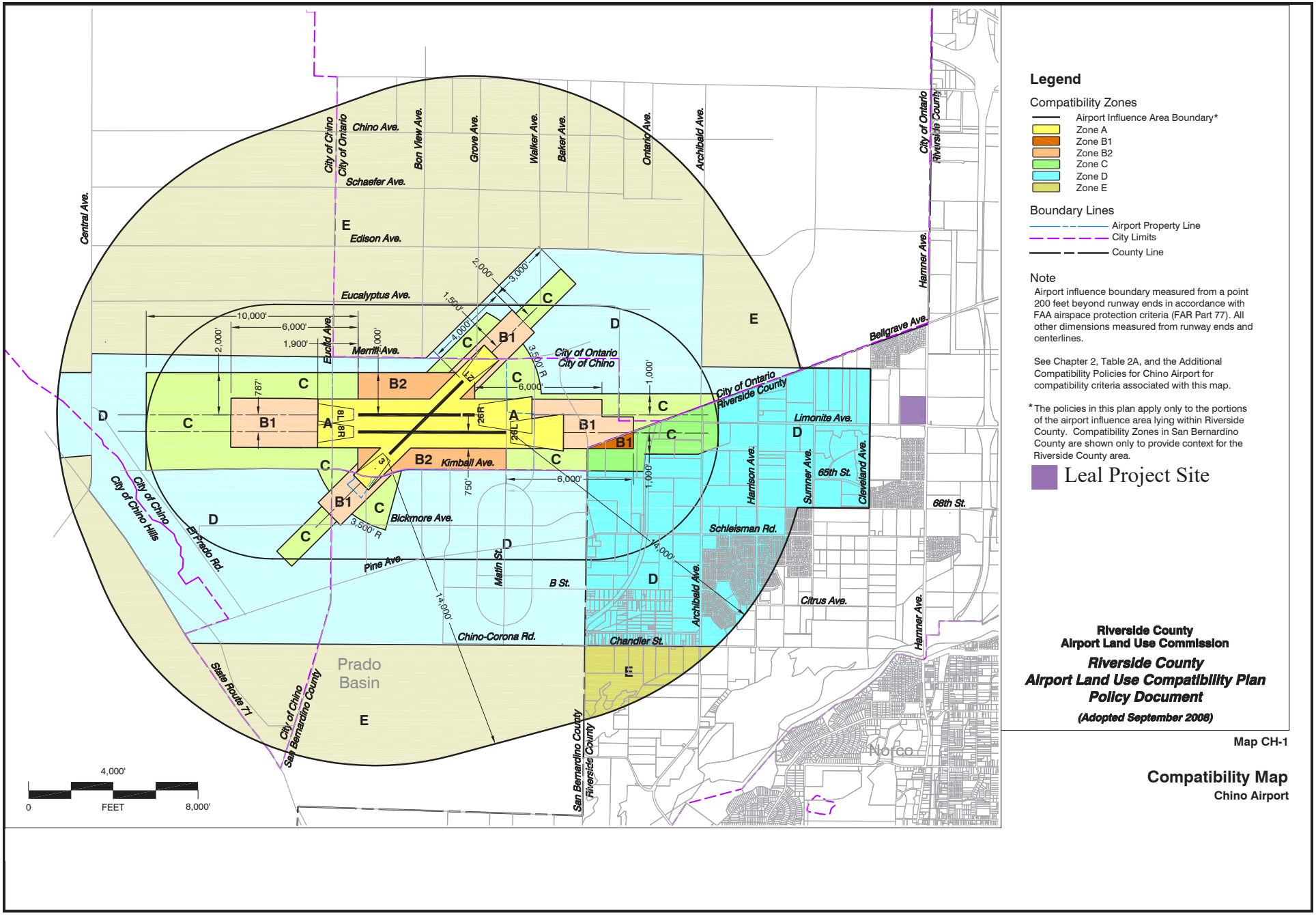
e) The Project site is not located in an airport land use plan (see Figure 5) or near a private or public airstrip. The Modified Project would not change these findings. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

f) The Prior EIR concluded the Original Project would not impair the City's ability to implement its emergency response plan or use its emergency evacuation routes. The Modified Project includes less intensive development than the Original Project. As shown in Section 2.17, the Modified Project would reduce trip generation by 27,764 average daily vehicle trips, thereby reducing the number of potential vehicles on local roadways that may be used by emergency vehicles or for evacuation in the event of an emergency. The Modified Project would improve the surrounding circulation system with additional travel lanes on Limonite and Hamner and the Modified Project would contribute to fewer local roadway trips than the Original Project. The Modified Project would complete street improvements on all four surrounding streets. Therefore, as a result of the Modified Project proposing less intensive development than the Original Project and proposing to complete the surrounding street system, no new impacts would occur, and the conclusions presented in the Prior EIR remain unchanged.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

g) The Prior EIR concluded the Project site is not designated as a fire hazard severity zone. Since there are no changes to the boundaries of the Modified Project, the conclusions in the Prior EIR remain applicable. Furthermore, the California Department of Forestry and Fire Protection (CalFire) website was reviewed; and no change of fire hazard severity designation has occurred on the Project site since the Prior EIR was prepared and adopted[27]. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

[27] CalFire (California Department of Forestry and Fire Protection). 2022. Cal Fire website. http://www.fire.ca.gov/.



Source: Meet&Hunt (June 2008)

N

N.T.S.

Figure 5
Airport Land Use Plan Map

Mitigation Measures: The measure that has already been satisfied is shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.10.2a Asbestos. Prior to the issuance of any permit for the demolition or alteration of existing structure(s), a letter shall be provided to the Planning Department from a qualified asbestos abatement consultant indicating that no asbestos-containing materials (ACM) are present in the building. If ACMs are found to be present, they will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 and all other applicable state and federal rules and regulations.

Lead Paint. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Eastvale Building Safety and Inspection Department. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

Polychlorinated Biphenyls. Prior to issuance of a demolition permit, a polychlorinated biphenyls (PCB) abatement contractor shall conduct a survey of the Project site to identify and assist with compliance with applicable state and federal rules and regulations governing PCB removal and disposal.

Timing/Implementation: *Prior to the issuance of demolition permit*

Enforcement/Monitoring: *City of Eastvale Building and Planning Departments*

MM 3.10.2b Prior to the issuance of any individual grading permit, a Phase I Environmental Site Assessment (ESA) shall be conducted to determine the potential for contaminated soil or groundwater on the site. If the Phase I ESA determines that the potential exists for contaminated soil or groundwater on-site, the project applicant shall conduct a Phase II ESA and shall follow its recommendations to remediate any potentially contaminated soil or groundwater. On-site contaminants must be addressed to the satisfaction of either Cal/EPA or the Riverside County Waste Management Department, with their approval of completion of activities/remedial action plans (RAP) submitted to the Eastvale Department of Building and Construction prior to the issuance of a grading permit.

Timing/Implementation: *Prior to issuance of individual grading permit*

Enforcement/Monitoring: *City of Eastvale Building and Planning Departments*

MM 3.10.2c All trash and debris observed on-site shall be removed prior to construction activities and disposed of at a landfill or approved dumpsite.

Timing/Implementation: *Prior to construction activities*

Enforcement/Monitoring: *City of Eastvale Building and Planning Departments*

Conclusion: A site-specific Phase I Environmental Site Assessment and a Limited Phase II Subsurface Investigation were prepared for the Modified Project. Those studies provide greater site-specific detail and analysis than the information presented in the Prior EIR. The additional analysis performed for the Modified Project introduces additional evidence in the record that impacts remain as described in the Prior EIR and less than significant with mitigation incorporated. The information provided is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. Therefore, no changes to the conclusions presented in the Prior EIR are warranted. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with mitigation.

2.10 Hydrology and Water Quality

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion: The analysis in the Prior EIR determined the Original Project would have less than significant hydrology and water quality impacts. The Project site is located in Flood Hazard Zone X according to the Federal Emergency Management Agency

(FEMA) Flood Insurance Rate Maps (FIRM)[28]. Flood Zone X indicates the site is subject to minimal risk of flooding.

Two site-specific technical studies were prepared for the Modified Project. One report is titled, "*Preliminary Hydrology Analysis for Leal Ranch (Tentative Map No. 38290)*" prepared by Hunsaker & Associates Irvine, Inc., and dated November 29, 2021 (Appendix G). The second report is the "*Preliminary Water Quality Management Plan (PWQMP) for Tentative Map No. 38290*," prepared by Hunsaker & Associates Irvine, Inc., and dated November 29, 2021 (Appendix H).

The Modified Project proposes a series of storm drains to convey runoff from the Project site to an existing storm drain system within Limonite Avenue. This drainage pattern is consistent with the Eastvale Master Plan of drainage. The Modified Project also includes improvements, including catch basins within 58th Street, Hamner Avenue, Limonite Avenue, and Scholar Way. Catch basin laterals are proposed to join the existing storm drains within those perimeter streets. The Modified Project also includes two (2) water quality basins and one combined water quality/detention basin. These basins may be located either on the surface or buried beneath the surface. Current plans show these facilities buried beneath the surface, allowing for parks, parking lots, or other improvements on the surface above these facilities.

The proposed underground detention basin is currently sized approximately 360 feet long, 120 feet wide, and 6 feet deep. These dimensions may vary as long as equivalent storage is provided. Since the Original Project and Modified Project would convert the Project site from primarily pervious surface to largely impervious (80%), the detention basin is necessary to reduce peak storm flow rates to existing storm drain design flows.

The 100-year storm event is the major storm event used to size storm drain facilities. During a 100-year storm event, storm flow of 252 cubic feet per second (cfs) would flow into the detention basin and flows of 82 cfs would flow out of the basin. The detention provided by the basin allows the runoff from the Modified Project to be less than the existing storm drain design flow rate, as shown in the following table.

Table 13. Existing Storm Drain Design Flow Rate[29]

Node	Flow without Detention (cfs)	Flow Reduction from Detention (cfs)	Flow after Detention (cfs)	Existing Storm Drain Design Flow Rate (cfs)
75	322.0	170.1	151.9	160.0

[28] FEMA (Federal Emergency Management Agency). 2021. Flood Insurance Rate Map (FIRM) Panel 06065Co681G and 06065CO677G. Visited December 2021. http://msc.fema.gove/portal.
[29] Table 2, from "Preliminary Hydrology Analysis for Leal Ranch (Tentative Map No. 38290)," prepared by Hunsaker & Associates Irvine, dated November 29, 2021.

The PWQMP identified potential treatment options for runoff prior to discharge from the Project site in accordance with the Regional Water Quality Control Board Order No. R8-2010-0033 (MS4 Permit). The Original Project and Modified Project would change the existing Project site from largely pervious to a mix of 80% impervious and 20% pervious. As such, the Modified Project is required to treat runoff from the Project site. The MS4 Permit requires projects implement Low Impact Development (LID) principles to the extent feasible. The primary LID principle each Project must analyze is infiltration. Infiltration testing was conducted, and the infiltration rates do not meet minimum standards, therefore, infiltration cannot be relied upon as the primary treatment option. The Modified Project proposes biotreatment/bioretention basins that will allow for incidental infiltration. The biotreatment/bioretention basins rely on proprietary treatment of flows prior to discharge into the storm drain system off the Project site.

a) Short-term water quality requirements apply during construction and long-term water quality requirements apply for the built condition. The Prior EIR analyzed both conditions and determined impacts would be less than significant. During construction water quality impacts could occur from surface water pollutants such as sediment, oil, grease, and trash. Since the development area is greater than 1 acre, a Stormwater Pollution Prevention Plan (SWPPP) must be prepared to identify the best management practices (BMPs) to be implemented during construction. Implementation of the SWPPP would reduce impacts to less than significant. The Modified Project includes the same amount of grading area as the Original Project and would also be subject to a SWPPP. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project.

A Preliminary Water Quality Management Plan (PWQMP) was prepared for the Modified Project. The Modified Project relies on two underground biotreatment/bioretention basins that rely on proprietary treatment systems. An example of proprietary treatment system is a modular wetland, which has been accepted by most agencies. The Project site does not qualify to rely on infiltration as the primary source of treatment, however, the treatment basins will allow for incidental infiltration.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Prior EIR determined the Original Project would have a less than significant impact on groundwater recharge. Percolation tests were performed as part of the PWQMP for the Modified Project, which determined that existing percolation rates do not meet the minimum standards to rely on infiltration. Furthermore, the Geotechnical Study for the Modified Project determined that existing groundwater levels are greater than 100-feet below the ground surface (*Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal"*

Property, City of Eastvale, California, prepared by LGC Geotechnical, Inc; Appendix E). The low infiltration rates and low groundwater depth both indicate that the Project site is not substantially contributing to groundwater recharge.

Therefore, the analysis presented in the Prior EIR would apply to the Modified Project because the conditions remain the same. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c.i, c.iv) The Modified Project would not change the drainage patterns as analyzed in the Prior EIR for the Original Project. Runoff from the Project site continues to flow from north to south, collecting in the southwestern portion of the Project site near Limonite Avenue. No stream or river is located on the Project site. Storm flows are primarily captured in streets or sheet flow over vegetated land. The Modified Project includes details of a storm drain system that would collect surface flows in catch basin inlets in the streets and convey flows via a storm drain system under on-site roadways to an underground detention vault located southwest portion of the Project site.

The Modified Project would increase the amount of impervious surface compared to existing conditions. This increase in impervious surface would increase the amount of runoff, however, through the Project design, peak discharge from the Modified Project would be less than the existing condition and less than the design flows of the existing storm drain in Limonite Avenue. By containing the runoff within proposed and existing storm drains, the Modified Project would not cause erosion or siltation on or off the Project site. The Hydrology Study for the Modified Project provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c.ii - c.iii) As described above, the Modified Project includes a large subsurface detention basin to restrict peak flows during a 100-year storm event. The detention basin would outlet flows less than the design flows of the existing storm drain in Limonite Avenue. Therefore, the Modified Project would not create or contribute runoff water that would exceed the capacity of the existing stormwater drainage systems. Also as previously described, the Modified Project includes two biotreatment/bioretention facilities designed to treat initial storm flows to meet applicable local and state water quality requirements. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with

the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Original Project boundary is not located within a FEMA designated 100-year flood zone. The Modified Project does not change the Project boundary and is therefore also located outside of a FEMA designated 100-year flood zone. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

The Original Project site is located over 30 miles from the Pacific Ocean and not located near a large body of water, therefore, the Project site is outside of a tsunami inundation area and not at risk of impacts from a seiche. The Modified Project does not change the Project boundaries and is therefore located outside of a flood zone, and tsunami and seiche inundation area, and therefore not at risk of discharging pollutants during a flood, tsunami or seiche. Furthermore, areas disturbed by grading and construction for the Modified Project would be either paved or landscaped with vegetation to control surface erosion. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

e) The Original Project boundaries are not located within a sustainable ground water management plan. The Modified Project does not change the Project boundaries and is therefore also located outside of a sustainable ground water management plan. The Project site is subject to the Regional Permit issued by the Regional Water Quality Control Board (MS4) and a PWQMP has been prepared to show how the Modified Project will comply with the MS4 requirements. Percolation tests were performed as part of the PWQMP for the Modified Project, which determined that existing percolation rates do not meet the minimum standards to rely on infiltration. Furthermore, the Geotechnical Study for the Modified Project determined that existing groundwater levels are greater than 100-feet below the ground surface. The low infiltration rates and low groundwater depth both indicate that the Project site is not substantially contributing to groundwater recharge.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project includes a site-specific hydrology study and preliminary water quality management plan that confirm the analysis and conclusions presented in the Prior EIR. The information provided in the hydrology study and PWQMP is not a substantial change with respect to the circumstances under which the

project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The Modified Project would reduce peak stormflow discharge below the design flow of the existing storm drain in Limonite Avenue and include water treatment measures consistent with the MS4 requirements. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.11 Land Use and Planning

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion: On December 13, 2017, the City of Eastvale certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015031028) for the 158.6-acre[30] Project site, adopted a Statement of Overriding Considerations for significant but unavoidable impacts, amended the Eastvale General Plan to incorporate the Leal Master Plan (including amending land use policies and the Land Use Map) and voted to adopt the Leal Master Plan and a corresponding change of zone from heavy agriculture (A-2) to Leal Master Plan. On January 10, 2018, the City held the second reading and adopted the Leal Master Plan and change of zone to Leal Master Plan. The Leal Master Plan outlined a multistage planning and development process. The first stage included the adoption of the Leal Master Plan, which identified "the project objectives and specific parameters for the design and quality of overall future development of the project site."[31] Stage 2 of the development process was anticipated to focus on "preparing project-wide development criteria and guidelines that are not included in the Master Plan, creating detailed plans for the first phase(s) of development based on the criteria and guidelines included in the Master Plan."[32] The last development phase outlined in the Master Plan consists of the "submittal of specific development projects through the Development Plan Review process established in the Eastvale Zoning Code."[33]

The Modified Project consists of an amendment to the Leal Master Plan, Development Agreement, Tentative Tract Map (TTM), and Major Development Review. This represents Stage 2 of the development process outlined in the Leal Master Plan. The Leal Master Plan Amendment provides a Project-wide site plan and identifies

[30] The Leal Master Plan EIR identifies the size of the Project site as 161 acres. Based on detailed engineering, the actual size of the Project site is 158.6 acres.
[31] Leal Master Plan EIR, December 2017, Project Description Page 2.0-2
[32] Leal Master Plan EIR, December 2017, Project Description Page 2.0-2
[33] Leal Master Plan EIR, December 2017, Project Description Page 2.0-2

permitted development intensities and development standards. The TTM creates both numbered lots for development areas and lettered lots for streets, parks, and open space.

a) The Prior EIR determined the Original Project would not physically divide an existing community. The Modified Project provides additional planning detail on future development of the Project site, consistent with the original Leal Master Plan. The boundaries of the Project site remain unchanged and the type of future development continues to provide a mix of residential and commercial uses.

Therefore, the Modified Project would not physically divide an existing community and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Original Leal Master Plan did not establish a maximum number of dwelling units and no minimum development standards were identified. Therefore, development of the Project site had a wide range of flexibility. Given the wide flexibility, the Original Project established the following land use assumptions that were used in the Original Leal Master Plan EIR.

Table 14. Buildout Assumptions for the Original Project

Land Use
660 multi-family homes (apartments)
1,525,000 square feet of general retail (shopping center)
460,000 square feet of general office
460,000 square feet of medical office
450 hotel rooms
100,000-square-foot civic center

The Modified Project proposes a land use intensity of 2,500 residential dwellings, 595,000 square feet of commercial uses and a fire station. As planned in the Stage 2 sequencing, the Modified Project continues to provide development flexibility to allow for development to occur in accordance with market conditions as part of Stage 3 planning. While no Stage 3 development plans have been prepared, the 2,500 dwelling units and 595,000 square feet of commercial uses have been allocated as shown in the following table for purposes of this Addendum. It is important to note that the following mix of uses is conceptual and may change during the Stage 3 planning processes. Since development of the site could take many years and each planning area requires a separate Stage 3 planning process, development of the Project site could vary from the assumptions provided in the table below. If changes to these assumptions occur in the future, the City is responsible to evaluate those changes and determine if additional environmental review pursuant to CEQA is required.

Table 15. Buildout Assumptions for the Modified Project

Land Use
1,840 medium density residential (400 single family detached and 1440 single family attached)
660 high density residential (apartment units)
390,000 square feet of general retail (shopping center)
65,000 square feet of general office
65,000 square feet of medical office
75,000 square feet civic center (City Hall, Library, Police)
12,200 square feet fire station

The following table compares the development assumptions between the Original Project and the Modified Project.

Table 16. Land Use Comparison Table

Land Use	Original Project	Modified Project	Difference
Medium Density Residential	0	1,840	+1,840 units
High Density Residential	660	660	no change
Retail (Shopping Center)	1,525,000	390,000	-1,135,000 sf
General Office	460,000	65,000	-395,000 sf
Medical Office	460,000	65,000	-395,000 sf
Hotel	450	0	- 450 rooms
Civic Center	100,000	75,000	- 25,000 sf
Fire Station	0	12,200	+ 12,200 sf

Therefore, the Modified Project is consistent with adopted plans and policies governing the Project site. Furthermore, as analyzed in the Prior EIR and applicable to the Modified Project, the Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP); however, is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits and is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. As analyzed in Section 2.4, Biological Resources, the Project is consistent with the MSHCP and does not provide suitable habitat for sensitive species. Furthermore, as analyzed in the Prior EIR and applicable to the Modified Project, the Project site is not subject to any local policies, such as a tree preservation ordinance.

The conclusions presented in the Prior EIR remain unchanged and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project is consistent with the City's General Plan land use designation, density limit, and policies. The Modified Project is also consistent with the existing Zoning for the Project site as it continues to contain a mix of residential and non-residential uses. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. No impacts would occur.

2.12 Mineral Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

Discussion: In accordance with State CEQA Guidelines Section 15128, the Prior EIR determined that as a result of the absence of environmental resources or Project characteristics to produce impacts, the potential effect on Mineral Resources was found to be less than significant. The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Furthermore, the site-specific geotechnical analysis evaluated the Project site's soil conditions and found no mineral resources that would be a value to the region (*Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California,* prepared by LGC Geotechnical, Inc; Appendix E).

Therefore, the Modified Project would not create any new or greater significant impacts.

a) Consistent with the findings in the Prior EIR, no known mineral resources are located on the Modified Project site, which is further evidenced by the fact that during extensive geologic subsurface exploration across the entire Project site, no mineral resources were observed. The Project site is mapped Mineral Resource Zone (MRZ) - 3 by the California Department of Conservation[34]. MRZ-3 identifies areas containing mineral deposits, the significance of which cannot be evaluated from available data, however, the extensive geologic subsurface exploration across the entire Project site confirmed no mineral resources are located onsite. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

[34] California Department of Conservation. 2022. California Department of Conservation Mineral Lands Classification website. https://maps.conservation.ca.gov/mineralresources/.

b) The Eastvale General Plan designates the Project site for Leal Master Plan, permitting future development of residential and commercial uses. Therefore, no loss of mineral resources identified on any City land use maps would occur as a result of the Modified Project. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project. No new mitigation is necessary and impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project would not change the analysis or conclusions found in the Prior EIR and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.13 Noise

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Discussion: The Prior EIR analyzed potential construction, operation, and vibration noise associated with development of the Original Project and determined impacts associated with a substantial permanent increase in ambient noise levels would be significant and unavoidable, even after implementation of mitigation measures.

A Project-specific noise study was prepared for the Modified Project. The study, "*Leal Master Plan Amendment Noise Impact Study*" prepared by RK Engineering Group, Inc. on December 21, 2021, is included in Appendix I. The Noise study analyzed impacts associated with construction and operation of the Modified Project as presented in the Project Description.

The Modified Project includes the following Project Design Features (PDFs) that are recognized for reducing noise levels. The PDFs include:

NOI PDF-1 Prior to the issuance of building permits, the Project will demonstrate that building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units located along arterial roadways and/or adjacent to commercial uses, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways:

- Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources.

- Install double-paned or upgraded STC sound rated windows.
- Provide sound insulating exterior walls and roofing systems.
- Locate and/or design attic vents to minimize sound propagation into each home.
- Provide forced-air ventilation systems.
- Provide the necessary setbacks for dwelling units fronting along major roadways.

NOI PDF-2 The Project will comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g. floor/ceiling assemblies and demising walls).

NOI PDF-3 For proper acoustical performance, all exterior windows, doors, and sliding glass doors will have a positive seal and leaks/cracks must be kept to a minimum.

NOI PDF-4 The final building plans will ensure that HVAC units are not located within an area of the Project site that would contribute to a noise level exceedance at any adjacent property line, per the City of Eastvale Municipal Code requirements. To meet the City's noise standards the following measures should be followed:

- All HVAC equipment shall be shielded or enclosed from the line of sight of adjacent residential uses.
- The combined noise level of all units operating simultaneously shall not exceed the City of Eastvale daytime and nighttime exterior standards at the nearest surrounding property lines.

NOI PDF-5 Future residents, property management personnel, and commercial tenants will be required to comply with the City of Eastvale Municipal Code Noise Regulations, Chapter 8.52, which specify that no person shall create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

To help ensure compliance with the City's Noise Regulations, the following recommendations are provided:

- Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (8 a.m. – 10 p.m.).
- Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

NOI PDF-6 The Project will prepare a construction management plan and obtain a construction work permit from the City of Eastvale prior to starting

construction. The construction management plan will ensure all contractors implement construction best management practices to reduce construction noise levels. Examples of best management practices may include the following:

- All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).
- Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.
- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.
- Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.
- Construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. to 7:00 a.m. during the months of October through May.

NOI PDF-7 The Project will not include pile driving or blasting activities during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment will be conducted prior to start of any activity.

With implementation of the PDFs, the Modified Project would not generate a substantial temporary or permanent increase in ambient noise levels in excess of City standards. The Modified Project would generate approximately 27,764 fewer average daily trips than the Original Project, resulting in less traffic noise contribution to the surrounding roadways than previously analyzed in the Prior EIR. Lastly, the Modified Project has reduced the amount of commercial land use in favor of a greater amount

of residential use, which is generally considered a more compatible land use with the surrounding community from a noise standpoint.

a) The Noise Study prepared for the Modified Project analyzed noise impacts from long-term operations of the proposed development and short-term construction noise impacts. The Modified Project would generate approximately 27,764 fewer average daily trips than the Original Project, resulting in less operational traffic noise contribution to the surrounding roadways than previously analyzed in the Prior EIR. Furthermore, the Modified Project would not cause a significant impact associated with a change in roadway noise levels as shown in the following table.

Table 17. Roadway Noise Impact Analysis (dBA CNEL)[1] Existing Year Conditions[35]

Roadway[2]	Segment	CNEL at the Nearest Façade			Significant Impact?[3]
		Existing Without Project	Existing with Project	Change as a Result of Project	
Limonite Avenue	Archibald Ave to Harrison Ave	68.2	69.0	0.8	NO
Limonite Avenue	Harrison Avenue to Scholar Way	69.7	70.3	0.6	NO
Limonite Avenue	Scholar Way to Hamner Avenue	69.0	71.3	2.3	NO
Limonite Avenue	Hamner Avenue to I-15 Ramps	70.8	72.2	1.4	NO
Limonite Avenue	I-15 Ramps to Wineville Avenue	70.8	71.3	0.5	NO
Hamner Avenue	Citrus Street to Schleisman Rd	68.7	69.4	0.7	NO
Hamner Avenue	Schleisman Road to 68th Street	65.1	66.2	1.1	NO
Hamner Avenue	68th Street to 58th Street	67.4	67.8	0.4	NO
Hamner Avenue	Limonite Avenue to 58th Street	66.3	69.4	3.1	NO
Hamner Avenue	58th Street to Bellgrave Avenue	66.3	69.4	3.1	NO
Scholar Way	Limonite Avenue to 58th Street	57.8	59.2	1.4	NO
Scholar Way[5]	58th Street to Bellgrave Avenue	54.4	57.0	2.6	NO

[1] Exterior noise levels are calculated at 5 feet above ground level.
[2] Noise levels are calculated approximately 100 feet from the centerline of the subject roadway.
[3] A significant noise impact would occur when project operational activities cause an increase in ambient noise levels of 5 dBA or more and the resulting noise level exceeds 60 dBA CNEL/Ldn.

The land uses proposed as part of the Modified Project are compatible with surrounding land uses and none of the land uses are considered substantial noise generators. Furthermore, future tenants within the commercial areas would be subject to the City's noise ordinance, which places limits on noise generated from stationary

[35] CNEL = Community Noise Equivalent Level, dBA = decibels A ;Table 8, from "Leal Master Plan Amendment Noise Impact Study," prepared by RK Engineering Group, Inc., dated December 21, 2021.

uses. The proposed Project includes several Project Design Features that would further reduce operational noise levels, as follows:

NOI PDF-1 Prior to the issuance of building permits, the Project will demonstrate that building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units located along arterial roadways and/or adjacent to commercial uses, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways:

- Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources.
- Install double-paned or upgraded sound transmission class (STC) sound rated windows.
- Provide sound insulating exterior walls and roofing systems.
- Locate and/or design attic vents to minimize sound propagation into each home.
- Provide forced-air ventilation systems.
- Provide the necessary setbacks for dwelling units fronting along major roadways.

NOI PDF-2 The Project will comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g. floor/ceiling assemblies and demising walls).

NOI PDF-3 For proper acoustical performance, all exterior windows, doors, and sliding glass doors will have a positive seal and leaks/cracks must be kept to a minimum.

NOI PDF-4 The final building plans will ensure that heating, ventilation, and air conditioning (HVAC) units are not located within an area of the Project site that would contribute to a noise level exceedance at any adjacent property line, per the City of Eastvale Municipal Code requirements. To meet the City's noise standards the following measures should be followed:

- All HVAC equipment shall be shielded or enclosed from the line of sight of adjacent residential uses.
- The combined noise level of all units operating simultaneously shall not exceed the City of Eastvale daytime and nighttime exterior standards at the nearest surrounding property lines.

NOI PDF-5 Future residents, property management personnel, and commercial tenants will be required to comply with the City of Eastvale Municipal Code Noise Regulations, Chapter 8.52, which specify that no person shall create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

To help ensure compliance with the City's Noise Regulations, the following recommendations are provided:

- Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (8 a.m. – 10 p.m.).
- Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

Therefore, no new significant impacts or increase in severity of impacts would occur from long-term operation of the Modified Project.

The Noise Study prepared for the Modified Project analyzed potential construction noise impacts. The Noise Study analyzes potential noise impacts during all expected phases of construction, including, demolition, site preparation, grading, building construction, paving, and architectural coating. Noise levels are calculated based on an average distance of equipment over a 1-hour period to the nearest adjacent property. Demolition activities are expected to occur at approximately 50 feet from the nearest existing residential uses to the north. Therefore, noise levels from demolition activities are analyzed at 50 feet. Noise levels from all other construction activities are conservatively estimated from 200 feet, whereas, in reality, the degree of construction noise will vary depending on the type of construction activity taking place and the location of the activity relative to the surrounding properties.

The proposed Project includes several Project Design Features that would further reduce construction noise levels, as follows:

NOI PDF-6 The Project will prepare a construction management plan and obtain a construction work permit from the City of Eastvale prior to starting construction. The construction management plan will ensure all contractors implement construction best management practices to reduce construction noise levels. Examples of best management practices may include the following:

- All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).
- Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.

- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load.

- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

- Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.

- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.

- Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.

- Construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. to 7:00 a.m. during the months of October through May.

NOI PDF-7 The Project will not include pile driving or blasting activities during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment will be conducted prior to start of any activity.

The following table summarizes construction noise levels and documents that construction noise would not cause a significant impact.

Table 18. Project Construction Noise Levels[36]

Phase	Equipment	Quantity	Equipment Noise Level (dBA Leq)	Combined Noise Level (dBA Leq)
Demolition[2]	Concrete/Industrial Saw	1	74.8	84.6
	Excavators	3	76.7	
	Rubber Tired Dozers	2	77.7	
Site Preparation[1]	Rubber Tired Dozers	3	65.6	75.6
	Tractors/Loaders/Backhoes	4	68.0	
Grading[1]	Excavators	2	64.7	76.2
	Graders	1	69.0	
	Rubber Tired Dozers	1	65.6	
	Scrapers	2	67.6	
	Tractors/Loaders/Backhoes	2	68.0	
Building Construction[1]	Cranes	1	60.6	74.2
	Forklifts	3	59.0	
	Generator Sets	1	65.6	
	Tractors/Loaders/Backhoes	3	68.0	
	Welders	1	58.0	
Paving[1]	Pavers	1	62.2	67.3
	Paving Equipment	1	61.0	
	Rollers	2	61.0	
Architectural Coating[1]	Air Compressors	1	61.6	61.6
Worst Case Construction Phase Noise Level – Leq (dBA)				84.6
FTA Construction Noise Criteria (General Assessment)				90.0
Noise level exceeds FTA criteria?				**NO**

[1] Construction Noise Levels are analyzed at 200 feet

[2] Demolition noise levels are conservatively analyzed at 50 feet. Noise level does not take into account of existing six (6) foot wall along residential uses to the north.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts were originally determined to be significant and unavoidable, however subsequent analysis prepared for the Modified Project with implementation of Project Design Features determined impacts are less than the Original Project and less than significant.

The Prior EIR included Mitigation Measures MM 3.6.1 and 3.6.3, which requires a Project-specific acoustical assessment and a construction-related noise mitigation plan, respectively. Mitigation Measure MM 3.6.1 and Mitigation Measure MM 3.6.3

[36] dBA Leq = Equivalent Continuous Level ;Table 11, from "Leal Master Plan Amendment Noise Impact Study," prepared by RK Engineering Group, Inc., dated December 21, 2021.

have been satisfied with the Project specific Noise Analysis prepared for this Addendum (Appendix I). The Prior EIR included Mitigation Measure MM 3.6.4, which includes several requirements very similar to the PDFs included in the Project Description. Mitigation Measure 3.6.4 would continue to apply to the Modified Project.

b) The Prior EIR concluded the Original Project would have a less than significant impact from groundborne vibration with implementation of Mitigation Measure MM 3.6.2, which requires preparation of a vibration assessment for construction activities. The Noise Study prepared for the Modified Project (Appendix I) includes a groundborne vibration assessment of the Modified Project, which satisfies Mitigation Measure MM 3.6.2. The construction of the proposed Project is not expected to require the use of substantial vibration inducing equipment or activities, such as pile drivers or blasting. The main sources of vibration impacts during construction of the Project would be the operation of equipment such as bulldozer activity during demolition, scrapers and loading trucks during grading and excavation, and vibratory rollers during paving. Based on standard construction equipment, vibration impacts would be less than significant as shown in the following table.

Table 19. Construction Vibration Impact Analysis[37]

Construction Activity	Distance to Nearest Structure (ft)	Duration	Calculated Vibration Level - PPV (in/sec)	City of Eastvale Vibration Threshold- PPV (in/sec)	Significant Impact
Large Bulldozer	100	Continuous/Frequent	0.019	0.0787	NO
Vibratory Roller	100	Continuous/Frequent	0.046		NO
Loaded Trucks	100	Continuous/Frequent	0.017		NO
Caisson Drilling	100	Continuous/Frequent	0.019		NO

The Noise Study prepared for the Modified Project provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant. Mitigation Measure MM 3.6.2 requiring preparation

[37] PPV = peak particle velocity; Table 13, from "Leal Master Plan Amendment Noise Impact Study," prepared by RK Engineering Group, Inc., dated December 21, 2021.

of a vibration assessment has been satisfied and is no longer applicable to the Modified Project.

c) The Modified Project site is not located near a public or private airport or airstrip; therefore, the Modified Project would not alter the analysis or conclusions presented in the Prior EIR. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: Several mitigation measures have already been satisfied and are shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.6.1 An acoustical assessment shall be prepared that evaluates potential environmental noise impacts associated with the proposed project. Where the acoustical analysis determines that noise levels would exceed applicable City noise standards, noise reduction measures shall be identified and included in the project.

Timing/Implementation: *Prior to approval of development plan or project*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.6.2 A vibration assessment shall be prepared for construction projects that would involve the use of major vibration-generating equipment (e.g., pile drivers, vibratory rollers) within 200 feet of existing structures. Measures to reduce ground vibration levels shall be identified for any potential vibration impacts exceeding a vibration threshold of 0.2 in/sec ppv.

Timing/Implementation: *Prior to approval of development plan or project*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.6.3 A construction-related noise mitigation plan shall be submitted to the City for review and approval prior to issuance of a grading permit. The plan shall depict the location of construction equipment and specify how the noise from this equipment will be mitigated during construction of the project.

Timing/Implementation: *Prior to issuance of grading permit*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.6.4 The following mitigation measures shall be implemented and specified on all project construction plans:

a) Clearing and construction activities shall be conducted outside of 6:00 p.m. and 6:00 a.m. during the months of June through September, and outside of 6:00 p.m. and 7:00 a.m. during the months of October through May. (Municipal Code Chapter 8.52, Noise Regulation).
b) All construction equipment shall be kept properly tuned and use noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
c) Construction equipment staging areas shall be centrally located on the Project site or located at the farthest distance possible from nearby residential land uses.
d) All motorized construction equipment and vehicles shall be turned off when not in use.

Timing/Implementation: *During construction activities, noted on all project construction plans*

Enforcement/Monitoring: *City of Eastvale Planning Department*

Conclusion: A Project-specific Noise and Vibration Study was prepared for the Modified Project, including Project Design Features. This Study provides greater site-specific detail and analysis than the information presented in the Prior EIR but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The additional analysis performed for the Modified Project introduces additional evidence in the record that impacts from the Modified Project would be less than the Original Project and less than significant. Therefore, where the Prior EIR had concluded a significant unavoidable impact, the analysis of the Modified Project documents that impacts would be less than significant. Mitigation Measure MM 3.6.4 from the Prior EIR remains applicable and Mitigation Measures 3.6.1, 3.6.2, and 3.6.3 have been satisfied by the Noise Study prepared for the Modified Project. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts from the Modified Project would be less than significant with mitigation.

2.14 Population and Housing

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
POPULATION AND HOUSING. Would the project:				
d) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
e) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion: The Prior EIR concluded:

> "…that while the proposed Leal Master Plan would facilitate growth on the project site, the growth would be an implementation of the long-range planning process for the project site as envisioned in the City's General Plan. The project would be consistent with the City's General Plan policies and goals intended to promote smart growth. The project requires no mitigation measures to conclude that no impact would occur or impacts would be less than significant and less than cumulatively considerable."[38]

The Original Leal Master Plan allows for residential medium density (14–21 units per acre) with no minimum or maximum and residential high density (22–40 units per acre) with a minimum of 500 dwelling units and a maximum of 660 dwelling units. The Modified Project proposes residential development up to 2,500 dwellings units, which is consistent with the flexibility and mix of uses specified in the Original Leal Master Plan and General Plan.

The State Legislature has declared that California has a housing crisis, and the Legislature has taken steps to encourage the production of additional housing. Through California Government Code Section 65584, the State and Southern California Association of Governments (SCAG) determines a Regional Housing Needs Assessment (RHNA), which is a number of dwelling units local jurisdictions must accommodate through zoning and policies. The City of Eastvale has a RHNA of 3,028 dwelling units from 2021 to 2029. The Modified Project is one component of the City's ability to reach its RHNA target.

[38] Leal Draft Master Plan EIR, July 2015, Section 3.12.1, Page 3.12-1

The Project site has several houses owned by one landowner who is voluntarily selling the property. Therefore, no residents would be unwillingly displaced. Therefore, the Modified Project would not displace people or housing, or induce substantial unplanned population growth or create a need for replacement housing. The analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project.

a) The Modified Project would provide population growth consistent with the Original Leal Master Plan analyzed in the Prior EIR. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Project site has several houses owned by one landowner who is voluntarily selling the property. Therefore, no residents would be unwillingly displaced. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The analysis and conclusions presented in the Prior EIR remain unchanged. The Modified Project provides residential housing consistent with the Original Leal Master Plan and consistent with the City's General Plan and its policies. Population growth is not unplanned and growth anticipated as a result of the Master Plan is an implementation of the long-range planning process for the site as envisioned in the City's General Plan. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.15 Public Services

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
PUBLIC SERVICES.				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☒	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

Discussion: The Prior EIR analyzed impacts on public services including, fire protection, police protection, schools, parks, and other public facilities, and concluded impacts would be less than significant. In general, the potential for impacts to public services is based on population growth. The larger the population increase, the more demand is generally placed on public services. The number of residential dwelling units identified in the Modified Project is consistent with the Original Leal Master Plan, but greater than analyzed in the Prior EIR.

a) The analysis and conclusions presented in the Prior EIR remain unchanged as follows:

i) Fire Protection: The Prior EIR stated that the Project site would be served within standard response times by existing stations. At the request of the City and not in order to reduce response times to the Project site, the Modified Project includes dedication of 1.22 acres at the corner of Scholar Way and 58th Street for a new fire station. The City has funding to construct the fire station, resulting in greater fire protection services and lower response times to the Project site than analyzed in the Prior EIR. The Original Project planned for 100,000 square feet of civic center uses and the Modified Project proposes approximately 75,000 square feet of civic center uses, consistent with the Original Leal Master Plan. The proposed fire station is approximately 12,200 square feet and combined with the other proposed civic center uses remains less than the 100,000 square feet analyzed in the Prior EIR.

The Project site is not located in a high fire hazards area and the Modified Project is not gated, thereby allowing for unrestricted emergency access. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

ii) Police Protection: The Riverside County Sheriff's Department (RCSD) provides police protection services to the City of Eastvale. Police response times do not come from a fixed location, like a fire station, because RCSD is continuously on patrol throughout the City. The Prior EIR indicated that the City of Eastvale is served by approximately 18 patrol officers operating from the Jurupa Valley Station[39]. At the request of the City, the Modified Project includes a proposal to dedicate several acres of land to the City for the construction of a new Civic Center campus, which would include City Hall, a Library, and a Police Station. While police services would continue to be provided by RCSD, a new Police Station in the City would serve as the law enforcement headquarters for the City instead of deputies stationed at the Jurupa Valley Station. The Modified Project would dedicate the land for the Police Station and the City has funds to construct and operate the facility. The Original Project planned for 100,000 square feet of civic center uses and the Modified Project proposes 75,000 square feet of civic center uses, consistent with the Original Leal Master Plan.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

iii) Schools: The Prior EIR determined student generation from the Original Project would constitute a less than significant impact. Furthermore, Pursuant to Government Code Section 65996, mitigation of impacts on school facilities is limited to the imposition of statutory school fees. The Modified Project would cause an increase in student enrollment in the Corona-Norco Unified School District (CNUSD). The Prior EIR indicates that enrollment at Harada Elementary School exceeds capacity and enrollment at Eleanor Roosevelt High School is projected to exceed capacity in 2024. According to CNUSD facilities staff, enrollment within CNUSD is declining within the center of the District in the Corona and Norco areas, and increasing in the perimeter of the District, in Eastvale and the Temescal Valley. The CNUSD is analyzing the additional students from the Modified Project and considering whether potential changes to school attendance boundaries would be necessary.[40]

Given the payment of school fees pursuant to Government Code Section 65996 and the ability of CNUSD to adjust attendance boundaries as necessary, no new significant impacts or substantial increase in the severity of significant impacts would occur with

[39] Leal Draft Master Plan EIR, July 2015, Section 3.13.2, Page 3.13-3
[40] Personal Communication with CNUSD facilities staff on December 2, 2021

the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

iv) Parks: The Prior EIR concluded that future development on the Project site would be required to comply with City standards including General Plan Policy OS-6, which states that new residential developments would be required to, at a minimum, provide parks consistent with the Quimby Act (California Government Code Section 66477), through land dedication, fees in lieu, or on-site improvements . The Modified Project is subject to the City's policies and regulations, similar to the Original Project and therefore, would not change the conclusions presented in the Prior EIR. Furthermore, the Modified Project has identified approximately 14 acres of parkland, for which the construction and operation of has been analyzed in this Addendum. At the time of the Stage 3 planning process, that amount of park acreage will be assessed against the City's Quimby Act requirement and if a shortfall exists, additional parkland may be added on-site to the Modified Project and/or park fees will be paid.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

v) Other Public Facilities: Other public facilities include libraries and government offices. The Prior EIR determined that impacts to Other Public Facilities from the Original Project would be less than significant. The Modified Project proposes to dedicate land to the City for civic center uses including a new Library and City Hall. This dedication of land would allow the City to expand City Hall and provide a state of the art library within the City. The Original Project planned for 100,000 square feet of civic center uses and the Modified Project proposes 75,000 square feet of civic center uses, consistent with the Original Leal Master Plan.

Therefore, no new impacts or intensification of impacts to other government facilities would occur as a result of the Modified Project and impacts are less than significant.

Mitigation Measures: No mitigation required.

Conclusion: No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.16 Recreation

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion: The City of Eastvale General Plan Policy OS-6 states that new residential developments would be required to, at a minimum, provide parks consistent with the Quimby Act (California Government Code Section 66477), through land dedication, fees in lieu, or on-site improvements. The Modified Project provides approximately 14 acres of parkland for which the construction and operation of has been analyzed in this Addendum. At the time of the Stage 3 planning process, that amount of park acreage will be assessed against the City's Quimby Act requirement and if a shortfall exists park fees will be paid. Therefore, the Modified Project would not cause any new or more intense impacts on recreation facilities as compared to the Prior EIR.

a) The Prior EIR concluded that future development on the Project site would be required to comply with City standards including General Plan Policy OS-6, which states that new residential developments would be required to, at a minimum, provide parks consistent with the Quimby Act (California Government Code Section 66477), through land dedication, fees in lieu, or on-site improvements. Since the Modified Project would continue to satisfy local park code requirements through the provision of park acreage and/or payment of park fees, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Prior EIR concluded that future development on the Project site would be required to comply with City standards including General Plan Policy OS-6, which states that new residential developments would be required to, at a minimum, provide parks consistent with the Quimby Act (California Government Code Section 66477), through land dedication, fees in lieu, or on-site improvements. The Modified Project does not trigger the need to construct new or expand existing park or recreation facilities beyond the Project boundaries because the local park code requirement would be satisfied by the creation of on-site parks and/or payment of park fees. The Modified Project currently proposes approximately 14 acres of new on-site parkland.

Since the Modified Project would continue to satisfy local park code requirements, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The analysis or conclusions presented in the Prior EIR remain unchanged for the Modified Project. The Modified Project will comply with the City's local park code requirement through provision of approximately 14 acres of on-site parkland and/or payment of in-lieu fees, which offsets any increase in demand for park or recreation facilities associated with the Modified Project. Therefore, no additional demands on recreation would be created as part of the Modified Project, and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.17 Transportation/Traffic

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Discussion: The Prior EIR included a Traffic Impact Analysis (TIA) prepared by Fehr and Peers for the Original Project. The TIA determined that with implementation of mitigation measures, traffic volumes from the Original Project would result in direct significant and unavoidable impacts to three roadway segments and cumulatively significant and unavoidable impacts to four roadway segments.

It should be noted that at the time the Prior EIR was prepared, traffic analysis and impacts were based on how roadway intersections and segments function. Traffic studies used a volume to capacity (V/C) methodology to calculate the level of service (LOS) of intersections and roadway segments. Following certification of the Prior EIR, the State Legislature adopted Senate Bill 743 (SB 743), which revised the CEQA Guidelines to add Section 15064.3, removing roadway function as the basis for analysis and replacing it with an analysis of vehicle miles traveled (VMT).[41] The premise is the fewer vehicle miles traveled the less impact would occur to the roadway network. Automobile delay, as described by LOS or similar measures of vehicular capacity or traffic congestion, is no longer considered a significant impact on the environment under CEQA under Public Resources Code section 21099 and case law. (Citizens for Positive Growth & Preservation v. City of Sacramento (2019) 43 Cal.App.5th 609).

[41] The adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified. *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301

A traffic study was prepared for the Modified Project titled, "*Leal Master Plan Amendment Project Traffic Study*," by RK Engineering Group, Inc., and dated November 17, 2021 (Appendix J). Since the Prior EIR was based on a LOS analysis, the Traffic Study for the Modified Project includes a LOS analysis for informational purposes and for the City's discretionary review and approval process, as well as a VMT analysis to be consistent with the current CEQA Guidelines. The Traffic Study for the Modified Project relied on the development mix presented in the Project Description.

Trip generation is the number of vehicle trips generated on a daily (24 hour) basis. The trip generation for each land use is obtained from the Institute of Traffic Engineers (ITE), which is the industry standard. The following table shows a comparison of the trip generation for the Modified Project compared to the Original Project. As shown in this table, the Modified Project reduces the number of daily vehicle trips by 27,764.

Table 20. Modified Project Net Trip Generation Compared to Leal Specific Plan TIA[42]

Land Use	AM			PM			Daily
	In	Out	Total	In	Out	Total	
Modified Project	765	1,066	1,831	1,726	1,605	3,331	36,652
Leal Specific Plan TIA (Fehr & Peers, May 12, 2015)	2,120	911	3,030	2,569	3,740	6,309	64,416
Net Difference	**-1,355**	**155**	**-1,200**	**-842**	**-2,136**	**-2,978**	**-27,764**

The Modified Project would also generate 1,200 fewer AM peak hour trips and approximately 2,978 fewer PM peak hours trips compared to the Original Project.

The Original Project analyzed the buildout of Limonite Avenue and Hamner Avenue both to six lanes. That requires the addition of a travel lane on westbound Limonite Avenue between Hamner Avenue and Scholar Way, and the addition of a southbound travel lane on Hamner Avenue between 58th Street and Limonite Avenue.

The analysis included in the Modified Project Traffic Study does not assume additional travel lanes on Limonite and Hamner. Instead, the Traffic Study assumes two travel lanes and a third drive isle associated with on-street parking for both of the Limonite and Hamner roadway segments.[43] This would reduce each segment by one travel lane compared to what was analyzed in the Prior EIR.

[42] Table 4-3, from "Leal Master Plan Amendment Project Traffic Study," prepared by RK Engineering Group, Inc., dated November 17, 2021.

[43] An early design of the Modified Project proposed two westbound lanes on Limonite with on-street parking and two southbound lanes on Hamner with on-street parking. Shortly before publication of this Addendum the Modified Project was revised to eliminate on-street parking from both Limonite and Hamner and provide three travel lanes on westbound Limonite and three travel lanes on southbound Hamner. Since this late project revision adds more roadway capacity, similar to the Original Project, the

The Modified Project Traffic Study documents within Tables 6-1 and 6-2 that in the existing plus Project conditions and in the cumulative conditions, the Modified Project with two travel lanes on Limonite and Hamner would have a reduced volume to capacity ratio than the Original Project. The result of this study is that the reduction in the trip generation associated with the Modified Project is sufficient to improve the function of Limonite and Hamner with only two travel lanes on each roadway segment, compared to the Original Project. Therefore, the traffic impacts would remain significant and unavoidable, however the Modified Project would reduce the intensity of the impact.

It should be noted that the Modified Project does not propose only two travel lanes on Limonite and Hamner as analyzed in the Traffic Study. As shown on Tentative Tract Map No. 38290, both segments of Limonite and Hamner include three travel lanes, a median, and an access road serving on-street diagonal parking. The Traffic Study analyzed the "worst-case scenario" of only two travel lanes. The Modified Project as proposed with three travel lanes will only improve traffic conditions compared to the Original Project and represented in the TIA for the Modified Project.

Following certification of the Prior EIR, SB 743 was adopted, which changed how traffic is analyzed. Instead of V/C and LOS, traffic analysis in CEQA is now based on VMT. The City's VMT Guidelines state:

> "Residential and office projects located within a low VMT-generating area, as identified in the WRCOG screening tool, may be presumed to have a less than significant impact. In addition, other employment-related and mixed-use land use projects may be screened if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area"

Based on the Western Riverside Council of Governments (WRCOG) VMT screening tool, the Project is located in a low-VMT area because both the residential home-based VMT and home-based work VMT for this area are less than the City of Eastvale city-wide average. Furthermore, the Project consists of residential, employment and retail uses similar in nature to the existing land uses surrounding the site (which also consist of residential and commercial uses). Therefore, the Project would be expected to exhibit similar VMT patterns as the existing uses and utilization of the WRCOG screening maps is appropriate for screening purposes. Lastly, the Modified Project also includes an extensive network of sidewalks and trails to promote and encourage non-motorized mobility, which further reduces VMT.

Leal Master Plan Amendment Project Traffic Study was not updated with the additional travel lanes because the Traffic Study analysis a more conservative and constrained roadway network. The revisions to the Modified Project provide greater roadway capacity, which would further reduce traffic impacts.

A comparison of VMT generated from the Modified Project to the Original Project was performed using CalEEMod. The analysis determined the Modified Project would generate less VMT than the Original Project as shown in the following table.

Table 21. Comparison of VMT from the Modified Project to the Original Project[44]

Scenario	Total Annual VMT (CalEEMod)
Current Project	68,221,050
2015 Project	150,029,705
Delta	-81,808,655

a) The Prior EIR analyzed consistency with adopted plans and policies through a LOS analysis of roadway segments and intersections. The Prior EIR concluded the Original Project would result in significant unavoidable impacts after mitigation because several intersections with operate at deficient LOS standards in conflict with the City's plans and policies.

The Modified Project would reduce trip generation by approximately 27,764 daily trips compared to the Original Project. The Traffic Study for the Modified Project determined that the Modified Project would continue to cause intersections to operate at deficient LOS compared to City policies, however the Modified Project would cause a less intensive significant impact than the Original Project.

The Prior EIR included three mitigation measures, which were part of the original LOS analysis and remain applicable to the Modified Project even though the CEQA Guidelines have changed to a VMT metric. Mitigation Measure MM 3.2.1a and 3.2.1c require the widening of Limonite and Hamner to three lanes, respectively. These two mitigation measures remain applicable to the Modified Project and have been incorporated into the Modified Project design as shown on TTM 38290. Mitigation Measure MM 3.2.1b requires a focused traffic study for the proposed Project. This mitigation measure has been satisfied by the Traffic Study prepared for the Modified Project.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain significant and unavoidable with mitigation incorporated.

[44] "Leal Master Plan Amendment Project Traffic Study," prepared by RK Engineering Group, Inc., dated November 17, 2021

b) The Western Riverside County Council of Governments (WRCOG) has developed a screening tool for VMT analysis. Based on the WRCOG screening tool, the Project site is located within a low VMT generating zone. Land use projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. Utilizing the WRCOG Screening Tool, the Modified Project is located within a low-VMT generating zone based on residential home-based VMT and home-based work VMT. As a result, the Modified Project is exempt from further VMT analysis and the Project consists of residential, employment and retail uses similar in nature to the existing land uses surrounding the site (which also consist of residential and commercial uses). Therefore, the Project would be expected to exhibit similar VMT patterns as the existing uses and utilization of the WRCOG screening maps is appropriate for screening purposes. Lastly, the Modified Project also includes an extensive network of sidewalks and trails to promote and encourage non-motorized mobility, which further reduces VMT. Refer to Attachment A of Appendix J. Therefore, the Modified Project is consistent with CEQA Guidelines Section 15064.3.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would be less than significant.

c) The Prior EIR determined the Original Project would not increase hazards because of design or incompatible uses. The Modified Project relies on roadway networks consistent with City standards and similarly proposes a mix of land uses. Furthermore, the Traffic Study prepared for the Modified Project did not identify any hazardous design features. Additional engineering details will be added during the Stage 3 planning process and those engineering details will be reviewed and checked against adopted standard plans and design criteria for roadway design.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Modified Project is surrounded by four City streets all of which provide emergency access. The Modified Project proposes to improve all four perimeter roadways to City standards. The Modified Project also proposes to dedicate 1.22 acres for a future fire station.

The Modified Project includes less intensive development than the Original Project by reducing trip generation by 27,764 average daily vehicle trips. The Modified Project would improve the surrounding circulation system with additional travel lanes as contemplated in the Original Project and the Modified Project would contribute to fewer local roadway trips than the Original Project helping to improve emergency access and circulation in the area. The Modified Project would complete street improvements on all four surrounding streets as proposed under the Original Project.

Therefore, as a result of the Modified Project proposing less intensive development than the Original Project and proposing to complete the surrounding street system, no new impacts would occur, and the conclusions presented in the Prior EIR remain unchanged.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: Several measures have already been satisfied and are shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.2.1a Fair share of funding shall be paid for widening Limonite Avenue along the Project frontage from two to three lanes in each direction. Funding shall be determined and paid via the Riverside County Transportation Uniform Mitigation Fee (TUMF). Project plans and/or phasing shall establish the timing of this improvement to ensure it is in place prior to LOS D operations and consistent with the Master Plan's infrastructure phasing provisions.

Timing/Implementation: *Prior to approval of development plan or project*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.2.1b A focused traffic study shall be prepared that demonstrates the project's consistency with the transportation impact assessment (TIA) for the Leal Master Plan prepared by Fehr & Peers (2015). The traffic study shall assess the following:

- Parking;
- Site access and on-site circulation;
- Interaction of driveways with adjacent intersections (if appropriate);
- Impacts on local intersections;
- Impacts to pedestrian, transit, and bicycle facilities; and
- Trip generation monitoring study to ensure that, as land develops in the Leal Master Plan area, the total development generates traffic at or below the levels assumed in this Draft EIR.

Timing/Implementation: *Prior to approval of development plan or project*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.2.1c Hamner Avenue shall be widened between Limonite Avenue and Bellegrave Avenue to three lanes in each direction either directly or through fair-share funding as determined by infrastructure and/or facility financing plans approved for the Leal Master Plan. Project plans and/or phasing shall establish the timing of this improvement to ensure it is in place prior to LOS F operations and consistent with infrastructure phasing provisions established as part of Master Plan implementation.

Timing/Implementation: *Prior to approval of development plan or project*

Enforcement/Monitoring: *City of Eastvale Planning Department*

Conclusion: The changes associated with the Modified Project would reduce trip generation by approximately 27,764 average daily trips. Level of service impacts would remain significant and unavoidable; however, the Modified Project would reduce the severity of the significant impact. As evaluated again the new SB 743 standards, the Modified Project is consistent with CEQA Guidelines section 15064.3 and impacts would be less than significant. The Prior EIR included three mitigation measures. Mitigation Measure MM 3.2.1a and 3.2.1c require the widening of Limonite and Hamner to three lanes, respectively. These two mitigation measures remain applicable to the Modified Project. Mitigation Measure MM 3.2.1b requires a focused traffic study for the proposed Project. This mitigation measure has been satisfied by the Traffic Study prepared for Modified Project and is therefore no longer applicable.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain significant and unavoidable.

2.18 Tribal Cultural Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐

Discussion: Since preparation of the Prior EIR, CEQA Guidelines Appendix G has been revised to include a specific section on Tribal Cultural Resources.[45] The Prior EIR analyzed potential impacts associated with tribal cultural resources in the Cultural Resources section. The Prior EIR concluded that potential impacts to cultural resources would be less than significant with mitigation. No changes to the analysis or conclusions presented in the Prior EIR would occur for the Modified Project.

Notification pursuant to State Bill (SB) 18 and Assembly Bill (AB) 52 was distributed to the Native American Heritage Commission and local tribes as part of the Prior EIR. SB 18 requires local jurisdictions to provide opportunities for involvement of California Native Americans tribes in the land planning process for the purpose of preserving

[45] The adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified. *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301

traditional tribal cultural places. The Final Tribal Guidelines recommend that the Native American Heritage Commission (NAHC) provide written information as soon as possible but no later than 30 days after receiving notice of the Project to inform the lead agency if the proposed Project is determined to be in proximity to a traditional tribal cultural places (TTCP) and another 90 days for tribes to respond to a local government if they want to consult with the local government to determine whether the project would have an adverse impact on the TTCP. Per SB 18, the law requires a city or county to consult with the NAHC and any appropriate Native American tribe for the purpose of preserving relevant TTCP prior to the adoption, revision, amendment, or update of a City's or County's general plan.

AB 52 took effect July 1, 2015 and incorporates tribal consultation and analysis of impacts to tribal cultural resources (TCR) into the CEQA process. It requires TCRs to be analyzed like any other CEQA topic and establishes a consultation process for lead agencies and California tribes. A significant impact on a TCR is considered a significant environmental impact, requiring feasible mitigation measures.

Consultation with the Soboba Band of Luiseno Indians occurred on May 21, 2015. The Prior EIR concluded that a potential for archaeological and paleontological resources exists and included mitigation measures to reduce impacts to a less than significant level.

The potential for tribal cultural resource impacts depends on the area of impact and the condition of the Project site. The Modified Project would not change the area of impact or grading limits compared to the Original Project. Furthermore, Project site conditions for tribal cultural resources have not changed since preparation of the Prior EIR. Therefore, the analysis and conclusions presented in the Prior EIR remain valid and unchanged.

a, b) During preparation of the Prior EIR, the City consulted with the Native American Heritage Commission in accordance with AB 52 and SB 18. No additional consultation has occurred. The Prior EIR conducted archaeological record surveys, which did not identify known tribal, cultural, or paleontological resources on the Project site. However, since site-specific surveys were not conducted as part of the Prior EIR, the Prior EIR included several mitigation measures and determined impacts would be less than significant with implementation of the mitigation measures.

This Addendum includes preparation of the Cultural and Paleontological Resources Assessment prepared for the Modified Project (*Cultural and Paleontological Resources Assessment, October 2021,* prepared by Duke CRM; Appendix D), which included additional record searches and an extensive pedestrian field survey of the Project site over two days on June 17 and June 18, 2021. No archaeological resources were identified on the Project site from the records search or the field surveys. The Cultural and Paleontological Resources Assessment concluded that a low sensitivity exists for

archaeological resources to occur on-site and therefore, no archaeological monitoring is required during site disturbance activities, such as grading.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Several of the mitigation measures included in the Prior EIR have been satisfied with the detailed Cultural and Paleontological Resources Assessment prepared for the Modified Project. Impacts would remain less than significant with mitigation.

Mitigation Measures: Several measures have already been satisfied and are shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.8.1 A detailed cultural resources field survey of the subject property shall be conducted prior to approval of the project. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, the California Register of Historical Resources, and/or the National Historic Preservation Act. Mitigation methods to be employed include but are not limited to the following:

- Redesign of the development project to avoid the resource. The resource site shall be deeded to the City or a nonprofit agency to be approved by the City for maintenance of the site.
- If avoidance is determined to be infeasible by the City, the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- If capping is determined to be infeasible by the City, the resource shall be excavated and recorded to appropriate standards.

Timing/Implementation: *Prior to approval of development plan or project*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.8.2 If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities in the Project area, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery.

The City shall consider mitigation recommendations presented by a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and the Project applicant of the site where the discovery is made shall consult and agree on implementation of a measure or measures that the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Project applicant shall be required to implement any mitigation necessary for the protection of cultural resources.

Timing/Implementation: *As a condition of project approval and implemented during grading and/or construction activities*

Enforcement/Monitoring: *City of Eastvale Planning Department*

MM 3.8.3 If human remains are discovered during any ground-disturbing activities in the Project area, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and the Riverside County Coroner must be notified per California Public Resources Code Section 7050.5 and California Health and Safety Code Section 5097.98. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

Timing/Implementation: *As a condition of project approval and implemented during grading and/or construction activities*

Enforcement/Monitoring: *City of Eastvale Planning Department*

Conclusion: The Modified Project would not change the limits of disturbance or grading, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Mitigation Measure MM 3.8.1 has been satisfied and no new mitigation is necessary. While determined to be highly unlikely, Mitigation Measures MM 3.8.2 and MM 3.8.3 would remain applicable to the Modified Project. Impacts would remain less than significant with mitigation.

2.19 Utilities and Service Systems

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion: The Prior EIR determined impacts from the Original Project on utility and service systems would be less than significant. The following site-specific utility studies were prepared for the Modified Project.

- "*Sewer System Development Analysis*" prepared by Hunsaker & Associates Irvine, Inc. dated December 6, 2021, is included in Appendix K.
- "*Water Supply Assessment*" dated December 2021, prepared by Kimley Horn is included in Appendix L.
- "*Preliminary Hydrology Analysis for Leal Ranch (Tentative Map No. 38290)*" prepared by Hunsaker & Associates Irvine, Inc., and dated November 29, 2021 (Appendix G).
- "*Preliminary Water Quality Management Plan (PWQMP) for Tentative Map No. 38290*," prepared by Hunsaker & Associates Irvine, Inc., and dated November 29, 2021 (Appendix H).

These studies provide greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

a, c) The Prior EIR concluded sufficient capacity exists for wastewater treatment from the Original Project and impacts would be less than significant. The Project site lies within the jurisdiction of Jurupa Community Services District (JCSD) for wastewater treatment. In August 2021, JCSD provided a preliminary hydraulic analysis of the existing sewer system to that would be impacted by the Modified Project. The analysis determined the maximum average daily sewer generation from the Modified Project without causing downstream sewer capacity issues or requiring upsizing of sewer lines. The analysis determined a maximum of 555,000 gallons per day (gpd) from the Modified Project could be accommodated within the existing sewer infrastructure without impacts. The Modified Project is estimated to generate 544,710 gpd, or 1.85% less than the maximum allowed average sewer flows from the Project site.

The Prior EIR also determined that expanded water facilities would not be required. JCSD provides domestic water and service connection points are located within the existing surrounding streets. Sufficient pressure and storage capacity exist such that no additional facilities would be required to serve the Modified Project.

As detailed in Section 2.10, storm water flows to the southwest portion of the Project site. Existing storm drain facilities exist within Limonite Ave. The Modified Project includes a subterranean detention and water quality treatment basin that will reduce peak period discharge rates to existing levels and meet the water quality standards. No new off-site storm drain or water quality infrastructure is required.

According to the Prior EIR, "Southern California Edison (SCE) currently provides electrical service to the Master Plan area and Southern California Gas Company provides natural gas service; properties surrounding the project site have already been developed and are served by existing SCE and Gas Company infrastructure. Per discussions with SCE staff, implementation of the proposed project would not be expected to require the construction of any off-site transmission or distribution infrastructure (Ditta 2015)."[46] The Modified Project would rely on electrical and natural gas service from existing facilities in surrounding streets. The existing above-ground electrical lines along Limonite would be placed underground. No additional off-site improvements are anticipated.

[46] Leal Draft Master Plan EIR, July 2015, Section 3.13.2, Page 3.13-10

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Original EIR concluded, "Furthermore, the JCSD has demonstrated capacity in its water supply and wastewater treatment systems to accommodate growth in the city, including the proposed project and future development would obtain a water/sewer availability letter from the JCSD and pay any district fees and facilities charges in order to fund any off-site improvements."[47]A Project level water supply analysis was prepared for the Modified Project. The Modified Project is of sufficient size that in accordance with Senate Bill (SB) 610 a Water Supply Assessment (WSA) is required. Appendix L includes the WSA prepared for the Modified Project.

JCSD is the water supplier for the Project site and prepared a 2020 Urban Water Management Plan (UWMP) for its service area. The UWMP analyzes growth assumptions and determines if sufficient domestic water is available to serve the growth assumptions in wet years and dry years.

The WSA relied upon duty factors supplied by JCSD in the UWMP to calculate Project Water Demand as shown in the following table.[48]

Table 22. Project Water Demand[49]

Land Use Category	Duty Factor (gpd/ac)	Area (ac)	Demand (gpd)	Demand (AFY)
Residential	3,600	82.23	296,021	331.59
Mixed Use (Residential)	3,600	14.21	51,151	57.30
Mixed Use (Commercial)	2,000	14.21	51,151	57.30
Commercial Retail	2,000	11.02	22,040	24.69
Open Space Recreation	2,000	7.16	14,312	16.03
Roadway	0	29.76	0	0
Total	--	**158.58**	**411,940**	**461.43**

The 2020 UWMP assumed future growth on the Project site and projected a water demand of 505 acre feet per year (AFY) for the Project site. Based on Table 2-2 and 2-3 from the WSA, the Modified Project will generate a water demand of approximately 461 AFY, less than the 505 AFY assumed in the 2020 UWMP.

The Prior EIR calculated a potable water demand for the Original Project. These estimates are found in Tables 3.13-1 and 3.13-2 of the Prior EIR. The projected water

[47] Leal Draft Master Plan EIR, July 2015, Section 3.13.5, Page 3.13-9
[48] Water Supply Assessment, Kimley Horn, December 2021, Table 2-2, Page 6
[49] gpd/ac = gallons per day per acre; ac=acres; gpd = gallons per day; AFY = acres feet per year. Table 2-2, from "Eastvale Leal Property Water Supply Assessment," prepared by Kimberly Horn, dated December 2021.

demand for the Original Project was 734 AFY or 470,320 gpd. In both cases the potable water demand is less for the Modified Project compared to the Original Project. Furthermore, the WSA determined that sufficient water supplies are available to service this project during normal, dry, and very dry years.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c) The Prior EIR determined, "The JCSD has a 3.25 million gallons per day (mgd) capacity right, although the ultimate estimated flow rate from the JCSD to the plant is projected to be 5.7 mgd, based on the projections in the 2007 Master Sewer Plan Addendum. This represents an increase of 2.45 mgd and would still be below the operating capacity of 8.0 mg. The JCSD has a proposed project in its 20-year Capital Improvement Program to obtain additional treatment capacity at the WWTP (JCSD 2011, p.57). As of 2007, the plant was not operating at capacity (treating approximately 5.5 mgd), and the JCSD obtaining additional treatment capacity to accommodate growth in its service area would not necessarily result in expansion of the WWTP. Potential impacts resulting from additional treatment capacity would be subject to CEQA review if necessary."[50]

As demonstrated in the "*Sewer System Development Analysis*" prepared by Hunsaker & Associates Irvine, Inc. dated December 6, 2021, and included in Appendix K, JCSD determined the maximum allowed average daily flows from the Project site would be 555,000 gpd, which accounts for transmission pipe capacity and treatment capacity. The Modified Project is planned to generate 544,710 gpd or 1.85% less than the maximum allowed sewer flows from the site.[51]

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d – e) The Prior EIR determined impacts from solid waste would be less than significant since each of the landfills serving the Project site have remaining capacity over 179 million cubic yards.[52] The Modified Project proposes less development intensity, likely resulting in equal or less solid waste generation. Furthermore, the Modified Project would be required to comply with applicable waste reduction regulations found in AB 939, the Green Building Code, and the Eastvale Municipal Code, which apply restrictions to solid waste disposal. Therefore, no new significant impacts or substantial

[50] Leal Draft Master Plan EIR, July 2015, Section 3.13.5, Page 3.13-8 and 9
[51] "*Sewer System Development Analysis*" prepared by Hunsaker & Associates Irvine, Inc. dated December 6, 2021, Page 2
[52] Leal Draft Master Plan EIR, July 2015, Section 3.13.6, Page 3.13-9

increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: Additional Project-specific analysis of utility systems was performed for the Modified Project. This analysis provides evidence supporting the conclusions presented in the Prior EIR. The Prior EIR determined impacts for the Original Project would be less than significant. Based on the more detailed analysis and less intensive development associated with the Modified Project, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.20 Wildfire

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
WILDFIRE. Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☒	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion: Since preparation of the Prior EIR, CEQA Guidelines Appendix G has been revised to include a specific section on Wildfire.[53] The Prior EIR analyzed potential impacts associated with wildfires in the Hazards and Hazardous Materials and Public Services sections. The Prior EIR concluded that potential impacts from wildfires would be less than significant. No changes to the analysis or conclusions presented in the Prior EIR would occur for the Modified Project.

The Project site is designated a Local Responsibility Area (LRA), which means the City of Eastvale is responsible for fire protection services[54]. The City of Eastvale contracts with Riverside County for fire protection. The Project site is not located in a fire hazard severity zone[54]. The Project site is completely surrounded by development and no wildland areas are within close proximity to the Project site[54].

[53] The adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified. *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301

[54] CalFire (California Department of Forestry and Fire Protection). 2022. CalFire website. http://www.fire.ca.gov/.

a) The Prior EIR concluded the Original Project would not impair the City's ability to implement its emergency response plan or use its emergency evacuation routes. The Modified Project includes less intensive development than the Original Project. As shown in Section 2.17, the Modified Project would reduce trip generation by 27,764 average daily vehicle trips. The Modified Project would improve the surrounding circulation system with additional travel lanes as contemplated in the Prior EIR and the Modified Project would contribute to fewer local roadway trips than the Original Project. The Modified Project would complete street improvements on all four surrounding streets. Therefore, because of the Modified Project proposing less intensive development than the Original Project and proposing to complete the surrounding street system, no new impacts would occur, and the conclusions presented in the Prior EIR remain unchanged.

b) The Prior EIR determined, "The project site is not designated as a fire hazard severity zone within the Local Responsibility Area (LRA) for Eastvale (Cal Fire 2015). Therefore, no impact would occur."[55] The Project site is not located in a fire hazard severity zone[56]. The Project site is generally flat, completely surrounded by development and no wildland areas are within close proximity to the Project site per the California Depart of Forestry and Fire Protection (CalFire) website. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c) No infrastructure that could exacerbate wildfire is proposed as part of the Modified Project. The Original Project included underground utility lines in the streets, as is proposed with the Modified Project. Underground utility lines do not pose a risk of starting or exacerbating a wildfire. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Project site is generally flat with no slope areas or areas that could cause mudslides. The Project site currently drains from north to south. The southern boundary of the Project site is Limonite Avenue, a six-lane arterial roadway with a 14-foot wide median. Storm flows will be collected in storm drains within the Project site and connected to an existing storm drain in Limonite Avenue. The Hydrology Study for the Modified Project prepared by Hunsaker & Associates Irvine, Inc. (Appendix G), documents that post-development flows would be captured in a detention basin and metered out into the existing storm drain. If runoff was to exceed the storm drain system, flows would be captured in Limonite Avenue. Downstream flooding as a result

[55] Leal Draft Master Plan EIR, July 2015, Section 3.10.6, Page 3.10-7
[56] CalFire (California Department of Forestry and Fire Protection). 2022. CalFire website. http://www.fire.ca.gov/.

of runoff or drainage changes is not anticipated. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project is not located in a fire hazard severity zone. The Project site is completely surrounded by development and no wildland areas are within close proximity to the Project site. The Modified Project would not conflict with or impede implementation of the City's emergency response plan nor cause significant risk as a runoff, post-fire slope instability, or drainage changes. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.21 Mandatory Findings of Significance

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) The Modified Project would not change the biological conclusions included in the Prior EIR. The Modified Project would not change the limits of disturbance, which encumbers the entire site, and the condition of the Project site remains essentially unchanged from the time of the Prior EIR. The Modified Project would not cause impacts to sensitive species or habitats. The Prior EIR determined impacts to biological resources would be less than significant with mitigation. A Biological Assessment of the Modified Project determined impacts to biological resources would be less than significant with mitigation incorporated. Mitigation Measures 3.7.2 and 3.7.3 presented in the Prior EIR have been fulfilled. Mitigation Measure 3.7.1 remains applicable as presented in the Prior EIR to reduce impacts to nesting birds to less than significant. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of Mitigation Measure 3.7.1.

The Modified Project would also not change the conclusions presented in the Prior EIR regarding impacts to major periods of California history or prehistory. The Modified Project would not change the limits of disturbance compared to the Original Project

and no conditions or circumstances have changed relative to historical, archaeological, or tribal cultural resources on the Project site. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project. The Prior EIR identified Mitigation Measures MM 3.8.1 through 3.8.4 to reduce impacts associated with archaeological and paleontological resources to less than significant. Mitigation Measure MM 3.8.1 has been satisfied and is no longer applicable, and Mitigation Measures MM 3.8.2 and 3.8.3 remain applicable to the Modified Project. Mitigation Measure 3.8.4 has been revised, which requires that a qualified paleontologist evaluate any paleontological discoveries during grading. The potential for paleontological discoveries has not changed since certification of the Prior EIR and the limits of disturbance have remained the same. This mitigation measure is being revised in this Addendum to require a qualified paleontologist monitor grading activities on the eastern portion of the site, which is more efficient for grading activities instead of the requirement to call a monitor to the site to evaluate paleontological resources if found during grading. Therefore, no change in analysis from the Prior EIR would occur and Mitigation Measure MM 3.8.4 remains applicable to the Modified Project as modified. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of mitigation measures.

b) The Modified Project would not change the permitted land uses, limits of disturbance or extent of construction activities, and the condition of the Project site remains essentially unchanged from the time of the Prior EIR. The Project site is surrounded by urban development and represents one of the last remaining undeveloped areas of the City and the General Plan calls for a mix of uses. The Modified Project reduces development intensity which would in turn reduce the number of average daily vehicle trips by approximately 27,764 trips as compared to the Original Project. Therefore, the short-term construction impacts and long-term operational impacts would remain consistent with the analysis provided in the Prior EIR. There would be no changes to the analysis or conclusions regarding cumulative impacts as a result of the Modified Project. The findings of significance presented in the Prior EIR would remain without change and without intensification as a result of the Modified Project.

c) The Master Plan and Original Project contemplated refinement when additional Project-specific details became available and contemplated flexibility to address future market demand. The Modified Project is consistent with the Original Project, the City's General Plan, the City's Zoning Code, and the vision of future development on the Project site. As under the Original Leal Master Plan, the Modified Project's growth would be an implementation of the long-range planning process for the project site as envisioned in the City's General Plan. The Prior EIR determined the Original Project would cause six (6) significant and unavoidable impacts within the following three (3) topic areas: Transportation/ Traffic, Air Quality, and Noise. Throughout the analysis in

this Addendum, evidence has been provided that while those significant and unavoidable impacts would remain, the Modified Project would not cause new impacts or more severe impacts to human beings, either directly or indirectly.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

SECTION 3.0 SOURCES

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RK Engineering Group, Inc. Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study. December 22, 2021

RK Engineering Group, Inc. Leal Master Plan Amendment Noise Impact Study. December 21, 2021.

RK Engineering Group, Inc. Leal Master Plan Amendment Project Traffic Study. November 17, 2021.

Appendix A

LEAL MASTER PLAN AMENDMENT #1

APRIL 2022

CITY OF EASTVALE

Eastvale City Council
Mayor Clint Lorimore
Mayor Pro Tem Todd Rigby
Council Member Brandon Plott
Council Member Christian Dinco
Council Member Jocelyn Yow

Eastvale Planning Commission
Chair Houston Laney
Vice Chair Kevin Mensen
Commissioner Josh Lee
Commissioner Andrea Hove
Commissioner Michael Rochelle

Executive
Henry Garcia, Interim City Manager
Gina Gibson Williams, Community Development Director
Erica L. Vega, City Attorney

Planning
Gustavo Gonzales, Planning Manager
Jamie Cerda, Senior Planner
Allen Lim, Assistant Planner

Engineering
Jimmy Chung, City Engineer
Cassandra Sanchez, Principal Civil Engineer
Dahi Kim, Senior Engineer

Consultant
Peter Minegar, MBI
Mark Teague, Placeworks

DEVELOPER
A.J. Jarvis, The New Home Company
Matt Gibson, The New Home Company
Peter Carlson, Carlson Strategic Land Solutions
John Moreland, KTGY
Xiaofan Li, KTGY
Doug Staley, Hunsaker & Associates
Joey Valadez, Hunsaker & Associates
Sarah Kleinberg, Jackson Tidus

1 INTRODUCTION AND VISION

1.1. BACKGROUND AND PURPOSE

In the City of Eastvale, a recently incorporated and rapidly growing city in northwestern Riverside County, the Leal property holds significance as one of two major undeveloped pieces of land in the city. The idea of planning for the site's development originated in the 2012 Eastvale General Plan. The Land Use Chapter of the General Plan adopted at that time supported the development of a mixed-use project on the site in cooperation with the property owner and/or the developer.

In 2013, the City of Eastvale City Council initiated a long-range planning process for the property. The effort was born out of the desire to create the mixed-use town center project on the site and to safeguard against unsatisfactory development taking the project's place. The Leal Master Plan is the product of this planning process and is a critical step toward bringing unique, regionally significant development to the site. In December of 2017, the City of Eastvale adopted the initial Leal Master Plan. The multiple step process was established in the original Master Plan. This Leal Master Plan is the first amendment to the initial Master Plan as contemplated in the development process.

City of Eastvale Demographics

Eastvale offers the developers of the Leal Master Plan excellent opportunity to serve an affluent and growing population. Current projections for 2018 show the following:

	Eastvale	10-Mile Radius
Population	68,706	1,070,150
Average Household Income	$130,730	$90,507
Average Annual Increase in Household Income 2013-2018	0.94%	3.47%

Eastvale is the most diverse high-income city in California, with a population that includes 40 percent Latino residents, 9 percent black, 24 percent Asian and 24 percent white.

1.1.1. What Is a Master Plan?

This Master Plan is a long-range planning document that documents how the site will be developed. This Master Plan describes the community's vision for the project area, identifies appropriate land uses, includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the development process, and provides guidance on implementation of the plan.

The adoption of this Master Plan represents the second step in planning for the site's development. This document establishes general parameters for development of the Leal property (and the process for defining more specific standards tailored to the ultimate project to be proposed by the property owner/developer). Subsequent development plans will provide precise

development plans for each planning area, facilitating the actual construction of developments.

Note to the Reader: See Chapters 4 and 5 of this Master Plan for detailed information on required future submittals.

Implementation of this Master Plan will ensure that desirable, high-quality development is constructed on the site in an orderly and cohesive fashion. All development occurring on the site is required to comply with this Master Plan.

1.1.2. Community and Stakeholder Input

The original adopted Leal Master Plan was created and adopted in a public forum. The document represents a blending of the City's goals, the owner's ambitions, and the public's aspiration for the property. The participants' contributions to the project are as follows:

1.1.2.1. City Council and Planning Commission

Throughout the planning process, staff was provided with input from the City Council and Planning Commission on important aspects of this Master Plan. Ultimately, the Planning Commission and City Council were responsible for selecting the Master Plan Amendment's overall concept and the land use program and for reviewing and approving the final Master Plan Amendment.

1.1.2.2. Property Owner

Before and during the preparation of this Master Plan, City staff met regularly with the Leal family who has for decades owned the property and the property owner's development representatives. These meetings helped establish the vision for the property and the legacy that the family hopes to leave in the form of the proposed new development.

1.1.2.3. Public Outreach

The preparation of the original Master Plan included a significant online public outreach campaign, including a website dedicated to the project and numerous postings on the City's social media outlets.

The project website provided background information on the

Big Ideas for the Leal Property

When the City asked for "big ideas" and themes for the project site, residents provided thousands of responses, mostly via social media. The following were the top listed categories:

- Lifestyle Centers
- Downtown
- Indoor Regional Mall
- Amusement
- Arts/Cultural
- Concerts/Special Events Venue
- Hospital/Medical Center
- Civic Uses
- 1950s Main Street
- University or Community College
- Sports/Recreation
- Hotel/Resort
- Giant Cow Statue

project and the property, as well as City and project-related documents, and kept the public apprised of upcoming meetings. The website also featured an interactive section that allowed users to share their input on important aspects of the project.

Initially, participants were asked to submit their suggestions for "big ideas" and "themes" for the project site. Residents responded to the City's call for ideas, submitting thousands of comments. Subsequently, an online poll was created to see which of the ideas held the greatest level of support in the community. Of the nearly 2,000 survey responses received, the three most popular categories were:

- Lifestyle Centers
- Downtown
- Indoor Regional Mall

1.2. OBJECTIVES

The General Plan goal of bringing a mixed-use development to the site will be realized through the adoption and the implementation of the Leal Master Plan. This Master Plan seeks to achieve the following objectives:

- Facilitate transformation of the project area into Eastvale's Downtown.
- Encourage a mix of uses, including retail, experiential uses, office, civic, residential, and recreation/entertainment, that respond to market demand.
- Create a Downtown Village destination in Eastvale to meet the needs of patrons from the community and the region.
- Include heavily landscaped spaces, further reinforcing Eastvale's Tree City USA designation.
- Implement high-quality architecture and design that creates a sense of place and enhances the aesthetic and visual quality of the neighborhood.
- Design the site in an efficient fashion that perpetuates a compact, urban form of development.
- Provide safe and entertaining gathering places for Eastvale residents.
- Develop the site in an orderly, comprehensive, and cohesive manner that avoids the piecemeal development of the site with a mix of incompatible uses that do not relate to one another.
- Expand the city's economic base by generating substantial property and sales tax revenue.
- Provide employment opportunities for residents, improving the city's jobs/housing balance and reducing vehicle miles traveled.
- Provide the infrastructure necessary to meet project needs in an efficient and cost-effective manner.
- Provide medium- and high-density housing opportunities.
- Provide ample access for pedestrians, bicyclists, and automobiles throughout the site.

1.3. VISION

The City envisions the project area emerging as the City's Downtown and a destination within the region. The area will be anchored by a downtown village and surrounded by a mixture of complementary office, civic, residential, and recreation/entertainment uses. All aspects of the project will exhibit the hallmarks of thoughtful, high-quality design and landscape.

Note to the Reader: For more information on the vision and the quality of the project's design, refer to Chapter 2, Project Character.

1.4. LOCATION

The project area encompasses the Leal property, an approximately 160-acre landholding that (as of 2014) included one of the city's last operating dairies and a horse farm.

Shown in Figure 1.1: Regional Context Map, the project area is in the northeastern section of Eastvale, approximately one-half mile from the Interstate 15/Limonite Avenue interchange, and south of State Route 60. The site is bounded by 58th Street to the north, Hamner Avenue to the east, Limonite Avenue to the south, and Scholar Way to the west, as shown in Figure 1.2: Local Context Map. The project area is situated immediately west and north of existing commercial and retail developments and is south and east of established and newly developed residential neighborhoods of varying densities.

1.5. RELATIONSHIP TO OTHER DOCUMENTS

1.5.1. General Plan

The Leal Master Plan implements the City of Eastvale General Plan. The land uses permitted by this Master Plan are consistent with the goals, policies, and general land uses described in the General Plan.

1.5.2. Municipal Code

This Master Plan functions as the zoning document for the project area, except as discussed below.

This Master Plan incorporates zoning provisions that vary from, and supersede, those included in the City of Eastvale Zoning Code and introduces additional provisions not found in the Zoning Code. For these development standards, the Master Plan distinguishes between those provisions that apply to the entire project area and the provisions that only apply to individual land uses.

This Master Plan references regulations in the Eastvale Zoning Code. Where the Zoning Code is referenced, the Zoning Code in place at the time of a development project's submittal will be used.

Where this Master Plan is silent on any issue, the applicable standard in the Eastvale Zoning Code will be used.

Figure 1.1: Regional Context Map

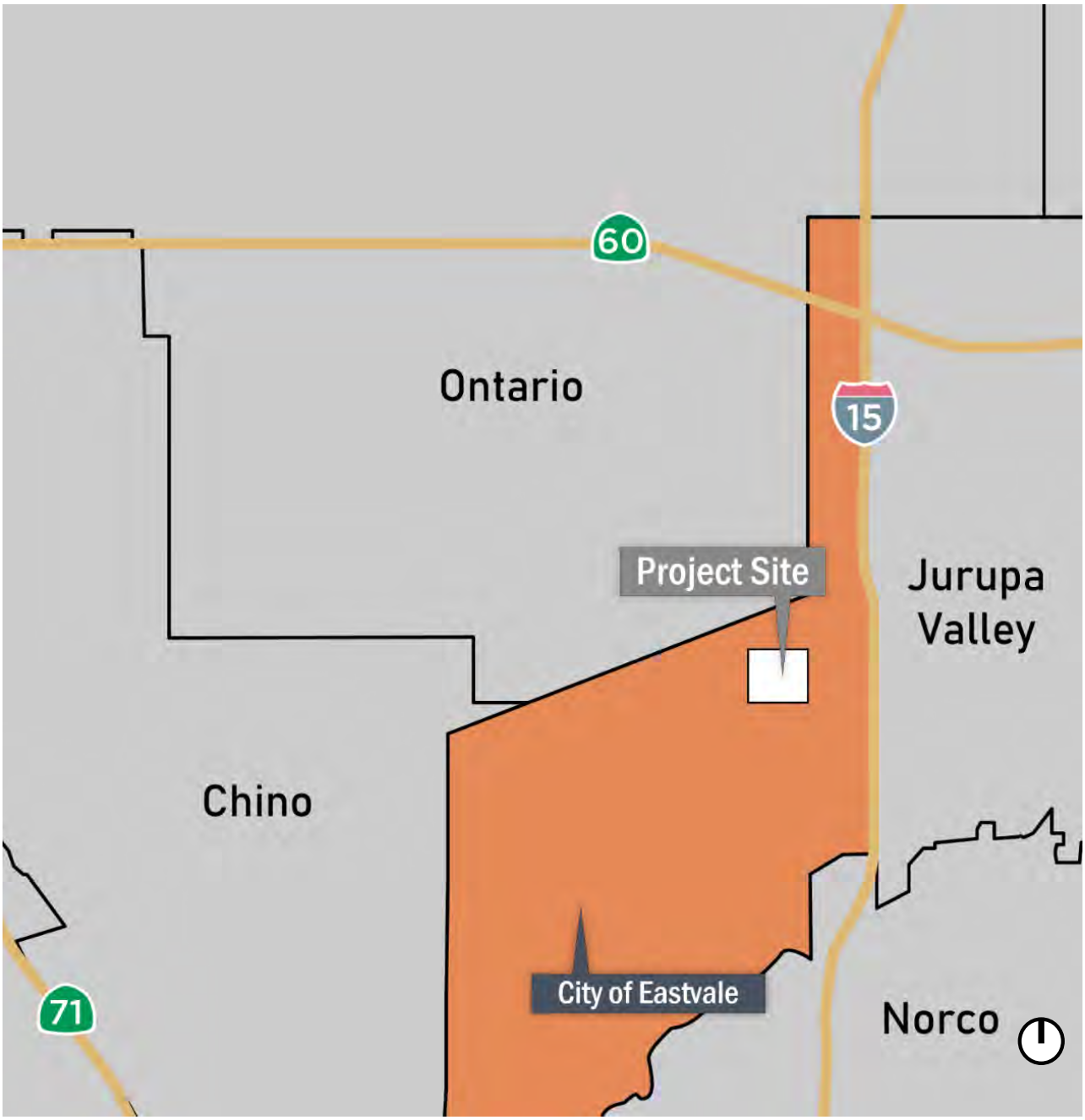
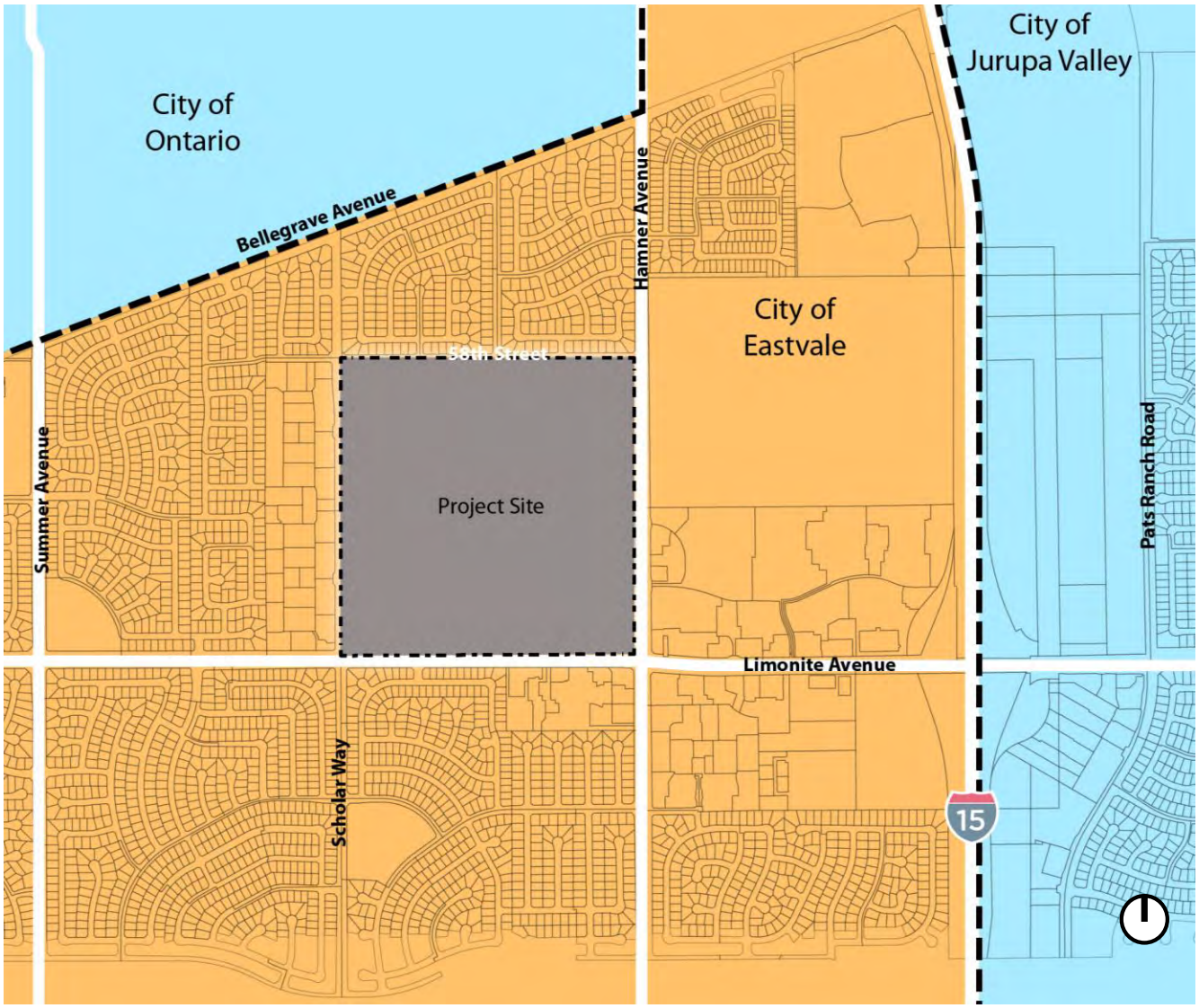


Figure 1.2: Local Context Map



1.6. PLAN ADMINISTRATION

1.6.1. Use of This Master Plan

This Master Plan will be used as the basis for establishing standards of development and evaluating proposed development projects for the Leal property and is intended to be used by a broad range of persons, including:

- The City Council and Planning Commission in decision-making activities.
- City staff in evaluating project consistency with the standards set forth in this Master Plan.
- The development community in preparing development proposals.
- Residents and citizens seeking to understand the vision for the Leal property and the type of development which may occur.

1.6.2. Interpretations of the Master Plan

The City of Eastvale Planning Department is responsible for the administration, implementation, and enforcement of this Master Plan. The Community Development Director or their designee is responsible for making determinations of consistency with this Master Plan as follows:

1.6.2.1. Determination of Intent

Whenever the Community Development Director determines that an ambiguity exists in how a particular standard or regulation applies, or a formal request for an interpretation is made by an applicant, property owner, or interested party, the Community Development Director or their designee will prepare an official interpretation of intent in accordance with the procedure set forth in Eastvale Zoning Code Section 1.5.1 (Official Zoning Interpretation).

1.6.2.2. Determination of Similar Land Use

Recognizing that every conceivable land use cannot be identified in this Master Plan and anticipating that new land uses will evolve over time, the Community Development Director or their designee has the authority to approve uses when their operation, impacts, and scale are similar to those land uses listed in this Master Plan.

Determinations of similar land use will be made pursuant to Section 1.5.1 (Official Zoning Interpretation) of the Eastvale Zoning Code.

1.6.2.3. Amendments to the Master Plan

Over time, various sections of this Master Plan may need to be revised, as economic conditions or City needs dictate. The policies presented in this Master Plan contain some degree of flexibility, but any Master Plan amendments must be judged by relatively fixed criteria. Minor modifications to the plans, guidelines,

regulations and standards contained in this Master Plan may be approved at the discretion of the Community Development Director or their designee as described in Section 5.4.1. Major modifications that do not meet the criteria for minor modifications described in Section 5.4.1 shall require a formal amendment to the adopted Master Plan. Major modifications are described in Section 5.4.2.

Amendments to this plan may be initiated by a developer, any individual property owner, or the City, in accordance with the Eastvale Zoning Code.

1.6.2.4. Actions Which Are Not Amendments to this Master Plan

The following are **not** considered amendments to this Master Plan:

- Determinations of similar use, as discussed in this chapter.
- Minor modifications to the Master Plan, as outlined in Chapter 5 of this Master plan.

2 INTRODUCTION AND VISION

2.1. INTRODUCTION

The City's vision for the Leal Master Plan area is a development that provides employment, retail, public uses, entertainment, and housing in a carefully laid out environment designed to create a memorable and enjoyable experience for both visitors and residents. The City and community expect that development of the Leal property will be of the highest quality, both in design and construction.

The envisioned level of quality is reflected in other regionally significant projects in Southern California, such as Downtown Claremont, downtown Temecula, and downtown Brea. All of these developments are noteworthy for their focus on creating a vibrant and attractive experience for visitors, incorporating vertical development (multiple stories) into a village setting, and for their attention to detail in a variety of features.

This Chapter expresses the City's vision for the Leal Master Plan. The expected level of quality is shown as it should be expressed in various aspects of the project, including:

- Site design
- Circulation
- Architecture
- Landscaping
- Public Spaces
- Buffers/Adjacencies
- Street Furnishings
- Thematic Features
- Signage

2.2. PROJECT CHARACTERISTICS

Attention to detail and incorporation of high-quality materials is a key aspect of developing high quality projects. While the examples provided on the following pages focus on distinguishing characteristics within the Downtown concept, all portions of the project will be required to achieve a similar level of quality and attention to detail.

2.2.1 Site Design

The following principles accompany the vision for Leal Master Plan to form the foundation for the planning and design of the community.

- Create a magical destination.
- Provide energy, vitality and create a central gathering place within the City.
- Public and private spaces are designed to enhance and complement one another.
- Along retail corridors, wide sidewalks and shaded paseos lined with street trees and outdoor seating create an inviting environment for both window shopping and socializing, focusing on the human scale and experience.
- Diversify Eastvale's economy by providing a range of uses within close proximity to each other.

2.2.1 Site Design

Effective site design facilitates access and mobility and integrates building design and orientation, private space, and public space to create a vibrant destination. The following bullets describe the site design vision.

- Downtown will provide opportunities for retail commercial and office uses, as well as central gathering places for residents to interact and connect. This commercial/retail hub should be visually prominent, as it is strategically located at the intersection of Limonite and Hamner Avenue to capture visibility and attract shoppers and direct visitors to this destination center.
- Downtown will be surrounded by higher density neighborhoods that gradually transits to lower density neighborhoods.
- A village green located adjacent to the Downtown will provide a wide variety of active and passive recreation amenities.
- Neighborhoods will be designed to connect to open space and park amenities, shopping, public and civic facilities, and recreational facilities via streets, paseos and pedestrian trails.
- A community wide linear park system will provide focus on community connections and pedestrian experience.
- Wide sidewalks and shaded paseos lined with trees and outdoor seating create an inviting environment both in the Downtown and residential areas.
- Public and private spaces are designed to enhance and complement one another.
- The project is integrated into the surrounding environment to provide for multiple points of access.
- On-street parking, landscaped bulb-outs, and special paving treatments provide convenient access in an aesthetically pleasing manner.
- Parking is conveniently located to destinations and should be tucked away or integrated into parking structures so as not to dominate the experience.

ICE CREAM

2.2.2 Circulation

A carefully devised circulation network allows pedestrians, bicyclists, automobiles, and delivery vehicles to operate without conflict.

- Entries and gateways into the project are distinct and identifiable.
- Circulation patterns are simple and obvious.
- Paving and landscaping materials distinguish the types of circulation routes.
- Plant and material selection along circulation routes are used to identify distinct districts within the overall project.

The Leal Master Plan has six major points of access: two points of access from Limonite Avenue, two points of access from Hamner Avenue, one point of access from 58th Street, and one point of access from Scholar Way, as shown in Figure 3.1, Land Use Plan.

In addition to these major entry points, secondary access may be provided from the major streets surrounding the project as part of subsequent Major Development Review for the Planning Areas.

All of the project's access points will provide an opportunity to create a sense of arrival by creating entryway statements or gateways with landscaping, signage, and buildings. See Section 4.3.3 in Chapter 4 for the design standards for the major entry points.

An internal circulation system is established and shall be designed to be consistent with Chapters 4 and 5 of the Design Standards and Guidelines for residential and nonresidential site and street design.

Pedestrian paths and bicycle lanes identified on circulation cross sections on Section 6.2 shall be designed to comply with the following:

- Pedestrian and bicycle access shall be provided along all major roadways and internally within each development to allow connectivity from the streets to the businesses and residences.
- Pedestrian and bicycle connections shall be provided from the street to the interior of the development that minimize conflicts with vehicular traffic.
- Sidewalks shall be shown on each street section.
- Pedestrian and bicycle access shall be consistent with Chapters 4 and 5 of the Design Standards and Guidelines for residential and nonresidential site design.

2.2.2 Circulation

2.2.3 Architecture

The Leal Master Plan is designed to include distinctive, identifiable neighborhoods of a walkable size and scale with an appropriate mix of housing types. This section provides the framework for high quality design and expresses the desired character of future development.

Community-wide Residential Development

This section identifies key architectural and site design elements that should be considered in all residential areas within the Leal Master Plan community. These guidelines intend to establish a diversified, yet cohesive level of quality in home design that reflects the character of the surrounding environment while allowing for flexibility in design.

Architecture Forward Design

- Within the Downtown, buildings fronting onto the street shall be designed so that active and articulated architecture visually dominates the street and allows for direct views of the street and outdoor living space to enhance the sense of security. This can be achieved by orienting doors and windows toward the streets and public areas.
- Garages shall be set behind the front face of the building or be oriented to alleys or motorcourt drives to minimize the visual dominance of garages along the street.

Building Siting and Orientation

- In general, buildings shall be located and oriented to define public streets and primary open space areas, as appropriate to the product type.
- Front entries shall face the streets, courtyards, paseos, or open spaces.
- Units shall be sited and design so that each building shall have roof exposure to the south or east, or a portion of the roof with a flat roof.
- Unit entries shall not be provided on 58th Street, Hamner Avenue, or Limonite Avenue.

Corner Lot Buildings

- Corner lots for single-family detached homes generally have wider than minimum required side setbacks from the adjacent public rights-of-way as compared to interior side setbacks (refer to product-specific standards in Chapter 4, Development Standards). This additional setback area is intended for landscaping and/or single-story architectural elements such as porches and courtyards.
- To respond to adjacent streets and intersections appropriately, buildings on corner lots shall be designed for a two-sided corner exposure, addressing the increased public visibility by allowing for architectural enhancements on the side elevation facing the street.

- Corner lot buildings shall feature enhanced elevations that provide a similar level of detail on the street side as the front elevation. Enhancements may include.
    - Wrap-around porches or courtyards
    - Principal window treatments
    - Roof plane breaks
    - Accent colors, materials and detailing
    - Garage access from the side street for conventional single-family homes

Building Form, Massing and Articulation

- Building massing (three-dimensional form of a building, referring to the perception of the general shape and form, and size) along the street shall be varied to create a quality streetscene.
- To reflect a variety of forms and create massing breaks, use horizontal and vertical offsets, such as interconnection and lapping of building forms and heights.
- Plane offsets cantilevered upper floors and varied roof forms are encouraged to avoid large expanses of flat, monotonous walls and roofs in alleys and motorcourts.
- To add interest to building facades, building articulations such as roof overhangs, balconies, and projections should be used in the design of building frontages.
- For attached residential buildings, break down the scale of the buildings into smaller elements through varied building massing and forms, such as varying setbacks on building elements/facades, varying roof lines and directions, incorporating single-story elements or open balconies that provide negative space at prominent corners, utilizing shed roof forms and trellis elements, etc.
- To prevent long expanses of blank walls, walls shall be articulated at least every 20 feet horizontally on each floor. Articulation shall mean a change in material, massing break of at least one foot (1'), or including a window, projecting porch, balcony (recessed or projecting), or other decorative element (e.g. decorative attic vent).

Colors and Materials

- Building materials and colors shall be appropriate to the overall neighborhood design theme and relate to the selected architectural style. Frequent changes in materials shall be avoided.
- Provide a variety in texture and color to allow for diversified expressions of individuality on building elevations, while maintaining visual cohesiveness throughout the community.
- Where color or material changes occur on the building, such changes shall only occur at inside corners or wrapped to appropriate termination points where they provide a finished appearance from the street.

- Color and materials should wrap columns and posts in their entirety.
- Exposed gutters and downspouts must be colored to match or complement the surface to which they are attached.
- Colors shall be neutral tones or muted colors complementary to the chosen architectural style and compatible with the character of surrounding development. Reserve bright or dark colors for trim or accents only.

Roofs

- Select simple and efficient roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relationship to the building mass to improve massing relief along public streets and on other publicly visible elevations.
- Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the skyline and diversity in the streetscene.
- Flat roofs with parapets or decorative cornices are permitted where appropriate to the architectural style of the building.

Mechanical Equipment

- All exposed air conditioning/heating equipment, soft water tanks, and pool and spa equipment shall be hidden from view in vaults, wells, enclosures, behind walls/fences or screened by landscape. Enclosures shall be constructed similarly and finished to match the building or material which they are attached.

Trash Enclosures

- Areas provided for trash and recycling bins shall be concealed from public view.
- Where trash and recycling material collection facilities are shared by several units/buildings, the collection facilities shall be screened by architectural enclosures. The screening enclosure materials and colors shall be similar or complementary to the exterior materials and colors used on the adjacent principal buildings.

Detached Residential Development Design Guidelines and Standards

- Side entries are allowed to give the product design greater flexibility and varies the curb appeal.
- For rear loaded and detached cluster homes, front yard and common area landscaping will be provided by the builders.
- Provide visual harmony by applying a common family of details throughout the cluster complex.
- Provide paving within the courtyards to enhance their use and identity as pedestrian entries to the homes.
- Individual unit entries of cluster homes shall be clearly discernible from the courtyard or access drive.
- Where a central courtyard is provided for detached cluster homes, living space windows shall orient toward the courtyard.
- Provide a minimum of three (3) floor plans in each Planning Area.
- There shall be a minimum of three (3) elevations for each floor plan, for a minimum total of nine elevations.
- No more than two buildings in a row may be plotted with the same elevation style.
- The same plans may be plotted adjacent to each other or across from each other, provided they have different elevation styles.
- Detached cluster units with front facades bordering streets I, E, F, H & G shall have their entries oriented to these streets.

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Attached Residential Development Design Guidelines and Standards

Attached residential buildings tend to have larger building masses. As such, attached residential design should be carefully considered to convey a sense of human scale. Building typology and chosen architectural style should reflect the building's location within the community, and all buildings should exemplify quality design.

Townhomes and Attached Motorcourt Homes

- Where attached residential buildings are located adjacent to single family detached homes, minimize impacts on the adjoining residences with a sensitive transition in scale, massing and height, and design the transition to ensure resident privacy.
- Design the front elevation of attached residential buildings to clearly delineate individual units as a way of breaking up mass.
- Articulate the front building facades to promote individual unit identity by incorporating overhangs, recesses, porches, glazed doors, accent materials and colors, etc., consistent with the architectural style of the building.
- External unit and building entries shall be designed in a manner that is clearly visible to pedestrian and/or vehicular approaches.
- Rear facades along alleys, driveways, or visible from backbone streets shall not be void of articulation. These elevations shall include massing breaks and/or architectural details (i.e. shutters, gable vents), as appropriate to the architectural style of the building.
- Attached residential buildings sited adjacent to lower-density residential neighborhoods should be sensitive to the scale of those neighborhoods. Step down building heights to match the adjacent buildings as a transition to lower adjacent development heights.
- When located next to open space or a paseo, arrange groups of attached residential buildings so that the buildings front onto paseos or the open space. In the event that fronting onto these open spaces is not feasible, the residential buildings shall front onto a courtyard, pathway, or other gathering space that would directly connect to the open space or paseo.

Apartment/Flats

- Building configuration shall form adequately-sized courtyards and gathering spaces, where applicable. Accessible from inside the building or from external pedestrian pathways, courtyards or gather spaces should feature enhancements such as trellises, shade trees, or outdoor furniture.
- Step down corners and ends of multi-family buildings over two-stories in height at highly visible locations, softening the building edges and enhancing the streetscene.
- Provide pedestrian-oriented elements and details on facades facing public sidewalks. Elements such as balconies and awnings can add visual interest and richness to the street environment.

- Transitional spaces such as porches, covered entries or stoop entries shall be provided for ground floor units facing public street. Where common building entries are provided, they should be well defined along the street and/or parking lot edges.
- Arrange attached residential buildings and site landscaping in such a way that they screen parking areas from public view and minimize the impact of parking lots and garages on the public streetscape.
- Parking lots shall be broken up into smaller segments by landscaped islands, but should remain connected to facilitate internal circulation for a common complex.
- Provide a minimum of two (2) unit plans for each building, and a minimum of two (2) building plans (with the ability to add elements to corner units as necessary) in each Planning Area.
- Residential development adjacent to internal Street E, F, G, H and I shall include a primary pedestrian entry along this street frontage facing either the street or a courtyard or a paseo that is accessible by the residents.
- All primary entrances for multi-family dwellings shall provide unit identification.
- ... Exterior elevations shall include at least three (3) materials that accentuate or correspond to variations in building massing and plane changes, but not having too many different materials to avoid a chaotic appearance. Glazing (windows) and accent materials such as shutters and railings may count towards this requirement.

Downtown District Design Guidelines and Standards

The Downtown District will function as a vital commercial center for the City. Appropriate land uses for these areas include residential, commercial, retail services, restaurants, offices, paseos, recreational facilities, community venues, and civic facilities. The mixed- use areas are a place for working, shopping, dining and gathering. Businesses will be situated along the street and provide convenient access for vehicles, pedestrian walkways and landscape areas.

General Criteria

- Buildings shall front onto a street or spine, which may be designed either as a vehicle free zone or in such a manner as to allow for use by both pedestrians and motor vehicles. When vehicles are allowed, design features shall be incorporated to define pedestrian movement through changes in paving materials or grade, articulated walks with landscaping, or overhead structures.
- Both vertical (different uses within the same building, with commercial or office uses located on the ground floor and with office or residential uses located above) and horizontal (single-use buildings located side-by-side or adjacent to each other on a development site) mixed-use are encouraged in the Downtown District. The mix of land uses may be, but are not limited to, commercial mixed with residential or mix of uses of retail, restaurant, office, and civic uses.
- Vertical mixed-use projects are encouraged for 3-story and higher buildings, such as first floor retail with office or residential uses above. Visually, this arrangement divides the façade into two basic parts: the upper façade and the storefront.
- Large monolithic buildings, such as movie theaters and cultural venues, must be set back from a street designated for pedestrian activity and lined with smaller businesses in front to create a more appealing streetscene.
- Plaza areas in mixed-use settings are encouraged and may include seating, fountains, and landscaping.
- Open views into the retail space at the storefront level will enhance the pedestrian experience by providing a visual connection to the use inside the building. On upper levels, windows should continue the aesthetics of the building while serving the occupants' need for privacy.
- Primary entrances into retail buildings shall be clearly marked and provide a sense of welcome and convenient access into the building interior.
- Corner buildings shall be designed with enhanced treatments. These treatments may include: larger building element at the corner, more ornamentation than adjacent buildings, or a plaza to define the space. In addition, corner buildings typically have both primary and secondary façades that relate to the streets on which they front.
- The ground floor of the commercial component of a mixed-use building shall have a finished ceiling height of a minimum of 12 feet.

Building Form, Massing, and Articulation

- Iconic buildings in the Downtown District are encouraged and may include architectural features such as bell or clock tower or similar statements.
- Architecture shall address public areas with high quality materials and should contain architectural elements and other detail relating to the human scale.
- Groups of buildings shall be arranged in clusters around elements such as pedestrian walkways or landscaped areas.
- Retail and restaurant buildings with facades parallel to the street with covered pedestrian arcades are encouraged. Long unarticulated facades shall be avoided along the primary pedestrian corridor.
- No building wall facing a public street should extend more than 25 feet vertically or horizontally without a visual break created by a minimum 1 foot architectural/massing offset. (See graphic footnote 1 in below)

1 *For buildings with 100' or greater of street-frontage, plane breaks at least every 25 feet include glazing and provide adequate articulation.*

2 *A minimum of 30% of exterior walls on ground-floor facing the street shall include windows, doors, or other openings.*

- Within PA3 and PA5, the ground floor shall incorporate abundant glazing. At least thirty (30) percent of the exterior walls on the ground floor facing the identified pedestrian corridor shall include glass windows, glazed doors, or other openings, as illustrated in below. Percentage of fenestration shall be calculated based on the length of the facade frontage and the floor-to-ceiling height of the ground floor, excluding the areas for parking garage ingress/egress. (See graphic footnote 2, above)
- Adjacent to Streets H or G within Planning areas 2, 3, 4 and 5, at least 50 percent of the building (commercial, civic, or residential) shall be located within the 0 to 15 feet of the right-of-way from Streets H and G. The other 50 percent may be reserved for expanded outdoor dining opportunities, courtyards, paseos, or

driveways connecting to surface lots behind the building. Parking lots are not allowed between the building and the street along these corridors.

Materials and Colors

- A mixture of high-quality materials in highly visible locations and in varying quantities have a large impact on the perceived quality of the area.
- Colors should be carefully chosen to complement the architectural style or tenant of each building.
- Exterior elevations shall include at least three (3) materials that accentuate or correspond to variations in building massing and plane changes, but not having too many different materials to avoid a chaotic appearance. Glazing (windows) and accent materials such as shutters and railings may count towards this requirement.
- Colors shall be neutral tones or muted colors complementary to the chosen architectural style and compatible with the character of surrounding development. Reserve bright or dark colors for trim or accents only.

Services, Utilities, and Storage

- Service, loading, and storage areas should be located away from the streets and activity area. When service areas are not able to be located away from streets or activity areas, screening elements such as walls, fences, architectural treatments, landscaping, or similar screening element shall be incorporated. In all cases, the screening shall be integrated into the design and not appear as an afterthought.

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2.2.4 Landscape

Landscaping can have a significant visual impact on a project through the quality of landscaping materials selected and the how landscaping is integrated throughout the project site. Landscaping both visually ties a project together and identifies distinct districts.

The City of Eastvale has been proudly designated as a "Tree City USA" by the Arbor Day Foundation by providing commitments to installing and maintaining an urban forest. The City and this Master Plan continues this commitment to provide an urban forest to improve the visual appeal, increase property values, reduce home colling costs, and remove air pollutants. The following landscape guidelines are required for the Master Plan:

- To create an urban forest as quickly as possible, fast-growing tree species appropriate to the area and climate shall be used.
- Trees shall be planted as soon as practicable in project phasing to encourage more mature tree growth once buildings are occupied.
- The project should have a consistent plant palette, though variations may occur from street to street.
- Streets, promenades, public plazas, and smaller open spaces should have distinctive planting and landscaping treatments, making them unique and enjoyable pedestrian experiences.
- Plants are selected for specific purposes to enhance the project experience.
- Plant and material selection along circulation routes are used to identify distinct districts within the overall project.
- Streets designated as "Enhanced Parkways' on Figure 3.2: *Open Space/Parks* shall include a double-row planting of trees where the trees are planted at an average of least 20 feet on center. This requirement does not include intersecting streets or driveways. Special exceptions may be made for portions of the right-of-way that include utilities that preclude the planting of trees and for visibility of non-residential buildings.
- Surface parking lots shall have a minimum 6-foot wide landscape buffer from all street rights of way, measured from property line. Curbs and parking overhangs may be included within this required buffer.
- Where pedestrian circulation crosses a vehicular travel zone, a change in material, color, or grade is required.
- Landscape must permit adequate sight distance for vehicular and non-vehicular circulation.
- All new landscape areas must have irrigation installed.

  No plants from the California Invasive Plant Council List shall be planted.

2.2.4 Landscaping

2.2.5 Public Spaces

Public spaces bring people together and allow for community events such as concerts, markets, exhibits, and celebrations.

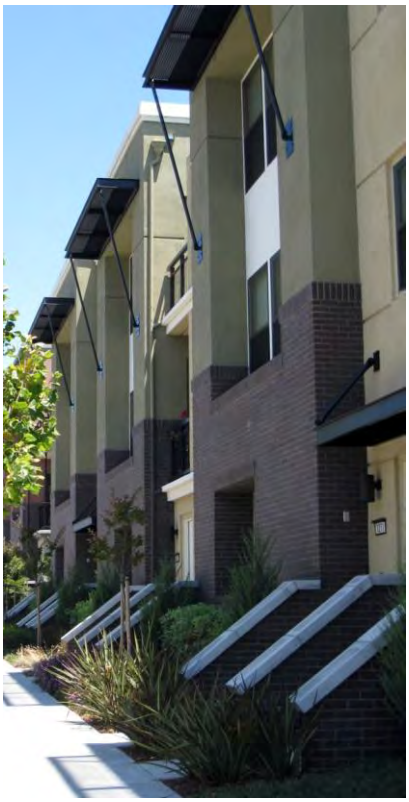
- Public spaces reflect the needs of the community and project.
- Furniture, signage, paving materials and patterns, colors, landscaping, and other design features of the public space are used to create a sense of place and purpose.
- Surrounding buildings and uses are designed to interact with the public space and vice-versa.
- Common outdoor open space in the form of a pocket park, plaza, courtyard, garden, play area or outdoor amenity should be provided. Common outdoor open space must have a minimum dimension of 15 feet in all directions.
- In the Downtown District, the sidewalk along the designated pedestrian corridor shall have a minimum clear width of 10 feet (illustrated below). The sidewalk may incorporate pedestrian-friendly amenities

2.2.5 Public Spaces

2.2.6 Buffers & Adjacencies

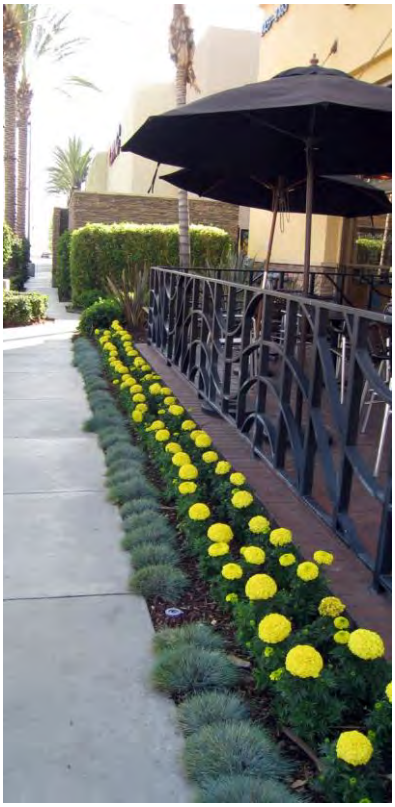
The need to create buffers and address adjacencies between uses also provides an opportunity for continuation of the project theme and elevation of the quality of development.

- Freestanding and retaining walls shall have a minimum 30-inch planter on each exposed side of the wall to allow for the planting of shrubs, flowers, and/or groundcovers to help conceal the wall. Private yards for single-family and multi-family dwellings, open fencing (e.g. tubular steel), and enclosed private areas (e.g. pool deck) are not subject to this guideline.
- Landscaping shall be used as a transition between public and private space.
- Planters matching the theme of the project and planted with colorful flowers are used to separate vehicle and foot traffic and add to visual appeal of the project.



2.2.6 Buffers & Adjacencies

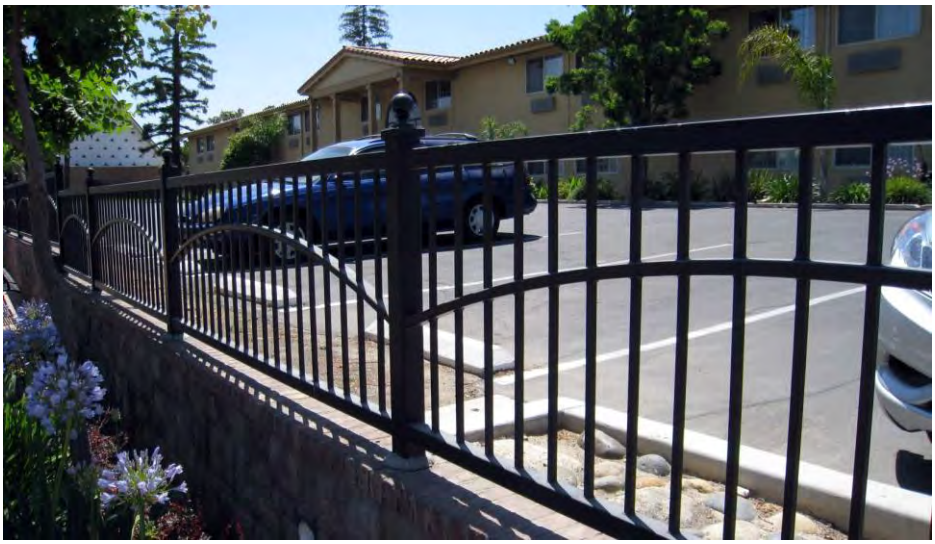
2.2.7 Screens, Fences, & Walls



Screens, fences, and walls act as buffers between land uses, distinguish private space from public space and provide privacy.

- Fences and walls incorporate the project theme and add to the overall visual continuity of the project.
- Landscaping is effectively employed to screen undesirable uses from sight.

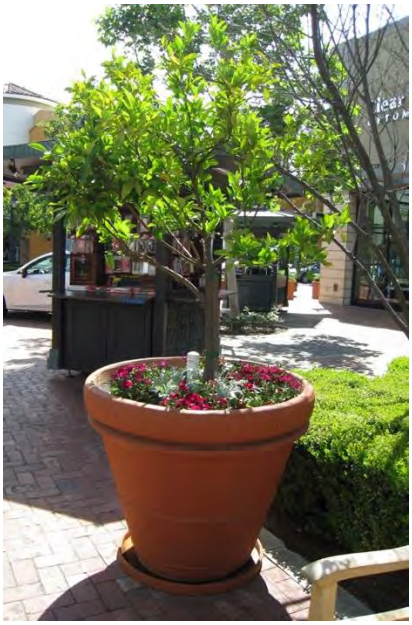
2.2.7 Screens, Fences, & Walls



2.2.8 Street Furnishings

Street furnishings shall reflect and complement the overall character of the project and provide consistency between distinct districts, creating an enjoyable and memorable experience.

- Benches and other features are designed to reflect the project theme.
- Tree grates and other project features incorporate the project logo.
- Trash receptacles, newspaper kiosks, light fixtures all feature similar design aesthetic and accent details.
- Bicycle racks are designed for form and function.



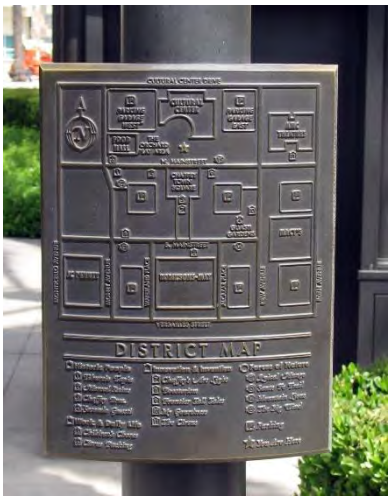
2.2.8 Street Furnishings

2.2.9 Thematic Features

Thematic elements incorporated into various design features have a significant impact on establishing a sense of place and identity for a project.

- Project logo may be incorporated into street furnishings, walkways, and signage.
- Artwork/mural on walls within the Downtown District is allowed. Utility boxes may be wrapped with art to provide visual interest on utilitarian infrastructure and may be permitted throughout the entire Master Plan area.
- Material selection and special paving patterns for public spaces shall continue the project theme.
- Project themes are incorporated into building design to reinforce project identity.

2.2.9 Thematic Features



2.2.10 Signage

Signage plays a significant role in the visual quality of a community. Signs announce one's arrival at a distinct location, direct the flow of traffic, and provide information to the community through a variety of sign types, which are coordinated around a common theme.

General Signage Guidelines

- Signs shall be limited to a maximum of three (3) colors unless the use of corporate color schemes or logos dictates the use of more than three (3) colors. There should be a significant contrast between lettering colors and background colors for legibility.
- Signs for the Downtown District shall be enhanced, including halo-lit, reverse halo-lit, externally illuminated, non-illuminated, or other acceptable "high-quality" design acceptable to the City and approved through a comprehensive sign program.
- Sign conduits, transformers, junction boxes, etc. must be concealed from view.
- No sign shall be placed in such a manner that visibility of signs on an adjacent property is obscured.
- Signs should not extend above the eave line or parapet of the buildings on which they are located, except where such signs form an integral part of the building.
- Select sign colors and materials that contribute to legibility and design integrity.
- The sign copy shall be appropriately sized for the sign structure or wall. Signs should not be too large to overwhelm the elevation, nor should they be too small to be illegible. Sign shall not be more than 80 percent of the width of the unit frontage to which is attached.
- The sign structure shall be consistent with the architectural style of the building that it is placed on or close to.
- Signage may move or rotate, but the mechanism for moving or rotating shall not be visible.
- The use of propellors, flags, or noise-creating devices as part of a permanent sign shall not be allowed.
- The use of light-reflecting materials, messages appearing for less than 30 seconds, or flashing/moving lights is prohibited.

Major and Minor Tenant Identification

The purpose of these signs is to identify major and minor tenants within the Master Plan area. There are typically three (3) different types of signs utilized for tenant identification:

- Monument sigs.

- Walls signs.
- Projecting signs.

Monument Sign Guidelines

- Use a consistent color scheme and design on all free-standing signs within the Downtown District.
- Signs shall be constructed of permanent, durable materials.
- Monument signs should be designed with the width of the base of the sign equal to or more than the width of the sign face.
- Plastic is prohibited except for use for the sign copy. Exterior grade acrylic (e.g. plexiglass) is acceptable.

Wall and Projecting Sign Guidelines

- Locate signs as close to the customer entrance as possible.
- Raceways and sign supports shall not be visible.
- Internally illuminated box signs and banners used as permanent signs are prohibited.
- Projecting signs shall be placed perpendicular to the building wall and should not extend above building eave of a sloped roof or highest point on a flat roof.
- Projecting signs shall be attached to the building fascia or canopy with an attractive and decorative support.
- Exterior signs shall be constructed of permanent and durable materials.
- Creative signage designs and techniques are encouraged.

Changeable Signage

The purpose of changeable signage is to create excitement and provide a visually interesting commercial area. Two (2) styles of this signage used in within the Downtown District to achieve this goal are "pageantry" and "marquee signs."

Pageantry

Pageantry includes flags, pole-mounted banners, kiosks, canopies, lights, directories, ground-mounted graphics, wrapped utility boxes, or other similar, temporary or permanent (but changeable) elements. The intent is to allow regular changes to the pageantry elements in terms of color, design, and other visual content so the pageantry signage can always look current. The intent of pageantry is to help advertise for special events such as fairs, public gatherings, concerts in the park, farmer's markets, etc. and to allow for a variety of different methods to advertise community events within the plan area.

Guidelines for pageantry include:

- Pageantry may be located in any portion of the Downtown District. Pageantry may be placed on street lights and over the public rights-of-way, provided applicable permits have been obtained from Public Works.
- Air-inflated signs, moving signs, paper, cardboard, Styrofoam, stickers, and decals are not acceptable forms of pageantry (directories and kiosks excepted).
- Pageantry shall not include flashing, flickering, rotating, or moving lights.
- Temporary promotional advertising (banners) is not considered to be pageantry.
- Kiosks and directories should provide vertical breaks in the sign structure.
- Individual panels shall be recessed, framed, or treated to avoid a flat appearance of the sign face.

Marquee Signs

Marquee signs are typically used to provide information about current showings or events for theaters and live entertainment uses. Guidelines for marquee signs include:

- Marquee signs may project or be integrated into the building to promote enhanced articulation.
- Plain, rectangular marquee signs without any articulation are discouraged.
- Marquee signs may be manual or electronic.
- Marquee signs may include advertisements.

Directional Signage

The purpose of directional signage is to direct the flow of vehicular and pedestrian traffic within the Mixed-Use District.

Directional and Wayfinding Signs

Directional and wayfinding signs are typically horizontal signs with tenant names and directional arrows. Guidelines for directional/wayfinding signs include:

- Directional and information signs shall be attractive, clear, and consistent in theme, location, and design.
- Place directional signs at strategic locations throughout the Downtown district, providing directions to key destinations and facilities such as parking facilities for automobiles and bicycles, transit stops, and walking and bicycling routes to nearby parks, plazas, neighborhoods, shopping, civic and other destinations.
- The project name may be located on the sign in a smaller, more understated manner to not detract from the wayfinding.
- Directional and signs with exposed Unistrut supports shall be avoided.
- The placement of directional signs shall not limit sight lines.

- Wayfinding signs may be co-located with other streetscape furniture in the Downtown district, such as light standards and transit shelters, where possible, to enhance visibility and reduce visual clutter in the public realm.
- Provide consistency between wayfinding/information signs and street furniture throughout the Downtown district. This can include customized poles and mounts for regulatory signs and lighting fixtures, and an area logo, font, and color scheme.
- Elements such as pole banners or decorative paving elements can serve as public art, branding, and wayfinding.

Temporary Signage

The purpose of temporary signage is to inform the public of a special event of limited duration, such as a grand opening. The duration and requirements for Temporary Signs shall adhere to the provisions within Section 5.7 of the EMC. The guidelines below apply to temporary signage:

- Temporary signage should not be affixed onto the roof of a building, a window or landscape area.
- Temporary signage material should consist of vinyl, nylon, canvas, or cloth.
- Temporary signage should be well maintained.

CITY
HALL

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TO PARKING
PASEO
ROUTE 66
WEST

P

THEATRE SQUARE

CULTURAL CENTER
FOODHALL
AMC THEATRES
RESTROOMS
CULTURAL CENTER
AMC THEATRES
MACY'S
RESTROOMS
SEPHORA

AMERICANA
DIRECTORY

ELEVATION 66
brewing company

BANANA
REPUBLIC
MAINSTREET

RANCHO
VICTORIA
CAFES

Elevator
&
Stairs
East Terrace

3 LAND USE PROGRAM

3.1. INTRODUCTION

On December 13, 2017, the City of Eastvale City Council adopted a General Plan Amendment to change the land use designation for the Leal Property from Business Park, High Density Residential, and Medium Density Residential to "Leal Property" or as shown on the General Plan Land Use Map, the "Leal Policy Area." As part of this General Plan Amendment, the City Council adopted Policy LU-8.1, which is a land use table that specifies permitted land uses and development intensities. This chapter further describes the land use program for the Leal Master Plan and its consistency with General Plan Policy LU-8.1. The land use program establishes the types and intensity of development allowed within the Leal Master Plan. A land use map specifying locations for these uses is provided in Figure 3.1, Land Use Plan. Access roads showing in the Land Use Plan are described in Section 2.2.2, Circulation Plan.

Concurrent with the City Council's adoption of a General Plan Amendment in 2017 for the Leal Property, the City Council certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015031028). The adoption of this Master Plan Amendment was accompanied by an Addendum to the Leal Master Plan EIR, which provides further detailed environmental review of the land use program. The environmental analysis presented in the Addendum to the Leal Master Plan EIR determined that to avoid new or more severe significant impacts, the maximum development intensity on the Leal Property is 2,500 residential units and 595,000 square feet of general commercial, office, and civic center uses. Since that land use limitation has been established by the environmental analysis, this Master Plan Amendment incorporates that limitation as the maximum permitted land use intensities.

Figure 3.1: Land Use Plan

3.2. LAND USE TYPES AND DEVELOPMENT POTENTIALS

The City of Eastvale General Plan Policy LU-8.1 references a land use table that has been summarized as follows:

Table 3-1: General Plan Land Use Table

Land Use Type	Minimum/ Maximum Permitted	Details
Lifestyle Center	325,000 SF to 1,300,000 SF	Standard and mixed-use retail
General Commercial	Up to 225,000 SF	"Big Box" Retail
Commercial Office	Up to 920,000 SF No Minimum	
Hotel	Up to 450 rooms No Minimum	Permitted in Lifestyle and General Commercial
Civic Center	Not Specified	Permitted anywhere on Project
Residential Medium Density (14 – 21 du/ac)	No Minimum No Maximum	Single Family Attached, condominiums, townhomes,
Residential High Density (22 – 40 du/ac)	Minimum 500 du Maximum 660 du	Townhomes, condominiums, stacked flats, and apartments

This land use table was incorporated into the General Plan as a general guide to the development of the Leal Property, recognizing that further development planning and detail would occur subsequent to the General Plan Amendment. The Leal Master Plan Amendment provides the next stage in refinement of the development plan and thus refines the proposed land use mix of uses and intensities.

General Plan Policy LU-8.1 includes two residential land use categories, Medium-Density and High-Density. The two residential land use types include density ranges provided in dwelling units per acre and a general description of the types of residential products associated with each residential category.

The Leal Master Plan Amendment distinguishes between the two residential densities by location. The High-Density Residential is located within the Downtown area and consists of either vertical or horizontal mixed use, and primarily consisting of apartments[1]. Within the approximately 52-acre Downtown, residential uses could occur on approximately 21 acres[2]. The maximum of 660 dwelling units planned within the approximately 21 acres

[1] The Leal Master Plan does not regulate ownership of residential units, therefore, there are no limitations on the number of rental or owned units.
[2] The residential acreage within the downtown includes the aggregate of Planning Areas 2, 4, and 10.

where residential is permitted represents a density of approximately 31.0 dwelling units per acre, consistent with the High-Density residential category within the General Plan. The remaining 1,840 dwelling units allowed on the project site would occur over approximately 87.54 acres[3]. This represents a density of approximately 21 dwelling units per acre, which is within the Medium-Density category.

As shown in Figure 3-1, the project site has been organized into different Planning Areas. The Planning Areas represent specific development areas that would be developed either with commercial, residential or mixed-use developments. Other planning areas have been designed for parks and open space and others for right-of-way. Table 3-2, Land Use Summary by Planning Area, shows detailed information for each planning area within the Leal Master Plan area, including land use category and acreages.

Table 3-2: Land Use Summary by Planning Area

Planning Area (PA)	Land Use Category	Approximate Area (AC)	Minimum Intensity DU/AC or SQFT/FAR	Maximum Intensity DU/AC or SQFT/FAR
2	Mixed Use[4]	12.6	660 DU[5] 102,575 sqft[6]	660 DUs[7] Max 40 du/ac No Max sqft
4	Mixed Use	6.5		
5	Commercial Core	4.6		
10	Mixed Use	4.5		
3	Commercial Core	9.8	None	None
1	Residential	7.3		

[3] The residential acreage within the Medium Density category includes the aggregate of Planning Areas 1, 6, 7, 8, 9, 11, 12, 13, K, and L. The two parks are included in this acreage calculation because they serve those residential planning areas.

[4] Subsurface detention and water quality features may be located in Planning Area 2 or Planning Area 1, or a combination of both.

[5] A minimum density of 660 dwelling units is required within the Mixed Use portion of the Downtown, which equals over approximately 21 acres. The dwelling units may be allocated evenly across each planning area or clustered in one or more planning area provided the net density of any individual project does not exceed 40 dwelling units per acre. Net density is calculated by the number of dwelling units applied to only the acreage of the development less any streets, roads, parks, trails, or common open space.

[6] A minimum FAR of 0.10 is applied to Planning Areas 2, 4, and 10, resulting in a minimum requirement of approximately 102,575 square feet. The minimum square footage requirement is approximate based on project site design and for purposes of calculating the minimum square footage per this section including Table3-1, square footage is calculated based on the gross size of the building, including storage, stairwells, mechanical rooms, etc. The City may administratively reduce this minimum square footage requirement without the need for a Master Plan amendment if the City decides it would like additional commercial square footage under the 595,000 square foot cap on Lot 3 or if specific building design and/or site use warrants less square footage.

[7] A maximum of 660 dwelling units is permitted in the Downtown area for consistency with the General Plan, since General Plan density is calculated by the total number of units applied to the approximately 21 acres of Mixed Use residential area.

Planning Area (PA)	Land Use Category	Approximate Area (AC)	Minimum Intensity DU/AC or SQFT/FAR	Maximum Intensity DU/AC or SQFT/FAR
6	Residential	5.6	20 du/ac[8]	1840 DUs Max 40 du/ac[9]
7	Residential	14.1		
8	Residential	3.9		
9	Residential	4.4		
11	Residential	16.6		
12	Residential	17.3		
13	Residential	13.2		
14	Public Facility	1.2	0.6	
A - D	Right-of-Way	9.4	N/A	
E - I	Internal Streets	13.5	N/A	
J-V	Parks and Trails	14.1	N/A	
Total		158.59		
Maximum Development Intensity[10]		2,500 DU	595,000	

3.2.1. Downtown (DT)

The Downtown District (DT) land use category accommodates a mix of residential uses, commercial and office uses such as retail and restaurants, general commercial and commercial office, civic center, and residential. The vision for a lifestyle center included in the City's General Plan occurs within the Downtown District. The DT category applies to approximately 52 gross acres within planning areas 2, 3, 4, 5 and 10 located to the northwest of the Limonite Avenue/Hammer Avenue intersection, in the southeast corner of the Master Plan area. The Master Plan provides for up to 595,000 square feet of commercial, office and civic uses, under the DT land use category. Approximately 21 acres within the DT area can accommodate residential uses. A minimum of 660 dwelling units is required. The

[8] Within the 87.54 acres of Residential Uses (Planning Areas 1, 6, 7, 8, 9, 11, 12, 13, K, and L), a minimum of 730 dwelling units shall be constructed at a minimum net density of 20 dwelling units per acre. The dwelling units may be allocated within one or more planning areas provided the net density of any individual project does not exceed 40 dwelling units per acre. Net density is calculated by the number of dwelling units applied to only the acreage of the development less any streets, roads, parks, trails, or common open space.

[9] A maximum of 1840 dwelling units is permitted in the Residential Uses area for consistency with the General Plan, since General Plan density is calculated by the total number of units applied to the 87.54 acres of Residential Uses area.

[10] Maximum development intensity was determined through the Leal Master Plan EIR and Leal Master Plan EIR Addendum.

dwelling units may be allocated within one or more planning areas provided the net density of any individual project does not exceed 40 dwelling units per acre.

3.2.2. Residential Uses (RU)

The Residential Uses (RU) land use category applies to planning areas 1, 6, 7, 8, 9, 11, 12 and 13. The Master Plan envisions variation in product types, including both detached and attached residential housing types, within the residential category to promote diversity and dynamic neighborhoods. The appropriate residential product types are discussed in Chapter 4, Development Standards. Within the 87.54 acres of Residential Uses (Planning Areas 1, 6, 7, 8, 9, 11, 12, 13, K, and L), a minimum of 730 dwelling units shall be constructed at a minimum net density of 20 dwelling units per acre. The dwelling units may be allocated within one or more planning areas provided the net density of any individual project does not exceed 40 dwelling units per acre. Net density is calculated by the number of dwelling units applied to only the acreage of the development less any streets, roads, parks, trails, or common open space. A maximum of 1,840 dwelling units[11] is permitted in the Residential Uses area for consistency with the General Plan, since General Plan density is calculated by the total number of units over the 87.54 acres of Residential Uses area.

3.2.3. Public Facilities (PF)

The Public Facility (PF) land use category applies to a 1.2-acre area within planning area 14 located at northwest corner of the Master Plan area. The PF land use designation provides for the development of a fire station.

3.2.4. Parks and Open Space (P/OS)

The Master Plan also provides for compatible recreational uses serving the needs of the residents, such as paseo, parks, recreation facilities and open space, as shown in Figure 3.2, Open Space/Parks Plan, which totals approximately 14.12 acres.

[11] The maximum number of dwelling units of 2,500 was determined by the Addendum to the Master Plan EIR to avoid new or more severe significant impacts. Assuming 660 units are constructed in the DT area, the remaining 1,840 units may be constructed in the RU area.

Figure 3.2: Open Space/Parks

Illustrative purpose only, final design may vary.

3.3. PERMITTED USES

3.3.1. Permitted Uses by Land Use Category

Permitted uses within the Leal Master Plan area are identified on Table 3-3, Permitted Uses. Other use or activity not listed in Table 3-3 may be permitted within the Master Plan area if it is compatible with the intent of the Master Plan and is similar to a permitted use, subject to approval by the Community Development Director or his/her designee.

Table 3-3: Permitted Uses

Permitted (P): Permitted by right
Conditional (C): Permitted upon issuance of a Conditional Use Permit
Not Permitted (blank): Not permitted
Temporary Use (T): Permitted short-term activities

LAND USE	RU	DT	PF	P/OS
Agricultural Workers Housing				
Bungalow Courts	P			
Caretakers Unit		P		
Congregate Care Facilities (7 or more persons)	P	P		
Dwelling, Multiple Family[2]	P	P[1]		
Dwelling, Second Unit[2]	P	P[1]		
Dwelling, Single Family[2]	P	P[1]		
Dwelling, Two Family[2]	P	P[1]		
Emergency Shelters				
Family Day Care, Large	P	P		
Family Day Care, Small	P	P		
Group Homes (6 or fewer persons)	P	P		
Home Occupations	P	P		
Live-Work Units, subject to Section 3.4.2.2 of the Leal Master Plan		P		
Planned Residential Developments	P	P	P	P
Restricted Single-Family Residential Subdivisions	P	P	P	P
Senior Housing	P	P	P	P
Banks and Financial Institutions		P		
Barber and Beauty Shops		P		
Bars and Cocktail Lounges		C		

LAND USE	RU	DT	PF	P/OS
Boutique Wine and Beer Stores (Type 20 ABC Licenses), per Section 3.3.2.5 of the Leal Master Plan		P		
Breweries, Wine Blending Businesses, and Distilleries (without a tasting room), subject to Section 3.3.2.4 of the Leal Master Plan				
Breweries, Wine Blending Businesses, and Distilleries (with a tasting room), less than 1,000 square feet subject to Section 3.3.2.4 of the Leal Master Plan		P		
Breweries, Wine Blending Businesses, and Distilleries (with a tasting room), greater than 1,000 square feet subject to Section 3.3.2.4 of the Leal Master Plan		C		
Cigar, Cigarette and Tobacco Sales				
Cigar, Hookah, and Cigarette Lounges				
Clinics/Office, including Medical, Dental, Chiropractic		P		
Day Care Centers				
Department Stores				
Drive-In or Drive-Through Operations or Facilities (any use)				
Farmers Markets, Carnivals, and other similar temporary events, subject to Eastvale Zoning Code Section 1.5.G, Temporary Events and Permits		T		
Fortune-Telling, Spiritualism, or Similar Activity				
Grocery Stores/Market/Specialty Food Stores		P		
Hardware and Home Improvement Centers				
Hotels		C		
Liquor Stores (Type 21 ABC Licenses), subject to Section 3.3.2.5 of the Leal Master Plan				
Massage Parlors, Turkish Baths, or similar personal service establishments				
Medical Marijuana Dispensary				
Motels				
Nurseries and Garden Supply Stores				
Outdoor Kiosks and Vendor Carts		C		
Religious Institutions	C	C	C	C

LAND USE	RU	DT	PF	P/OS
Restaurants and other eating establishments, including fast food restaurants and sandwich shops (excluding drive-through uses), without alcoholic beverage consumption		P		
Restaurants and other eating establishments with alcoholic beverage consumption (Types 41 and 47 ABC Licenses), subject to Section 3.4.2.3 of the Leal Master Plan		C		
Retail Sales and Services, <30,001 sq. ft.		P		
Retail Sales and Services, >30,000 sq. ft.				
Schools, Business and Professional, including Art, Barber, Beauty, Dance, Drama, Music and Swimming		P		
Swap Meets				
Tattoo Parlors				
Theaters, not including Drive-Ins				
Tourist Information Centers				
Wedding Chapels				
Animal Hospitals				
Animal Training				
Apiaries				
Aquaculture				
Auction Houses				
Automobile Parts and Supply Stores				
Automobile Service and Repair				
Bail Bonds/Pawnshops				
Blueprint and Duplicating Services				
Boat and other Marine Sales and Rental				
Boat Services				
Body and Fender Shops and Spray Painting				
Building Materials Sales Yards				
Building Movers Storage Yard				
Car Washes				
Casinos, including Card Clubs/Rooms				

LAND USE	RU	DT	PF	P/OS
Check-Cashing and Payday Advance				
Discount Stores (i.e., 99 Cents Only Store, Dollar General, Dollar Tree, etc.)				
Employment Agencies				
Equipment Rental Services				
Equipment Sales and Storage				
Feed and Grain Sales				
Gasoline Service Stations, with or without the concurrent sale of beer and wine for off-premises consumption				
Golf Cart Sales and Service				
Golf Courses, not including the construction of buildings				
Laboratories, Film, Dental, Medical, Research, or Testing				
Liquid Petroleum Service Stations				
Lumber Yards, including only incidental mill work				
Meteorological Towers				
Mini Storage				
Mobile Home Sales and Storage, Trailer Sales and Rental House Trailers				
Mobile Home Sales Lot				
Parcel Delivery Services				
Petroleum and Bulk Fuel Storage, above ground				
Printers or Publishers				
Professional Offices		P		
Real Estate Offices, Temporary	P	P	P	P
Sale, Rental, Repair, or Demonstration of Motorcycles, Scooters, and Motorbikes				
Sex-oriented Businesses				
Stations, Bus and Taxi				
Tire Recapping				
Tire Sales and Service, not including recapping				
Trailer and Boat Storage				

LAND USE	RU	DT	PF	P/OS
Travel Trailers and Recreational Vehicle Sales and Service				
Truck and Trailer Sales and Rental				
Truck Service				
Airports				
Ambulance Services				
Cemeteries, Crematories and Mausoleums				
Communications and Microwave Installations				
Fire and Police Stations		P	P	
Hazardous Waste Facilities				
Heliports				
Hospitals				
Mortuaries				
Public Infrastructure Facilities, including, but not limited to, drainage, water quality and flood control facilities and public communications facilities	P	P	P	P
Public Utility Substations and Storage Yards				
Sewage Treatment Plants				
Art Gallery, Library, Reading Room, Museum		P		
Community Auction and Sales Yards				P
Fraternity and Sorority Houses				
Indoor Amusement/Entertainment Facility: Establishments providing indoor amusement and entertainment services as primary uses for a fee or admission charge, including dance halls, ballrooms, electronic game arcades, dance classes, karate, yoga, etc.		C		
Establishments with four or more electronic games or coin-operated amusements, or where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.		C		
Indoor Fitness and Sports Facility: Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys,		C		

LAND USE	RU	DT	PF	P/OS
billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs.				
Outdoor Commercial Recreation: Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos)		C		P
Private Recreation or Event Facilities				P
Public Recreation, Nonprofit Community Centers and Clubhouses, Social Halls, Parks, Playgrounds, Community Recreation Facilities, Plazas, Trails and Paseos, Community Gardens, Open Space and other similar recreational uses				P
Recycling Collection Facilities				
Schools, Private		C		

Note [1]: Residential uses, including live-work, are not allowed in the Planning Area 3 and 5 in Downtown (DT), except as outlined in the Development Agreement.

Note [2]: Residential use types are further defined in Chapter 4.

3.3.2. Standards Related to Specific Uses

The following standards apply to specific uses within the Leal Master Plan. Uses not listed here will be subject to a determination by the Community Development Director.

3.3.2.1. Outdoor Kiosks and Vendor Carts

A. Signage: All signs on outdoor kiosks and vendor carts shall be regulated by Section 4.5, Signage, of this Master Plan.

B. Minor Development Review: Prior to commencement of each outdoor kiosk and vendor cart on public property, the business owner shall obtain approval from the Community Development Director for the size, design, and aesthetic characteristics, to ensure the facility is consistent with the overall characteristic of the development.

3.3.2.2. Live-Work Units

For live-work development in the Planning Areas 2, 4, and 10, the following commercial/residential activities, conducted wholly within enclosed buildings, shall be permitted, provided the commercial/office uses shall occur in conjunction with residential uses and are not standalone uses:

A. Apparel - custom tailoring and sales of apparel, clothing and other sewing products made on the premises

B. Artists and craft/sculpture products, sales galleries, and studios

C. Internet-based commerce (no inventory, no pornography)

D. Office - creative/tech-based offices and services

E. Office - professional offices and services

F. Photographer/photography studios

G. Residential uses in conjunction with office, retail or other work-related uses as permitted herein for live-work development

H. Spas and personal care to include esthetician/body sculpting with proof of training, nail salons and hair salons (for single patron use only and subject to Homeowners Association/Property Owners Association approval)

I. Similar uses permitted by the determination of the Community Development Director.

The property development standards set forth below shall apply to all live-work units within the confines of the Leal Master Plan:

A. Live-work units include the combination of residential living units and workspace of a building for self-employed residents. Ground floor residential living may be permitted in live-work units.

B. Where live-work uses are operated, the workspace shall be limited to a maximum of 50 percent of the entire unit (minus porches and garages).

C. The working area of a live-work unit shall be used exclusively for work activities and not for residential purposes.

D. Storage of hazardous materials necessary for work activities in live-work occupancies may be stored in controlled areas per the current California Building Code used by the City of Eastvale.

E. The residential portion of the live-work unit shall only be occupied by the individual and his/her household that has their professional occupation established in the same unit.

F. Live-work units are single-tenant spaces that include both residential and commercial/office square footage in a single unit providing for a business to be conducted solely by the resident. In no instance shall the work portion of the live-work unit be sub-leased.

G. Noise levels generated by live-work spaces shall conform to the requirements of the Eastvale Municipal Code for residential use.

H. All signage and lighting shall comply with the requirements of the Leal Master Plan and the Eastvale Zoning Code and must be approved the City of Eastvale.

3.3.2.3. Alcohol Sales with a Bona-Fide Eating Establishment

The sale of beer, wine, or spirits is permitted as an accessory use for any bona-fide eating establishment under a "Type 41 License" or a "Type 47 License" of the California Department of the Alcoholic Beverage Control (ABC) Board.

In addition to the design guidelines and development standards contained in the Leal Master Plan, the following performance standards shall apply to accessory alcohol sales with a bone-fide eating establishment:

A. Food shall be available for purchase at all times during restaurant operating hours.

B. Alcohol sales shall not exceed 50 percent of gross receipts for the establishment.

C. Any sale of spirits for consumption off-premises is strictly prohibited. The consumption of spirits shall be limited to the restaurant area as defined per applicable license from the ABC Board.

D. Beer and wine may be purchased for off-premises consumption; however, the beer and wine sold for off-premises consumption may not be consumed on the premises that it was purchased on.

3.3.2.4. Breweries, Wine Blending Businesses, and Distilleries

Accessory beer, wine, or distilled spirit tastings is permitted within an alcoholic beverage manufacturing facility, provided the area devoted to tastings shall provide parking at the same rate as a restaurant or bar as described in Chapter 4, Table 4-8. The alcohol production area shall provide parking at the same rate as a manufacturing use as described in Chapter 4, Table 4-8. All such uses described within this section shall have an active, valid license from the ABC Board, as applicable.

In addition to the design guidelines and development standards contained in the Leal Master Plan, the following requirements shall apply to craft breweries, wine blending businesses, distilleries, and accessory tasting rooms:

A. A brewery, wine blending, or distillery use with a tasting room equal to or less than 1,000 square feet shall be permitted by right. An accessory tasting room of more than 1,000 square feet shall be required to apply for a Conditional Use Permit.

B. A brewery, wine blending or distillery use may not exceed production of 15,000 barrels per year.

C. All production activities and on-site storage shall be located completely within the facility. Off-site storage is permitted, provided it meets all applicable provisions of the underlying zone. The display of alcoholic beverages shall be located within the manufacturing area and accessory tasting room facility.

D. The brewery, wine blending, or distillery use and accessory tasting room use shall be allowed to operate and be open to the public during the following hours:

   i. Manufacturing and Operation: 7:00 A.M. to 7:00 P.M. Monday through Saturday; and

   ii. Accessory Tasting Room Open to the Public: 11:00 A.M. to midnight daily, 11:00 A.M. to 1:00 A.M. on Friday and Saturday.

E. Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday and 9:00 A.M. to 6:00 P.M. on Saturday.

F. The consumption, tasting and sales of alcoholic beverages shall be limited to only those products produced on site.

G. Ancillary retail sales shall be limited to only those retail items directly associated with the on-site facility and accessory tasting room.

H. The brewery, wine blending, or distillery use or accessory tasting room shall not charge an admission fee, cover charge or require a minimum purchase.

I. A security plan, including a video surveillance system and exterior lighting plan, satisfactory to the Community Development Director, or his/her designee, shall be submitted to and approved prior to the issuing of a Certificate of Occupancy. The video surveillance system shall be installed to assist with monitoring the property on both the interior and exterior. A Digital Video Recorder (DVR) or similar video-recording device, capable of exporting images in TIFF, BMP, or JPG format shall be used. Recording shall be retained for no less than 30 days. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors, as well as the business address.

J. No more than 10 percent of the window display area (including any transparent doors) shall be allowed to bear advertising, signs or any other obstructions. All advertising, signage or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above 3 feet or below 6 feet in height of all windows measured from grade.

K. Tours of the brewery, wine blending, or distillery use and accessory tasting room use shall occur on regularly scheduled days and times. The operator shall ensure that tours do not negatively impact adjacent businesses or property owners.

L. The use is not considered a nuisance as defined in the Eastvale Municipal Code;

3.3.2.5. Off-Premises Alcohol Sales

Boutique Wine and Beer Stores may permit the sale of wine and beer for off-premises consumptions under a "Type 20 License" of the ABC Board. General Liquor Stores may permit the sale of general alcohol sales, wine, and beer for off-premises consumptions under a "Type 21 License" of the ABC Board.

In addition to the design guidelines and development standards contained in the Leal Master Plan, the following performance standards shall apply to Boutique Wine and Beer Stores and General Liquor Stores:

A. The use does not result in any adverse effects, jeopardize, or endanger the health, peace, or safety of persons residing, visiting, or working in the surrounding area; The exterior lighting and security measures shall comply with applicable requirements.

B. The use is operated and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to surrounding properties and occupants. This shall encompass the upkeep and maintenance of exterior facades of the building, landscaping, designated parking areas serving the use, fences, and the perimeter of the site, including all public sidewalks, alleys, and parkways;

C. The use is not considered a nuisance as defined in the Eastvale Municipal Code;

D. The exterior lighting and security measures shall comply with applicable requirements (including, but not limited to Sections 120.05.050, Outdoor Lighting; 120.05.080, Neighborhood Preservation Standards; 120.05.060, Off-Street Vehicle Parking as applicable)

E. No more than 10 percent of the square footage of the windows and transparent doors of the premises shall be allowed to bear advertising, signs or any other obstructions including products, shelving, display items

and/or coolers. All advertising, signage, product, shelving, display items and/or coolers shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above 3 feet or below six (6) feet in height of all windows measured from grade.

F. A copy of these performance standards, additional City or ABC Board imposed operating conditions, and a 24-hour complaint telephone number shall be posted in a conspicuous and unobstructed place visible from the entrance of the establishment in public view.

4 DEVELOPMENT STANDARDS

This chapter contains the permitted uses and development standards for the Leal Master Plan. Standards not addressed in this chapter are subject to the City of Eastvale Municipal Code in effect at the time of approval of this Master Plan. Additionally, in order to be approved by the City, development will need to comply with the quality expectations and community features identified in Chapter 2 of this Master Plan.

4.1. DEVELOPMENT STANDARDS

4.1.1. Downtown Development Standards

The Downtown (DT) District is envisioned to be the focal point in the City. The intent is to develop an open-air marketplace for retail and specialty uses that are not currently present in Eastvale and in nearby communities (including Live/Work units).

The mix of uses may be horizontal (different uses within a Planning Area separated horizontally) or vertical (different uses within the same building, with commercial or office uses located on the ground floor and with office or residential uses located above). The residential component of this land use district is intended to provide for the development of multi-family residential dwellings in an urban atmosphere.

Minimum and maximum development intensities and densities are outlined in Chapter 3 of this Master Plan.

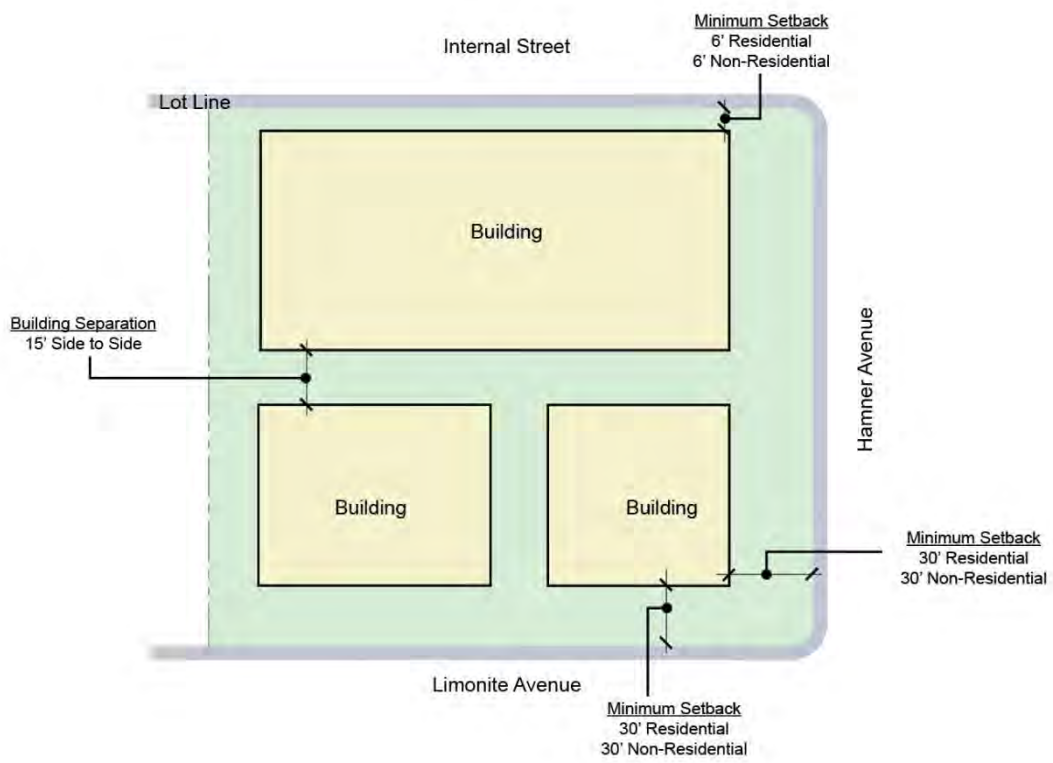
DT District includes planning areas 2, 3, 4, 5 and 10.

Table 4-1 establishes the development standards for the Downtown District. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.1. Residential uses within the Downtown District are subject to the development standards provided in Table 4-1. Where Table 4-1 is silent on a development standard, the development standards presented later in this chapter for specific product types would apply for the project type proposed. If there is a conflict in development standards between Table 4-1 and the development standards for product types, Table 4-1 shall govern.

Table 4-1:Downtown Development Standards

	RESIDENTIAL BUILDINGS	NON-RESIDENTIAL/ MIXED-USE BUILDINGS
Maximum Site Coverage	75%	N/A
Maximum Building Height	65' (4 stories)	
Minimum Building Setbacks From		
Hamner Avenue ROW	30'	30'
Limonite Avenue ROW	30'	30'
Lot Line Along Internal Street	6'	6'
Minimum Building Separation		
Residential - Front to Front (entries) - at open space	20'	N/A
Residential - Side to Side (no entries) - at open space	15'	N/A
Non-Residential/Mixed-Use – Side to Side	N/A	15'

Figure 4.1 Downtown Setback Diagram



4.1.2. Residential Development Standards

The development standards and product types included herein are intended to establish the minimum design parameters. An appropriate mix of building types shall be incorporated into the residential land use and mixed-use districts to avoid monotonous neighborhoods.

Table 3-2 within Chapter 3 establishes permitted uses, including Dwelling – Multiple Family, Second Unit, Single Family, and Two-Family. Those permitted residential land use categories are further defined in this Chapter through the following description of residential product types permitted in the Master Plan area.

Development standards for residential uses within the Downtown District are presented above in Table 4-1. Development standards for residential uses within the Residential Uses District (Planning Areas 1, 6, 7, 8, 9, 11, 12 and 13) are presented below by housing type.

Conventional Single Family Detached Homes typically have street front orientation where primary entries and walks face the street or the side, and have private rear and side yards. Garages are in the front or side and face the street. Resident parking spaces are provided in garages and guest parking spaces are provided in driveways or on local streets.

Zero-Lot Line Homes are designed to fit together along a common property line by providing one home with a deeply recessed garage. Reciprocal use easements are used to maximize the side yard areas. Zero-lot line homes typically have street front orientation where primary entries face the street, and have private rear and side yards. Garages with driveways face the street. Resident parking spaces are provided in garages and guest parking spaces are provided in driveways or on local streets.

Rear Loaded Homes have street-facing primary entries and are designed to take garage access from a shared access drive behind the homes. Private yard space is provided in a side yard, a courtyard behind the front portion of the house or behind the house between a detached garage and the home. Resident parking spaces are provided in garages and guest parking spaces are provided in driveways (18' minimum in length where provided), on the street or in a common parking area. Reciprocal use easements may be used to maximize side yard areas.

Detached Cluster Homes are single-family detached dwellings oriented on a shared access drive. Each cluster module typically consists of 4 to 10 dwelling units. Resident parking spaces are provided in garages and guest parking spaces are provided on the street or in a common parking area. Reciprocal use easements may be used to maximize side yard areas.

Row Townhomes are single-family attached homes with primary entries facing street or common open space. The units have private outdoor living space. Automobile access is via an alley or shared access drive. Resident parking spaces

are provided in garages, and guest parking spaces are provided on public or private local streets or in designated parking areas.

Attached Motorcourt Homes are buildings mixed with townhomes and flats. The entries are from the street or common open space. Automobile access is via an alley or shared access drive. Resident parking spaces are provided in garages, and guest parking spaces are provided on public or private local streets or in designated parking areas.

Apartments/Flats are buildings with either walk-up units or flats in multiple story configurations. The entries can either be external from the street or common open space, or internal and elevator served. Resident parking spaces are provided either in garages, surface parking, or in multiple story parking structures. The units tend to be for rent as opposed to for sale.

Detailed design standards per product types are presented below and shown in Tables 4-2 to 4-7.

4.1.2.1. Conventional SFD Residential

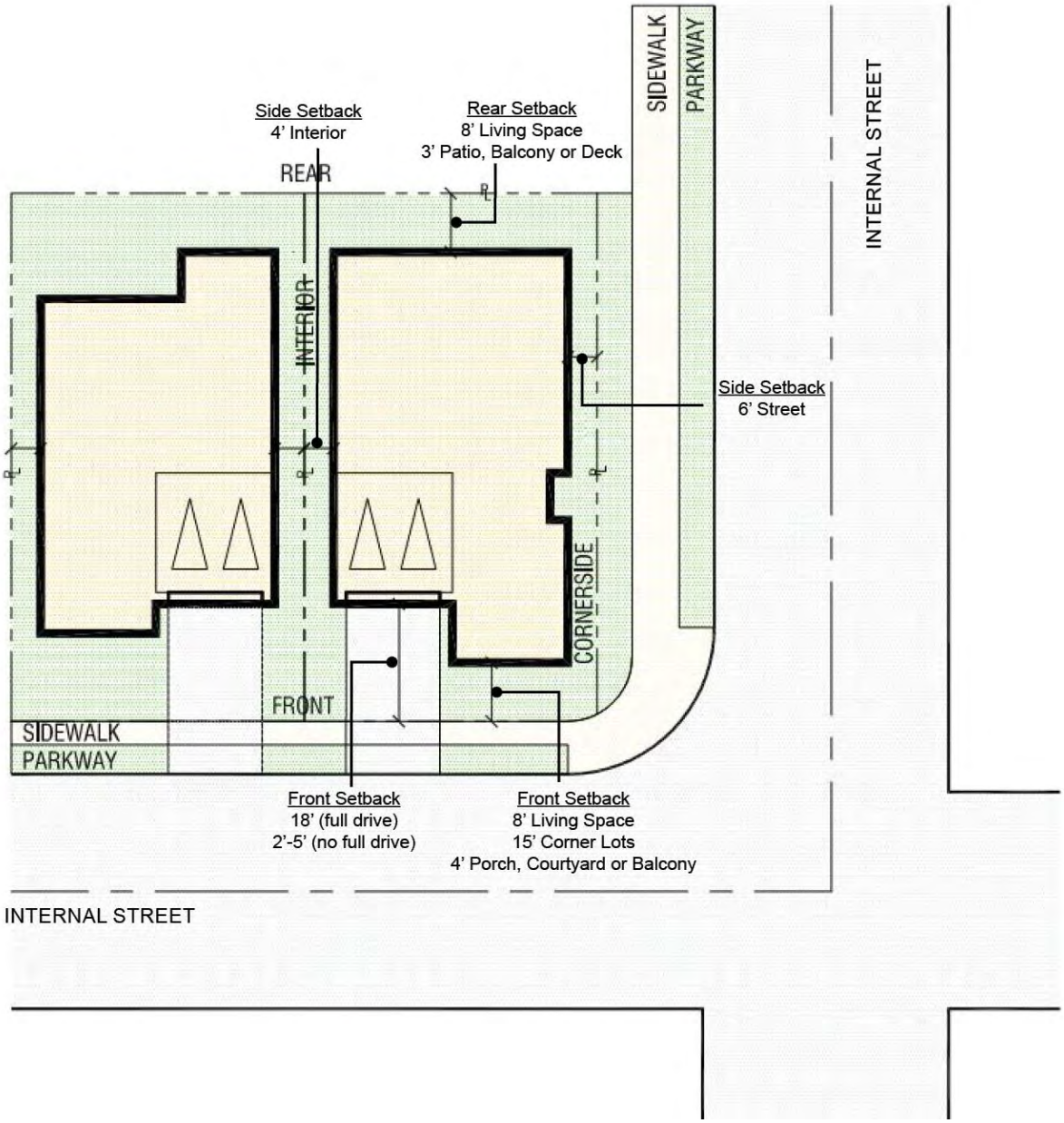
The development standards provided in Table 4-2 have been established to encourage forward-facing living space. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.3. These standards allow for the placement of entries, windows, front porches and living spaces closer to the street to provide more active and visually interesting streetscape.

Table 4-2: Conventional SFD Residential Development Standards

	Conventional SFD Homes
Minimum Lot Size	2,500 sq. ft.
Minimum Lot Width[1]	40'
Maximum Building Coverage	70%
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Property Line)	
Living Space	8' (15' at the corner lots)
Porch, Courtyard or Balcony	4'
Front Entry Garage	18' (full driveway)/ 2'-5' (no full driveway)
Minimum Side Setback (from Property Line)	
Interior Side	4'
Internal Street Right-of-Way Side	6'
Minimum Rear Setback (from Property Line)	
Living Space	10'
Patio Cover, Balcony or Deck	3'

[1] The minimum lot width for knuckle and cul-de-sac lots shall be the average of the widths measured at the front and rear edges of the lot

Figure 4.3 Conventional SFD Residential Setback Diagram



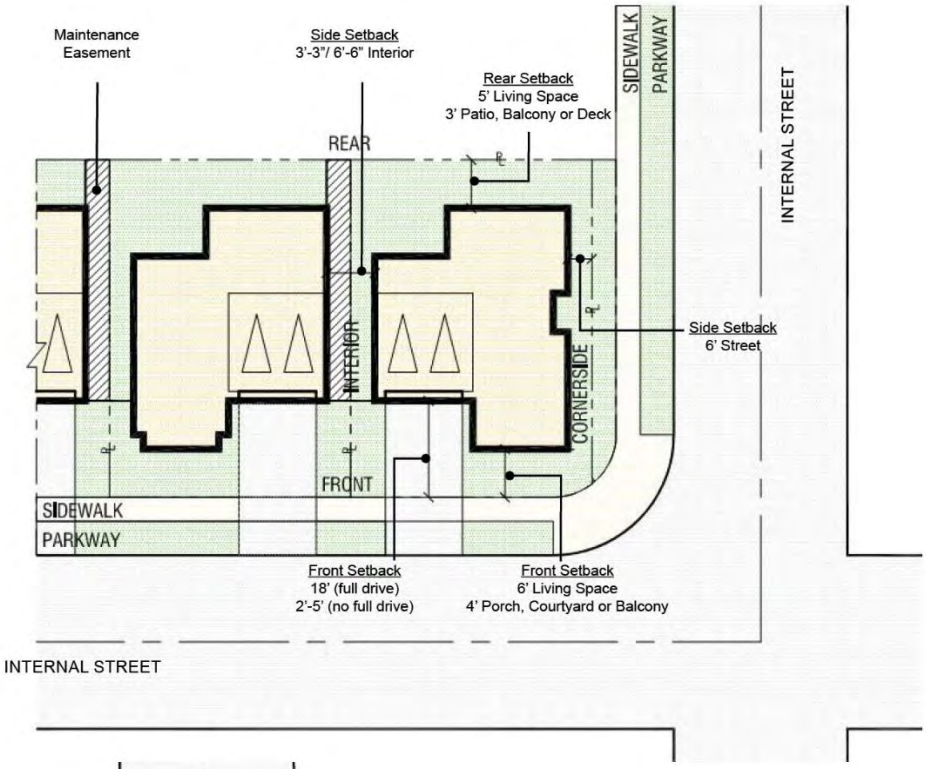
4.1.2.2. Zero-Lot Line and Rear Loaded SFD Residential

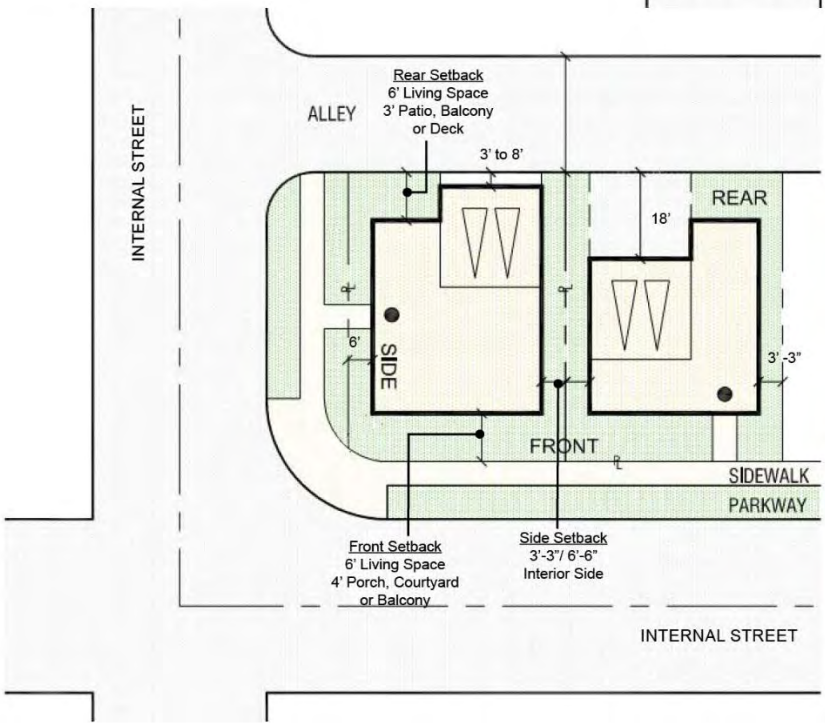
Table 4-3 establishes the development standards for front loaded zero-lot line and rear loaded SFD residential development. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.4. Note: Zero-Lot Line Homes may be front or rear loaded. In the event that a rear-loaded Zero-Lot Line Home is proposed, the Rear-Loaded Homes standards shall apply (with a maintenance easement for the side yard).

Table 4-3: Zero-Lot & Rear Loaded SFD Residential Development Standards

	Zero-Lot Line Homes	Rear Loaded Homes
Minimum Lot Size	2,500 sq. ft.	2,000 sq. ft.
Maximum Building Height	50' (3 stories)	50' (3 stories)
Maximum Building Coverage	70%	70%
Minimum Front Setback (from Property Line)		
Living Space	6'	6'
Porch, Courtyard or Balcony	4'	4'
Front Entry Garage	18' (full driveway/2'- 5')	N/A
Minimum Side Setback (from Property Line)		
Interior Side (one side/between buildings)	3'/6'	3'/6'
Internal Street Right-of-Way Side	6'	6'
Minimum Rear Setback (from Property Line)		
Living Space	5'	5'
Patio Cover, Balcony or Deck	3'	3'
Rear Entry Garage Setback (from Access Drive)	N/A	3' to 8' or 18' min.

Figure 4.4 Front Loaded Zero-Lot & Rear Loaded SFD Residential Setback Diagrams





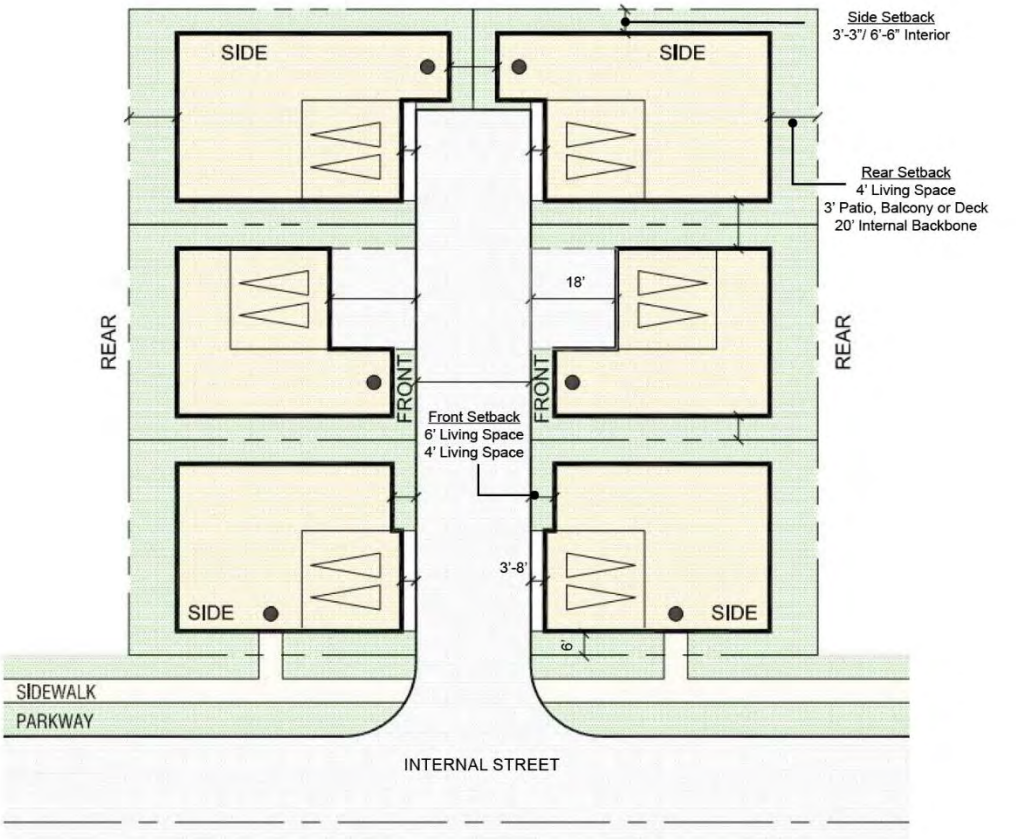
4.1.2.3. Detached Cluster Residential Development

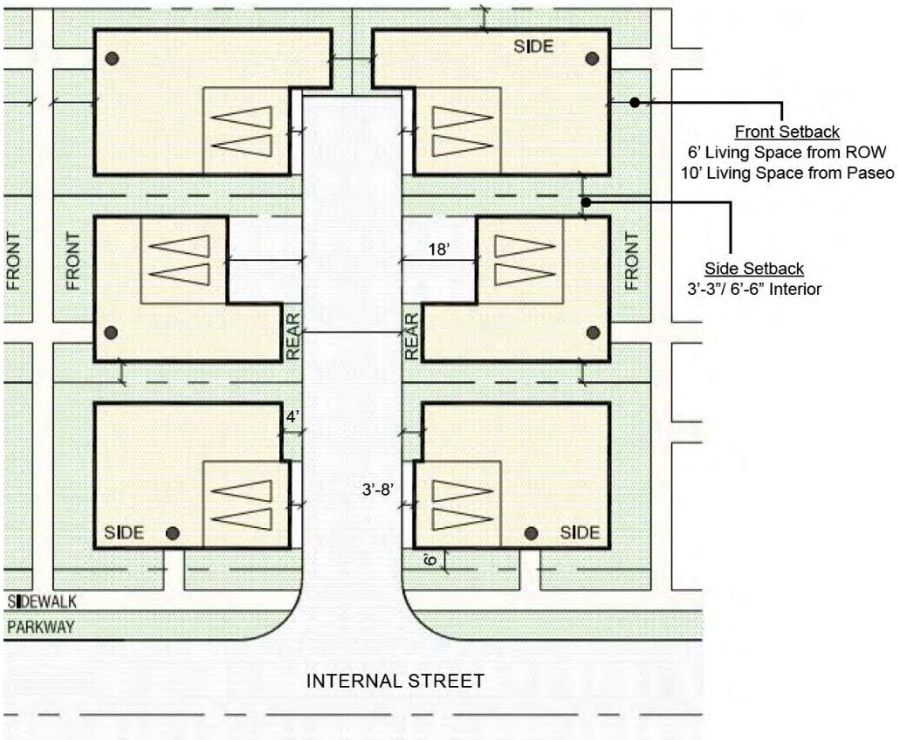
Table 4-4 establishes the development standards for detached cluster residential development. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.5.

Table 4-4: Detached Cluster Home Development Standards

	Front-Loaded Cluster Homes	Rear-Loaded Cluster Homes
Minimum Lot Size	1,500 sq. ft. (or Condo Map)	1,500 sq. ft. (or Condo Map)
Maximum Building Height	50' (3 stories)	50' (3 stories)
Maximum Building Coverage	70%	70%
Minimum Front Setback		
Living Space from Internal Street Right-of-Way	6'	6'
Living Space from Access Drive	4'	N/A
Living Space from Paseo Walkway	N/A	10'
Minimum Side Setback		
Interior Side (one side/between buildings)	3'-3"/6'-6"	3'-3"/6'-6"
Internal Street Side (from internal street right-of-way)	6'	6'
Minimum Rear Setback (from Lot Line)		
Living Space	4'	4'
Patio Cover, Balcony or Deck	3'	N/A
Garage Face from Access Drive	3' to 8' or 18' min.	3' to 8' or 18' min.

Figure 4.5 Detached Cluster Home Setback Diagram





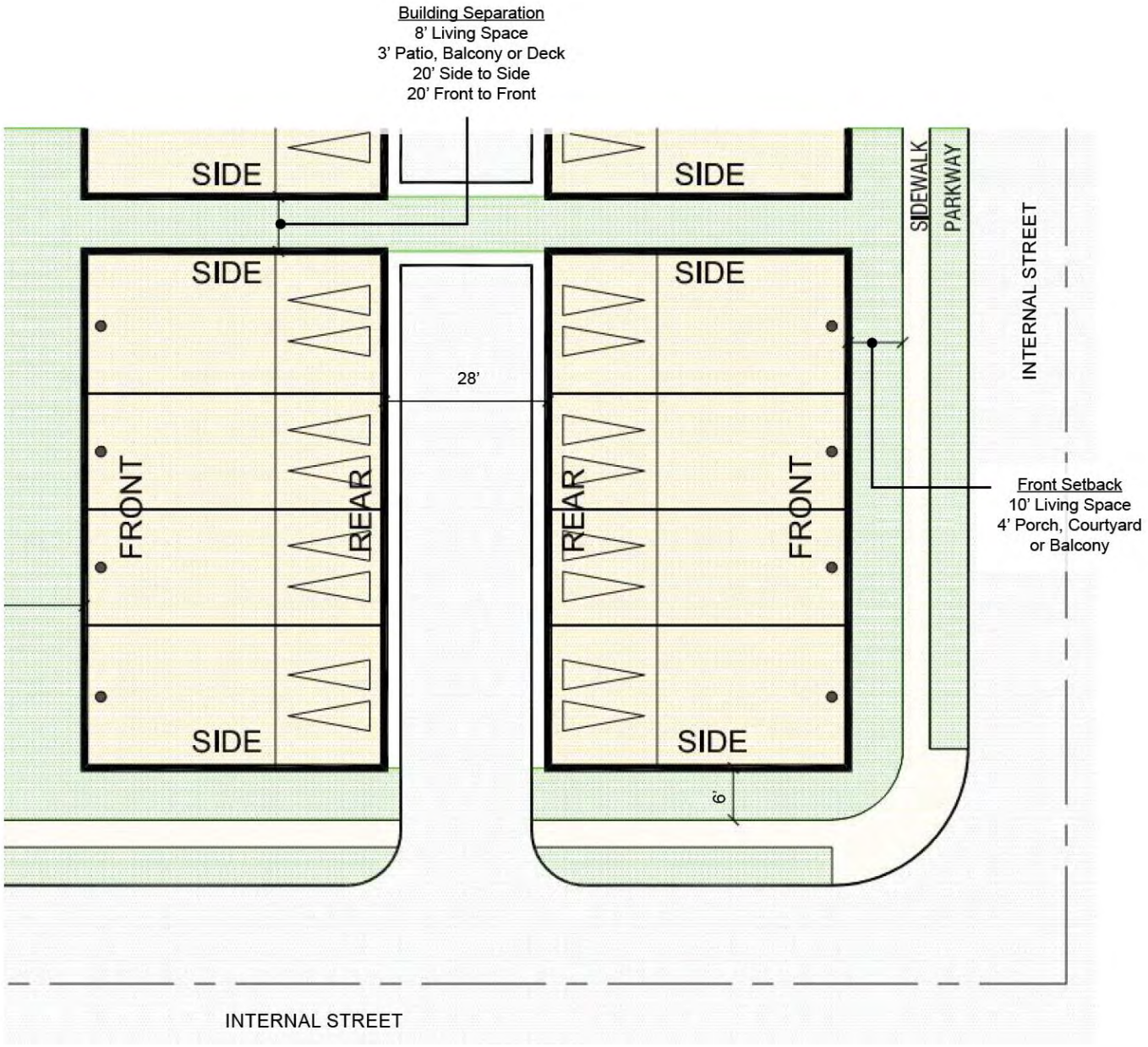
4.1.2.4. Row Townhomes

Table 4-5 establishes the development standards for row townhomes. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.6.

Table 4-5: Row Townhome Development Standards

	Row Townhomes
Minimum Parcel Size	1 ac
Maximum Site Coverage	N/A
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	4'
Minimum Side Setback (from Internal Street Right-of-Way)	
Street Side	6'
Minimum Building Separation	
Living Space	8'
Patio Cover, Balcony or Deck	3'
Front to Front (entries) - at open space	20'
Side to Side with entries	20'
Garage Door to Garage Door at Alley	28'

Figure 4.6 Row Townhome Setback Diagram



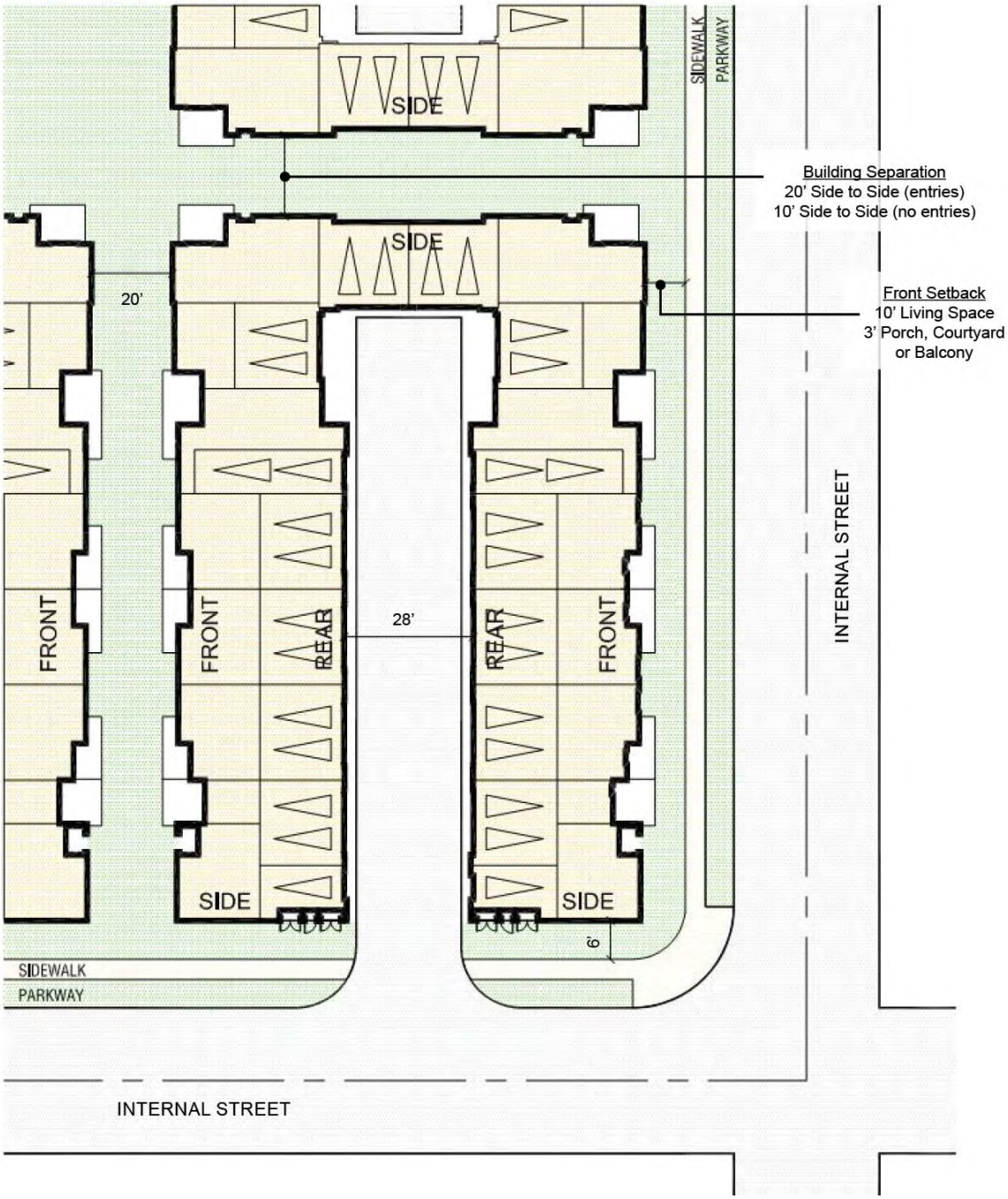
4.1.2.5. Attached Motorcourt Homes

Table 4-6 establishes the development standards for attached motorcourt homes. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.7.

Table 4-6: Attached Motorcourt Home Development Standards

	Attached Motorcourt Homes
Maximum Site Coverage	75%
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	3'
Minimum Side Setback (from Internal Street Right-of-Way)	
Street Side	6'
Minimum Building Separation	
Front to Front (entries) - at open space	20'
Side to Side (entries)	20'
Side to Side (no entries)	10'
Garage Door to Garage Door at Alley	28'

Figure 4.7 Attached Motorcourt Home Setback Diagram



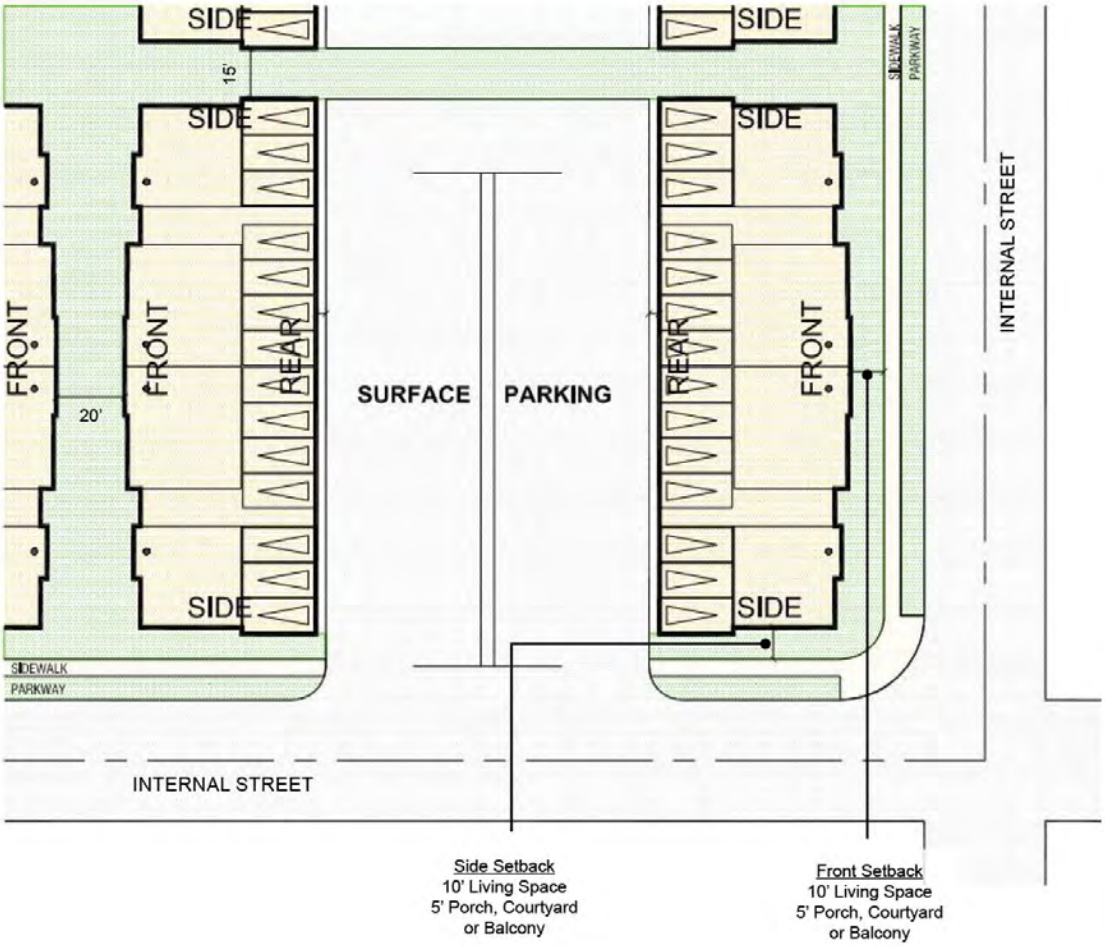
Apartments/Flats

Table 4-7 establishes the development standards for residential apartments/flats. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.8.

Table 4-7: Apartments/Flats Development Standards

	Apartments/Flats
Maximum Site Coverage	75%
Maximum Building Height	65' (4 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	3'
Minimum Side Setback (from Internal Street Right-of-Way)	
Living Space	10'
Porch, Courtyard or Balcony	5'
Minimum Building Separation	
Front to Front (entries) - at open space	20'
Side to Side (no entries) - at open space	15'

Figure 4.8 Apartments/Flats Setback Diagram



4.1.3. Public Facility Standards

PA 14 is a public-institutional planning area for a fire station located at the southeast corner of Scholar Avenue and 58th Street.

- Maximum Building Height: None.

4.1.4. Parks and Open Space Standards

The Parks and Open Space (P/OS) District includes Panning Areas J through V. Planning Areas J, K, and L are parks and Planning Areas M through V are trails and open space areas. Planning Area J (PA J) is a village green located between PA 5 and 3, which could be used for community events, such as concerts, movies, art fairs, farmers markets, etc. Planning Area L (PA L) is adjacent to PA 6 and 8 and planned for a community park. Planning Area K (PA K) is adjacent to PA 7 and 12 and is planned as a private recreation facility for the residents of the Leal Master Plan.

- Parking Area Setback from Internal Backbone Street Right-of-Way: 10'
- Building and Structure Setback from Internal Backbone Street Right-of-Way: 6'
- Maximum Building Height: 40' (2 stories); 15' for accessory structure

4.1.5. Allowable Projections and Encroachments

An encroachment is a permitted allowance into a ground-floor or upper-level setback. A projection is an element that is allowed to project above the height limit. In all cases, all encroachments and projections shall comply with the California Building Code (CBC), as well as other applicable codes and regulations such as the American Disability Act. The permitted encroachments and projections are discussed below.

A. Detached accessory buildings, including garages, or parking spaces required in the absence of garages, may occupy not more than 25 percent of a required rear or interior side yard, provided such building is not more than 15 feet in height and the wall of such building or parking space is located not less than 6 feet from the nearest wall of a main building on the same lot or a contiguous lot.

B. A breezeway connecting a main building to another building may be permitted. Such breezeway shall remain open on one side and shall not be considered part of a main building.

C. A covered patio, attached or unattached, which is enclosed on not more than 3 sides may encroach into any setback provided the distance between the property line and the patio at the nearest point is not less than 6 feet.

D. Eaves, cornices, canopies, belt courses, sills, buttresses, bay windows, planter boxes, light fixtures, or other similar architectural features may encroach into any required setback, provided such extensions shall not be nearer than 2 feet to any property line. Where more than one building is located on the same lot or parcel, such features shall not be nearer than 2 feet to a line midway between the main walls of such buildings. Chimneys and fireplaces may encroach into any setback not more than 2 feet, provided such chimneys or fireplaces shall not be nearer than 3 feet to any property line. Where more than one building is located on the same lot or parcel, such chimneys or fireplaces shall not be nearer than 3 feet to a line midway between the main walls of such buildings.

E. Open, unenclosed stairways or balconies not covered by roofs or canopies may encroach into any setback not more than 3 feet.

F. Uncovered porches, platforms, or landings which do not extend above the level of the first floor of the building may encroach into any setback not more than 6 feet; provided, however, an open-work railing, glass or glass like material, no more than 3 ½ feet in height may be installed or constructed on such porch, platform, or landing.

G. Open-work fences, hedges, guard railings, or other landscaping or architectural devices for safety protection around depressed ramps may encroach into any required setback provided such devices are not more than 3 ½ feet in height.

H. Fences and walls, pursuant to Section 5.3 of the Eastvale Zoning Code.

I. Signs may project and/or encroach into any required setback or public right-of-way, subject to applicable requirements in this Master Plan and the Eastvale Zoning Code.

J. Landscape elements such as benches, fountains, and other decorative features may encroach into any setback, provided they do not obstruct any path of travel or intersection visibility requirements per the Eastvale Zoning Code.

K. Mechanical equipment may encroach into any required setback area up to the property line, provided the equipment is screened by landscape or material (e.g. wall) to the maximum extent feasible and allowed by the applicable utility provider.

L. Stairwells, elevator penthouses, mechanical equipment, and roof attachments such as flagpoles, towers, wireless masts, television antennas, and similar diminutive roof attachments, may project above the height limits set forth within the Leal Master Plan, provided such projections shall not exceed 20 feet above the prescribed height limit.

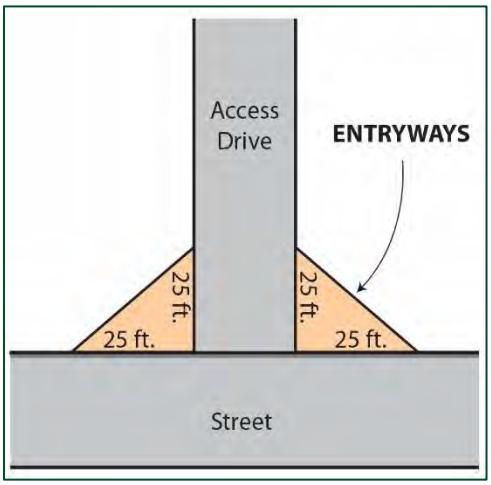
M. Parapets, security railing, and other appurtenances on a flat roof may project above the height limits set forth within the Leal Master Plan,

provided such appurtenances shall not exceed forty-two (42) inches above the prescribed height limit.

4.2. COMMUNITY FEATURES STANDARDS

Community features such as entry monuments, parks, and trails are significant components in the Leal Master Plan. The development and design standards for entryway statements shall be consistent with Chapter 2, Project Character, of this Master Plan and the following:

A. Entryways into the Master Plan shall be identified with special gateway treatments to announce arrival into the project area. The minimum sizes of each are shown in the figures below.



B. Entryway feature treatments may include public art and/or special architectural elements such as sculptures, signage, or enhanced landscaping. All entry points shall be defined through the use of landscaping, trees, and/or architectural elements.

C. Entryway statements shall satisfy the design guidelines provided in the Eastvale Design Standards and Guidelines.

D. Entryways should be designed to provide a clear sense of arrival and set the tone for the overall design quality in Eastvale.

4.3. PARKING

4.3.1. Parking Requirements

Vehicular and bicycle parking shall comply with the parking standards and requirements listed in Table 4-8, *Parking Requirements*, below.

Table 4-8: Parking Requirements

USE TYPE	PARKING REQUIREMENTS
General Commercial/Retail Uses	
General Retail including, but not limited to, neighborhood, community and regional shopping centers, including those with restaurants[1]	4 spaces/1,000 sq ft. of net leasable floor area, except where reduced through a shared parking and/or TDM (see Section 4.3.4)
Professional Business Offices	3 spaces/1,000 sq. ft. of net leasable floor area
Breweries, Wine Blending Businesses and Distilleries	2 spaces/3 employees on the largest shift plus 1 parking space per 100 square feet of tasting area.
Medical Uses	
Medical and Dental Offices, Clinics, and Medical Business Offices	4 spaces/1,000 sq. ft. of net leasable floor area
Civic Uses	
Civic Center, Police Station, Fire Station and the like	3 spaces/1,000 sq. ft. of net floor area. Areas devoted to storage, hallways, restrooms, utility rooms and the like shall not be included within this calculation.
Residential Uses	
Single Family Detached Residential - Conventional SFD, Front-loaded Zero-lot Line SFD, Rear-loaded SFD, and Detached Cluster Homes	1 space/unit within a garage, 1 open space/unit within the lot
Attached Residential - Row Townhomes and Attached Motorcourt Homes	1-bedroom or studio unit: 1.25 spaces/unit 2-bedroom dwelling unit: 1.5 spaces/unit 3+ bedroom dwelling unit: 2.0 spaces/unit
Attached Residential – Apartments and Flats, Residential Units in Mixed-Use Residential Buildings	1-bedroom or studio unit: 1.25 spaces/unit 2-bedroom dwelling unit: 1.5 spaces/unit 3+ bedroom dwelling unit: 2.0 spaces/unit

[1] For designated outdoor dining areas, no parking spaces are required for the first 500 square feet. Any outdoor dining area that is more than 500 square feet in size shall provide 1 space per 100 square feet for the area beyond 500 square feet.

Parking requirements for uses not indicated in Table 4-8, *Parking Requirements*, shall be reviewed and approved by the Community Development Director. Uses not specified shall be compared to a similar use or uses that could satisfy the minimum parking demand. When there is no similar use in Table 4-8, *Parking Requirements*, parking requirements found in Section 5.6 of the Eastvale Zoning Code shall apply or a parking study prepared by a firm acceptable to the Community Development Director shall be submitted that provides justification, and data supporting the proposed minimum parking requirement.

Parking may be shared within the Leal Area Master Plan, with some limitations. Figure 4.9, Parking Distribution identifies the location of where parking may be shared for residential and commercial uses within the Master Plan area.

Figure 4.9 Parking Distribution

4.3.2. On-Street Parking

On-street parking spaces immediately adjacent to and on the same side of the street of a property along the internal backbone streets may be counted toward meeting the off-street parking requirement for that property. These spaces may be parallel or angled spaces. With respect to parallel parking spaces that are not marked, each 24-foot length may be counted as one space. No credit is allowed for street frontage where parking is prohibited, such as loading zones and red curb areas.

4.3.3. Tandem Parking

Tandem parking is permitted for both residential and commercial uses within the Leal Master Plan area. Two tandem parking spaces shall have a minimum depth of 36 feet and shall meet the Development Standards for Off-Street Parking Facilities in Section 5.6 of the Eastvale Zoning Code.

4.3.4. Alternative Programs for Parking

Shared parking and other alternative programs for parking may be permitted pursuant to Section 5.6.B of the Eastvale Zoning Code.

A Parking Management Plan/Transportation Demand Management is required for all non-residential uses that increase parking demand by ten (10) parking spaces. The Parking Management Plan/Transportation Demand Management Plan may reduce the overall parking requirements by up to 25 percent, depending on the findings of said plan. This plan shall include at least the following items:

- Information related to carpooling, van pools and staggered work hours.
- Projected effectiveness of carpool, vanpool, staggered work hours or similar transportation programs.
- Proximity to public transportation facilities serving a significant portion of employees and/or customers.
- Shared parking/overlapping parking demands.
- Specific parking management programs increasing parking efficiency, such as valet parking.
- Evidence that employees and/or customers utilize on transportation alternatives on a consistent basis.

4.3.5. Parking Lot Design

The design standards for the parking area shall be consistent with the Eastvale Design Standards and Guidelines and with the following:

A. Parking lots and structures shall be designed to be functionally and visually integrated and connected. Developments on separate parcels shall provide common access and parking areas.

B. All parking areas shall be screened with landscaping and/or decorative walls from all residential developments and pedestrians along the public right-of-way.

C. Parking lots should be visually separated into smaller units with landscaping or low walls however adjacent parking lots shall be connected for vehicle and pedestrian access.

D. Different landscape design should be used to differentiate major access aisles from the rest of the parking area.

E. Common parking areas shall be landscaped with shade trees to create an attractive pedestrian environment.

4.4. SIGNAGE

Except as identified in the Leal Master Plan, signage shall conform to the applicable provisions of Eastvale Zoning Code, Section 5.7, Signs.

Downtown District: A comprehensive Sign Program for the DT District identifying the location and design standards of thematic signage elements, including the sign type, size, material, and illumination, shall receive the Community Development Director's approval prior to the installation of signs. The standards shall include design standards for signs provided in the DT District and a Master Plan Area Map, consistent the signage guidelines included in Section 2.2.10 of the Leal Master Plan.

Residential Use Districts: Signage for the Residential Use (RU) Districts identifying the signage location and design standards, including the sign type, size, material, and illumination, shall receive Community Development Director's approval prior to the installation of signs.

In addition to the sign types listed in Section 2.2.10, Signage, of the Leal Master Plan, the sign standards for the DT and RU Districts shall also address standards for the following, as applicable:

- Grand opening/coming soon signs for commercial and residential development
- For sale/lease signs for commercial and residential development
- Model home signs
- Signs on kiosks

4.4.1. General Sign Standards

The following requirements shall apply to signs within the Leal Master Plan area:

A. All signs and community monumentation in the DT District shall be included as part of an approved Sign Program.

B. Projecting Signs Clearance. A minimum eight (8) feet vertical clearance is required from the bottom of a projecting sign, marquee, blade or awning to the sidewalk or grade immediately below the sign.

C. Moving or Animated Signs. Unless otherwise permitted herein, signs that include, but are not limited to, rotating, flashing, swinging, blinking, strobing, or otherwise changing appearance are prohibited, except for signs that include time and/or temperature that are located at least 100 feet away from a residential land use District. In cases where illuminated signs display temperature and time, said sign shall receive City approval and shall include a mechanism to reduce the brightness of said sign when in proximity to a residential neighborhood. Signs, except for public service time and temperature signs, shall not be flashing, animated, or revolving in nature.

D. Sign Illumination. All signs may be internally or externally illuminated. All direct light rays from all signs shall be confined onto the site on which the sign is located and shall not shine directly upon neighboring property. All exposed raceways are prohibited. Temporary lighting, such as search or flood lights that are used on a permanent basis, are prohibited.

E. Approval of Sign Modifications. The Planning Commission may grant approval of signs that do not comply with the regulations contained in the Leal Master Plan or in the approved Sign Program.

4.4.2. Changeable Signage

A. Pageantry

Pageantry is allowed in the DT District and includes flags, pole-mounted banners, community banners over the right-of-way, kiosks, canopies, lights, directories, ground-mounted graphics, and other similar temporary or permanent (but changeable) elements. The purpose of changeable pageantry signage is to create excitement and provide a visually interesting commercial area. The intent is to allow regular changes to the pageantry elements in terms of color, design, and other visual content so the pageantry signage can look current. Pageantry signage shall comply with the following:

1) No limit on the number of permitted pageantry signs. Maximum sign area per sign face shall be 24 square feet. Maximum height of the sign shall not exceed 20 feet. Minimum setbacks for the freestanding signs shall be the same as the setbacks established for the DT District. Banners over or within the public rights-of-way do not have any size limitation, however, applicable permits from Public Works shall be obtained.

2) Pageantry may consist of murals or other decorative graphics for products sold or offered on or off the premises. All pageantry with off-premises signage must be located within the commercial portion of the project and shall be oriented towards internal uses and shall not be readily visible from properties outside of the Master Plan area.

3) Pageantry may be located in any portion of the DT District, except that pageantry shall not be located at least 20 feet from the curved portion of the street corner to maintain visibility for motorists.

4) Air-inflated signs, moving signs, paper, cardboard, freestanding billboards, styrofoam, stickers, and decals are not acceptable forms of pageantry (directories and kiosks excepted).

5) Pageantry shall not include flashing, flickering, rotating, or moving lights.

6) Temporary promotional advertising (banners) is not considered to be pageantry.

7) Kiosks and directories should provide vertical breaks in the sign structure.

8) Individual panels shall be recessed, framed, or treated to avoid a flat appearance of the sign face.

B. Marquee Signs

The height of manual letters located on a marquee shall be affixed flat to the surface of the sign and shall not have a vertical height of more than 2 feet and shall not extend vertically or horizontally beyond the marquee. An electronic marquee display is permitted, provided that the individual letters shall not have a vertical height of more than 2 feet.

4.4.3. Exempted Signs

The following signs and/or sign structures are exempt from any sign permit requirement as identified in Section 5.7 of the Eastvale Zoning Code; provided, however, that such signs shall comply with all other applicable requirements of the Leal Master Plan and Eastvale Zoning Code.

A. Exempted signs identified in the Eastvale Zoning Code.

B. Temporary contractor's, future development and building sale signs that comply with the provisions in the Eastvale Zoning Code.

C. Public Notices and Signs. Public notices posted pursuant to law, signs erected by governmental agencies and public utilities and warning or information signs required by law for public health and safety.

D. Copy or Message on Changeable Copy Signs. The changing of advertising copy or message on bulletin boards and pageantry, where the basic board or pageantry is permitted under the provisions of this Master Plan, may be changed digitally or manually.

4.5. MASTER PLAN AREA MAPS

Large area maps should be placed at the information booths in the Downtown District. These maps could be combined with local area information/history, advertising, events calendars, etc.

4.6. LANDSCAPING

Landscaping within the Leal Master Plan area shall comply with Section 5.4, Landscaping, General Provisions, of the Eastvale Zoning Code.

5 DEVELOPMENT PROCESS

The goal of the Leal Master Plan is to encourage development of the desired development and level of quality (see Chapter 2, Project Character, and Chapter 3, Land Use Program), while allowing flexibility in the design and implementation of the project. To achieve this, a staged development process has been established which provides for the developer(s) flexibility while this document serves as a guide for the development of the project.

The intent of the staged development process is to allow prospective developers to respond to market demand by first creating a framework of development standards and design guidelines at the time of project conception instead of establishing strict requirements prior to any development being proposed for the Leal Master Plan. In the second phase, an amendment to the Master Plan will be conducted to establish development standards and enhanced guidelines, ensuring that overall design quality meets the City's goals for the project as stated in Chapter 2.

While the City intends to allow flexibility in the project design and layout through implementation of the staged development process, this Master Plan also establishes specific parameters for the design and quality of the project, which must be met by any future development.

Phasing requirements have also been established to ensure that a unifying theme for the Leal Master Plan and comprehensive project-wide plans are developed prior to any development taking place. These phasing requirements will ensure that the City's goal of a comprehensive, high-quality project may be updated.

This chapter establishes the process through which all proposed development is submitted, reviewed, and approved, including requirements for the staged development process and requirements for phasing of developments.

5.1. GENERAL PROVISIONS

The City of Eastvale shall administer the provisions of the Leal Master Plan in accordance with the City of Eastvale General Plan, the City of Eastvale Municipal Code, the Subdivision Map Act, and other applicable State and City regulations. The Master Plan development procedures, regulations, standards, and specifications shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future. Any development regulation and building requirement not addressed in this Master Plan shall be subject to the City's adopted codes and regulations.

5.1.1. Interpretation

In instances where any section, subsection, sentence, clause, phrase, portion or word contained within this Master Plan is undefined, unclear or vague, then the

Community Development Director, or his/her designee, shall make a determination as to its meaning and intent. The Community Development Director may elect to forward any item to the Planning Commission for final determination. Said determination shall be judged to be final.

5.1.2. Severability

If any section, subsection, sentence, clause, phrase, or portion of this Master Plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Master Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

5.2. STAGED DEVELOPMENT PROCESS SUMMARY

The staged development process has been established for all proposed developments in the Leal Master Plan. The process consists of the following stages:

- Stage 1, Initial Leal Master Plan
- Stage 2, Master Plan Amendment to Create Development Standards and Enhanced Guidelines
- Stage 3, Rough Grading Permit
- Stage 4, Development Plan Review
- Stage 5, Precise Grading and Building Permits

Table 5-1, Staged Development Process, illustrates these steps.

Table 5-1: Staged Development Process

Stage 1: Initial Leal Master Plan (Adopted in 2017)
• Identified Project Objectives and Project Character
• Established Permitted and Conditionally Permitted Uses and Other Development Requirements
• Outlined the Staged Development Review Process
• Amended the General Plan and Zoning Code.
Stage 2: Master Plan Amendment to Create Development Standards and Enhance Guidelines (this document)
• Refine land use and zoning designations within the Master Plan.
• Establish project-wide Land Use Plan, Circulation Plan, and Infrastructure Plans.
• Determine project-wide development standards, design guidelines and project theme.
Stage 3: Rough Grading Permit
• Tentative Tract Map (A Map) will be reviewed and approved to allow to grade the site.
• The site would be cleared and backbone infrastructure such as streets and utilities would be installed.
Stage 4: Development Plan Review
• Submittal of detailed development plans. Development Plans will be reviewed per the Leal Master Plan and the Eastvale Municipal Code, as applicable.
• Any required conditional use permits for specific uses will be reviewed and approved as provided in the Eastvale Municipal Code.
Stage 5: Precise Grading and Building Permits
• Will be reviewed and issued based on the approved Development Plan.
• May occur concurrently with Stage 4.

Stage 1: Initial Leal Master Plan

This first stage in the approval process was completed with the adoption of the Initial Leal Master Plan and the associated General Plan Amendment and Change of Zone. These approvals accomplished the following:

- Identified the project objectives and project character.
- Established permitted and conditionally permitted uses and other development requirements.
- Outlined the staged development review process.
- Created an expanded General Plan policy for the Leal Master Plan and amended the General Plan Land Use Map to show uses consistent with the new Leal Master Plan policy.
- Amended the Zoning Code to provide for the creation and adoption of Master Plans (including this Master Plan) and amended the Zoning Map to reflect the Leal Master Plan.

The Stage 1 process also included the certification of a Final Environmental Impact Report (FEIR), which provided an analysis of the impacts of this Master Plan.

Stage 2: Master Plan Amendment to Create Development Standards and Enhance Guidelines

Stage 2 prepares project-wide development criteria and guidelines which are not included in the Initial Master Plan. The 2022 Amendment conducts this phase. The submittals required in Stage 2 will amend the initial Master Plan to:

- Refine land use and zoning designations within the Master Plan.
- Establish project-wide land use plan, circulation plan, and infrastructure plans.
- Determine project-wide development standards and design guidelines.
- Establish the project theme.
- Refine the permitted and conditionally permitted uses to better reflect anticipated, future development trends.

The submittal of the Stage 2 materials triggered additional environmental review in the form of an Addendum to the Leal Master Plan EIR, which concluded that no new or more severe impacts would occur as a result of the State 2 submittal. The Addendum to the Leal Master Plan EIR prepared for this stage established land use intensity limits within this Master Plan.

Stage 3: Rough Grading Permit

In Stage 3, rough grading permit(s) will be reviewed and issued pursuant to an approved Tentative Tract Map and established grading permit processes in the

City of Eastvale. This phase will consist of clearing the site and installing backbone infrastructure.

Stage 4: Development Review

Stage 4 will consist of the submittal of specific development projects through the Development Review process established in the Leal Master Plan and in the Eastvale Zoning Code, as applicable. During this stage, any required Conditional Use Permits for specific uses will be reviewed and approved as provided in the Eastvale Zoning Code.

Table 5-2, Development Process Approvals, is intended to clarify the process of entitlement through the City of Eastvale for various applications and actions. Table 5-2 applies only to future developments being implemented within the Leal Master Plan area.

Table 5-2: Development Process Approvals

	Action Required By:		
	Community Development Director	Planning Commission	City Council
Development Plan Review and Conditional Use Permits		X	
Master Plan – Interpretations	X		
Master Plan – Minor Adjustments	X		
Master Plan – Amendments		X	X
Tentative Tract Map		X	

The following administrative provisions apply to the implementation of development applications (e.g., Development Plan Reviews) for future developments within the Master Plan area:

A. No vertical development shall occur or building permits issued within the Master Plan area until the proposed development is reviewed by the City's Planning Division and found to be consistent with the adopted Master Plan. Criteria for review and approval of proposed development shall include, but not be limited to, the following:

   i. Conformance with the land use program;

   ii. Conformance with the specific development standards, goals, and policies of the Master Plan; and

B. All Tentative Tract or Parcel Maps shall be consistent with this Master Plan.

Stage 5: Precise Grading and Building Permits

Finally, grading and building permits will be reviewed and issued based on the approved development plans. This process may occur concurrently with Stage 3, pursuant to existing permit processes in the City of Eastvale.

5.3. STAGED DEVELOPMENT PROCESS SUBMITTAL REQUIREMENTS

The following sections describe the items that must be submitted at various points in the development process. Since Stages 1 and 2 were completed with the adoption of the Master Plan and subsequent amendment, no submittal requirements apply and are therefore not shown here.

5.3.1. Stage 1: Initial Leal Master Plan

The Leal Master Plan is the implementing mechanism for the MP (Master Plan) zone district for the Leal property. It sets the vision for development of the project site, assigns a land use program, establishes development standards, and outlines the process by which the property will develop, and the Master Plan will be implemented. As noted above, there are no submittal requirements for Stage 1, which was completed with the adoption of the initial Master Plan.

5.3.2. Stage 2: Master Plan Amendment to Create Development Standards and Enhance Guidelines

The Master Plan Amendment establishes the project-wide development plan components and development standards/enhanced guidelines. As noted above, there are no submittal requirements for Stage 2, which was completed with the adoption of the Master Plan Amendment. Future amendments or adjustments to the Master Plan are discussed in Section 5.4, Master Plan Adjustments and Amendments.

5.3.3. Stage 3: Rough Grading Permits

Submittals of rough grading permits for development within the Leal Master Plan area shall be pursuant to the submittal requirements and procedures established by the City of Eastvale Community Development Department.

5.3.4. Stage 4: Development Review

Each development within the Leal Master Plan must submit a development entitlement application to the City of Eastvale Planning Division for review per the Major or Minor Development Review provisions of the Eastvale Zoning Code (Section 2.1).

5.3.5. Stage 5: Precise Grading and Building Permits

Submittals of precise grading and building permits for development within the Leal Master Plan area shall be pursuant to the submittal requirements and procedures established by the City of Eastvale Community Development Department.

5.4. MASTER PLAN ADJUSTMENTS AND AMENDMENTS

5.4.1. Minor Adjustments to the Master Plan

Minor adjustments to the plans, guidelines, regulations, and standards contained in the adopted Master Plan be approved at the discretion of the Community Development Director, or his/her designee; provided, however, that such deviations are deemed to be in substantial conformance with this Master Plan and are not detrimental to the public health, safety, and welfare. Minor adjustments to the Master Plan must be consistent with the purpose and intent of the originally approved Master Plan. Any decisions made by the Community Development Director may be appealed to the Planning Commission. Decisions of the Planning Commission may be appealed to the City Council. Decisions by the City Council shall be deemed final.

All minor adjustments must comply with the following findings:

A. The total number of dwelling units within the Leal Master Plan area shall not exceed 2,500 dwelling units.[1]

B. The total gross leasable commercial area (office, retail, city hall, library, police station etc.) within the Leal Master Plan shall not exceed 595,000 square feet.[1]

C. The public health, safety, and welfare shall not be jeopardized by the proposed adjustments.

D. No potentially significant environmental impacts are expected to occur as a result of the proposed adjustments, unless if the significant impacts have already been analyzed in a previously environmental document.

E. Substantial conformance to the design guidelines included in Chapter 2, Project Character.

The following modifications constitute "minor adjustments" to the approved Master Plan and may be approved without amending the Master Plan.

A. Slight modifications to the Master Plan area boundaries, as shown in Figure 3.1, Land Use Plan, that respond to more accurate or recent data or actual on-site conditions.

[1] As established by the Leal Master Plan EIR Addendum to avoid new or more severe significant impacts.

B. Minor adjustments to a development standard or intensity limitation not exceeding 20%.

C. Modifications to individual park sizes, provided a total of 14.06 acres is provided for parks or open space.

D. Minor changes to the circulation concept to accommodate actual conditions on-site or modify ingress and egress locations, or to respond to new information that was not available at the time the Master Plan was approved.

E. Minor changes to the design of the street cross sections, provided that the streets have adequate capacity to handle the anticipated volumes of traffic and the design changes are deemed acceptable by the City's Traffic Engineer.

F. Modifications to the Master Plan that allow the Project master developer to move and adjust components of the plan; provided, however, that a plan is submitted to the City and reviewed and approved by the Community Development Director, or his/her designee, and the City Engineer. The plan shall depict the location of all land uses and the relationships of the uses to one another. In evaluating the plan, all of the following conditions must be met for the site plan to be approved:

   i. A maximum of 2,500 dwelling units and 595,000 square feet of commercial gross leasable area (which does not include any civic or public facility uses) shall be allowed within the Master Plan area.[2]

   ii. The land use modifications would not result in any new environmental impacts that were not previously assessed in the approved California Environmental Quality Act (CEQA) documentation for the Master Plan.

G. Minor modifications to the architectural or landscape design guidelines included in Chapter 2. *Project Character*.

H. Minor modifications to the water, sewer, and/or drainage plan(s).

I. Any modifications to the Master Plan phasing.

[2] As established by the Leal Master Plan EIR Addendum to avoid new or more severe significant impacts.

5.4.2. Master Plan Amendments

A. The Project master developer, property owner, or designee shall have the authority to initiate an amendment to the adopted Master Plan at any time. No authorization by City staff, the Planning Commission, or the City Council shall be necessary to initiate a Master Plan Amendment for The Leal Master Plan area. However, the City shall be the approving authority of any requested amendments.

B. Said amendment shall not require a concurrent General Plan Amendment unless it is determined by the City of Eastvale that the proposed amendment would substantively affect the General Plan goals, objectives, policies, or programs for the Leal Master Plan area.

C. All Master Plan Amendments shall be subject to the requirements of CEQA and any applicable City of Eastvale environmental guidelines.

D. The Planning Commission shall review at a noticed public hearing all proposed amendments to the adopted Master Plan. Upon the close of the required public hearing, the Planning Commission shall act by resolution to recommend to adopt, reject, or modify the proposed Master Plan Amendment and forward its recommendation and findings to the City Council for action.

E. The City Council, at a noticed public hearing, shall review the Planning Commission's findings and recommendations. Upon the close of the required public hearing, the City Council shall act by resolution to adopt, reject, or modify the proposed Master Plan Amendment.

F. Prior to approving or conditionally approving any Master Plan Amendment, the Planning Commission and City Council must make the following findings regarding the Amendment:

   i. It is consistent with the goals and policies of the City of Eastvale General Plan;

   ii. It is consistent with the vision, purpose and intent of the Master Plan;

   iii. Results in development of desirable character that will be compatible with existing and proposed development in the surrounding neighborhoods; and

   iv. Respects the aesthetic assets of the community consistent with economic realities.

6 IMPLEMENTATION PLAN

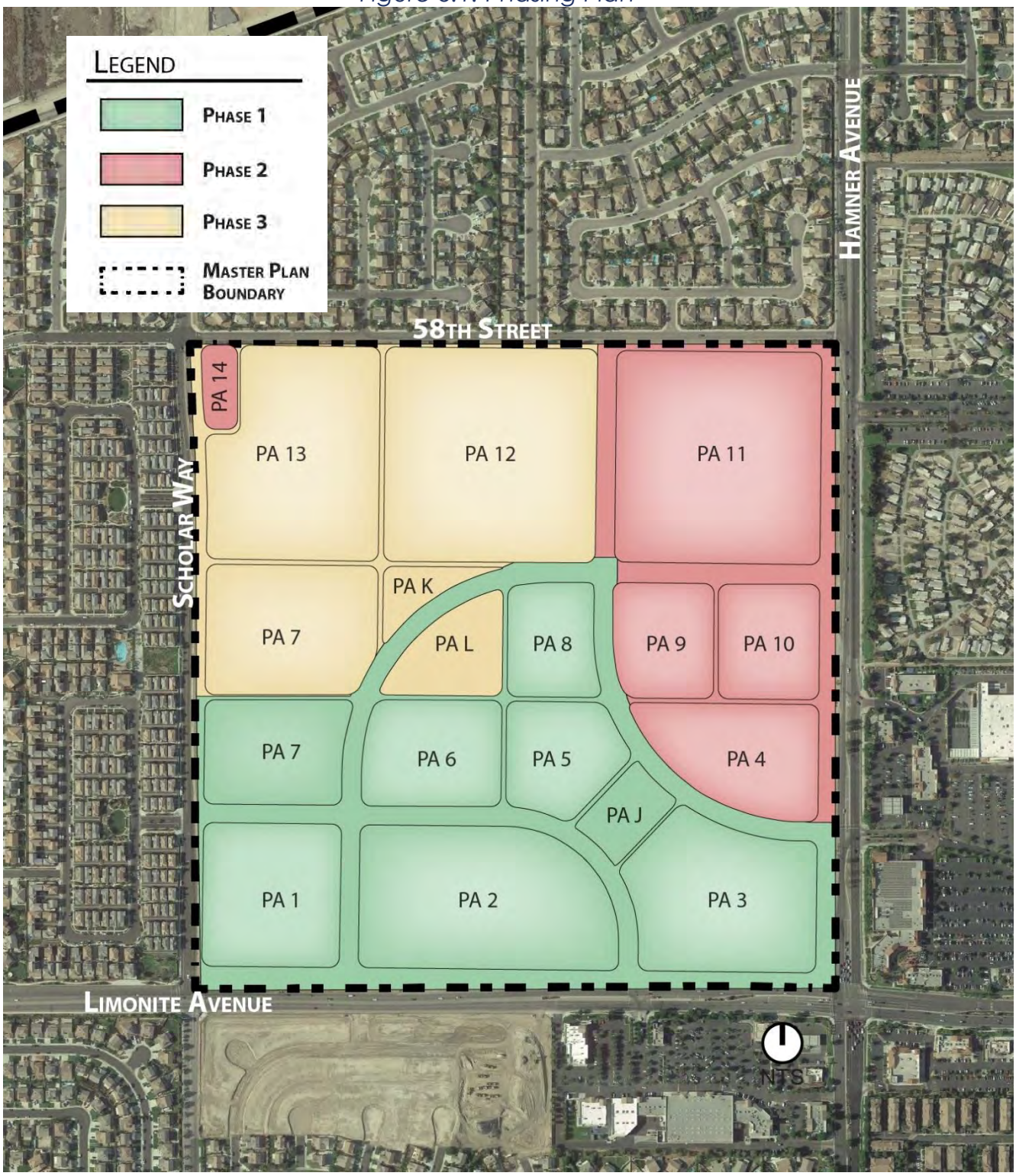
This chapter describes the implementation of this Master Plan, including the phasing of infrastructure and development. Information on the administration of this Master Plan can be found in Chapter 1.

6.1. PHASING

A conceptual Phasing Plan is shown in Figure 6.1. Phasing of the infrastructure as described below shall begin along Limonite Avenue and move north through the project site. The development of uses and the boundaries of each phase will be determined by market forces[1] and the developer(s) of the property, however phasing of residential uses shall be such that several different types of housing shall be offered concurrently.

[1] Since phasing is tied to market conditions, changes to the conceptual phasing plan do not require administrative approval. The Phasing Plan provides information only and is not regulatory. Phasing is at the sole discretion of the developer and may adjust according to market conditions.

Figure 6.1: Phasing Plan



Source: Hunsaker & Associates

6.2. INFRASTRUCTURE COORDINATION

To ensure that infrastructure is developed in a coordinated way and so that all phases of development will have sufficient infrastructure capacity, the following requirements are imposed. Should the project be developed in a single phase, all infrastructure will be installed in the first phase.

The following requirements relate to the coordination of infrastructure with development of uses:

1) Backbone Sewer/Water/Storm Drain Infrastructure – This infrastructure must be developed in conjunction with each phase of development as shown in Figure 6.2. Preparation of an infrastructure plan for backbone water/sewer/drainage infrastructure is a required Stage 3 component (see Chapter 5, Development Process).

   Backbone water/sewer/storm drainage infrastructure includes:

   - Water – Hamner and Limonite Avenues have 30-inch water mains located within the rights-of-way. Water services for the project will use these existing lines to serve the project area.
   - Sewer – Sewer service is available in all of the streets bordering the project (Hamner, Limonite, Scholar, and 58th). Sewer service inside the project area will be built to accommodate development as it proceeds and will all connect to the existing sewer in Limonite.
   - Storm Drainage – These improvements will include water quality and drainage improvements to ensure that stormwater runoff from the site does not degrade downstream environments. Integration of water quality improvements into parks, parkways, and landscaped areas is encouraged throughout the Leal Master Plan.

Figure 6.2: Water Plan

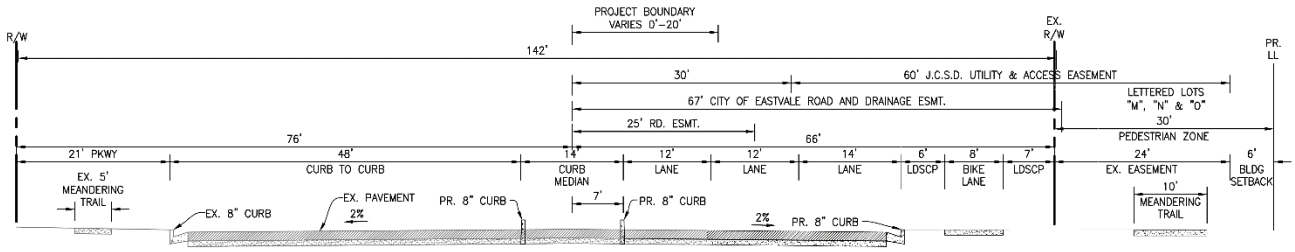
Source: Hunsaker & Associates

Figure 6.3: Sewer Plan

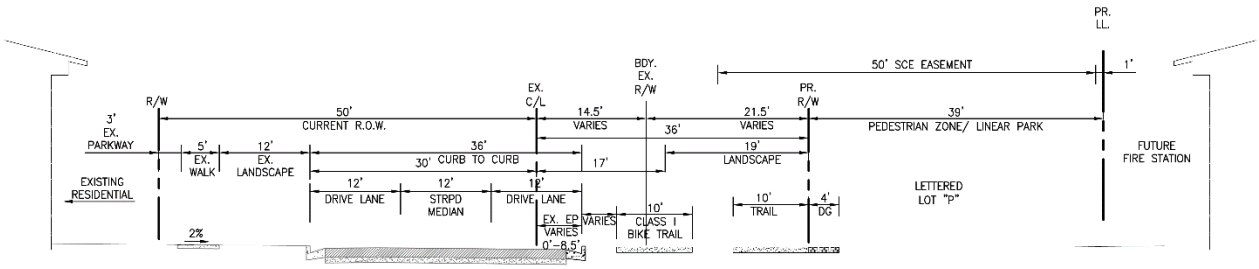
Source: Hunsaker & Associates

Figure 6.4: Storm Drainage Plan

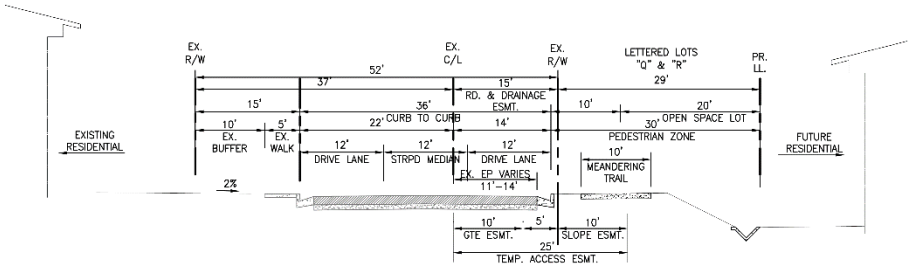
2) External Circulation – Half-width public improvements to Hamner Avenue, Limonite Avenue, Scholar Way and 58th Street shall be constructed with the Phasing Plan as shown in Figure 6.1. Improvements to Scholar Way and 58th Street may be provided in the form of half-width pavement and sidewalks, with the provision that landscaping must be installed at the time that development occurs adjacent to the street. Class I trails are provided on both sides of Limonite Avenue. Class I trails are also provided on one side of Scholar Way, 58th Street and Hamner Avenue. One bike lane is provided on one side of Limonite Avenue. Bike lanes are also provided on both sides of Scholar Way.



SECTION A-A
LIMONITE AVE. PROPOSED



SECTION F-F
SCHOLAR WAY PROPOSED



SECTION C-C
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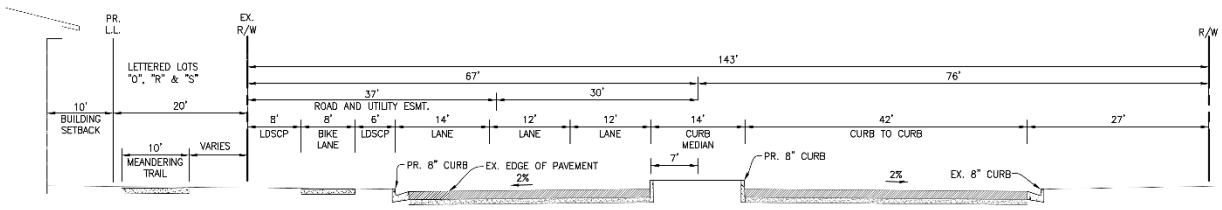
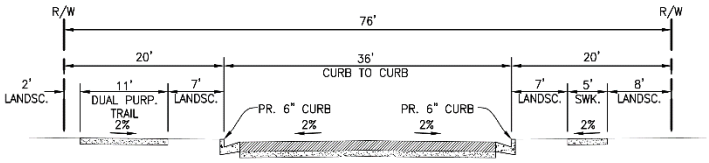


SECTION D-D
HAMNER AVE. PROPOSED

Source: Hunsaker & Associates

3) Internal Circulation – Internal roadways within the proposed phase will be constructed to provide adequate ingress/egress to all proposed development in the phase. As needed, roadways in the undeveloped portions of the site shall be constructed to provide adequate emergency access.



SECTION E-E
INTERNAL STREET PROPOSED

Source: Hunsaker & Associates

4) Major/Minor Entries – Major and minor entries shall be developed at the time that a phase containing the entry(ies) is developed. Preparation of a detailed design for both types of entries and a plan for their locations is a required Stage 3 component (see Chapter 5).

5) Signature Iconic Element (Clock-tower, art, etc.) - A unique iconic element such as an art sculpture, mural, clock-tower, or the like that helps define the project and would be unique to the City shall be provided as part of the project. The element shall be located within a publicly accessible space or at a focal point or project entry.

Additional development standards and requirements related to each increment of development are included in Chapter 4, Development Standards, and Chapter 5, Development Process.

6.3. MAINTENANCE

Successful operation of maintenance districts and associations are important in ensuring that the Master Plan area is well-maintained. Maintenance responsibilities for the open spaces, landscape areas, lighting, and common project facilities will be maintained by the homeowner association's property manager.[2] Table 6-1, Maintenance Responsibilities, identifies the maintenance responsibilities for various infrastructure and landscape improvements associated with the project.

Table 6-1: Maintenance Responsibilities

Maintenance Area	City/JCSD	HOA	POA
Internal Streets		X	
Perimeter Right-of-Way	X		
The commercial area, including any parking structures			X
Water System	X		
Sewer System	X		
Internal Storm Drainage Systems		X	
Water Quality Basins		X	
Parks and trails[3]		X	

[2] Funding for private maintenance responsibilities may occur through the homeowner's association, community facilities district, or other maintenance district.
[3] Except for Planning Area J, which will be a City-owned and maintained park.

Appendix B

LEAL MASTER PLAN AMENDMENT PROJECT
AIR QUALITY, GREENHOUSE GAS AND ENERGY IMPACT STUDY
City of Eastvale, California

LEAL MASTER PLAN AMENDMENT PROJECT
AIR QUALITY, GREENHOUSE GAS AND ENERGY IMPACT STUDY
City of Eastvale, California

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April 8, 2022

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1.0 Introduction

This report contains analyses of air quality and greenhouse gas (GHG) emissions and energy usage for the proposed Leal Master Plan Amendment Project (hereinafter referred to as project). This assessment was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000, et seq.).

The methodology follows the California Air Resources Board (CARB), the South Coast Air Quality Management District (SCAQMD), and City of Eastvale recommendations for quantification of emissions and evaluation of potential impacts.

The purpose of this analysis is to review changes in air quality and GHG emissions that would occur as a result of the proposed project in comparison to the previously approved project described in the Leal Master Plan Draft Environmental Impact Report, prepared by Michael Baker International, July 2015 (hereinafter referred to as 2015 EIR).

1.1 Site Location

The proposed project site is located near the northwest corner (NWC) of Hamner Avenue and Limonite Avenue, in the City of Eastvale. The project site is bound by 58th Street to the north, Limonite Avenue to the south, Hamner Avenue to the east, and Scholar Avenue to the west.

The project site is located within the South Coast Air Basin (SCAB), the SCAQMD Riverside Valley General Forecast Area, and the Corona/Norco air monitoring area-22.

The project site is currently vacant and is zoned as the Leal Master Plan in the City of Eastvale Zoning Map. The City of Eastvale General Plan Land Use Map designates the project site as Leal Policy Area.

The project location map is provided in Exhibit A.

1.2 Project Description

The project consists of amending the Leal Master Plan to allow for the construction and operation of a total of 2,500 residential dwelling units, a 1.6 acre community recreational center, 12.5 acres of community park, and 28.17 acres of mixed use development (including a new civic center, retail/commercial and residential uses).

.

The total gross site area is approximately 158.6 acres.

The buildout of the project will also include approximately 22.9 acres of roadway improvement to 58th Street, Limonite Avenue, Hamner Avenue and Scholar Way, along with new internal street improvements.

The site plan used for this analysis, provided by the HUNSAKER & ASSOCIATES, is illustrated in Exhibit B. Table 1 summarizes the land use assumptions used for this analysis.

Table 1
Land Use Summary

Land Use	CalEEMod Use	Quantity	Metric[1]	Acre
Single Family Residential	Single Family Detached	400	DU	47.148
Multifamily Residential	Townhomes/Condos	1,000	DU	35.277
	Apartments	1,100	DU	28.169
Retail	Regional Shopping Center	390.0	TSF	
General Office	General Office	65.0	TSF	
Medical Office	Medical Office Building	65.0	TSF	
Civic Center	Government (Civic Center)	40.0	TSF	11.019
Fire Station		12.2	TSF	
Police		10.0	TSF	
Library	Library	25.0	TSF	
Parking	Parking Structure	2,820.0	Spaces	
Parking	Parking Lot	978.0	Spaces	
Recreational Center	City Park	1.584	Acre	1.584
Park	City Park	12.478	Acre	12.478
On-site / Off-site Street Improvements	Parking Lot	22.9	Acre	22.917
Total				**158.592**

[1] D.U. – Dwelling units; T.S.F. – Thousand Square Feet

Construction of the project is estimated to begin in the year 2022 and last approximately 56 months. Construction activities are expected to consist of demolition, site preparation, grading, building construction, paving, and architectural coating. The construction phase length is provided by the applicant.

The project is expected to demolish approximately 67,500 square feet of the exiting on-site building structures and export approximately 340,000 cubic yards of on-site dairy waste. The project is also expected to require the import of approximately 542,000 cubic yards of earthwork materials during site grading. The project is expected to be operational in the year 2026.

1.3 Sensitive Receptors

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases.

For CEQA purposes, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residences, hospitals, and schools. Several sensitive land use areas are present surrounding the project site, including;

- Existing residential dwelling units located to the north, south, east and west of the project site.

The sensitive receptors are expected to be located less than 25 meters from the project site

1.4 Recommended Project Design Features

The following section provides a summary of the recommended project design features that are expected to be included in the latest project to help reduce Air Quality and GHG emissions. The recommended project design features include several standard rules and requirements, best practices and project design elements know for reducing Air Quality and GHG emissions.

Construction Design Features:

DF-1 Prepare and implement a Construction Management Plan which shall include the Air Quality design features to be submitted to the City of Eastvale for all phases of construction.

DF-2 Follow the SCAQMD rules and requirements for fugitive dust control, which includes, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.

2. Speed on unpaved roads shall be reduced to less than 15 mph.

3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.

4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.

5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.

6. Access points shall be washed or swept daily.

7. Construction sites shall be sandbagged for erosion control.

8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).

9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.

10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.

11. Replace the ground cover of disturbed areas as quickly possible.

12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.

DF-3 Require all construction equipment to have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.

DF-4 Construction equipment shall be maintained in proper tune.

DF-5 All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

DF-6 Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.

DF-7 The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

DF-8 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

DF-9 Establish staging areas for the construction equipment that are as distant as possible from adjacent residential homes.

DF-10 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

Operational Design Features:

DF-11 Implement trip reduction measures and project design features to reduce the number of auto-based trips generated by the project and encourage the use of transit, bicycling, and walking through the following measures;

1. Improve the walkability design of the project by providing pedestrian and bicycling connections within the project site and to adjacent off-site facilities (i.e. sidewalks, bike lanes, trails, parcel-to-parcel connections, crosswalks, wayfinding signage, etc.).

2. Provide traffic calming measures (i.e. marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.)

3. Provide bicycle parking at the commercial, civic center and community center areas.

4. Provide secure bicycle parking areas at the multi-family uses.

5. Provide electric vehicle charging stations and parking for all uses (i.e. common area charging stations for the multi-family, retail/commercial, and civic center uses and garages setup with dedicated circuits and plugs for single family/condos).

DF-12 No wood burning fireplaces will be allowed in any residential dwelling.

DF-13 Install rooftop solar panels, community solar panels, and/or other sources of on-site renewable energy capable of meeting the required California Energy Code Energy Design Rating for all single family, multifamily residences and municipal building uses.

DF-14 Comply with the mandatory requirements of California Building Standards Code Title 24 Part 6 (Energy Code) and Title 24 Part 11 (CAL Green).

DF-15 Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and limit the amount of turf/sod.

DF-16 Participate in the local waste management recycling and composting programs.

DF-17 The home-owners associations and property management companies should encourage landscape maintenance crews to use electric landscaping equipment, such as lawn mowers and leaf blowers, wherever feasible.

2.0 Air Quality Setting

The Federal Clean Air Act (§ 7602) defines air pollution as any agent or combination of such agents, including any physical, chemical, biological, or radioactive substance which is emitted into or otherwise enters the ambient air. Household combustion devices, motor vehicles, industrial facilities and forest fires are common sources of air pollution. Air pollution can cause disease, allergies and death. It affects soil, water, crops, vegetation, manmade materials, animals, wildlife, weather, visibility, and climate. It can also cause damage to and deterioration of property, present hazards to transportation, and negatively impact the economy.

This section provides background information on criteria air pollutants, the applicable federal, state and local regulations concerning air pollution, and the existing physical setting of the project within the context of local air quality.

2.1 Description of Air Pollutants[1].

The following section describes the air pollutants of concern related to the project. Criteria air pollutants are defined as those pollutants for which the federal and state governments have established air quality standards for outdoor or ambient concentrations to protect public health. The following descriptions of criteria air pollutants have been provided by the SCAQMD.

- **Carbon Monoxide (CO)** is a colorless, odorless, toxic gas produced by incomplete combustion of carbon-containing fuels (e.g., gasoline, diesel fuel, and biomass). Sources include motor vehicle exhaust, industrial processes (metals processing and chemical manufacturing), residential wood burning, and natural sources. CO is somewhat soluble in water; therefore, rainfall and fog can suppress CO conditions. CO enters the body through the lungs, dissolves in the blood, and competes with oxygen, often replacing it in the blood, thus reducing the blood's ability to transport oxygen to vital organs in the body. The ambient air quality standard for carbon monoxide is intended to protect persons whose medical condition already compromises their circulatory system's ability to deliver oxygen. These medical conditions include certain heart ailments, chronic lung diseases, and anemia. Persons with these conditions have reduced exercise capacity even when exposed to relatively low levels of CO. Fetuses are at risk because their blood has an even greater affinity to bind with CO. Smokers are also at risk from ambient CO levels because smoking

[1] SCAQMD. Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning (May 6, 2005)

increases the background level of CO in their blood. The South Coast basin has recently achieved attainment status for carbon monoxide by both USEPA and CARB.

- **Nitrogen Dioxide (NO_2)** is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO_2, creating the mixture of NO and NO_2 commonly called NO_x. NO_2 acts as an acute irritant and, in equal concentrations, is more injurious than NO. At atmospheric concentrations, however, NO_2 is only potentially irritating. There is some indication of a relationship between NO_2 and chronic pulmonary fibrosis. Some increase in bronchitis in young children has also been observed at concentrations below 0.3 parts per million (ppm). NO_2 absorbs blue light which results in a brownish red cast to the atmosphere and reduced visibility. Although NO_2 concentrations have not exceeded national standards since 1991 and the state hourly standard since 1993, NO_x emissions remain of concern because of their contribution to the formation of O_3 and particulate matter.

- **Ozone (O_3)** is one of a number of substances called photochemical oxidants that are formed when volatile organic compounds (VOC) and NO_x react in the presence of ultraviolet sunlight. O_3 concentrations in the South Coast basin are typically among the highest in the nation, and the damaging effects of photochemical smog, which is a popular name for a number of oxidants in combination, are generally related to the concentrations of O_3. Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the subgroups most susceptible to O_3 effects. Short-term exposures (lasting for a few hours) to O_3 at levels typically observed in southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. In recent years, a correlation between elevated ambient O_3 levels and increases in daily hospital admission rates, as well as mortality, has also been reported. The South Coast Air Basin is designated by the USEPA as an extreme non-attainment area for ozone. Although O_3 concentrations have declined substantially since the early 1990s, the South Coast basin continues to have peak O_3 levels that exceed both state and federal standards.

- **Fine Particulate Matter (PM_{10})** consists of extremely small suspended particles or droplets 10 microns or smaller in diameter that can lodge in the lungs, contributing to respiratory problems. PM_{10} arises from such sources as re-entrained road dust, diesel soot, combustion products, tire and brake abrasion, construction operations, and fires. It is also formed in the atmosphere from NO_x and SO_2 reactions with ammonia. PM_{10} scatters light and significantly reduces visibility. Inhalable particulates

pose a serious health hazard, alone or in combination with other pollutants. More than half of the smallest particles inhaled will be deposited in the lungs and can cause permanent lung damage. Inhalable particulates can also have a damaging effect on health by interfering with the body's mechanism for clearing the respiratory tract or by acting as a carrier of an absorbed toxic substance. The South Coast basin has recently achieved federal attainment status for PM_{10}, but is non-attainment based on state requirements.

- **Ultra-Fine Particulate Matter ($PM_{2.5}$)** is defined as particulate matter with a diameter less than 2.5 microns and is a subset of PM_{10}. $PM_{2.5}$ consists mostly of products from the reaction of NO_x and SO_2 with ammonia, secondary organics, finer dust particles, and the combustion of fuels, including diesel soot. $PM_{2.5}$ can cause exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease, declines in pulmonary function growth in children, and increased risk of premature death from heart or lung diseases in the elderly. Daily fluctuations in $PM_{2.5}$ levels have been related to hospital admissions for acute respiratory conditions, school absences, and increased medication use in children and adults with asthma. The South Coast basin is designated as non-attainment for $PM_{2.5}$ by both federal and state standards.

- **Sulfur dioxide (SO_2)** is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms and difficulty in breathing for children. Individuals with asthma may experience constriction of airways with exposure to SO_2. Though SO_2 concentrations have been reduced to levels well below state and federal standards, further reductions in SO_2 emissions are needed because SO_2 is a precursor to sulfate and PM_{10}. The South Coast basin is considered a SO_2 attainment area by USEPA and CARB.

- **Lead (Pb)** is a toxic heavy metal that can be emitted into the air through some industrial processes, burning of leaded gasoline and past use of lead-based consumer products. Lead is a neurotoxin that accumulates in soft tissues and bones, damages the nervous system, and causes blood disorders. It is particularly problematic in children, in that permanent brain damage may result, even if blood levels are promptly normalized with treatment. Concentrations of lead once exceeded the state and federal air quality standards by a wide margin, but as a result of the removal of lead from motor vehicle gasoline, ambient air quality standards for lead have not been exceeded since 1982. Though special monitoring sites immediately downwind of lead sources recorded localized violations of the state standard in 1994, no violations have been recorded since. Consequently, the South Coast basin is designated as an attainment area for lead by both the USEPA and CARB. This report

does not analyze lead emissions from the project, as it is not expected to emit lead in any significant measurable quantity.

- **Volatile Organic Compounds (VOC),** although not actually a criteria air pollutant, VOCs are regulated by the SCAQMD because they cause chemical reactions which contribute to the formation of ozone. VOCs are also transformed into organic aerosols in the atmosphere, contributing to higher PM_{10} and lower visibility levels. Sources of VOCs include combustion engines, and evaporative emissions associated with fuel, paints and solvents, asphalt paving, and the use of household consumer products such as aerosols. Although health-based standards have not been established for VOCs, health effects can occur from exposures to high concentrations of VOC. Some hydrocarbon components classified as VOC emissions are hazardous air pollutants. Benzene, for example, is a hydrocarbon component of VOC emissions that are known to be a human carcinogen. The term reactive organic gases (ROG) are often used interchangeably with VOC.

- **Toxic Air Contaminants (TACs)** are defined as air pollutants which may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health, and for which there is no concentration that does not present some risk. This contrasts with the criteria pollutants, in that there is no threshold level for TAC exposure below which adverse health impacts are not expected to occur. The majority of the estimated health risk from TACs can be attributed to a relatively few compounds, the most common being diesel particulate matter (DPM) from diesel engine exhaust. In addition to DPM, benzene and 1,3-butadiene are also significant contributors to overall ambient public health risk in California.

2.2 Federal and State Ambient Air Quality Standards

The Federal Clean Air Act, which was last amended in 1990, requires the EPA to set National Ambient Air Quality Standards (NAAQS) for criteria pollutants considered harmful to public health and the environment. The State of California has also established additional and more stringent California Ambient Air Quality Standards (CAAQS) in addition to the seven criteria pollutants designated by the federal government.

AAQS are designed to protect the health and welfare of the populace with a reasonable margin of safety. The standards are divided into two categories, primary standards and secondary standards. Primary standards are implemented to provide protection for the "sensitive" populations such as those with asthma, or the children and elderly. Secondary standards are to provide protection against visible pollution as well as damage to the surrounding environment, including animals, crops, and buildings.

Table 2 shows the Federal and State Ambient Air Quality Standards.

Table 2
Federal and State Ambient Air Quality Standards (AAQS)[1]

Air Pollutant	Averaging Time [2]	Federal Standard (NAAQS)[2]	California Standard (CAAQS)[2]
Ozone	1 Hour	--	0.09 ppm
	8 Hour	0.070 ppm	0.070 ppm
Carbon Monoxide (CO)	1 Hour	35 ppm	20 ppm
	8 Hour	9 ppm	9 ppm
Nitrogen Dioxide (NO_2)	1 Hour	0.100 ppm	0.18 ppm
	Annual	0.053 ppm	0.030 ppm
Sulfur Dioxide (SO_2)	1 Hour	0.075 ppm	0.25 ppm
	3 Hour	0.5 ppm[3]	--
	24 Hour	--	0.04 ppm
Particulate Matter (PM_{10})	24 Hour	150 $\mu g/m^3$	50 $\mu g/m^3$
	Mean	--	20 $\mu g/m^3$
Particulate Matter (PM2.5)	24 Hour	35 $\mu g/m^3$	--
	Annual	12 $\mu g/m^3$	12 $\mu g/m^3$
Lead	30-day	--	1.5 $\mu g/m$
	Quarter	1.5 $\mu g/m$	--
	3-month average	0.15 $\mu g/m$	--
Visibility reducing particles	8 Hour	--	0.23/km extinction coefficient. (10-mile visibility standard)
Sulfates	24 Hour	--	25 $\mu g/m$
Vinyl chloride	24 Hour	--	0.01 ppm
Hydrogen sulfide	24 Hour	--	0.03 ppm

[1] Source: USEPA: https://www.epa.gov/criteria-air-pollutants/naaqs-table and
CARB: https://ww2.arb.ca.gov/resources/california-ambient-air-quality-standards
[2] ppm = parts per million of air, by volume; µg/m3 = micrograms per cubic meter; Annual = Annual Arithmetic Mean; 30-day = 30-day average; Quarter = Calendar quarter.
[3] Secondary standards

Several pollutants listed in Table 2 are not addressed in this analysis. Lead is not included because the project is not anticipated to emit lead. Visibility-reducing particles are not explicitly addressed in this analysis because particulate matter is addressed. The project is not expected to generate or be exposed to vinyl chloride because proposed project uses do not utilize the chemical processes that create this pollutant and there are no such uses in the project vicinity. The proposed project is not expected to cause exposure to hydrogen sulfide because it would not generate hydrogen sulfide in any substantial quantity.

2.3 Attainment Status

The Clean Air Act requires states to prepare a State Implementation Plan (SIP) to ensure air quality meets the NAAQS. The California Air Resources Board (CARB) provides designations of attainment for air basins where AAQS are either met or exceeded. If the AAQS are met, the area is designated as being in "attainment", if the air pollutant concentrations exceed the AAQS, than the area is designated as being "nonattainment". If there is inadequate or inconclusive data to make a definitive attainment designation, the area is considered "unclassified."

National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or 'form' of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual $PM_{2.5}$ standard is met if the three-year average of the annual average $PM_{2.5}$ concentration is less than or equal to the standard.

When a state submits a request to the EPA to re-designate a nonattainment area to attainment, the Clean Air Act (CAA) section 175A(a) requires that the state (or states, if the area is a multi-state area) submit a maintenance plan ensuring the area can maintain the air quality standard for which the area is to be re-designated for at least 10 years following the effective date of re-designation. Table 3 lists the attainment status for the criteria pollutants in the South Coast Air Basin (SCAB).

Table 3
South Coast Air Basin Attainment Status[1]

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment (Extreme)[2]
Carbon monoxide	Attainment	Attainment (Maintenance)
Nitrogen dioxide	Attainment	Attainment (Maintenance)
PM_{10}	Nonattainment	Attainment (Maintenance)
$PM_{2.5}$	Nonattainment	Nonattainment
Lead	Attainment	Nonattainment (Partial)[3]

[1] Source: California Air Resources Board. http://www.arb.ca.gov/desig/adm/adm.htm
[2] 8-Hour Ozone.
[3] Partial Nonattainment designation – Los Angeles County portion of Basin only.

2.4 South Coast Air Quality Management District (SCAQMD)

The agency responsible for air pollution control for the South Coast Air Basin (SCAB) is the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for controlling emissions primarily from stationary sources. SCAQMD maintains air quality monitoring stations throughout the SCAB. SCAQMD, in coordination with the Southern California Association of Governments, is also responsible for developing, updating, and implementing the Air Quality Management Plan (AQMP) for the SCAB. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as nonattainment of the federal and/or California ambient air quality standards. The term nonattainment area is used to refer to an air SCAB where one or more ambient air quality standards are exceeded.

Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon. The latest version is the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. While air quality has dramatically improved over the years, the SCAB still exceeds federal public health standards for both ozone and particulate matter (PM) and experiences some of the worst air pollution in the nation. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time.

The most significant air quality challenge in the SCAB is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. Based on the inventory and modeling results, 522 tons per day (tpd) of total SCAB NOx 2012 emissions are projected to drop to 255 tpd and 214 tpd in the 8-hour ozone attainment years of 2023 and 2031 respectively, due to continued implementation of already adopted regulatory actions ("baseline emissions"). The analysis suggests that total SCAB emissions of NOx must be reduced to approximately 141 tpd in 2023 and 96 tpd in 2031 to attain the 8-hour ozone standards. This represents an additional 45 percent reduction in NOx in 2023, and an additional 55 percent NOx reduction beyond 2031 levels.

The SCAQMD establishes a program of rules and regulations to obtain attainment of the state and federal standards in conjunction with the AQMP. Several of the rules and regulations that may be applicable to this project include, but are not limited to, the following:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

SCAQMD Rule 445 restricts wood burning devices from being installed into any new development and is intended to reduce the emissions of particulate matter for wood burning devices.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of project must comply with Rule 1113.

SCAQMD Rule 1143 governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment,

and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM10 among other pollutants.

SCAQMD Rule 2202 On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.

Connect SOCAL 2024: On September 3, 2020, the Southern California Association of Governments (SCAG) adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal or "Plan" herein) for the six-county region including Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties. Connect SoCal reflects the region's commitment to improve the region's mobility, sustainability and economy. To achieve these goals, the Plan demonstrates how the region will reduce greenhouse gas (GHG) emissions from transportation sources to comply with Senate Bill 375 (SB 375) and meet Federal Transportation Conformity Requirements pursuant to the Federal Clean Air Act.

2.5 South Coast Air Basin

The project is located within the South Coast Air Basin (SCAB). To the west of the SCAB is the Pacific Ocean. To the north and east are the San Gabriel, San Bernardino, and San Jacinto mountains, while the southern limit of the SCAB is the San Diego County line. The SCAB consists of Orange County, all of Los Angeles County except for the Antelope Valley, the non-desert portion of western San Bernardino County, and the western and Coachella Valley portions of Riverside County.

The local dominant wind blows predominantly from the south-southwest with relatively low velocities. The annual average annual wind speed is about 10 miles per hour. Summer wind speeds average slightly higher than winter wind speeds. Low average wind speeds, together with a persistent temperature inversion limit the vertical dispersion of air pollutants throughout the SCAB.

The region also experiences periods of hot, dry winds from the desert, known as Santa Ana winds. If the Santa Ana winds are strong, they can surpass the sea breeze, which blows from the ocean to the land, and carry the suspended dust and pollutants out to the ocean. If the winds are weak, they are opposed by the sea breeze and cause stagnation, resulting in high pollution events.
The annual average temperature varies little throughout much of the SCAB, ranging from the low to middle 60s (°F). With more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas.

The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Air pollution created in the coastal regions and Los Angeles metropolitan area are transported inland until reaching the mountains, where the combination of mountains and temperature inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas of the SCAB. Air stagnation may occur during the early evening and early morning periods of transition between day and nighttime flows.

Temperature inversions are an important feature that limits the vertical depth through which pollution can be mixed. During the summer, coastal areas are characterized by a sharp discontinuity between the cool marine air at the surface and the warm, sinking air aloft within the high-pressure cell over the ocean to the west. This marine/subsidence inversion allows for good local mixing, but acts like a giant lid over the SCAB. The air remains stagnant, as the average wind speed in downtown Los Angeles becomes less than five mph.

The second type of inversion forms on clear winter nights when cold air off the mountains sinks to the valley floor while the air aloft over the valley remains warm. This forms radiation inversions. These inversions, in conjunction with calm winds, trap pollutants such as those from automobile exhaust near their source. They lead to air pollution "hotspots" in heavily developed coastal areas of the SCAB, although onshore breezes often push the pollutants along canyons into the inland valleys. Summers are often periods of hazy visibility and occasionally unhealthful air, while winter air quality impacts tend to be highly localized and can consist of elevated levels of nitrogen dioxide and fine particulate matter.

2.6 Local Climate and Meteorology

The weather station closest to the project site is a National Weather Service Cooperative weather station located at Corona Station, (042031). Climatological data from the National Weather Service at this station is summarized in Table 4.

Table 4
Meteorological Summary[1]

Month	Temperature (˚F)			Mean Precipitation (inches)
	Max.	Min.	Mean	Max.
January	65.3	39.7	52.5	2.61
February	67.7	41.2	54.4	2.62
March	70.5	42.8	56.6	2.00
Total	74.9	45.7	60.3	0.98
May	79.3	49.9	64.6	0.26
June	85.5	53.7	69.6	0.04
July	92.3	57.7	75.0	0.02
August	92.2	58.3	75.2	0.09
September	89.1	55.6	72.4	0.25
October	81.6	50.2	65.9	0.55
November	73.5	44.3	58.9	1.14
December	66.8	40.4	53.6	2.15
Annual	**78.2**	**48.3**	**63.3**	**12.71**

[1] Source: Western Regional Climate Center 2012. Averages derived from measurements recorded between 1908 and 1988 at Corona Station No. 042031.

2.7 Local Air Quality

The air quality at any site is dependent on the regional air quality and local pollutant sources. Regional air quality is determined by the release of pollutants throughout the air basin. Estimates of the existing emissions in the Basin provided in the Final 2016 Air Quality Management Plan, prepared by SCAQMD, March 2017, indicate that collectively, mobile sources account for 60 percent of the VOC, 90 percent of the NOx emissions, 95 percent of the CO emissions and 34 percent of directly emitted PM2.5, with another 13 percent of PM2.5 from road dust.

The SCAQMD has divided the SCAB into fourteen general forecasting areas and thirty eight Source Receptor Areas (SRA) for monitoring and reporting local air quality. The SCAQMD provides daily reports of the current air quality conditions in each general forecast area and

SRA. The monitoring areas provide a general representation of the local meteorological, terrain, and air quality conditions within the SCAB.

The project is located within the Riverside Valley general forecasting area and Corona/Norco air monitoring area (SRA-22). Due to lack of sufficient data at Corona/Norco air monitoring station, air quality data is derived from the nearest adjacent Metropolitan Riverside Station-1 (SRA-23).

Table 5 summarizes the published air quality monitoring data from 2018 through 2020, which is the most recent 3-year period available. These pollutant levels were used to comprise a "background" for the project location and existing local air quality.

Table 5
Local Air Quality

Air Pollutant Location	Averaging Time	Item	2018	2019	2020
Carbon Monoxide -- Metropolitan Riverside County 1	1 Hour	Max 1-Hour (ppm)	2.2	1.5	1.9
		Exceeded State Standard (20 ppm)	No	No	No
		Exceeded National Standard (35 ppm)	No	No	No
	8 Hour	Max 8 Hour (ppm)	2.0	1.2	1.4
		Days > State Standard (9 ppm)	No	No	No
		Days >National Standard (9 ppm)	No	No	No
Ozone -- Metropolitan Riverside County 1	1 Hour	Max 1-Hour (ppm)	0.123	0.123	0.143
		Days > State Standard (0.09 ppm)	22.0	24.0	46.0
	8 Hour	Max 8 Hour (ppm)	0.101	0.096	0.115
		Days > State Standard (0.070 ppm)	53	59	81
		Days >National Standard (0.070 ppm)	53	59	81
Nitrogen Dioxide -- Metropolitan Riverside County 1	1 Hour	Max 1-Hour (ppm)	0.055	0.056	0.066
		Exceeded State Standard (0.18 ppm)	No	No	No
	Annual	Annual Average (ppm)	0.014	0.014	0.014
		Exceeded State Standard (0.030 ppm)	No	No	No
		Exceeded National Standard (0.053 ppm)	No	No	No
Sulfur Dioxide -- Metropolitan Riverside County 1	1 Hour	Max 1 Hour (ppm)	0.0017	0.0018	0.0022
		Exceeded State Standard (0.25 ppm)	No	No	No
		Exceeded National Standard (0.075 ppm)	No	No	No
Suspended Particles (PM10) -- Metropolitan Riverside County 1	24 Hour	Max 24-Hour ($\mu g/m^3$)	126	99	104
		Days > State Standard (50 $\mu g/m^3$)	132	21	110
		Days >National Standard (150 $\mu g/m^3$)	0	0	0
	Annual	Annual Average ($\mu g/m^3$)	44.00	34.40	30.00
		Exceeded State Standard (20 $\mu g/m^3$)	Yes	Yes	Yes
Fine Particulates (PM2.5) -- Metropolitan Riverside County 1	24 Hour	Max 24-Hour ($\mu g/m^3$)	50.70	46.70	41.00
		Days >National Standard (35 $\mu g/m^3$)	2	4	4
	Annual	Annual Average ($\mu g/m^3$)	12.41	11.13	12.63
		Exceeded State Standard (12 $\mu g/m^3$)	Yes	No	Yes
		Exceeded National Standard (15 $\mu g/m^3$)	No	No	No

Source: https://www.aqmd.gov/home/air-quality/historical-air-quality-data/historical-data-by-year
$\mu g/m^3$ = micrograms per cubic meter
ppm = part per million

3.0 Global Climate Change Setting

Global climate change is the change in the average weather of the earth that is measured by such things as alterations in temperature, wind patterns, storms, and precipitation. Current data shows that the recent period of warming is occurring more rapidly than past geological events. The average global surface temperature has increased by approximately 1.4° Fahrenheit since the early 20th Century. 1.4° Fahrenheit may seem like a small change, but it's an unusual event in Earth's recent history, and as we are seeing, even small changes in temperature can cause enormous changes in the environment.

The planet's climate record, preserved in tree rings, ice cores, and coral reefs, shows that the global average temperature has been stable over long periods of time. For example, at the end of the last ice age, when the Northeast United States was covered by more than 3,000 feet of ice, average global temperatures were only 5° to 9° Fahrenheit cooler than today. The Intergovernmental Panel on Climate Change (IPCC), which includes more than 1,300 scientists from the United States and other countries, forecasts a temperature rise of 2.5° to 10° Fahrenheit over the next century. Therefore, significant changes to the environment are expected in the near future.

The consequences of global climate change include more frequent and severe weather, worsening air pollution by increasing ground level ozone, higher rates of plant and animal extinction, more acidic and oxygen depleted oceans, strain on food and water resources, and threats to densely populated coastal and low lying areas from sea level rise.

The impacts of climate change are already visible in the Southwest United States. In California, the consequences of climate change include;

- A rise in sea levels resulting in the displacement of coastal businesses and residencies
- A reduction in the quality and supply of water from the Sierra snowpack
- Increased risk of large wildfires
- Exacerbation of air quality problems
- Reductions in the quality and quantity of agricultural products
- An increased temperature and extreme weather events
- A decrease in the health and productivity of California's forests

3.1 Greenhouse Gases

Most scientists agree the main cause of the current global warming trend is anthropogenic (human-induced) augmentation of the greenhouse effect. The greenhouse effect refers to the way gases in the earth's atmosphere trap and re-emits long wave infrared radiation, acting like a blanket insulating the earth. Activities such as fossil fuel combustion, industrial processes, agriculture, and waste decomposition have elevated the concentration of greenhouse gases in the atmosphere beyond the level of naturally occurring concentrations.

GHGs comprise less than 0.1 percent of the total atmospheric composition, yet they play an essential role in influencing climate. Greenhouse gases include naturally occurring compounds such as carbon dioxide (CO_2), methane (CH_4), water vapor (H_2O), and nitrous oxide (N_2O), while others are synthetic. Man-made GHGs include the chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs) and Perfluorocarbons (PFCs), as well as sulfur hexafluoride (SF_6). Different GHGs have different effects on the Earth's warming. GHGs differ from each other in their ability to absorb energy (their "radiative efficiency") and how long they stay in the atmosphere, also known as the "lifetime".

The Global Warming Potential (GWP) was developed to allow comparisons of the global warming impacts of different gases. Specifically, it is a measure of how much energy the emissions of 1 ton of a gas will absorb over a given period of time, relative to the emissions of 1 ton of CO_2. The larger the GWP, the more than a given gas warms the Earth compared to CO_2 over that time period. The time period usually used for GWPs is 100 years. GWPs provide a common unit of measure, which allows analysts to add up emissions estimates of different gases and allows policymakers to compare emissions reduction opportunities across sectors and gases.

Table 6 lists the 100-year GWP of GHGs from the Intergovernmental Panel on Climate Change (IPCC) fifth assessment report (AR5).

Table 6
Global Warming Potential of Greenhouse Gases[1, 2]

Gas Name	Formula	Lifetime (years)	GWP
Carbon Dioxide	CO_2		1
Methane	CH_4	12	28
Nitrous Oxide	N_2O	114	265
Sulphur Hexafluoride	SF_6	3200	23,500
Nitrogen Trifluoride	NF_3	740	16,100
Hexafluoroethane (PFC-116)	C_2F_6	10,000	11,100
Octafluoropropane (PFC-218)	C_3F_8	2,600	8,900
Octafluorocyclobutane (PFC-318)	C_4F_8	3,200	9,540
Tetrafluoromethane (PFC-14)	CF_4	50,000	6,630
Hydrofluorocarbon 125	HFC-125	29	3,170
Hydrofluorocarbon 134a	HFC-134a	14	1,300
Hydrofluorocarbon 143a	HFC-143a	52	4,800
Hydrofluorocarbon 152a	HFC-152a	1	138
Hydrofluorocarbon 227ea	HFC-227ea	34	3,350
Hydrofluorocarbon 23	HFC-23	270	12,400
Hydrofluorocarbon 236fa	HFC-236fa	240	8,060
Hydrofluorocarbon 245fa	HFC-245fa	8	858
Hydrofluorocarbon 32	HFC-32	5	677
Hydrofluorocarbon 365mfc	HFC-365mfc	9	804
Hydrofluorocarbon 43-10mee	HFC-43-10mee	16	1,650

[1] Source: IPCC Fifth Assessment Report (AR5)
https://www.ipcc.ch/site/assets/uploads/2018/02/WG1AR5_Chapter08_FINAL.pdf
[2] GWPs are used to convert GHG emission values to "carbon dioxide equivalent" (CO_2e) units

3.2 GHG Regulatory Setting - International

Intergovernmental Panel on Climate Change. In 1988, the United Nations and the World Meteorological Organization established the Intergovernmental Panel on Climate Change to assess the scientific, technical and socio-economic information relevant to understanding the scientific basis of risk of human-induced climate change, its potential impacts, and options for adaptation and mitigation.

United Nations. The United States participates in the United Nations Framework Convention on Climate Change (UNFCCC) (signed on March 21, 1994). Under the Convention, governments gather and share information on greenhouse gas emissions, national policies, and best practices; launch national strategies for addressing greenhouse gas emissions and adapting to expected impacts, including the provision of financial and technological support to developing countries; and cooperate in preparing for adaptation to the impacts of climate change. The 2014 UN Climate Change Conference in Lima Peru provided a unique opportunity to engage all countries to assess how developed countries are implementing actions to reduce emissions.

Kyoto Protocol. The Kyoto Protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. It has been estimated that if the commitments outlined in the Kyoto Protocol are met, global GHG emissions could be reduced by an estimated 5 percent from 1990 levels during the first commitment period of 2008 – 2012 (UNFCCC 1997). On December 8, 2012, the Doha Amendment to the Kyoto Protocol was adopted. The amendment includes: New commitments for Annex I Parties to the Kyoto Protocol who agreed to take on commitments in a second commitment period from 2013 – 2020, a revised list of greenhouse gases (GHG) to be reported on by Parties in the second commitment period, and Amendments to several articles of the Kyoto Protocol, which specifically referenced issues pertaining to the first commitment period and which needed to be updated for the second commitment period.

The Paris Agreement. The Paris agreement is the first comprehensive global climate agreement to be ratified by the United States, United Nations, China, and India; the largest producers of greenhouse gas emissions in the world. The agreement was negotiated by a total of 195 nations and entered into force on November 4, 2016. The central aim is to strengthen the global response to the threat of climate change by keeping the global temperature rise this century well below 2 degrees Celsius compared to pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius.

Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change. Currently, 123 parties have ratified the agreement.

3.3 GHG Regulatory Setting – National

Greenhouse Gas Endangerment. On December 2, 2009, the EPA announced that GHGs threaten the public health and welfare of the American people. The EPA also states that GHG emissions from on-road vehicles contribute to that threat. The decision was based on *Massachusetts v. EPA* (Supreme Court Case 05-1120) which argued that GHGs are air pollutants covered by the Clean Air Act and that the EPA has authority to regulate those emissions.

Clean Vehicles. Congress first passed the Corporate Average Fuel Economy (CAFE) law in 1975 to increase the fuel economy of cars and light duty trucks. The law has become more stringent over time. On May 19, 2009, President Obama put in motion a new national policy to increase fuel economy for all new cars and trucks sold in the United States. On April 1, 2010, the EPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) announced a joint final rule establishing a national program that would reduce greenhouse gas emissions and improve fuel economy for new cars and trucks sold in the United States.

The first phase of the national program applied to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. They required these vehicles to meet an estimated combined average emissions level of 250 grams of carbon dioxide per mile, equivalent to 35.5 miles per gallon if the automobile industry were to meet this carbon dioxide level solely through fuel economy improvements. Together, these standards were estimated to cut carbon dioxide emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2012-2016).

The second phase of the national program for passenger cars, light-duty trucks, and medium-duty passenger vehicles covers model years 2017 through 2025. The final standards were established in 2012 and were projected to result in an average industry fleetwide level of 163 grams/mile of carbon dioxide (CO2) in model year 2025, which is equivalent to 54.5 miles per gallon (mpg) if achieved exclusively through fuel economy improvements.

The EPA and the U.S. Department of Transportation also implemented the first national standards to reduce greenhouse gas emissions and improve the fuel efficiency of medium-

and heavy-duty engines and vehicles trucks and buses in 2010. The standards applied to all on-road vehicles rated at a gross vehicle weight at or above 8,500 pounds, and the engines that power them, except those covered by the current GHG emissions and CAFE standards for light duty vehicles, for model year 2014 to 2018. In 2016, the EPA and NHTSA finalized phase 2 of the standards which applied to model years 2018 through 2027.

The Safer Affordable Fuel Efficient (SAFE) Vehicles. The National Highway Traffic Safety Administration (NHTSA) and the Environmental Protection Agency (EPA) have amended certain previous Corporate Average Fuel Economy (CAFE) and greenhouse gas emissions standards for passenger cars and light trucks and establish new standards, covering model years 2021 through 2026. The (SAFE) Vehicles Rule published on April 30, 2020 and is effective as of June 29, 2020.

Mandatory Reporting of Greenhouse Gases. On January 1, 2010, the EPA started requiring large emitters of heat-trapping emissions to begin collecting GHG data under a new reporting system. Under the rule, suppliers of fossil fuels or industrial greenhouse gases, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of greenhouse gas emissions are required to submit annual reports to the EPA.

Climate Adaptation Planning. The EPA's Climate Change Adaptation Plan identifies priority actions the EPA will take to incorporate considerations of climate change into its programs, policies, rules and operations to ensure they are effective under future climatic conditions. Under the Trump administration, the EPA has said it would continue to advance climate adaptation efforts and that the agency recognizes the challenges that communities face in adapting to a changing climate. The EPA currently runs the Climate Change Adaptation Resource Center (ARC-X) to help local governments prepare for climate change.

3.4 GHG Regulatory Setting – State of California

The State of California has been a leader in climate change legislation and has passed numerous bills to reduce greenhouse gas emissions across all sectors of the economy. Some of the key climate legislation in the State include the following:

Assembly Bill (AB) 32, California Global Warming Solutions Act of 2006. AB 32 set the stage for the State's transition to a sustainable, low-carbon future. AB 32 was the first program in the country to take a comprehensive, long-term approach to addressing

climate change.[2] AB 32 was followed by Senate Bill (SB) 32, which further requires GHG emissions to be reduced to 40% below 1990 levels by 2030 and appointing CARB to develop policies (i.e. cap-and-trade) to achieve this goal.

Senate Bill (SB) 375, Sustainable Communities & Climate Protection Act of 2008. SB 375 requires the Air Resources Board to develop regional greenhouse gas emission reduction targets for passenger vehicles GHG reduction targets for 2020 and 2035 for each region covered by the State's 18 metropolitan planning organizations.[3]

Senate Bill (SB) 100, California Renewables Portfolio Standard Program. SB 100 established a landmark policy requiring renewable energy and zero-carbon resources supply 100 percent of electric retail sales to end-use customers by 2045.[4]

3.5 GHG Emissions Inventory

Table 7 shows the latest GHG emission inventories at the national, state, regional and local levels.

Table 7
GHG Emissions Inventory[1]

United States (2019)[2]	State of California (2019)[3]	SCAG (2020)[4]	City of Eastvale
6,558 $MMTCO_2e$	418.2 $MMTCO_2e$	216.4 $MMTCO_2e$	--

[1] $MMTCO_2e$ = Million Metric Tons of Carbon Dioxide Equivalent
[2] https://www.epa.gov/ghgemissions/inventory-us-greenhouse-gas-emissions-and-sinks
[3] https://ww3.arb.ca.gov/cc/inventory/pubs/reports/2000_2019/ghg_inventory_trends_00-19.pdf
[4] http://www.scag.ca.gov/programs/Pages/GreenhouseGases.aspx

[2] California Air Resources Board. AB 32 Global Warming Solutions Act of 2006. https://ww2.arb.ca.gov/resources/fact-sheets/ab-32-global-warming-solutions-act-2006
[3] California Air Resources Board. Sustainable Communities and Climate Protection Program. https://ww2.arb.ca.gov/our-work/programs/sustainable-communities-climate-protection-program/about
[4] California Energy Commission. SB 100 Joint Agency Report. https://www.energy.ca.gov/sb100

4.0 Modeling Parameters and Assumptions

The California Emissions Estimator Model Version 2020.4.0 (CalEEMod) was used to calculate criteria air pollutants and GHG emissions from the construction and operation of the project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions.

The model quantifies direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as GHG emissions from off-site energy generation, solid waste disposal, vegetation planting and/or removal, and water use. The model also identifies mitigation measures to reduce criteria pollutant and GHG emissions. The model was developed for the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the California air districts.

4.1 Construction Assumptions

Construction of the project is assumed to begin in the year 2022 and last approximately 56 months. Construction activity will consist of demolition, site preparation, grading, building construction, paving, and architectural coating.

The project is expected to demolish approximately 67,500 square feet of existing on-site building structures and export approximately 340,000 cubic yards of on-site dairy waste. The project is also expected to require the import of approximately 542,000 cubic yards of earthwork materials.

The project is expected to be operational in the year 2026. The construction phase lengths are provided by the applicant and has been adjusted to meet 2026 opening year deadline.

The CalEEMod default construction equipment list is used and is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults. The construction equipment list is shown in Table 8.

A soil disturbance rate is applied to tractors/loaders/backhoes as a worst-case estimate of fugitive dust emissions and is based on similar type equipment, such as rubber-tired dozers and crawler tractors. The maximum daily disturbance footprint is calculated to be 4.0 acres per 8-hour day with all equipment in use.

Table 8
Construction Equipment Assumptions Phase[1]

Phase	Equipment	Amount	Hours Per Day	Soil Disturbance Rate (Acres/ 8hr-Day)	Equipment Daily Disturbance Footprint (Acres)	Total Phase Daily Disturbance Footprint (Acres)
Demolition	Concrete/Industrial Saw	1	8	0.0	0.00	1.0
	Excavators	3	8	0.0	0.00	
	Rubber Tired Dozers	2	8	0.5	1.00	
Site Preparation	Rubber Tired Dozers	3	8	0.5	1.50	3.5
	Tractors/Loaders/Backhoes	4	8	0.5	2.00	
Grading	Excavators	2	8	0.0	0.00	4.0
	Graders	1	8	0.5	0.50	
	Rubber Tired Dozers	1	8	0.5	0.50	
	Scrapers	2	8	1.0	2.00	
	Tractors/Loaders/Backhoes	2	8	0.5	1.00	
Building Construction	Cranes	1	7	0.0	0.00	1.3
	Forklifts	3	8	0.0	0.00	
	Generator Sets	1	8	0.0	0.00	
	Tractors/Loaders/Backhoes	3	7	0.5	1.31	
	Welders	1	8	0.0	0.00	
Paving	Pavers	1	8	0.0	0.00	0.0
	Paving Equipment	1	8	0.0	0.00	
	Rollers	2	8	0.0	0.00	
Architectural Coating	Air Compressors	1	6	0.0	0.00	0.0

[1] CalEEMod Defaults

4.2 Localized Construction Analysis Modeling Parameters

CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. This report identifies the following parameters in the project design in order to compare CalEEMod reported emissions against the localized significance threshold lookup tables:

1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
2) The maximum number of acres disturbed on the peak day.
3) Any emission control devices added onto off-road equipment.
4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

4.3 Operational Assumptions

Operational emissions occur over the life of the project and are considered "long-term" sources of emissions. Operational emissions include both direct and indirect sources. This section briefly describes the operational sources of emissions analyzed for the project.

4.3.1 Mobile Source Emissions

Mobile source emissions are the largest source of long-term air pollutants from the operation of the project. Mobile sources are direct sources of project emissions that are primarily attributed to tailpipe exhaust and road dust (tire, brake, clutch, and road surface wear) from motor vehicles traveling to and from the site.

Estimates of mobile source emissions require information on four parameters: trip generation, trip length, vehicle type (also known as fleet mix), and emission factors (quantity of pollutants emitted for each mile traveled or time spent idling by each vehicle).

The trip generation estimates are based on the LEAL Master Plan Amendment Project Traffic Study Scoping Agreement, RK Engineering Group, Inc., November 2021 and the latest version of the ITE Trip Generation Manual.

The Emission Factors (EMFAC) 2017 model is used to estimate the mobile source emissions are embedded in the CalEEMod emissions model. No adjustments have been made to default emission factors.

The project's total unmitigated vehicle miles traveled is shown in the Table 9.

Table 9
Operational Vehicle Miles Traveled

Land Use	Annual Vehicle Miles Traveled (VMT)[1]
Project Total	68,221,050

[1] CalEEMod Default VMT, with project design features.

The operational vehicle fleet mix has been adjusted to reflect vehicle types used for typical residential home-based trips and retail/commercial (non-industrial) land uses. To be conservative, the Air Quality/GHG analysis has assumed that 2% of the total home-based

trips will include trucks with a gross vehicle weight rating (GVWR) of 10,000 pound or greater. This includes LHD2, MHD, HHD, OBUS, UBUS, and SBUS vehicles. The 2% mix is also consistent with the default Highway Capacity Manual (HCM) assumptions.

Table 10 summarizes vehicle mix used for this project.

Table 10
Operational Vehicle Fleet Mix[1]

YUY	Vehicle Mix (%)
Light Duty Automobile (LDA)	55.64%
Light Duty Truck (LDTI)	5.81%
Light Duty Truck (LDT2)	17.88%
Medium Duty Truck (MDV)	13.74%
Light Heavy Truck (LHD1)	2.53%
Light Heavy Truck (LHD2)	0.32%
Medium Heavy Truck (MHD)	0.53%
Heavy Heavy Truck (HHD)	0.85%
Other Bus (OBUS)	0.03%
Urban Bus (UBUS)	0.01%
Motorcycle (MCY)	2.40%
School Bus (SBUS)	0.05%
Motor Home (MH)	0.21%
Total	**100.0%**

[1] Adjusted fleet mix to include 2% total trucks over 10,000 lbs GVWR. (LHD2, MHD, HHD, OBUS, UBUS, SBUS, MH)

4.3.2 Energy Source Emissions

Energy usage includes both direct and indirect sources of emissions. Direct sources of emissions include on-site natural gas usage (non-hearth) for heating, while indirect emissions include electricity generated by offsite power plants. Natural gas use is measured in units of a thousand British Thermal Units (kBTU) per size metric for each land use subtype and electricity use is measured in kilowatt hours (kWh) per size metric for each land use subtype.

CalEEMod divides building electricity and natural gas use into uses that are subject to Title 24 standards and those that are not. Lighting electricity usage is also calculated as a separate category in CalEEMod. For electricity, Title 24 uses include the major building envelope systems covered by Part 6 (California Energy Code) of Title 24, such as space heating, space cooling, water heating, and ventilation. Non-Title 24 uses include all other end uses, such as appliances, electronics, and other miscellaneous plug-in uses. Because some lighting is not considered as part of the building envelope energy budget, CalEEMod makes lighting a separate category.

For natural gas, uses are likewise categorized as Title 24 or Non-Title 24. Title 24 uses include building heating and hot water end uses. Non-Title 24 natural gas uses include cooking and appliances (including pool/spa heaters).

The baseline values are based on the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies.

The total annual electricity and natural gas usage for the proposed project is discussed further in Section 9 of this report.

The project will be required to provide on-site renewable energy photovoltaic installations (solar panels) for the residential uses, as required by the latest 2019 CA Energy Code requirements. The Energy Code requires all new residential construction to achieve net-zero emissions associated with electricity usage through the use of on-site renewable sources. However, for purposes of this analysis, no reductions in emissions have been accounted for as a result of on-site renewables. The result is a conservative estimate of energy source emissions.

4.3.3 Area Source Emissions

Area source emissions are direct sources of emissions that fall under four categories: hearths, consumer products, architectural coatings, and landscaping equipment. Per SCAQMD rule 445, no wood burning devices are allowed in new developments; therefore, no wood hearths are included in this project. Consumer products are various solvents used in non-industrial applications which emit ROGs during their product use. These typically include cleaning supplies, kitchen aerosols, cosmetics, and toiletries.

4.3.4 Other Sources of Operational Emissions

Water. Greenhouse gas emissions are generated from the upstream energy required to supply and treat the water used on the project site. Indirect emissions from water usage are counted as part of the project's overall impact. The estimated water usage for the project is reported in Table 11 and recommendations to reduce water usage are discussed in Section 6.0.

Waste. CalEEMod calculates the indirect GHG emissions associated with waste that is disposed of at a landfill. The program uses annual waste disposal rates from the California Department of Resources Recycling and Recovery (CalRecycle) data for individual land uses. The program quantifies the GHG emissions associated with the decomposition of the waste which generates methane based on the total amount of degradable organic carbon.

The estimated waste generation by the project is reported in Table 11 and recommendations to reduce waste generation in landfills are discussed in Section 6.0

Table 11
Operational Water Usage and Waste Generation

Land Use	Water Usage (gallons/year)			Waste Generation (tons/year)[1]
	Indoor	Outdoor	Total	
Apartments Low Rise	71,669,400	45,182,900	116,852,300	506.00
City Park	0	16,752,200	16,752,200	1.21
Condo/Townhouse	65,154,000	41,075,400	106,229,400	460.00
General Office Building	11,552,700	7,080,680	18,633,380	60.45
Government (Civic Center)	12,356,600	7,573,420	19,930,020	354.54
Library	782,223	1,223,480	2,005,703	23.02
Medical Office Building	8,156,230	1,553,570	9,709,800	702.00
Regional Shopping Center	28,888,300	17,705,700	46,594,000	409.50
Single Family Housing	26,061,600	16,430,100	42,491,700	469.04
Total	**224,621,053**	**154,577,450**	**379,198,503**	**2,985.76**

[1] CalEEMod default estimates.

5.0 Significance Thresholds

5.1 Air Quality Regional Significance Thresholds

The SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment per Section 15002(g) of the Guidelines for implementing CEQA. By complying with the thresholds of significance, the project would be in compliance with the SCAQMD Air Quality Management Plan (AQMP) and the federal and state air quality standards.

Table 12 lists the air quality significance thresholds for the six air pollutants analyzed in this report. Lead is not included as part of this analysis as the project is not expected to emit lead in any significant measurable quantity.

Table 12
SCAQMD Regional Significance Thresholds

Pollutant	Construction (lbs/day)	Operation (lbs/day)
NO_X	100	55
VOC	75	55
PM_{10}	150	150
$PM_{2.5}$	55	55
SO_X	150	150
CO	550	550

[1] Source: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf

5.2 Air Quality Localized Significance Thresholds

Air quality emissions were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold (LST) Look-up Tables.

Table 13 lists the Localized Significance Thresholds (LST) used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard.

LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA-22) – Corona/Norco.

The nearest existing sensitive receptors are located along the northern and eastern property line of the site, less than 25 meters from potential areas of on-site construction and operational activity. Although receptors may be located closer than 25 meters to the site, SCAQMD LST methodology states that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.

The daily disturbance area is calculated to be 4 acres, however LST thresholds are only based on 1, 2 and 5-acre sites. In order to be conservative, a linear progression model was used to estimate the threshold for 4-acre site based on the established LST thresholds.

Table 13
SCAQMD Localized Significance Thresholds[1] (LST)

Pollutant	Construction (lbs/day)	Operational (lbs/day)
NO_X	235.2	235.2
CO	1,461.2	1,461.2
PM_{10}	10.0	2.6
$PM_{2.5}$	6.9	1.9

[1] Source: SCAQMD Mass Rate Localized Significance Thresholds for 4-acre site in SRA-22 at 25 meters

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings).

5.3 Microscale CO Concentration Standards

The significance of localized CO impacts depends on whether ambient CO levels in the vicinity of the project are above or below federal or state standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of the AAQS. If ambient levels already exceed State or federal standards, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 ppm or more.

Current CO levels in the SCAB are in attainment of both federal and state standards, and local air quality monitoring data indicates there have not been any localized exceedances of CO over the past three years. As described in subsequent sections of this report, the project's impact to CO concentrations is reviewed based upon the changes in regional emissions and vehicular trip generation in relation to the previous estimates from the 2015 EIR.

5.4 GHG Significance Thresholds

5.4.1 SCAQMD Recommended GHG Thresholds

SCAQMD has developed recommended GHG thresholds of significance to assist local agencies with determining the impact of a project for CEQA. SCAQMD's objective in providing the GHG guidelines is to establish a performance standard that will ultimately contribute to reducing GHG emissions below 1990 levels, and thus achieve the requirements of the California Global Warming Solutions Act (AB 32).

SCAQMD first issued the *Interim CEQA Greenhouse Gas (GHG) Significance Thresholds* guidance document in October 2008, and has since help several stakeholder working group meetings where staff has presented updated recommendations that serve in addendum to the interim document. The latest recommended GHG thresholds are based on the GHG CEQA Significance Threshold Stakeholder Working Group #15, September 2010.

The SCAQMD describes a five-tiered approach for determining GHG Significance Thresholds.

- **Tier 1 -** If a project is exempt from CEQA, project-level and cumulative GHG emissions are less than significant.

- **Tier 2 -** If the project complies with a GHG emissions reduction plan or mitigation program that avoids or substantially reduces GHG emissions in the project's geographic area (i.e., city or county), project-level and cumulative GHG emissions are less than significant.

For projects that are not exempt or where no qualifying GHG reduction plans are directly applicable, SCAQMD requires an assessment based on the following tiers.

- **Tier 3 -** Consists of screening values that are intended to capture 90 percent of the GHG emissions from projects. If a project's emissions are under the screening

thresholds, then the project is less than significant. SCAQMD has presented two options that lead agencies could choose for screening values. Option #1 sets the thresholds for residential projects to 3,500 $MTCO_2e$/year, commercial projects to 1,400 $MTCO_2e$/year), and the mixed use to 3,000 $MTCO_2e$/year. Option #2 sets a single numerical threshold for all non-industrial projects of 3,000 $MTCO_2e$/year. The current staff recommendation is to use option #2, but allows lead agencies to choose option #1 if they prefer. Regardless of which option a lead agency chooses to follow, it is recommended that the same option is consistently used for all projects.

Table 14 shows the screening levels described in option #2, which has been used previously in the City of Eastvale.

Table 14
SCAQMD Tier 3 GHG Screening Values

Land Use	Screening Value
Industrial Projects	10,000 $MTCO_2e$/Yr
Residential/Commercial Projects	3,000 $MTCO_2e$/Yr

- **Tier 4 -** includes performance standards compliance options to demonstrate that a project is not significant for GHG emissions.

  Compliance Option 3 consists of staffs currently proposed Tier 4 performance standards for establishing efficiency-based standards at the plan level (program-level projects such as general plans and specific plans) and project level. Efficiency standards are based on the amount of GHG emissions ($MTCO_2e$/year) per Service Population (SP). SP is defined as the sum of the residential and employment populations provided by a project.

Table 15
SCAQMD Tier 4 Efficiency Thresholds

Project Type	Efficiency Thresholds[1]
	Target Year 2035
Plan (Program) Level	4.1 $MTCO_2e$/yr/SP
Project Level	3.0 $MTCO_2e$/yr/SP

- **Tier 5 –** involves implementing off-site mitigation or the purchasing of offsets to reduce GHG emissions to less than the proposed screening level. The project proponent would be required to provide offsets for the life of the project, which is defined as 30 years.

By complying with the SCAQMD GHG thresholds of significance, the project is considered to be in compliance with the applicable State GHG legislation.

5.4.2 City of Eastvale GHG Thresholds

The City of Eastvale does not have an adopted threshold of significance for GHG emissions, and that the City has selected the 10,000MTCO2e/Yr significance criterion for CEQA purposes, based on substantial evidence.

6.0 Air Quality Impact Analysis

Consistent with CEQA and the State CEQA Guidelines, a significant impact related to air quality would occur if the proposed project is determined to:

a) Conflict with or obstruct implementation of the applicable air quality plan.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard.

c) Expose sensitive receptors to substantial pollutant concentrations.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

6.1 Short Term Air Quality Impacts - Construction

6.1.1 Regional Emissions - Construction

Regional air quality emissions include both on-site and off-site emissions associated with construction of the project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance.

As shown in Table 16, regional daily emissions of criteria pollutants are expected to be below the allowable thresholds of significance.

CalEEMod daily emissions outputs are provided in Appendix A.

Table 16
Regional Construction Emissions

Maximum Daily Emissions (lbs/day)[1]						
Activity	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Demolition	0.59	4.80	24.46	0.05	2.32	0.49
Site Preparation	1.66	49.77	31.79	0.24	14.65	6.20
Grading	2.98	94.62	53.41	0.45	16.97	5.81
Building Construction	12.89	40.14	145.48	0.49	41.49	11.45
Paving	1.19	1.24	17.78	0.02	0.21	0.08
Architectural Coating	73.82	1.31	22.10	0.06	7.11	1.91
Maximum[1]	**73.82**	**94.62**	**145.48**	**0.49**	**41.49**	**11.45**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

The project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control, as described in Section 6.1.3. SCAQMD dust control requirements are assumed to be included as part of the project design features.

Table 16 shows that the project's daily construction emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance. As a result, the project would not contribute substantially to an existing or projected air quality violation.

Furthermore, by complying with the SCAQMD standards, the project would not contribute to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

The project's short-term construction impact on regional air resources is less than significant with mitigation.

6.1.2 Localized Emissions - Construction

Table 17 illustrates the construction related localized emissions and compares the results to SCAQMD LST thresholds. As shown in Table 17, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions. The project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control, as described in Section 6.1.3. Compliance with the dust control is considered a standard requirement and included as part of the project's design features, not mitigation.

The project's short-term construction impact to localized air resources is less than significant.

Table 17
Localized Construction Emissions

Maximum Daily Emissions (lbs/day)[1]				
Activity	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-site Emissions	3.30	33.00	7.72	3.95
SCAQMD Construction Threshold[2]	235.0	1,461.0	10.0	6.9
Exceeds Threshold (?)	**No**	**No**	**No**	**No**

[1] Maximum daily emission during summer or winter; includes on-site project emissions only.
[2] Reference 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation. SRA-22, Corona/Norco, 4-acre site, receptor distance 25 meters.

6.1.3 Fugitive Dust - Construction

The Project is required to comply with regional rules that assist in reducing short-term air pollutant emissions associated with suspended particulate matter, also known as fugitive dust. Fugitive dust emissions are commonly associated with land clearing activities, cut-and-fill grading operations, and exposure of soils to the air and wind. SCAQMD Rule 403 requires that fugitive dust is controlled with best-available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site.

To ensure full compliance with the applicable dust control standards, the following design features are recommended for the project:

DF-1 Prepare and implement a Construction Management Plan which shall include the Air Quality design features to be submitted to the City of Eastvale for all phases of construction.

DF-2 Follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.
2. Speed on unpaved roads shall be reduced to less than 15 mph.
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.
8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11. Replace the ground cover of disturbed areas as quickly possible.
12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.

The regional and localized analysis of daily fugitive dust emissions, as shown in Table 18 and Table 19, indicate that with standard control measures the project would be below the

applicable thresholds established by the SCAQMD. **The proposed project's short-term construction activities would cause less than significant fugitive dust impacts.**

6.1.4 Odors - Construction

Heavy-duty equipment in the project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the proposed Project.

Therefore, the project impact from odor emissions is less than significant.

6.1.5 Asbestos - Construction

Asbestos is a carcinogen and is categorized as a hazardous air pollutant by the Environmental Protection Agency (EPA) and regulated through the National Emissions Standards for Hazardous Air Pollutants (NESHAP). Asbestos fibers imbedded within construction materials become a health hazard once they are disturbed and rendered airborne, such as through physical contact like building renovation and demolition activities.

SCAQMD is the local enforcement authority for asbestos. SCAQMD Rule 1403 establishes the survey requirements, notification, and work practices to prevent asbestos emissions from emanating during building renovation and demolition activities.

Asbestos also occurs naturally in serpentine and ultramafic rock. Based on the California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, naturally occurring asbestos has not been shown to occur within in the vicinity of the project site. Therefore, the potential risk for naturally occurring asbestos (NOA) during project construction is small. However, in the event NOA is found on the site, the project will be required to comply with SCAQMD and NESHAP standards.

The project also includes demolition of existing structures that would be subject to the National Emissions Standards for Asbestos (40CFR Part 61 Subpart M). Prior to demolition of existing structures, an asbestos evaluation must be completed in accordance with the Asbestos NESHAP regulations. Section 61.145 requires written notification of demolition operations. Asbestos NESHAP demolition/Renovation Notification Form can be downloaded at http://www.arb.ca.gov/enf/asbestosform.pdf.

By following the required asbestos abatement protocols, **the project impact is less than significant**.

6.1.6 Diesel Particulate Matter - Construction

The California Office of Environmental Health Hazard Assessment (OEHHA) adopted the Guidance Manual for Preparation of Health Risk Assessments (HRA Guidelines) to provide procedures for use in the Air Toxics Hot Spots Program or for the permitting of existing, new, or modified stationary sources.[5] The HRA Guidelines provide risk factors based on exposure to toxic substances over a 30-year lifetime span.

The project will generate diesel particulate matter (DPM) during construction from off-road diesel equipment and trucks. However, the project's construction activity is not expected to be a long-term (i.e., 30 years) source of toxic air contaminant emissions and short-term risk factors have not been developed. Due the significantly reduced risk from short-term exposure, SCAQMD does not typically require the evaluation of long-term cancer risk or chronic health impacts for construction operations from a project such as the one being proposed.

Hence, the impacts from short-term exposure to DMP during project construction are presumed to be less than significant without the need for a detailed HRA study.

To help further reduce the potential health risks associated with DPM exposure during construction, the following project design features are recommended. Project design features include a recommendation for Tier 4 engines on all off-road diesel equipment. Tier 4 engines, along with the latest national fuel standards, have been shown to yield PM reductions of over 95% from the typical Tier 2 and Tier 3 engines.[6]

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[5] OEHHA. Air Toxics Hot Spots Program. Risk Assessment Guidelines. Guidance for Preparation of Health Risk Assessments. February 2015.
[6] EPA. Control of Emissions of Air Pollution from Nonroad Diesel Engines and Fuel; Final Rule. (40 CFR Parts 9, 69, et al.)

DF-3 Require all construction equipment to have Tier 4 low emission "clean diesel" engines (OEM or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest CARB best available control technology.

DF-4 Construction equipment shall be maintained in proper tune.

DF-5 All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

DF-6 Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.

DF-7 The use of heavy construction equipment and earthmoving activity should be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

DF-8 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

DF-9 Establish staging areas for the construction equipment that are as distant as possible from adjacent residential homes.

DF-10 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

6.2 Long Term Air Quality Impacts - Operation

6.2.1 Regional Emissions - Operation

Long-term operational air pollutant impacts from the project are shown in Table 18 and are compared to the previously approved 2015 EIR emission levels. As shown in Table 18, the project is expected to generate fewer emissions compared to the previously approved 2015 EIR emission levels.

As a result, the proposed project would not result in any additional regional operational impacts. CalEEMod daily emissions outputs are provided in Appendix A.

All previously identified mitigation measures to reduced operational emissions in the 2015 EIR are still applicable.

Table 18
Regional Operational Emissions

Maximum Daily Emissions (lbs/day)[1]						
Project Emissions	**VOC**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile Sources	105.36	84.22	788.32	1.58	179.11	48.35
Energy Sources	1.52	13.01	5.80	0.08	1.05	1.05
Area Sources	85.70	37.63	221.51	0.24	4.00	4.00
Total Project Emission	**192.58**	**134.86**	**1015.62**	**1.90**	**184.15**	**53.40**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	Yes	Yes	Yes	No	Yes	No
LEAL Master Plan 2015 EIR	268.32	258.6	1,200.15	4.94	326.66	92.99
Exceeds 2015 EIR Levels (?)	**No**	**No**	**No**	**No**	**No**	**No**
Change in Emission Levels	-75.74	-123.742	-184.53	-3.0393	-142.5076	-39.5922
Percentage Change	**-28%**	**-48%**	**-15%**	**-62%**	**-44%**	**-43%**

[1] Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

6.2.2 Odors - Operation

Land uses that commonly receive odor complaints include agricultural uses (farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. The proposed project does not contain land uses that would typically be associated with significant odor emissions.

The project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project related odors are not expected to meet the criteria of being a nuisance. **The project's operation would result in less than significant odor impacts.**

6.2.3 Toxic Air Contaminants - Operations

The project would consist of mixed used residential and commercial/retail land uses with civic center, community parks and a community center. This type of project does not include major sources of toxic air contaminants (TAC) emissions that would result in significant exposure of sensitive receptors to substantial pollutant concentrations. Therefore, **the project impact is considered less than significant.**

6.3 CO Hot Spot Emissions

A CO hot spot is a localized concentration of carbon monoxide (CO) that is above the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. At the time of the publishing of the 1993 CEQA Air Quality Handbook, the SCAB was designated nonattainment, and projects were required to perform hot spot analyses to ensure they did not exacerbate an existing problem. Since this time, the SCAB has achieved attainment status and the potential for hot spots caused by vehicular traffic congestion has been greatly reduced. In fact, the SCAQMD Air Quality Management Plan (AQMP) found that peak CO concentrations were primarily the result of unusual meteorological and topographical conditions, not traffic congestion. Additionally, the 2003 SCAQMD AQMP found that, at four of the busiest intersections in SCAB, there were no CO hot spots concentrations. Therefore, it is reasonable to conclude that the project would not significantly increase traffic congestion in the vicinity of the site that would lead to the formation of CO Hot Spots.

Based on the 2015 EIR report the CO hot spot emission levels are predicted to be below the California Ambient Air Quality Standards (CAAQS) levels. Since, the proposed project is expected to generate approximately 27,764 fewer daily trips and is not expected to have any additional traffic impacts on the roadways, it can also be concluded that no new CO hotspots would occur as a result of the project. **The project impact to CO Hot Spots is considered to be less than significant.**

7.0 Greenhouse Gas Impact Analysis

Consistent with CEQA Guidelines, a significant impact related to greenhouse gas would occur if the proposed project is determined to:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

7.1 Greenhouse Gas Emissions - Construction

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod. Table 19 shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are amortized over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations. CalEEMod annual GHG output calculations are provided in Appendix B.

Table 19
Construction Greenhouse Gas Emissions

Activity	Emissions ($MTC0_2e$)[1]		
	On-site	Off-site	Total
Demolition	25.67	9.93	35.60
Site Preparation	202.26	1,248.17	1,450.43
Grading	274.88	1,932.38	2,207.26
Building Construction	676.34	12,097.70	12,774.04
Paving	70.63	4.26	74.89
Architectural Coating	42.70	842.76	885.46
Total	1,292.48	16,135.20	17,427.68
Amortized over 30 years[2]	43.08	537.84	580.92

[1] $MTCO_2e$ = metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon).
[2] The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Because impacts from construction activities occur over a relatively short-term period of time, they contribute a relatively small portion of the overall lifetime project GHG emissions. By itself, the construction activities from this project are less than significant when compared to the thresholds recommended by SCAQMD. However, SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime and added to the overall project operational emissions. In doing so, construction GHG emissions are included in the overall contribution of the project, as further discussed in the following section.

7.2 Greenhouse Gas Emissions - Operation

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in Table 20. CalEEMod annual GHG output calculations are provided in Appendix B.

Table 20
Operational Greenhouse Gas Emissions

Emission Source	Unmitigated GHG Emissions ($MTCO_2e$)[1]
Mobile Source	21,034.65
Energy Source	7,413.89
Area Source	556.56
Water	1,133.26
Waste	1,501.54
Construction (30-year amortization)	580.92
Total Annual Emissions	32,220.82
LEAL Master Plan 2015 EIR Emission Levels[2]	74,317
Change in Emission Levels	-42,096.18
Percentage Change	**-57%**

[1] $MTCO_2e$ = metric tons of carbon dioxide equivalents.

[2] As stated in the 2015 EIR, emissions account for 2035 vehicle fleet modernization associated with the turnover of older, less efficient makes and models. All other emission sources are limited to the 2020 condition due to lack of specific GHG-reducing regulatory mechanisms for target years beyond 2020.

As shown in Table 20, project GHG emissions are not expected to exceed LEAL Master Plan EIR 2015 – Master Plan Buildout GHG Emissions Year 2035 conditions. The project's operational GHG emissions are expected to be 57% less than the previously approved 2015 EIR levels. All previously identified mitigation measures to reduced operational emissions in the 2015 EIR are still applicable.

7.3 Project Consistency With GHG Reduction Plans

The project will be required to comply with the mandatory requirements of the latest 2019 California Building Standards Code, including Title 24, Part 11, CALGreen and Title 24, Part 6, Energy Code. The purpose of the building standards is to reduce negative impacts on the environment through improved planning and design, energy efficiency, water efficiency and conservation and material and resource conservation. The California Building Standards were developed to help meet the requirements of the Global Warming Solutions Act (AB 32). The project shall design all project buildings to meet the California Building

Code (CBC) Title 24 energy standard, including, but not limited to, any combination of the following:

- Increase insulation such that heat transfer and thermal bridging are minimized.
- Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
- Incorporate Energy Star or better rated windows, space heating and cooling equipment, light fixtures, appliances, or other applicable electrical equipment.
- Install energy-efficient lighting (e.g., light-emitting diodes [LEDs] and lighting control systems). Use daylight as an integral part of the lighting systems in buildings.
- Install light-colored "cool" roofs (e.g., Energy Star roofing) or other highly reflective, highly emissive roofing materials.

Also, as part of the latest Energy Code requirements, the project will be required to include rooftop solar panels, community solar panels, and/or other sources of on-site renewable energy capable of meeting the required California Energy Code Energy Design Rating. Therefore, by complying with the City's GHG reduction policy the project would not conflict with an applicable plan, policy, or regulation for the purpose of reducing the emissions of greenhouse gases and the impact is considered less than significant.

7.4 Project Design Features

The mixed-use Master Plan project includes many design features that will help reduce Air Quality and GHG emissions. The following operational project features will be included as part of the project's design:

Operational Design Features:

DF-11 Implement trip reduction measures and project design features to reduce the number of auto-based trips generated by the project and encourage the use of transit, bicycling, and walking through the following measures;

1. Improve the walkability design of the project by providing pedestrian and bicycling connections within the project site and to adjacent off-

site facilities (i.e. sidewalks, bike lanes, trails, parcel-to-parcel connections, crosswalks, wayfinding signage, etc.).

2. Provide traffic calming measures (i.e. marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.)

3. Provide bicycle parking at the commercial, civic center and community center areas.

4. Provide secure bicycle parking areas at the multi-family uses.

5. Provide electric vehicle charging stations and parking for all uses (i.e. common area charging stations for the multi-family, retail/commercial, and civic center uses and garages setup with dedicated circuits and plugs for single family/condos).

DF-12 No wood burning fireplaces will be allowed in any residential dwelling.

DF-13 Install rooftop solar panels, community solar panels, and/or other sources of on-site renewable energy capable of meeting the required California Energy Code Energy Design Rating for all single family, multifamily residences and municipal building uses.

DF-14 Comply with the mandatory requirements of California Building Standards Code Title 24 Part 6 (Energy Code) and Title 24 Part 11 (CAL Green).

DF-15 Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and limit the amount of turf/sod.

DF-16 Participate in the local waste management recycling and composting programs.

DF-17 The home-owners associations and property management companies should encourage landscape maintenance crews to use electric landscaping equipment, such as lawn mowers and leaf blowers, wherever feasible.

8.0 Energy Conservation Analysis

8.1 Study Objectives

The purpose of this energy conservation analysis is to review the energy implications of the proposed LEAL Master Plan Amendment (project) and provide recommendations to reduce wasteful, inefficient and unnecessary consumption of energy during construction and operation. This analysis has been prepared within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000, et seq.).

CEQA Guidelines, Appendix F, Energy Conservation, describes the framework within which energy conservation should be analyzed. Conserving energy implies the wise and efficient use of energy through decreasing overall per capita energy consumption, decreasing reliance on fossil fuels (such as coal, natural gas and oil), and increasing reliance on renewable energy sources. This analysis considers energy impacts to include:

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction and operation.

2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.

3. The effects of the project on peak and base period demands for electricity and other forms of energy.

4. The degree to which the project complies with existing energy standards.

5. The effects of the project on energy resources.

8.2 Utility Providers

The project will be served by the following utility providers, as shown in Table 21.

Table 21
Utility Providers

Utility	Provider
Electricity	Southern California Edison
Natural Gas	Southern California Gas Company
Water	Jurupa Community Service
Sewer	Waste Management / Burrtec Waste Industries
Telephone	T-Mobile, AT&T, Spectrum & Google Fi
Cable	Direct TV, Spectrum & Verizon

8.3 Energy Consumption Methodology

The three (3) main types of energy expected to be consumed by the project include electricity, natural gas and petroleum products in the form of gasoline and diesel fuel.

The California Emissions Estimator Model Version 2020.4.0 (CalEEMod) is used to calculate energy usage from project construction and operational activities.

The CalEEMod Unmitigated Reports for the project are provided in Appendix A.

8.4 Electricity Consumption

The project will use electricity for many different operational activities including, but not limited to, building heating and cooling, lighting, appliances, electronics, mechanical equipment, electric vehicle charging, and parking lot lighting. Indirect electricity usage will also be required to supply, distribute, and treat water and wastewater. Electricity will be provided to the site by Southern California Edison.

Temporary electricity usage for construction activities may include lighting, electric equipment and mobile office uses, however, CalEEMod does not calculate electricity usage during construction. Electricity usage during construction is expected to be short-term and relatively minor compared to the operational demand, and therefore electricity usage during construction is not counted in this analysis.

Table 22 shows the project's estimated operational electricity consumption in kilowatt-hours per year (kWh/year) and millions of Btu per year.

Table 22
Project Electricity Consumption

Land Use/Activity	Electricity Consumption[1]	
	(kWhr/yr)[2]	(MBtu/yr)[2]
General Office Building	597,350.00	2,038.16
Government (Civic Center)	571,618.00	1,950.36
Medical Office Building	597,350.00	2,038.16
Library	248,000.00	846.18
Enclosed Parking with Elevator	6,136,320.00	20,937.12
Parking Lot	136,920.00	467.17
Street Lighting	349,438.00	1,192.28
Apartments Low Rise	4,586,950.00	15,650.67
Condo/Townhouse	4,973,760.00	16,970.47
Single Family Housing	3,185,860.00	10,870.15
Regional Shopping Center	4,734,600.00	16,154.46
Water Supply and Treatment	2,394,345.79	8,169.51
Total	28,512,511.79	97,284.69

[1] Source: CalEEMod Unmitigated Default.
[2] kWhr/yr = Kilowatt Hours per Year
MBtu/yr = Million British Thermal Units per Year

8.5 Natural Gas Consumption

The project will use natural gas for such things as building heating and cooling, cooking, kitchen appliances, and gas water heaters. Natural gas is not expected to be used during construction in any significant quantities and is not included in the overall calculation of the project's natural gas consumption.

Table 23 shows the project's estimated operational natural gas consumption in millions of Btu per year.

Table 23
Project Natural Gas Consumption

Land Use/Activity	Natural Gas Consumption[1] (MBtu/yr)[2]
General Office Building	0.22
Government (Civic Center)	0.21
Medical Office Building	0.22
Library	0.81
Apartments Low Rise	16.64
Condo/Townhouse	21.10
Single Family Housing	11.31
Regional Shopping Center	0.86
Total	51.38

[1] Source: CalEEMod Unmitigated Default.
[2] MBtu/yr = Millions of British Thermal Units per Year

8.6 Petroleum Consumption

The project's energy consumption from petroleum products is primarily associated with transportation related activities. This includes gasoline and diesel fuel usage for auto and truck trips during construction and operation and off-road equipment usage during construction.

8.6.1 Petroleum Consumption - Construction

Construction of the project is estimated to last approximately 14 months and consist of site preparation, grading, building construction, paving, and architectural coating phases. Construction activities will consume energy in the form of motor vehicle fuel (gasoline and diesel) for off-road construction equipment and on-road vehicle trips. Vehicle trips include workers and vendors traveling to and from the job-site.

Table 24 shows the project's energy consumption for all off-road equipment during construction. For purposes of this analysis, all off-road equipment is assumed to run on diesel fuel. Table 25 shows the project's energy consumption from on-road vehicle trips during construction.

Table 24
Construction Off-Road Equipment Energy Consumption

Phase[1]	Phase Duration (Days)[1]	Equipment[1]	Amount[1]	Hours/ Day[1]	Horspower (HP)[1]	Load Factor[1]	HP-hrs[2]	Fuel Consumption Rate[3] (hp-hr/gal)	Diesel Fuel Consumption (gal.)	Diesel Fuel Consumption by Phase (gal.)	MBtu[4]
Demolition	15	Concrete/Industrial Saw	1	8	81	0.73	7095.6	18.5	383.5	2833.6	389.286
		Excavators	3	8	158	0.38	21614.4		1168.3		
		Rubber Tired Dozers	2	8	247	0.4	23712		1281.7		
Site Preparation	120	Rubber Tired Dozers	3	8	247	0.40	284,544.0		15,380.8	22,830.4	3,136.457
		Tractors/Loaders/Backhoes	4	8	97	0.37	137,817.6		7,449.6		
Grading	100	Excavators	2	8	158	0.38	96,064.0		5,192.6	24,327.8	3,342.180
		Graders	1	8	187	0.41	7,360.3		397.9		
		Rubber Tired Dozers	1	8	247	0.40	7,360.3		397.9		
		Scrapers	2	8	367	0.48	281,856.0		15,235.5		
		Tractors/Loaders/Backhoes	2	8	97	0.37	57,424.0		3,104.0		
Building Construction	580	Cranes	1	7	231	0.29	271,979.4		14,701.6	72,506.3	9,960.984
		Forklifts	3	8	89	0.20	247,776.0		13,393.3		
		Generator Sets	1	8	84	0.74	288,422.4		15,590.4		
		Tractors/Loaders/Backhoes	3	7	97	0.37	437,140.2		23,629.2		
		Welders	1	8	46	0.45	96,048.0		5,191.8		
Paving	70	Pavers	1	8	130	0.42	30,576.0		1,652.8	4,931.6	677.513
		Paving Equipment	1	8	132	0.36	26,611.2		1,438.4		
		Rollers	2	8	80	0.38	34,048.0		1,840.4		
Architectural Coating	334	Air Compressors	1	6	78	0.48	75,029.8		4,055.7	4,055.7	557.171
									Total Energy Requirements	**131,485.4**	**18,063.591**

[1] Source: CalEEMod (CalEEMod v.2020.4.0)

[2] HP-hrs = Horsepower Hours.

[3] Source: Carl Moyer Program Guidelines. 2017 Revisions. Table D-21. https://www.arb.ca.gov/msprog/moyer/guidelines/current.htm

[4] Mbtu = Millions of Btu; assuming 1 gallon of diesel fuel = 137,381 Btu.

Table 25
Construction On-Road Trips Energy Consumption

Construction Phase[1]	Phase Duration (Days)[1]	Trips /Day[1]	Trip Length[1]	Phase VMT	Vehicle Class[1]	Vehicle Mix[1]	Average Fuel Economy (MPG)[2]	Gasoline			Diesel			Total MBtu[3]
								Fuel Split[2]	Fuel Consumption by Veh. Class (gal.)	Fuel Consumption by Phase (gal.)	Fuel Split[2]	Fuel Consumption by Veh. Class (gal.)	Fuel Consumption by Phase	
Worker Trips														
Demolition	15	15	14.7	3307.5	LDA	0.5	31.57	0.9941	52.1	116.3	0.006	0.31	0.49	14.08
					LDT1	0.25	26.69	0.9996	30.97		0.0004	0.01		
					LDT2	0.25	24.72	0.995	33.28		0.0050	0.17		
Site Preparation	120	18	14.7	31,752	LDA	0.50	31.57	0.9941	499.92	1,116.72	0.0059	2.97	4.69	135.13
					LDT1	0.25	26.69	0.9996	297.30		0.0004	0.12		
					LDT2	0.25	24.72	0.9950	319.51		0.0050	1.61		
Grading	100	20	14.7	29,400	LDA	0.50	31.57	0.9941	462.88	1,034.00	0.0059	2.75	4.34	125.12
					LDT1	0.25	26.69	0.9996	275.27		0.0004	0.11		
					LDT2	0.25	24.72	0.9950	295.84		0.0050	1.49		
Building Construction	580	3,167	14.7	27,001,842	LDA	0.50	31.57	0.9941	425,127.20	949,658.49	0.0059	2,523.14	3,989.69	114,914.53
					LDT1	0.25	26.69	0.9996	252,819.79		0.0004	101.17		
					LDT2	0.25	24.72	0.9950	271,711.50		0.0050	1,365.38		
Paving	70	15	14.7	15,435	LDA	0.50	31.57	0.9941	243.01	542.85	0.0059	1.44	2.28	65.69
					LDT1	0.25	26.69	0.9996	144.52		0.0004	0.06		
					LDT2	0.25	24.72	0.9950	155.32		0.0050	0.78		
Architectural Coating	334	633	14.7	3,107,903	LDA	0.50	31.57	0.9941	48,932.00	109,305.39	0.0059	290.41	459.21	13,226.63
					LDT1	0.25	26.69	0.9996	29,099.48		0.0004	11.64		
					LDT2	0.25	24.72	0.9950	31,273.91		0.0050	157.16		
Sub-Total Worker Trips Energy Consumption									Gasoline (gal.)	1,061,657.45		Diesel (gal.)	4,460.22	128,467.09
Vendor Trips														
Building Construction	580	880	6.9	3,521,760	MHDT	0.50	9.22	0.2648	50,572.78	50,843.68	0.7352	140,412.04	411,045.75	62,592.93
					HHDT	0.50	6.50	0.0010	270.90		0.9990	270,633.71		
Hauling Trips														
Demolition	15	307	20.0	92,100	HHDT	1.00	6.5	0.001	14.17	14.17	1.00	14,155.06	14,155.06	1,946.34
Site Preparation	120	42,500	20.0	102,000,000	HHDT	1.00	6.5	0.001	15,692.31	15,692.31	1.00	15,676,615.38	15,676,615.38	2,155,558.91
Grading	100	67,750	20.0	135,500,000	HHDT	1.00	6.5	0.001	20,846.15	20,846.15	0.9990	20,825,307.69	20,825,307.69	2,863,512.08
Total On-Road Construction Trips Energy Consumption									**Gasoline (gal.)**	**1,149,053.77**		**Diesel (gal.)**	**36,931,584.10**	**5,212,077.35**

[1] Source: CalEEMod Defaults (CalEEMod v.2020.4.0)
[2] Source: EMFAC2017 Web Database. https://www.arb.ca.gov/emfac/2017/. (See Appendix C for more details.)
[3] Mbtu = Millions of Btu; assuming 1 gallon of gasoline fuel = 120,429 Btu and 1 gallon of diesel fuel = 137,381 Btu

8.6.2 Petroleum Consumption - Operation

The project is expected to consume energy from auto and truck trips generated by the proposed land uses. Operational vehicle trips are associated with workers, customers and vendors/non-workers (i.e., delivery, service, maintenance vehicles, etc.) traveling to and from the site. EMFAC2017 vehicle fuel consumption data is provided in Appendix C.

Table 26 shows the project's petroleum energy consumption for all operational trips generated by the project on an annual basis.

Table 26
Operational Trips Energy Consumption - Annual

Vehicle Class	Vehicle Mix	Average Fuel Economy (MPG)	Annual VMT	Gasoline		Diesel		MBtu
				Fuel Split	Fuel Consumption (gal.)	Fuel Split	Fuel Consumption (gal.)	
LDA	55.64%	31.57	68,221,050	0.9941	1,195,362.88	0.0059	7,094.50	144,931.01
LDT1	5.81%	26.69		0.9996	148,452.70	0.0004	59.40	17,886.17
LDT2	17.88%	24.72		0.9950	490,972.56	0.0050	2,467.20	59,466.28
MDV	13.74%	20.13		0.9826	457,490.71	0.0174	8,101.30	56,208.11
LHD1	2.53%	13.52		0.7287	93,009.83	0.2713	34,628.20	15,958.34
LHD2	0.32%	13.88		0.5425	8,467.34	0.4575	7,140.66	2,000.70
MHD	0.53%	9.22		0.2648	10,360.02	0.7352	28,763.91	5,199.26
HHD	0.85%	6.50		0.0010	89.07	0.9990	88,980.01	12,234.89
OBUS	0.03%	5.31		0.4636	1,652.27	0.5364	1,911.72	461.62
UBUS	0.01%	4.87		0.9868	1,879.51	0.0132	25.14	229.80
MCY	2.40%	36.31		1.0000	45,039.86	0.0000	0.00	5,424.11
SBUS	0.05%	8.05		0.2990	1,261.33	0.7010	2,957.16	558.16
MH	0.21%	5.96		0.8499	20,812.74	0.1501	3,675.72	3,011.43
Total Operational Trips Energy Usage				Gasoline Consumption (gal.)	2,474,850.82	Diesel Consumption (gal.)	185,804.92	323,569.88

[1] Source: CalEEMod Defaults. (CalEEMod v.2020.4.0)
[2] Source: EMFAC2017 Web Database. https://www.arb.ca.gov/emfac/2017/. (See Appendix C for more details.)
[3] MBtu/yr = Millions of Btu per year; assuming 1 gallon of gasoline fuel = 120,429 Btu and 1 gallon of diesel fuel = 137,381 Btu

8.7 Summary of Project Energy Consumption

Table 27 provides a summary of the project's annual operational energy consumption.

Table 27
Annual Energy Consumption

Activity	Energy Consumption (MBtu/yr)[1]
Electricity	97,284.69
Natural Gas	51.38
Petroleum	323,569.88
Total Annual Operational Energy Consumption	**420,905.94**

[1] MBtu/yr = Millions of Btu per year. Operational activities only.

8.8 Energy Impact Analysis

This analysis has been prepared within the context of the CEQA Guidelines, Appendix F, Energy Conservation, and Appendix G, Environmental Checklist Form. According to CEQA, the goal of conserving energy implies the wise and efficient use of energy through decreasing overall per capita energy consumption, decreasing reliance on fossil fuels (such as coal, natural gas and oil), and increasing reliance on renewable energy sources.

8.9 Energy Impact – 1

Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The project's impact is considered less than significant with the inclusion of the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the project's compliance with California's building code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

The project will also implement several project design features for reducing energy demand, as described in Section 1.4 of this report.

8.10 Energy Impact – 2

Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project's impact is considered less than significant as the project will purchase electricity through Southern California Edison which is subject to the requirements of California Senate Bill 100 (SB 100). SB 100 is the most stringent and current energy legislation in California; requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045.[7]

The project will be required to comply with the mandatory requirements of California's Green Building and Building Energy Efficiency standards that promote renewable energy and energy efficiency. The project will include on-site solar for all new single family homes and low-rise multifamily homes, per the requirements of the California Energy Code Energy Design Rating.

The project will also comply with the City of Eastvale General Plan applicable goals and policies regarding energy efficiency and conservation policies including but not limited to the following goals as shown in Table 28.

[7] SB-100 California Renewables Portfolio Standard Program. http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB100

Table 28
Project Consistency with the City of Eastvale
Applicable Energy Efficiency and Conservation Policies

Energy Efficiency and Conservation Policies	Project's Consistency
Policy AQ-26: Permit and encourage the use of passive solar devices and other state-of-the-art energy conservation measures.	The project will include on-site solar for all new single-family homes and low-rise multifamily homes, per the requirements of the California Energy Code Energy Design Rating.
POLICY AQ-27: Support and encourage voluntary efforts to provide active and passive solar access opportunities in new developments.	
POLICY AQ-30: Promote coordination of new public facilities with mass transit service and other alternative transportation services, including bicycles, and design structures to promote mass transit, bicycle, and pedestrian use.	As previously explained in Design Feature – 11 (DF-11), the project will include alternative transportation services, including bicycles, and design structures to promote mass transit, bicycle, and pedestrian use.
POLICY AQ-32: Utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste disposed of in landfills.	The project will participate in the local waste management recycling and composting programs.

Exhibits

Exhibit A

Location Map

Legend:

✳ = Project Site

N

Exhibit B

Site Plan

N

Appendices

Appendix A

Daily Emissions Calculations Output
(CalEEMod)

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

LEAL Master Plan Modification Project-Unmitigated

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	65.00	1000sqft	0.00	65,000.00	0
Government (Civic Center)	62.20	1000sqft	11.02	62,200.00	0
Medical Office Building	65.00	1000sqft	0.00	65,000.00	0
Library	25.00	1000sqft	0.00	25,000.00	0
Enclosed Parking with Elevator	2,820.00	Space	0.00	1,128,000.00	0
Parking Lot	978.00	Space	0.00	391,200.00	0
Parking Lot	22.92	Acre	22.92	998,395.20	0
City Park	14.06	Acre	14.06	612,540.72	0
Apartments Low Rise	1,100.00	Dwelling Unit	28.17	1,100,000.00	3146
Condo/Townhouse	1,000.00	Dwelling Unit	35.28	1,000,000.00	2860
Single Family Housing	400.00	Dwelling Unit	47.15	720,000.00	1144
Regional Shopping Center	390.00	1000sqft	0.00	390,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

LEAL Master Plan Modification Project-Unmitigated - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use - The project land uses are summarized in Table 1: Land Use Summary in the Air Quality Report.

Construction Phase - The construction phases has been updated to meet opening year 2026.

Demolition - The project is expected to demolish all existing structures of approximately 67,500 square feet of building material.

Grading - The project is expecting to export approx. 340,000 cy of organic dairy waste and import approx. 542,000 cy of earthwork material.

Architectural Coating -

Vehicle Trips - Project Trip Generation Rates are based on LEAL Masterplan Amendment Project Traffic Study, by RK Engineering Group.

Woodstoves - SCAQMD Rule 445 restricts wood burning hearths/fireplaces from being installed in new development.

Consumer Products -

Area Coating -

Construction Off-road Equipment Mitigation - Project will be required to comply with SCAQMD Rule 403 regarding fugitive dust control. The project is expected to use Tier 4 diesel engine construction equipment.

Area Mitigation - The project is expected use only natural gas hearth.

Energy Mitigation -

Fleet Mix - Operational fleet mix adjusted to equal 2% trucks with GVWR > 10,000 lbs.

Trips and VMT -

Mobile Land Use Mitigation - The project is proposing to implement traffic calming measures as a part of their design feature.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
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tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	200.00	15.00
tblConstructionPhase	NumDays	310.00	100.00
tblConstructionPhase	NumDays	3,100.00	580.00
tblConstructionPhase	NumDays	220.00	70.00
tblConstructionPhase	NumDays	220.00	334.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	55.00	0.00
tblFireplaces	NumberWood	50.00	0.00
tblFireplaces	NumberWood	20.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
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tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
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tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
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tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	MDV	0.13	0.14
tblFleetMix	MH	4.6890e-003	2.1390e-003
tblFleetMix	MH	4.6890e-003	2.1390e-003
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tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
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tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
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tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblGrading	MaterialExported	0.00	340,000.00
tblGrading	MaterialImported	0.00	542,000.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblLandUse	LotAcreage	1.49	0.00
tblLandUse	LotAcreage	1.43	11.02
tblLandUse	LotAcreage	1.49	0.00
tblLandUse	LotAcreage	0.57	0.00
tblLandUse	LotAcreage	25.38	0.00
tblLandUse	LotAcreage	8.80	0.00
tblLandUse	LotAcreage	68.75	28.17
tblLandUse	LotAcreage	62.50	35.28
tblLandUse	LotAcreage	129.87	47.15
tblLandUse	LotAcreage	8.95	0.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	WD_TR	7.32	6.59
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	7.32	6.59
tblVehicleTrips	WD_TR	9.74	9.68
tblVehicleTrips	WD_TR	33.98	23.80
tblVehicleTrips	WD_TR	72.05	64.84
tblVehicleTrips	WD_TR	34.80	31.32
tblVehicleTrips	WD_TR	37.75	35.01
tblVehicleTrips	WD_TR	9.44	8.50
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	5.8461	125.4211	49.0803	0.4536	26.4158	2.6417	28.5552	11.9096	2.4673	13.8971	0.0000	47,772.7123	47,772.7123	2.5114	6.5511	49,787.7192
2023	14.1353	102.2186	144.2659	0.4921	41.0360	2.2421	42.1522	11.0110	2.0928	12.0619	0.0000	50,725.5074	50,725.5074	2.5127	6.2691	51,702.4040
2024	13.2353	48.5680	136.6590	0.4797	41.0359	1.0207	42.0566	11.0110	0.9609	11.9719	0.0000	49,705.8492	49,705.8492	1.4354	3.0588	50,653.2530
2025	73.9659	46.7004	129.0386	0.4668	41.0358	0.9274	41.9632	11.0110	0.8733	11.8843	0.0000	48,661.7778	48,661.7778	1.3734	2.9663	49,580.0636
2026	73.8439	2.1797	20.8264	0.0594	7.0755	0.0801	7.1556	1.8764	0.0778	1.9543	0.0000	6,203.3030	6,203.3030	0.1230	0.1211	6,242.4738
Maximum	**73.9659**	**125.4211**	**144.2659**	**0.4921**	**41.0360**	**2.6417**	**42.1522**	**11.9096**	**2.4673**	**13.8971**	**0.0000**	**50,725.5074**	**50,725.5074**	**2.5127**	**6.5511**	**51,702.4040**

LEAL Master Plan Modification Project-Unmitigated - Riverside-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.9828	89.8777	53.0379	0.4536	15.8645	1.1084	16.9729	5.6378	1.0648	6.2038	0.0000	47,772.7123	47,772.7123	2.5114	6.5511	49,787.7192
2023	12.8904	71.0030	145.4822	0.4921	41.0360	0.9192	41.4933	11.0110	0.8838	11.4442	0.0000	50,725.5074	50,725.5074	2.5127	6.2691	51,702.4040
2024	12.0915	37.3590	137.9525	0.4797	41.0359	0.4482	41.4841	11.0110	0.4248	11.4358	0.0000	49,705.8492	49,705.8492	1.4354	3.0588	50,653.2530
2025	73.8248	36.4655	130.4142	0.4668	41.0358	0.4406	41.4764	11.0110	0.4178	11.4288	0.0000	48,661.7778	48,661.7778	1.3734	2.9663	49,580.0636
2026	73.7028	1.1630	20.8497	0.0594	7.0755	0.0326	7.1080	1.8764	0.0303	1.9067	0.0000	6,203.3030	6,203.3030	0.1230	0.1211	6,242.4738
Maximum	**73.8248**	**89.8777**	**145.4822**	**0.4921**	**41.0360**	**1.1084**	**41.4933**	**11.0110**	**1.0648**	**11.4442**	**0.0000**	**50,725.5074**	**50,725.5074**	**2.5127**	**6.5511**	**51,702.4040**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**3.06**	**27.44**	**-1.64**	**0.00**	**6.74**	**57.34**	**8.25**	**13.40**	**56.41**	**18.06**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	85.7036	37.6276	221.5101	0.2359		3.9950	3.9950		3.9950	3.9950	0.0000	45,372.3529	45,372.3529	1.2207	0.8250	45,648.7197
Energy	1.5180	13.0098	5.7950	0.0828		1.0488	1.0488		1.0488	1.0488		16,560.4329	16,560.4329	0.3174	0.3036	16,658.8433
Mobile	120.6838	106.2988	1,085.8612	2.3442	267.2824	1.5399	268.8223	71.0849	1.4351	72.5200		246,009.8094	246,009.8094	12.0798	9.3439	249,096.2788
Total	**207.9055**	**156.9362**	**1,313.1663**	**2.6630**	**267.2824**	**6.5836**	**273.8661**	**71.0849**	**6.4789**	**77.5638**	**0.0000**	**307,942.5952**	**307,942.5952**	**13.6179**	**10.4725**	**311,403.8417**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	85.7036	37.6276	221.5101	0.2359		3.9950	3.9950		3.9950	3.9950	0.0000	45,372.3529	45,372.3529	1.2207	0.8250	45,648.7197
Energy	1.5180	13.0098	5.7950	0.0828		1.0488	1.0488		1.0488	1.0488		16,560.4329	16,560.4329	0.3174	0.3036	16,658.8433
Mobile	105.3620	79.2966	788.3161	1.5820	178.0279	1.0800	179.1079	47.3473	1.0060	48.3533		166,018.6471	166,018.6471	9.4041	7.0175	168,344.9714
Total	**192.5837**	**129.9341**	**1,015.6212**	**1.9007**	**178.0279**	**6.1238**	**184.1517**	**47.3473**	**6.0498**	**53.3971**	**0.0000**	**227,951.4329**	**227,951.4329**	**10.9422**	**8.1461**	**230,652.5343**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**7.37**	**17.21**	**22.66**	**28.63**	**33.39**	**6.98**	**32.76**	**33.39**	**6.62**	**31.16**	**0.00**	**25.98**	**25.98**	**19.65**	**22.21**	**25.93**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	5/20/2022	5	15	
2	Site Preparation	Site Preparation	5/21/2022	11/4/2022	5	120	
3	Grading	Grading	11/5/2022	3/24/2023	5	100	
4	Building Construction	Building Construction	3/25/2023	6/13/2025	5	580	
5	Paving	Paving	6/14/2025	9/19/2025	5	70	
6	Architectural Coating	Architectural Coating	9/20/2025	12/31/2026	5	334	

Acres of Grading (Site Preparation Phase): 180

Acres of Grading (Grading Phase): 300

Acres of Paving: 22.92

Residential Indoor: 5,710,500; Residential Outdoor: 1,903,500; Non-Residential Indoor: 910,800; Non-Residential Outdoor: 303,600; Striped Parking Area: 151,056 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	307.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	42,500.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	67,750.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	3,167.00	880.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	633.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.4569	0.0000	4.4569	0.6748	0.0000	0.6748			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	**2.6392**	**25.7194**	**20.5941**	**0.0388**	**4.4569**	**1.2427**	**5.6996**	**0.6748**	**1.1553**	**1.8301**		**3,746.7812**	**3,746.7812**	**1.0524**		**3,773.0920**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0647	2.6139	0.5813	0.0118	0.3582	0.0304	0.3886	0.0982	0.0291	0.1273		1,255.3270	1,255.3270	0.0170	0.1978	1,314.6806
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0591	0.0383	0.5980	1.5200e-003	0.1677	8.4000e-004	0.1685	0.0445	7.7000e-004	0.0452		155.0309	155.0309	3.8400e-003	3.8100e-003	156.2632
Total	**0.1238**	**2.6522**	**1.1793**	**0.0133**	**0.5259**	**0.0312**	**0.5571**	**0.1427**	**0.0298**	**0.1725**		**1,410.3578**	**1,410.3578**	**0.0208**	**0.2016**	**1,470.9437**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7048	0.0000	1.7048	0.2581	0.0000	0.2581			0.0000			0.0000
Off-Road	0.4623	2.0032	23.2798	0.0388		0.0616	0.0616		0.0616	0.0616	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	**0.4623**	**2.0032**	**23.2798**	**0.0388**	**1.7048**	**0.0616**	**1.7664**	**0.2581**	**0.0616**	**0.3198**	**0.0000**	**3,746.7812**	**3,746.7812**	**1.0524**		**3,773.0920**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0647	2.6139	0.5813	0.0118	0.3582	0.0304	0.3886	0.0982	0.0291	0.1273		1,255.3270	1,255.3270	0.0170	0.1978	1,314.6806
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0591	0.0383	0.5980	1.5200e-003	0.1677	8.4000e-004	0.1685	0.0445	7.7000e-004	0.0452		155.0309	155.0309	3.8400e-003	3.8100e-003	156.2632
Total	**0.1238**	**2.6522**	**1.1793**	**0.0133**	**0.5259**	**0.0312**	**0.5571**	**0.1427**	**0.0298**	**0.1725**		**1,410.3578**	**1,410.3578**	**0.0208**	**0.2016**	**1,470.9437**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					20.0158	0.0000	20.0158	10.1568	0.0000	10.1568			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**20.0158**	**1.6126**	**21.6284**	**10.1568**	**1.4836**	**11.6404**		**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1200	45.2322	10.0586	0.2036	6.1988	0.5257	6.7246	1.6995	0.5030	2.2025		21,722.8812	21,722.8812	0.2938	3.4220	22,749.9690
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0709	0.0460	0.7176	1.8300e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543		186.0370	186.0370	4.6100e-003	4.5800e-003	187.5158
Total	**1.1909**	**45.2782**	**10.7762**	**0.2055**	**6.4000**	**0.5267**	**6.9268**	**1.7528**	**0.5039**	**2.2568**		**21,908.9182**	**21,908.9182**	**0.2984**	**3.4265**	**22,937.4848**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6560	0.0000	7.6560	3.8850	0.0000	3.8850			0.0000			0.0000
Off-Road	0.4656	2.0175	20.8690	0.0380		0.0621	0.0621		0.0621	0.0621	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**0.4656**	**2.0175**	**20.8690**	**0.0380**	**7.6560**	**0.0621**	**7.7181**	**3.8850**	**0.0621**	**3.9471**	**0.0000**	**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1200	45.2322	10.0586	0.2036	6.1988	0.5257	6.7246	1.6995	0.5030	2.2025		21,722.8812	21,722.8812	0.2938	3.4220	22,749.9690
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0709	0.0460	0.7176	1.8300e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543		186.0370	186.0370	4.6100e-003	4.5800e-003	187.5158
Total	**1.1909**	**45.2782**	**10.7762**	**0.2055**	**6.4000**	**0.5267**	**6.9268**	**1.7528**	**0.5039**	**2.2568**		**21,908.9182**	**21,908.9182**	**0.2984**	**3.4265**	**22,937.4848**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.8899	0.0000	9.8899	3.7577	0.0000	3.7577			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**9.8899**	**1.6349**	**11.5248**	**3.7577**	**1.5041**	**5.2618**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.1424	86.5265	19.2415	0.3895	11.8580	1.0057	12.8637	3.2510	0.9622	4.2132		41,554.5939	41,554.5939	0.5621	6.5460	43,519.3525
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0788	0.0511	0.7973	2.0300e-003	0.2236	1.1100e-003	0.2247	0.0593	1.0300e-003	0.0603		206.7078	206.7078	5.1200e-003	5.0800e-003	208.3509
Total	**2.2212**	**86.5776**	**20.0388**	**0.3916**	**12.0816**	**1.0068**	**13.0884**	**3.3103**	**0.9632**	**4.2735**		**41,761.3017**	**41,761.3017**	**0.5672**	**6.5511**	**43,727.7034**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.7829	0.0000	3.7829	1.4373	0.0000	1.4373			0.0000			0.0000
Off-Road	0.7616	3.3000	32.9991	0.0621		0.1015	0.1015		0.1015	0.1015	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**0.7616**	**3.3000**	**32.9991**	**0.0621**	**3.7829**	**0.1015**	**3.8844**	**1.4373**	**0.1015**	**1.5389**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.1424	86.5265	19.2415	0.3895	11.8580	1.0057	12.8637	3.2510	0.9622	4.2132		41,554.5939	41,554.5939	0.5621	6.5460	43,519.3525
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0788	0.0511	0.7973	2.0300e-003	0.2236	1.1100e-003	0.2247	0.0593	1.0300e-003	0.0603		206.7078	206.7078	5.1200e-003	5.0800e-003	208.3509
Total	**2.2212**	**86.5776**	**20.0388**	**0.3916**	**12.0816**	**1.0068**	**13.0884**	**3.3103**	**0.9632**	**4.2735**		**41,761.3017**	**41,761.3017**	**0.5672**	**6.5511**	**43,727.7034**

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.8899	0.0000	9.8899	3.7577	0.0000	3.7577			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.8899**	**1.4245**	**11.3144**	**3.7577**	**1.3105**	**5.0682**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4826	67.6578	18.6050	0.3723	11.8575	0.8166	12.6741	3.2508	0.7813	4.0321		39,755.4076	39,755.4076	0.5639	6.2644	41,636.3033
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0731	0.0452	0.7337	1.9700e-003	0.2236	1.0500e-003	0.2246	0.0593	9.7000e-004	0.0603		201.2406	201.2406	4.5900e-003	4.6900e-003	202.7537
Total	**1.5557**	**67.7030**	**19.3387**	**0.3743**	**12.0810**	**0.8176**	**12.8987**	**3.3101**	**0.7822**	**4.0923**		**39,956.6482**	**39,956.6482**	**0.5685**	**6.2691**	**41,839.0570**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.7829	0.0000	3.7829	1.4373	0.0000	1.4373			0.0000			0.0000
Off-Road	0.7616	3.3000	32.9991	0.0621		0.1015	0.1015		0.1015	0.1015	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**0.7616**	**3.3000**	**32.9991**	**0.0621**	**3.7829**	**0.1015**	**3.8844**	**1.4373**	**0.1015**	**1.5389**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4826	67.6578	18.6050	0.3723	11.8575	0.8166	12.6741	3.2508	0.7813	4.0321		39,755.4076	39,755.4076	0.5639	6.2644	41,636.3033
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0731	0.0452	0.7337	1.9700e-003	0.2236	1.0500e-003	0.2246	0.0593	9.7000e-004	0.0603		201.2406	201.2406	4.5900e-003	4.6900e-003	202.7537
Total	**1.5557**	**67.7030**	**19.3387**	**0.3743**	**12.0810**	**0.8176**	**12.8987**	**3.3101**	**0.7822**	**4.0923**		**39,956.6482**	**39,956.6482**	**0.5685**	**6.2691**	**41,839.0570**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9919	28.7502	11.8380	0.1538	5.6364	0.2504	5.8868	1.6229	0.2395	1.8624		16,303.8482	16,303.8482	0.1663	2.4092	17,025.9522
Worker	11.5707	7.1498	116.1840	0.3114	35.3996	0.1661	35.5657	9.3881	0.1529	9.5410		31,866.4494	31,866.4494	0.7276	0.7430	32,106.0457
Total	**12.5626**	**35.9000**	**128.0219**	**0.4651**	**41.0360**	**0.4165**	**41.4525**	**11.0110**	**0.3924**	**11.4035**		**48,170.2975**	**48,170.2975**	**0.8939**	**3.1522**	**49,131.9979**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3278	2.2347	17.4603	0.0269		0.0408	0.0408		0.0408	0.0408	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**0.3278**	**2.2347**	**17.4603**	**0.0269**		**0.0408**	**0.0408**		**0.0408**	**0.0408**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9919	28.7502	11.8380	0.1538	5.6364	0.2504	5.8868	1.6229	0.2395	1.8624		16,303.8482	16,303.8482	0.1663	2.4092	17,025.9522
Worker	11.5707	7.1498	116.1840	0.3114	35.3996	0.1661	35.5657	9.3881	0.1529	9.5410		31,866.4494	31,866.4494	0.7276	0.7430	32,106.0457
Total	**12.5626**	**35.9000**	**128.0219**	**0.4651**	**41.0360**	**0.4165**	**41.4525**	**11.0110**	**0.3924**	**11.4035**		**48,170.2975**	**48,170.2975**	**0.8939**	**3.1522**	**49,131.9979**

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9763	28.7525	11.7023	0.1513	5.6363	0.2487	5.8850	1.6229	0.2379	1.8608		16,052.5709	16,052.5709	0.1721	2.3685	16,762.6911
Worker	10.7874	6.3718	108.7899	0.3015	35.3996	0.1587	35.5583	9.3881	0.1461	9.5342		31,097.5794	31,097.5794	0.6589	0.6903	31,319.7542
Total	**11.7637**	**35.1243**	**120.4922**	**0.4528**	**41.0359**	**0.4074**	**41.4433**	**11.0110**	**0.3840**	**11.3950**		**47,150.1503**	**47,150.1503**	**0.8310**	**3.0588**	**48,082.4453**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3278	2.2347	17.4603	0.0270		0.0408	0.0408		0.0408	0.0408	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**0.3278**	**2.2347**	**17.4603**	**0.0270**		**0.0408**	**0.0408**		**0.0408**	**0.0408**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9763	28.7525	11.7023	0.1513	5.6363	0.2487	5.8850	1.6229	0.2379	1.8608		16,052.5709	16,052.5709	0.1721	2.3685	16,762.6911
Worker	10.7874	6.3718	108.7899	0.3015	35.3996	0.1587	35.5583	9.3881	0.1461	9.5342		31,097.5794	31,097.5794	0.6589	0.6903	31,319.7542
Total	**11.7637**	**35.1243**	**120.4922**	**0.4528**	**41.0359**	**0.4074**	**41.4433**	**11.0110**	**0.3840**	**11.3950**		**47,150.1503**	**47,150.1503**	**0.8310**	**3.0588**	**48,082.4453**

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9635	28.5160	11.5701	0.1486	5.6362	0.2489	5.8851	1.6228	0.2381	1.8609		15,769.6084	15,769.6084	0.1785	2.3221	16,466.0609
Worker	10.0844	5.7147	101.3839	0.2912	35.3996	0.1509	35.5505	9.3881	0.1389	9.5271		30,335.6951	30,335.6951	0.5940	0.6442	30,542.5047
Total	**11.0479**	**34.2307**	**112.9539**	**0.4398**	**41.0358**	**0.3998**	**41.4356**	**11.0110**	**0.3770**	**11.3880**		**46,105.3034**	**46,105.3034**	**0.7725**	**2.9663**	**47,008.5656**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3278	2.2347	17.4603	0.0270		0.0408	0.0408		0.0408	0.0408	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**0.3278**	**2.2347**	**17.4603**	**0.0270**		**0.0408**	**0.0408**		**0.0408**	**0.0408**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9635	28.5160	11.5701	0.1486	5.6362	0.2489	5.8851	1.6228	0.2381	1.8609		15,769.6084	15,769.6084	0.1785	2.3221	16,466.0609
Worker	10.0844	5.7147	101.3839	0.2912	35.3996	0.1509	35.5505	9.3881	0.1389	9.5271		30,335.6951	30,335.6951	0.5940	0.6442	30,542.5047
Total	**11.0479**	**34.2307**	**112.9539**	**0.4398**	**41.0358**	**0.3998**	**41.4356**	**11.0110**	**0.3770**	**11.3880**		**46,105.3034**	**46,105.3034**	**0.7725**	**2.9663**	**47,008.5656**

3.6 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.8579					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.7730**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0478	0.0271	0.4802	1.3800e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		143.6803	143.6803	2.8100e-003	3.0500e-003	144.6598
Total	**0.0478**	**0.0271**	**0.4802**	**1.3800e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**143.6803**	**143.6803**	**2.8100e-003**	**3.0500e-003**	**144.6598**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.8579					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1383**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0478	0.0271	0.4802	1.3800e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		143.6803	143.6803	2.8100e-003	3.0500e-003	144.6598
Total	**0.0478**	**0.0271**	**0.4802**	**1.3800e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**143.6803**	**143.6803**	**2.8100e-003**	**3.0500e-003**	**144.6598**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.7794					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**71.9503**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0156	1.1422	20.2640	0.0582	7.0755	0.0302	7.1056	1.8764	0.0278	1.9042		6,063.3075	6,063.3075	0.1187	0.1288	6,104.6433
Total	**2.0156**	**1.1422**	**20.2640**	**0.0582**	**7.0755**	**0.0302**	**7.1056**	**1.8764**	**0.0278**	**1.9042**		**6,063.3075**	**6,063.3075**	**0.1187**	**0.1288**	**6,104.6433**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.7794					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**71.8092**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0156	1.1422	20.2640	0.0582	7.0755	0.0302	7.1056	1.8764	0.0278	1.9042		6,063.3075	6,063.3075	0.1187	0.1288	6,104.6433
Total	**2.0156**	**1.1422**	**20.2640**	**0.0582**	**7.0755**	**0.0302**	**7.1056**	**1.8764**	**0.0278**	**1.9042**		**6,063.3075**	**6,063.3075**	**0.1187**	**0.1288**	**6,104.6433**

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.7794					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**71.9503**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8936	1.0342	19.0172	0.0564	7.0755	0.0286	7.1041	1.8764	0.0263	1.9028		5,921.8549	5,921.8549	0.1076	0.1211	5,960.6419
Total	**1.8936**	**1.0342**	**19.0172**	**0.0564**	**7.0755**	**0.0286**	**7.1041**	**1.8764**	**0.0263**	**1.9028**		**5,921.8549**	**5,921.8549**	**0.1076**	**0.1211**	**5,960.6419**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.7794					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**71.8092**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8936	1.0342	19.0172	0.0564	7.0755	0.0286	7.1041	1.8764	0.0263	1.9028		5,921.8549	5,921.8549	0.1076	0.1211	5,960.6419
Total	**1.8936**	**1.0342**	**19.0172**	**0.0564**	**7.0755**	**0.0286**	**7.1041**	**1.8764**	**0.0263**	**1.9028**		**5,921.8549**	**5,921.8549**	**0.1076**	**0.1211**	**5,960.6419**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Improve Pedestrian Network

Provide Traffic Calming Measures

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	105.3620	79.2966	788.3161	1.5820	178.0279	1.0800	179.1079	47.3473	1.0060	48.3533		166,018.6471	166,018.6471	9.4041	7.0175	168,344.9714
Unmitigated	120.6838	106.2988	1,085.8612	2.3442	267.2824	1.5399	268.8223	71.0849	1.4351	72.5200		246,009.8094	246,009.8094	12.0798	9.3439	249,096.2788

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	7,249.00	8,954.00	6908.00	25,436,791	16,942,598
City Park	0.00	0.00	0.00		
Condo/Townhouse	6,590.00	8,140.00	6280.00	23,124,355	15,402,362
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	629.20	143.65	45.50	1,534,865	1,022,322
Government (Civic Center)	1,480.36	0.00	0.00	3,265,389	2,174,967
Library	1,621.00	2,002.25	1052.25	4,024,890	2,680,845
Medical Office Building	2,035.80	557.05	92.30	4,012,458	2,672,565
Parking Lot	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	13,653.90	17,986.80	8229.00	29,193,851	19,445,051
Single Family Housing	3,400.00	3,816.00	3420.00	11,831,156	7,880,339
Total	36,659.26	41,599.75	26,027.05	102,423,756	68,221,050

4.3 Trip Type Information

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Government (Civic Center)	16.60	8.40	6.90	75.00	20.00	5.00	50	34	16
Library	16.60	8.40	6.90	52.00	43.00	5.00	44	44	12
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
City Park	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Condo/Townhouse	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Enclosed Parking with Elevator	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
General Office Building	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Government (Civic Center)	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Library	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Medical Office Building	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Parking Lot	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Regional Shopping Center	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Single Family Housing	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139

5.0 Energy Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	1.5180	13.0098	5.7950	0.0828		1.0488	1.0488		1.0488	1.0488		16,560.4329	16,560.4329	0.3174	0.3036	16,658.8433
NaturalGas Unmitigated	1.5180	13.0098	5.7950	0.0828		1.0488	1.0488		1.0488	1.0488		16,560.4329	16,560.4329	0.3174	0.3036	16,658.8433

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	45584.9	0.4916	4.2010	1.7876	0.0268		0.3397	0.3397		0.3397	0.3397		5,362.9334	5,362.9334	0.1028	0.0983	5,394.8027
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	57808.1	0.6234	5.3274	2.2670	0.0340		0.4307	0.4307		0.4307	0.4307		6,800.9573	6,800.9573	0.1304	0.1247	6,841.3720
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	610.822	6.5900e-003	0.0599	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003		71.8614	71.8614	1.3800e-003	1.3200e-003	72.2884
Government (Civic Center)	584.51	6.3000e-003	0.0573	0.0481	3.4000e-004		4.3600e-003	4.3600e-003		4.3600e-003	4.3600e-003		68.7658	68.7658	1.3200e-003	1.2600e-003	69.1745
Library	2214.38	0.0239	0.2171	0.1824	1.3000e-003		0.0165	0.0165		0.0165	0.0165		260.5157	260.5157	4.9900e-003	4.7800e-003	262.0638
Medical Office Building	610.822	6.5900e-003	0.0599	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003		71.8614	71.8614	1.3800e-003	1.3200e-003	72.2884
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	2350.68	0.0254	0.2305	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5512	276.5512	5.3000e-003	5.0700e-003	278.1946
Single Family Housing	30999.4	0.3343	2.8568	1.2157	0.0182		0.2310	0.2310		0.2310	0.2310		3,646.9866	3,646.9866	0.0699	0.0669	3,668.6588
Total		**1.5180**	**13.0098**	**5.7950**	**0.0828**		**1.0488**	**1.0488**		**1.0488**	**1.0488**		**16,560.4329**	**16,560.4329**	**0.3174**	**0.3036**	**16,658.8432**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	45.5849	0.4916	4.2010	1.7876	0.0268		0.3397	0.3397		0.3397	0.3397		5,362.9334	5,362.9334	0.1028	0.0983	5,394.8027
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	57.8081	0.6234	5.3274	2.2670	0.0340		0.4307	0.4307		0.4307	0.4307		6,800.9573	6,800.9573	0.1304	0.1247	6,841.3720
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.610822	6.5900e-003	0.0599	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003		71.8614	71.8614	1.3800e-003	1.3200e-003	72.2884
Government (Civic Center)	0.58451	6.3000e-003	0.0573	0.0481	3.4000e-004		4.3600e-003	4.3600e-003		4.3600e-003	4.3600e-003		68.7658	68.7658	1.3200e-003	1.2600e-003	69.1745
Library	2.21438	0.0239	0.2171	0.1824	1.3000e-003		0.0165	0.0165		0.0165	0.0165		260.5157	260.5157	4.9900e-003	4.7800e-003	262.0638
Medical Office Building	0.610822	6.5900e-003	0.0599	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003		71.8614	71.8614	1.3800e-003	1.3200e-003	72.2884
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	2.35068	0.0254	0.2305	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5512	276.5512	5.3000e-003	5.0700e-003	278.1946
Single Family Housing	30.9994	0.3343	2.8568	1.2157	0.0182		0.2310	0.2310		0.2310	0.2310		3,646.9866	3,646.9866	0.0699	0.0669	3,668.6588
Total		**1.5180**	**13.0098**	**5.7950**	**0.0828**		**1.0488**	**1.0488**		**1.0488**	**1.0488**		**16,560.4329**	**16,560.4329**	**0.3174**	**0.3036**	**16,658.8432**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	85.7036	37.6276	221.5101	0.2359		3.9950	3.9950		3.9950	3.9950	0.0000	45,372.3529	45,372.3529	1.2207	0.8250	45,648.7197
Unmitigated	85.7036	37.6276	221.5101	0.2359		3.9950	3.9950		3.9950	3.9950	0.0000	45,372.3529	45,372.3529	1.2207	0.8250	45,648.7197

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	6.5683					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	68.7819					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.1250	35.2500	15.0000	0.2250		2.8500	2.8500		2.8500	2.8500	0.0000	45,000.0000	45,000.0000	0.8625	0.8250	45,267.4125
Landscaping	6.2285	2.3776	206.5101	0.0109		1.1450	1.1450		1.1450	1.1450		372.3529	372.3529	0.3582		381.3072
Total	**85.7036**	**37.6276**	**221.5101**	**0.2359**		**3.9950**	**3.9950**		**3.9950**	**3.9950**	**0.0000**	**45,372.3529**	**45,372.3529**	**1.2207**	**0.8250**	**45,648.7197**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	6.5683					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	68.7819					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.1250	35.2500	15.0000	0.2250		2.8500	2.8500		2.8500	2.8500	0.0000	45,000.0000	45,000.0000	0.8625	0.8250	45,267.4125
Landscaping	6.2285	2.3776	206.5101	0.0109		1.1450	1.1450		1.1450	1.1450		372.3529	372.3529	0.3582		381.3072
Total	**85.7036**	**37.6276**	**221.5101**	**0.2359**		**3.9950**	**3.9950**		**3.9950**	**3.9950**	**0.0000**	**45,372.3529**	**45,372.3529**	**1.2207**	**0.8250**	**45,648.7197**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

LEAL Master Plan Modification Project-Unmitigated

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	65.00	1000sqft	0.00	65,000.00	0
Government (Civic Center)	62.20	1000sqft	11.02	62,200.00	0
Medical Office Building	65.00	1000sqft	0.00	65,000.00	0
Library	25.00	1000sqft	0.00	25,000.00	0
Enclosed Parking with Elevator	2,820.00	Space	0.00	1,128,000.00	0
Parking Lot	978.00	Space	0.00	391,200.00	0
Parking Lot	22.92	Acre	22.92	998,395.20	0
City Park	14.06	Acre	14.06	612,540.72	0
Apartments Low Rise	1,100.00	Dwelling Unit	28.17	1,100,000.00	3146
Condo/Townhouse	1,000.00	Dwelling Unit	35.28	1,000,000.00	2860
Single Family Housing	400.00	Dwelling Unit	47.15	720,000.00	1144
Regional Shopping Center	390.00	1000sqft	0.00	390,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use - The project land uses are summarized in Table 1: Land Use Summary in the Air Quality Report.

Construction Phase - The construction phases has been updated to meet opening year 2026.

Demolition - The project is expected to demolish all existing structures of approximately 67,500 square feet of building material.

Grading - The project is expecting to export approx. 340,000 cy of organic dairy waste and import approx. 542,000 cy of earthwork material.

Architectural Coating -

Vehicle Trips - Project Trip Generation Rates are based on LEAL Masterplan Amendment Project Traffic Study, by RK Engineering Group.

Woodstoves - SCAQMD Rule 445 restricts wood burning hearths/fireplaces from being installed in new development.

Consumer Products -

Area Coating -

Construction Off-road Equipment Mitigation - Project will be required to comply with SCAQMD Rule 403 regarding fugitive dust control. The project is expected to use Tier 4 diesel engine construction equipment.

Area Mitigation - The project is expected use only natural gas hearth.

Energy Mitigation -

Fleet Mix - Operational fleet mix adjusted to equal 2% trucks with GVWR > 10,000 lbs.

Trips and VMT -

Mobile Land Use Mitigation - The project is proposing to implement traffic calming measures as a part of their design feature.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
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tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	200.00	15.00
tblConstructionPhase	NumDays	310.00	100.00
tblConstructionPhase	NumDays	3,100.00	580.00
tblConstructionPhase	NumDays	220.00	70.00
tblConstructionPhase	NumDays	220.00	334.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	55.00	0.00
tblFireplaces	NumberWood	50.00	0.00
tblFireplaces	NumberWood	20.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
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tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
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tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
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tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
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tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	MDV	0.13	0.14
tblFleetMix	MH	4.6890e-003	2.1390e-003
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tblFleetMix	MH	4.6890e-003	2.1390e-003
tblFleetMix	MH	4.6890e-003	2.1390e-003
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tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
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tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
tblFleetMix	MHD	0.01	5.2880e-003
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tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	OBUS	6.0800e-004	2.7700e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
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tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblGrading	MaterialExported	0.00	340,000.00
tblGrading	MaterialImported	0.00	542,000.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblLandUse	LotAcreage	1.49	0.00
tblLandUse	LotAcreage	1.43	11.02
tblLandUse	LotAcreage	1.49	0.00
tblLandUse	LotAcreage	0.57	0.00
tblLandUse	LotAcreage	25.38	0.00
tblLandUse	LotAcreage	8.80	0.00
tblLandUse	LotAcreage	68.75	28.17
tblLandUse	LotAcreage	62.50	35.28
tblLandUse	LotAcreage	129.87	47.15
tblLandUse	LotAcreage	8.95	0.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	WD_TR	7.32	6.59
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	7.32	6.59
tblVehicleTrips	WD_TR	9.74	9.68
tblVehicleTrips	WD_TR	33.98	23.80
tblVehicleTrips	WD_TR	72.05	64.84
tblVehicleTrips	WD_TR	34.80	31.32
tblVehicleTrips	WD_TR	37.75	35.01
tblVehicleTrips	WD_TR	9.44	8.50
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	5.7389	130.1620	49.4573	0.4538	26.4158	2.6431	28.5559	11.9096	2.4686	13.8978	0.0000	47,784.9626	47,784.9626	2.5064	6.5562	49,801.3855
2023	13.3364	106.2517	122.8239	0.4632	41.0360	2.2433	42.1531	11.0110	2.0939	12.0627	0.0000	47,773.3863	47,773.3863	2.5069	6.2791	48,757.7230
2024	12.5165	50.5465	116.6476	0.4519	41.0359	1.0216	42.0575	11.0110	0.9617	11.9727	0.0000	46,830.8404	46,830.8404	1.4312	3.0826	47,785.2406
2025	73.8506	48.6395	110.5217	0.4399	41.0358	0.9282	41.9640	11.0110	0.8741	11.8850	0.0000	45,864.8643	45,864.8643	1.3710	2.9887	46,789.7802
2026	73.7410	2.2175	17.2933	0.0541	7.0755	0.0801	7.1556	1.8764	0.0778	1.9543	0.0000	5,650.6713	5,650.6713	0.1234	0.1239	5,690.6747
Maximum	**73.8506**	**130.1620**	**122.8239**	**0.4632**	**41.0360**	**2.6431**	**42.1531**	**11.9096**	**2.4686**	**13.8978**	**0.0000**	**47,784.9626**	**47,784.9626**	**2.5069**	**6.5562**	**49,801.3855**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.8756	94.6186	53.4149	0.4538	15.8645	1.1097	16.9742	5.6378	1.0661	6.2045	0.0000	47,784.9626	47,784.9626	2.5064	6.5562	49,801.3855
2023	12.0914	75.0362	124.0402	0.4632	41.0360	0.9203	41.4941	11.0110	0.8849	11.4451	0.0000	47,773.3863	47,773.3863	2.5069	6.2791	48,757.7230
2024	11.3727	39.3374	117.9411	0.4519	41.0359	0.4491	41.4850	11.0110	0.4256	11.4366	0.0000	46,830.8404	46,830.8404	1.4312	3.0826	47,785.2406
2025	73.7094	38.4045	111.8972	0.4399	41.0358	0.4415	41.4772	11.0110	0.4186	11.4296	0.0000	45,864.8643	45,864.8643	1.3710	2.9887	46,789.7802
2026	73.5999	1.2008	17.3166	0.0541	7.0755	0.0326	7.1080	1.8764	0.0303	1.9067	0.0000	5,650.6713	5,650.6713	0.1234	0.1239	5,690.6747
Maximum	**73.7094**	**94.6186**	**124.0402**	**0.4632**	**41.0360**	**1.1097**	**41.4941**	**11.0110**	**1.0661**	**11.4451**	**0.0000**	**47,784.9626**	**47,784.9626**	**2.5069**	**6.5562**	**49,801.3855**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**3.09**	**26.41**	**-1.89**	**0.00**	**6.74**	**57.30**	**8.24**	**13.40**	**56.37**	**18.06**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	85.7036	37.6276	221.5101	0.2359		3.9950	3.9950		3.9950	3.9950	0.0000	45,372.3529	45,372.3529	1.2207	0.8250	45,648.7197
Energy	1.5180	13.0098	5.7950	0.0828		1.0488	1.0488		1.0488	1.0488		16,560.4329	16,560.4329	0.3174	0.3036	16,658.8433
Mobile	101.4260	113.0164	968.6874	2.1632	267.2824	1.5406	268.8230	71.0849	1.4358	72.5207		227,002.7926	227,002.7926	12.4531	9.5889	230,171.6089
Total	**188.6477**	**163.6538**	**1,195.9925**	**2.4819**	**267.2824**	**6.5843**	**273.8668**	**71.0849**	**6.4796**	**77.5645**	**0.0000**	**288,935.5784**	**288,935.5784**	**13.9911**	**10.7175**	**292,479.1719**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	85.7036	37.6276	221.5101	0.2359		3.9950	3.9950		3.9950	3.9950	0.0000	45,372.3529	45,372.3529	1.2207	0.8250	45,648.7197
Energy	1.5180	13.0098	5.7950	0.0828		1.0488	1.0488		1.0488	1.0488		16,560.4329	16,560.4329	0.3174	0.3036	16,658.8433
Mobile	86.3480	84.2206	719.3863	1.4616	178.0279	1.0807	179.1086	47.3473	1.0067	48.3540		153,387.9957	153,387.9957	9.8602	7.2044	155,781.4074
Total	**173.5697**	**134.8580**	**946.6914**	**1.7804**	**178.0279**	**6.1245**	**184.1524**	**47.3473**	**6.0505**	**53.3978**	**0.0000**	**215,320.7815**	**215,320.7815**	**11.3982**	**8.3330**	**218,088.9703**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**7.99**	**17.60**	**20.84**	**28.27**	**33.39**	**6.98**	**32.76**	**33.39**	**6.62**	**31.16**	**0.00**	**25.48**	**25.48**	**18.53**	**22.25**	**25.43**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	5/20/2022	5	15	
2	Site Preparation	Site Preparation	5/21/2022	11/4/2022	5	120	
3	Grading	Grading	11/5/2022	3/24/2023	5	100	
4	Building Construction	Building Construction	3/25/2023	6/13/2025	5	580	
5	Paving	Paving	6/14/2025	9/19/2025	5	70	
6	Architectural Coating	Architectural Coating	9/20/2025	12/31/2026	5	334	

Acres of Grading (Site Preparation Phase): 180

Acres of Grading (Grading Phase): 300

Acres of Paving: 22.92

Residential Indoor: 5,710,500; Residential Outdoor: 1,903,500; Non-Residential Indoor: 910,800; Non-Residential Outdoor: 303,600; Striped Parking Area: 151,056 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	307.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	42,500.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	67,750.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	3,167.00	880.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	633.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.4569	0.0000	4.4569	0.6748	0.0000	0.6748			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	**2.6392**	**25.7194**	**20.5941**	**0.0388**	**4.4569**	**1.2427**	**5.6996**	**0.6748**	**1.1553**	**1.8301**		**3,746.7812**	**3,746.7812**	**1.0524**		**3,773.0920**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0616	2.7571	0.5972	0.0118	0.3582	0.0304	0.3886	0.0982	0.0291	0.1273		1,256.2853	1,256.2853	0.0168	0.1979	1,315.6806
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0552	0.0398	0.4846	1.3800e-003	0.1677	8.4000e-004	0.1685	0.0445	7.7000e-004	0.0452		140.4261	140.4261	3.8100e-003	3.9000e-003	141.6847
Total	**0.1169**	**2.7968**	**1.0819**	**0.0132**	**0.5259**	**0.0313**	**0.5571**	**0.1427**	**0.0299**	**0.1726**		**1,396.7114**	**1,396.7114**	**0.0206**	**0.2018**	**1,457.3653**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7048	0.0000	1.7048	0.2581	0.0000	0.2581			0.0000			0.0000
Off-Road	0.4623	2.0032	23.2798	0.0388		0.0616	0.0616		0.0616	0.0616	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	**0.4623**	**2.0032**	**23.2798**	**0.0388**	**1.7048**	**0.0616**	**1.7664**	**0.2581**	**0.0616**	**0.3198**	**0.0000**	**3,746.7812**	**3,746.7812**	**1.0524**		**3,773.0920**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0616	2.7571	0.5972	0.0118	0.3582	0.0304	0.3886	0.0982	0.0291	0.1273		1,256.2853	1,256.2853	0.0168	0.1979	1,315.6806
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0552	0.0398	0.4846	1.3800e-003	0.1677	8.4000e-004	0.1685	0.0445	7.7000e-004	0.0452		140.4261	140.4261	3.8100e-003	3.9000e-003	141.6847
Total	**0.1169**	**2.7968**	**1.0819**	**0.0132**	**0.5259**	**0.0313**	**0.5571**	**0.1427**	**0.0299**	**0.1726**		**1,396.7114**	**1,396.7114**	**0.0206**	**0.2018**	**1,457.3653**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					20.0158	0.0000	20.0158	10.1568	0.0000	10.1568			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**3.1701**	**33.0835**	**19.6978**	**0.0380**	**20.0158**	**1.6126**	**21.6284**	**10.1568**	**1.4836**	**11.6404**		**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0666	47.7095	10.3347	0.2038	6.1988	0.5264	6.7253	1.6995	0.5037	2.2032		21,739.4648	21,739.4648	0.2913	3.4246	22,767.2745
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0663	0.0477	0.5816	1.6600e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543		168.5113	168.5113	4.5800e-003	4.6800e-003	170.0216
Total	**1.1329**	**47.7572**	**10.9162**	**0.2055**	**6.4000**	**0.5274**	**6.9275**	**1.7528**	**0.5046**	**2.2574**		**21,907.9761**	**21,907.9761**	**0.2958**	**3.4293**	**22,937.2960**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6560	0.0000	7.6560	3.8850	0.0000	3.8850			0.0000			0.0000
Off-Road	0.4656	2.0175	20.8690	0.0380		0.0621	0.0621		0.0621	0.0621	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	**0.4656**	**2.0175**	**20.8690**	**0.0380**	**7.6560**	**0.0621**	**7.7181**	**3.8850**	**0.0621**	**3.9471**	**0.0000**	**3,686.0619**	**3,686.0619**	**1.1922**		**3,715.8655**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0666	47.7095	10.3347	0.2038	6.1988	0.5264	6.7253	1.6995	0.5037	2.2032		21,739.4648	21,739.4648	0.2913	3.4246	22,767.2745
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0663	0.0477	0.5816	1.6600e-003	0.2012	1.0000e-003	0.2022	0.0534	9.2000e-004	0.0543		168.5113	168.5113	4.5800e-003	4.6800e-003	170.0216
Total	**1.1329**	**47.7572**	**10.9162**	**0.2055**	**6.4000**	**0.5274**	**6.9275**	**1.7528**	**0.5046**	**2.2574**		**21,907.9761**	**21,907.9761**	**0.2958**	**3.4293**	**22,937.2960**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.8899	0.0000	9.8899	3.7577	0.0000	3.7577			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**9.8899**	**1.6349**	**11.5248**	**3.7577**	**1.5041**	**5.2618**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.0404	91.2655	19.7696	0.3898	11.8580	1.0071	12.8651	3.2510	0.9635	4.2145		41,586.3173	41,586.3173	0.5571	6.5510	43,552.4568
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0736	0.0530	0.6462	1.8400e-003	0.2236	1.1100e-003	0.2247	0.0593	1.0300e-003	0.0603		187.2348	187.2348	5.0800e-003	5.2000e-003	188.9129
Total	**2.1140**	**91.3185**	**20.4158**	**0.3917**	**12.0816**	**1.0082**	**13.0898**	**3.3103**	**0.9645**	**4.2748**		**41,773.5521**	**41,773.5521**	**0.5622**	**6.5562**	**43,741.3697**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.7829	0.0000	3.7829	1.4373	0.0000	1.4373			0.0000			0.0000
Off-Road	0.7616	3.3000	32.9991	0.0621		0.1015	0.1015		0.1015	0.1015	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**0.7616**	**3.3000**	**32.9991**	**0.0621**	**3.7829**	**0.1015**	**3.8844**	**1.4373**	**0.1015**	**1.5389**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.0404	91.2655	19.7696	0.3898	11.8580	1.0071	12.8651	3.2510	0.9635	4.2145		41,586.3173	41,586.3173	0.5571	6.5510	43,552.4568
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0736	0.0530	0.6462	1.8400e-003	0.2236	1.1100e-003	0.2247	0.0593	1.0300e-003	0.0603		187.2348	187.2348	5.0800e-003	5.2000e-003	188.9129
Total	**2.1140**	**91.3185**	**20.4158**	**0.3917**	**12.0816**	**1.0082**	**13.0898**	**3.3103**	**0.9645**	**4.2748**		**41,773.5521**	**41,773.5521**	**0.5622**	**6.5562**	**43,741.3697**

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					9.8899	0.0000	9.8899	3.7577	0.0000	3.7577			0.0000			0.0000
Off-Road	3.3217	34.5156	28.0512	0.0621		1.4245	1.4245		1.3105	1.3105		6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**3.3217**	**34.5156**	**28.0512**	**0.0621**	**9.8899**	**1.4245**	**11.3144**	**3.7577**	**1.3105**	**5.0682**		**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.3628	71.6893	18.9968	0.3729	11.8575	0.8177	12.6752	3.2508	0.7824	4.0332		39,817.5812	39,817.5812	0.5581	6.2743	41,701.2630
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0685	0.0469	0.5958	1.7800e-003	0.2236	1.0500e-003	0.2246	0.0593	9.7000e-004	0.0603		182.3421	182.3421	4.5800e-003	4.8000e-003	183.8876
Total	**1.4313**	**71.7361**	**19.5926**	**0.3746**	**12.0810**	**0.8188**	**12.8998**	**3.3101**	**0.7833**	**4.0934**		**39,999.9233**	**39,999.9233**	**0.5627**	**6.2791**	**41,885.1505**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.7829	0.0000	3.7829	1.4373	0.0000	1.4373			0.0000			0.0000
Off-Road	0.7616	3.3000	32.9991	0.0621		0.1015	0.1015		0.1015	0.1015	0.0000	6,011.4777	6,011.4777	1.9442		6,060.0836
Total	**0.7616**	**3.3000**	**32.9991**	**0.0621**	**3.7829**	**0.1015**	**3.8844**	**1.4373**	**0.1015**	**1.5389**	**0.0000**	**6,011.4777**	**6,011.4777**	**1.9442**		**6,060.0836**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.3628	71.6893	18.9968	0.3729	11.8575	0.8177	12.6752	3.2508	0.7824	4.0332		39,817.5812	39,817.5812	0.5581	6.2743	41,701.2630
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0685	0.0469	0.5958	1.7800e-003	0.2236	1.0500e-003	0.2246	0.0593	9.7000e-004	0.0603		182.3421	182.3421	4.5800e-003	4.8000e-003	183.8876
Total	**1.4313**	**71.7361**	**19.5926**	**0.3746**	**12.0810**	**0.8188**	**12.8998**	**3.3101**	**0.7833**	**4.0934**		**39,999.9233**	**39,999.9233**	**0.5627**	**6.2791**	**41,885.1505**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9185	30.4902	12.2365	0.1541	5.6364	0.2513	5.8877	1.6229	0.2404	1.8633		16,344.3103	16,344.3103	0.1630	2.4172	17,068.7232
Worker	10.8451	7.4185	94.3435	0.2821	35.3996	0.1661	35.5657	9.3881	0.1529	9.5410		28,873.8661	28,873.8661	0.7252	0.7604	29,118.5938
Total	**11.7636**	**37.9086**	**106.5799**	**0.4363**	**41.0360**	**0.4174**	**41.4533**	**11.0110**	**0.3933**	**11.4043**		**45,218.1764**	**45,218.1764**	**0.8881**	**3.1776**	**46,187.3170**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3278	2.2347	17.4603	0.0269		0.0408	0.0408		0.0408	0.0408	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**0.3278**	**2.2347**	**17.4603**	**0.0269**		**0.0408**	**0.0408**		**0.0408**	**0.0408**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9185	30.4902	12.2365	0.1541	5.6364	0.2513	5.8877	1.6229	0.2404	1.8633		16,344.3103	16,344.3103	0.1630	2.4172	17,068.7232
Worker	10.8451	7.4185	94.3435	0.2821	35.3996	0.1661	35.5657	9.3881	0.1529	9.5410		28,873.8661	28,873.8661	0.7252	0.7604	29,118.5938
Total	**11.7636**	**37.9086**	**106.5799**	**0.4363**	**41.0360**	**0.4174**	**41.4533**	**11.0110**	**0.3933**	**11.4043**		**45,218.1764**	**45,218.1764**	**0.8881**	**3.1776**	**46,187.3170**

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9032	30.4944	12.0997	0.1517	5.6363	0.2496	5.8859	1.6229	0.2387	1.8616		16,092.6882	16,092.6882	0.1688	2.3764	16,805.0616
Worker	10.1417	6.6083	88.3811	0.2732	35.3996	0.1587	35.5583	9.3881	0.1461	9.5342		28,182.4532	28,182.4532	0.6580	0.7063	28,409.3714
Total	**11.0449**	**37.1027**	**100.4808**	**0.4249**	**41.0359**	**0.4083**	**41.4442**	**11.0110**	**0.3848**	**11.3958**		**44,275.1415**	**44,275.1415**	**0.8268**	**3.0826**	**45,214.4329**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3278	2.2347	17.4603	0.0270		0.0408	0.0408		0.0408	0.0408	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**0.3278**	**2.2347**	**17.4603**	**0.0270**		**0.0408**	**0.0408**		**0.0408**	**0.0408**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.9032	30.4944	12.0997	0.1517	5.6363	0.2496	5.8859	1.6229	0.2387	1.8616		16,092.6882	16,092.6882	0.1688	2.3764	16,805.0616
Worker	10.1417	6.6083	88.3811	0.2732	35.3996	0.1587	35.5583	9.3881	0.1461	9.5342		28,182.4532	28,182.4532	0.6580	0.7063	28,409.3714
Total	**11.0449**	**37.1027**	**100.4808**	**0.4249**	**41.0359**	**0.4083**	**41.4442**	**11.0110**	**0.3848**	**11.3958**		**44,275.1415**	**44,275.1415**	**0.8268**	**3.0826**	**45,214.4329**

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.8906	30.2447	11.9671	0.1490	5.6362	0.2497	5.8859	1.6228	0.2389	1.8617		15,809.2462	15,809.2462	0.1752	2.3298	16,507.8983
Worker	9.5075	5.9251	82.4699	0.2640	35.3996	0.1509	35.5505	9.3881	0.1389	9.5271		27,499.1437	27,499.1437	0.5948	0.6590	27,710.3839
Total	**10.3981**	**36.1698**	**94.4370**	**0.4129**	**41.0358**	**0.4007**	**41.4364**	**11.0110**	**0.3778**	**11.3888**		**43,308.3900**	**43,308.3900**	**0.7700**	**2.9887**	**44,218.2822**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3278	2.2347	17.4603	0.0270		0.0408	0.0408		0.0408	0.0408	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**0.3278**	**2.2347**	**17.4603**	**0.0270**		**0.0408**	**0.0408**		**0.0408**	**0.0408**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.8906	30.2447	11.9671	0.1490	5.6362	0.2497	5.8859	1.6228	0.2389	1.8617		15,809.2462	15,809.2462	0.1752	2.3298	16,507.8983
Worker	9.5075	5.9251	82.4699	0.2640	35.3996	0.1509	35.5505	9.3881	0.1389	9.5271		27,499.1437	27,499.1437	0.5948	0.6590	27,710.3839
Total	**10.3981**	**36.1698**	**94.4370**	**0.4129**	**41.0358**	**0.4007**	**41.4364**	**11.0110**	**0.3778**	**11.3888**		**43,308.3900**	**43,308.3900**	**0.7700**	**2.9887**	**44,218.2822**

3.6 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.8579					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.7730**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0281	0.3906	1.2500e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		130.2454	130.2454	2.8200e-003	3.1200e-003	131.2459
Total	**0.0450**	**0.0281**	**0.3906**	**1.2500e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**130.2454**	**130.2454**	**2.8200e-003**	**3.1200e-003**	**131.2459**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2805	1.2154	17.2957	0.0228		0.0374	0.0374		0.0374	0.0374	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.8579					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.1383**	**1.2154**	**17.2957**	**0.0228**		**0.0374**	**0.0374**		**0.0374**	**0.0374**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0281	0.3906	1.2500e-003	0.1677	7.1000e-004	0.1684	0.0445	6.6000e-004	0.0451		130.2454	130.2454	2.8200e-003	3.1200e-003	131.2459
Total	**0.0450**	**0.0281**	**0.3906**	**1.2500e-003**	**0.1677**	**7.1000e-004**	**0.1684**	**0.0445**	**6.6000e-004**	**0.0451**		**130.2454**	**130.2454**	**2.8200e-003**	**3.1200e-003**	**131.2459**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.7794					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**71.9503**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9003	1.1843	16.4836	0.0528	7.0755	0.0302	7.1056	1.8764	0.0278	1.9042		5,496.3555	5,496.3555	0.1189	0.1317	5,538.5769
Total	**1.9003**	**1.1843**	**16.4836**	**0.0528**	**7.0755**	**0.0302**	**7.1056**	**1.8764**	**0.0278**	**1.9042**		**5,496.3555**	**5,496.3555**	**0.1189**	**0.1317**	**5,538.5769**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.7794					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**71.8092**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9003	1.1843	16.4836	0.0528	7.0755	0.0302	7.1056	1.8764	0.0278	1.9042		5,496.3555	5,496.3555	0.1189	0.1317	5,538.5769
Total	**1.9003**	**1.1843**	**16.4836**	**0.0528**	**7.0755**	**0.0302**	**7.1056**	**1.8764**	**0.0278**	**1.9042**		**5,496.3555**	**5,496.3555**	**0.1189**	**0.1317**	**5,538.5769**

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.7794					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**71.9503**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7907	1.0720	15.4842	0.0511	7.0755	0.0286	7.1041	1.8764	0.0263	1.9028		5,369.2232	5,369.2232	0.1080	0.1239	5,408.8429
Total	**1.7907**	**1.0720**	**15.4842**	**0.0511**	**7.0755**	**0.0286**	**7.1041**	**1.8764**	**0.0263**	**1.9028**		**5,369.2232**	**5,369.2232**	**0.1080**	**0.1239**	**5,408.8429**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	71.7794					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0297	0.1288	1.8324	2.9700e-003		3.9600e-003	3.9600e-003		3.9600e-003	3.9600e-003	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**71.8092**	**0.1288**	**1.8324**	**2.9700e-003**		**3.9600e-003**	**3.9600e-003**		**3.9600e-003**	**3.9600e-003**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7907	1.0720	15.4842	0.0511	7.0755	0.0286	7.1041	1.8764	0.0263	1.9028		5,369.2232	5,369.2232	0.1080	0.1239	5,408.8429
Total	**1.7907**	**1.0720**	**15.4842**	**0.0511**	**7.0755**	**0.0286**	**7.1041**	**1.8764**	**0.0263**	**1.9028**		**5,369.2232**	**5,369.2232**	**0.1080**	**0.1239**	**5,408.8429**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Improve Pedestrian Network

Provide Traffic Calming Measures

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	86.3480	84.2206	719.3863	1.4616	178.0279	1.0807	179.1086	47.3473	1.0067	48.3540		153,387.9957	153,387.9957	9.8602	7.2044	155,781.4074
Unmitigated	101.4260	113.0164	968.6874	2.1632	267.2824	1.5406	268.8230	71.0849	1.4358	72.5207		227,002.7926	227,002.7926	12.4531	9.5889	230,171.6089

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	7,249.00	8,954.00	6908.00	25,436,791	16,942,598
City Park	0.00	0.00	0.00		
Condo/Townhouse	6,590.00	8,140.00	6280.00	23,124,355	15,402,362
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	629.20	143.65	45.50	1,534,865	1,022,322
Government (Civic Center)	1,480.36	0.00	0.00	3,265,389	2,174,967
Library	1,621.00	2,002.25	1052.25	4,024,890	2,680,845
Medical Office Building	2,035.80	557.05	92.30	4,012,458	2,672,565
Parking Lot	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	13,653.90	17,986.80	8229.00	29,193,851	19,445,051
Single Family Housing	3,400.00	3,816.00	3420.00	11,831,156	7,880,339
Total	36,659.26	41,599.75	26,027.05	102,423,756	68,221,050

4.3 Trip Type Information

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Government (Civic Center)	16.60	8.40	6.90	75.00	20.00	5.00	50	34	16
Library	16.60	8.40	6.90	52.00	43.00	5.00	44	44	12
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
City Park	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Condo/Townhouse	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Enclosed Parking with Elevator	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
General Office Building	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Government (Civic Center)	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Library	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Medical Office Building	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Parking Lot	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Regional Shopping Center	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Single Family Housing	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139

5.0 Energy Detail

LEAL Master Plan Modification Project-Unmitigated - Riverside-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	1.5180	13.0098	5.7950	0.0828		1.0488	1.0488		1.0488	1.0488		16,560.4329	16,560.4329	0.3174	0.3036	16,658.8433
NaturalGas Unmitigated	1.5180	13.0098	5.7950	0.0828		1.0488	1.0488		1.0488	1.0488		16,560.4329	16,560.4329	0.3174	0.3036	16,658.8433

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	45584.9	0.4916	4.2010	1.7876	0.0268		0.3397	0.3397		0.3397	0.3397		5,362.9334	5,362.9334	0.1028	0.0983	5,394.8027
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	57808.1	0.6234	5.3274	2.2670	0.0340		0.4307	0.4307		0.4307	0.4307		6,800.9573	6,800.9573	0.1304	0.1247	6,841.3720
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	610.822	6.5900e-003	0.0599	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003		71.8614	71.8614	1.3800e-003	1.3200e-003	72.2884
Government (Civic Center)	584.51	6.3000e-003	0.0573	0.0481	3.4000e-004		4.3600e-003	4.3600e-003		4.3600e-003	4.3600e-003		68.7658	68.7658	1.3200e-003	1.2600e-003	69.1745
Library	2214.38	0.0239	0.2171	0.1824	1.3000e-003		0.0165	0.0165		0.0165	0.0165		260.5157	260.5157	4.9900e-003	4.7800e-003	262.0638
Medical Office Building	610.822	6.5900e-003	0.0599	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003		71.8614	71.8614	1.3800e-003	1.3200e-003	72.2884
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	2350.68	0.0254	0.2305	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5512	276.5512	5.3000e-003	5.0700e-003	278.1946
Single Family Housing	30999.4	0.3343	2.8568	1.2157	0.0182		0.2310	0.2310		0.2310	0.2310		3,646.9866	3,646.9866	0.0699	0.0669	3,668.6588
Total		**1.5180**	**13.0098**	**5.7950**	**0.0828**		**1.0488**	**1.0488**		**1.0488**	**1.0488**		**16,560.4329**	**16,560.4329**	**0.3174**	**0.3036**	**16,658.8432**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	45.5849	0.4916	4.2010	1.7876	0.0268		0.3397	0.3397		0.3397	0.3397		5,362.9334	5,362.9334	0.1028	0.0983	5,394.8027
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	57.8081	0.6234	5.3274	2.2670	0.0340		0.4307	0.4307		0.4307	0.4307		6,800.9573	6,800.9573	0.1304	0.1247	6,841.3720
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.610822	6.5900e-003	0.0599	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003		71.8614	71.8614	1.3800e-003	1.3200e-003	72.2884
Government (Civic Center)	0.58451	6.3000e-003	0.0573	0.0481	3.4000e-004		4.3600e-003	4.3600e-003		4.3600e-003	4.3600e-003		68.7658	68.7658	1.3200e-003	1.2600e-003	69.1745
Library	2.21438	0.0239	0.2171	0.1824	1.3000e-003		0.0165	0.0165		0.0165	0.0165		260.5157	260.5157	4.9900e-003	4.7800e-003	262.0638
Medical Office Building	0.610822	6.5900e-003	0.0599	0.0503	3.6000e-004		4.5500e-003	4.5500e-003		4.5500e-003	4.5500e-003		71.8614	71.8614	1.3800e-003	1.3200e-003	72.2884
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	2.35068	0.0254	0.2305	0.1936	1.3800e-003		0.0175	0.0175		0.0175	0.0175		276.5512	276.5512	5.3000e-003	5.0700e-003	278.1946
Single Family Housing	30.9994	0.3343	2.8568	1.2157	0.0182		0.2310	0.2310		0.2310	0.2310		3,646.9866	3,646.9866	0.0699	0.0669	3,668.6588
Total		**1.5180**	**13.0098**	**5.7950**	**0.0828**		**1.0488**	**1.0488**		**1.0488**	**1.0488**		**16,560.4329**	**16,560.4329**	**0.3174**	**0.3036**	**16,658.8432**

6.0 Area Detail

6.1 Mitigation Measures Area

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	85.7036	37.6276	221.5101	0.2359		3.9950	3.9950		3.9950	3.9950	0.0000	45,372.3529	45,372.3529	1.2207	0.8250	45,648.7197
Unmitigated	85.7036	37.6276	221.5101	0.2359		3.9950	3.9950		3.9950	3.9950	0.0000	45,372.3529	45,372.3529	1.2207	0.8250	45,648.7197

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	6.5683					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	68.7819					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.1250	35.2500	15.0000	0.2250		2.8500	2.8500		2.8500	2.8500	0.0000	45,000.0000	45,000.0000	0.8625	0.8250	45,267.4125
Landscaping	6.2285	2.3776	206.5101	0.0109		1.1450	1.1450		1.1450	1.1450		372.3529	372.3529	0.3582		381.3072
Total	**85.7036**	**37.6276**	**221.5101**	**0.2359**		**3.9950**	**3.9950**		**3.9950**	**3.9950**	**0.0000**	**45,372.3529**	**45,372.3529**	**1.2207**	**0.8250**	**45,648.7197**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	6.5683					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	68.7819					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.1250	35.2500	15.0000	0.2250		2.8500	2.8500		2.8500	2.8500	0.0000	45,000.0000	45,000.0000	0.8625	0.8250	45,267.4125
Landscaping	6.2285	2.3776	206.5101	0.0109		1.1450	1.1450		1.1450	1.1450		372.3529	372.3529	0.3582		381.3072
Total	**85.7036**	**37.6276**	**221.5101**	**0.2359**		**3.9950**	**3.9950**		**3.9950**	**3.9950**	**0.0000**	**45,372.3529**	**45,372.3529**	**1.2207**	**0.8250**	**45,648.7197**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix B

Annual Emission Calculations Output
(CalEEMod)

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

LEAL Master Plan Modification Project-Unmitigated

Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	65.00	1000sqft	0.00	65,000.00	0
Government (Civic Center)	62.20	1000sqft	11.02	62,200.00	0
Medical Office Building	65.00	1000sqft	0.00	65,000.00	0
Library	25.00	1000sqft	0.00	25,000.00	0
Enclosed Parking with Elevator	2,820.00	Space	0.00	1,128,000.00	0
Parking Lot	978.00	Space	0.00	391,200.00	0
Parking Lot	22.92	Acre	22.92	998,395.20	0
City Park	14.06	Acre	14.06	612,540.72	0
Apartments Low Rise	1,100.00	Dwelling Unit	28.17	1,100,000.00	3146
Condo/Townhouse	1,000.00	Dwelling Unit	35.28	1,000,000.00	2860
Single Family Housing	400.00	Dwelling Unit	47.15	720,000.00	1144
Regional Shopping Center	390.00	1000sqft	0.00	390,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	10			**Operational Year**	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use - The project land uses are summarized in Table 1: Land Use Summary in the Air Quality Report.

Construction Phase - The construction phases has been updated to meet opening year 2026.

Demolition - The project is expected to demolish all existing structures of approximately 67,500 square feet of building material.

Grading - The project is expecting to export approx. 340,000 cy of organic dairy waste and import approx. 542,000 cy of earthwork material.

Architectural Coating -

Vehicle Trips - Project Trip Generation Rates are based on LEAL Masterplan Amendment Project Traffic Study, by RK Engineering Group.

Woodstoves - SCAQMD Rule 445 restricts wood burning hearths/fireplaces from being installed in new development.

Consumer Products -

Area Coating -

Construction Off-road Equipment Mitigation - Project will be required to comply with SCAQMD Rule 403 regarding fugitive dust control. The project is expected to use Tier 4 diesel engine construction equipment.

Area Mitigation - The project is expected use only natural gas hearth.

Energy Mitigation -

Fleet Mix - Operational fleet mix adjusted to equal 2% trucks with GVWR > 10,000 lbs.

Trips and VMT -

Mobile Land Use Mitigation - The project is proposing to implement traffic calming measures as a part of their design feature.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
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tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	200.00	15.00
tblConstructionPhase	NumDays	310.00	100.00
tblConstructionPhase	NumDays	3,100.00	580.00
tblConstructionPhase	NumDays	220.00	70.00
tblConstructionPhase	NumDays	220.00	334.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	55.00	0.00
tblFireplaces	NumberWood	50.00	0.00
tblFireplaces	NumberWood	20.00	0.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	HHD	0.02	8.4860e-003
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
tblFleetMix	LDA	0.54	0.56
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tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	LDT1	0.06	0.06
tblFleetMix	LDT1	0.06	0.06
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tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LDT2	0.17	0.18
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD1	0.02	0.03
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
tblFleetMix	LHD2	6.9600e-003	3.1760e-003
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tblFleetMix	LHD2	6.9600e-003	3.1760e-003
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tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
tblFleetMix	MCY	0.02	0.02
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tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14
tblFleetMix	MDV	0.13	0.14

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	MDV	0.13	0.14
tblFleetMix	MH	4.6890e-003	2.1390e-003
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tblFleetMix	MH	4.6890e-003	2.1390e-003
tblFleetMix	MH	4.6890e-003	2.1390e-003
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblFleetMix	OBUS	6.0800e-004	2.7700e-004
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tblFleetMix	SBUS	1.0910e-003	4.9800e-004
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tblFleetMix	SBUS	1.0910e-003	4.9800e-004
tblFleetMix	SBUS	1.0910e-003	4.9800e-004
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tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblFleetMix	UBUS	2.9800e-004	1.3600e-004
tblGrading	MaterialExported	0.00	340,000.00
tblGrading	MaterialImported	0.00	542,000.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblLandUse	LotAcreage	1.49	0.00
tblLandUse	LotAcreage	1.43	11.02
tblLandUse	LotAcreage	1.49	0.00
tblLandUse	LotAcreage	0.57	0.00
tblLandUse	LotAcreage	25.38	0.00
tblLandUse	LotAcreage	8.80	0.00
tblLandUse	LotAcreage	68.75	28.17
tblLandUse	LotAcreage	62.50	35.28
tblLandUse	LotAcreage	129.87	47.15
tblLandUse	LotAcreage	8.95	0.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	WD_TR	7.32	6.59
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	7.32	6.59
tblVehicleTrips	WD_TR	9.74	9.68
tblVehicleTrips	WD_TR	33.98	23.80
tblVehicleTrips	WD_TR	72.05	64.84
tblVehicleTrips	WD_TR	34.80	31.32
tblVehicleTrips	WD_TR	37.75	35.01
tblVehicleTrips	WD_TR	9.44	8.50
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.3964	7.6662	2.9755	0.0241	2.1686	0.1908	2.3594	0.8732	0.1775	1.0508	0.0000	2,294.5574	2,294.5574	0.1339	0.3069	2,389.3489
2023	1.4252	8.3955	14.1921	0.0601	4.7681	0.1789	4.9470	1.3044	0.1679	1.4723	0.0000	5,644.1006	5,644.1006	0.2045	0.4600	5,786.2801
2024	1.5732	6.6024	15.8759	0.0600	5.2883	0.1338	5.4221	1.4210	0.1259	1.5469	0.0000	5,640.5415	5,640.5415	0.1706	0.3675	5,754.3097
2025	3.4207	3.2475	7.9928	0.0292	2.6415	0.0724	2.7139	0.7090	0.0679	0.7769	0.0000	2,757.5837	2,757.5837	0.1008	0.1650	2,809.2640
2026	9.6100	0.2930	2.3644	7.2100e-003	0.9080	0.0105	0.9184	0.2411	0.0102	0.2513	0.0000	683.6656	683.6656	0.0146	0.0149	688.4841
Maximum	**9.6100**	**8.3955**	**15.8759**	**0.0601**	**5.2883**	**0.1908**	**5.4221**	**1.4210**	**0.1775**	**1.5469**	**0.0000**	**5,644.1006**	**5,644.1006**	**0.2045**	**0.4600**	**5,786.2801**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1605	4.9135	3.1451	0.0241	1.2126	0.0582	1.2708	0.4391	0.0560	0.4951	0.0000	2,294.5570	2,294.5570	0.1339	0.3069	2,389.3485
2023	1.2239	6.2440	14.4622	0.0601	4.5371	0.0734	4.6105	1.2293	0.0699	1.2992	0.0000	5,644.1001	5,644.1001	0.2045	0.4600	5,786.2797
2024	1.4234	5.1340	16.0453	0.0600	5.2883	0.0588	5.3471	1.4210	0.0557	1.4767	0.0000	5,640.5412	5,640.5412	0.1706	0.3675	5,754.3093
2025	3.3320	2.3487	8.1700	0.0292	2.6415	0.0286	2.6701	0.7090	0.0272	0.7361	0.0000	2,757.5835	2,757.5835	0.1008	0.1650	2,809.2637
2026	9.5915	0.1603	2.3674	7.2100e-003	0.9080	4.2500e-003	0.9122	0.2411	3.9500e-003	0.2451	0.0000	683.6655	683.6655	0.0146	0.0149	688.4840
Maximum	**9.5915**	**6.2440**	**16.0453**	**0.0601**	**5.2883**	**0.0734**	**5.3471**	**1.4210**	**0.0699**	**1.4767**	**0.0000**	**5,644.1001**	**5,644.1001**	**0.2045**	**0.4600**	**5,786.2797**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**4.23**	**28.25**	**-1.82**	**0.00**	**7.52**	**61.93**	**9.47**	**11.20**	**61.30**	**16.60**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**5-2-2022**	**8-1-2022**	2.3680	1.3118
2	**8-2-2022**	**11-1-2022**	2.7457	1.6361
3	**11-2-2022**	**2-1-2023**	4.1264	2.9224
4	**2-2-2023**	**5-1-2023**	2.8992	2.1022
5	**5-2-2023**	**8-1-2023**	2.1167	1.6765
6	**8-2-2023**	**11-1-2023**	2.1305	1.6904
7	**11-2-2023**	**2-1-2024**	2.1271	1.6989

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8	**2-2-2024**	**5-1-2024**	2.0131	1.6160
9	**5-2-2024**	**8-1-2024**	2.0307	1.6248
10	**8-2-2024**	**11-1-2024**	2.0451	1.6392
11	**11-2-2024**	**2-1-2025**	2.0417	1.6481
12	**2-2-2025**	**5-1-2025**	1.9057	1.5474
13	**5-2-2025**	**8-1-2025**	1.0904	0.7772
14	**8-2-2025**	**11-1-2025**	1.3527	1.1949
15	**11-2-2025**	**2-1-2026**	2.5005	2.4625
16	**2-2-2026**	**5-1-2026**	2.4151	2.3783
17	**5-2-2026**	**8-1-2026**	2.4979	2.4599
18	**8-2-2026**	**9-30-2026**	1.6291	1.6043
		Highest	4.1264	2.9224

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	14.5815	0.7378	26.0013	4.1800e-003		0.1788	0.1788		0.1788	0.1788	0.0000	552.5155	552.5155	0.0504	9.3600e-003	556.5633
Energy	0.2770	2.3743	1.0576	0.0151		0.1914	0.1914		0.1914	0.1914	0.0000	7,373.7057	7,373.7057	0.4435	0.0977	7,413.8940
Mobile	14.9433	16.6273	145.9476	0.3222	38.4934	0.2250	38.7184	10.2508	0.2097	10.4605	0.0000	30,673.6995	30,673.6995	1.6416	1.2784	31,095.6956
Waste						0.0000	0.0000		0.0000	0.0000	606.0823	0.0000	606.0823	35.8184	0.0000	1,501.5432
Water						0.0000	0.0000		0.0000	0.0000	71.2619	823.2642	894.5262	7.3888	0.1813	1,133.2569
Total	**29.8018**	**19.7394**	**173.0064**	**0.3415**	**38.4934**	**0.5952**	**39.0886**	**10.2508**	**0.5799**	**10.8307**	**677.3442**	**39,423.1849**	**40,100.5291**	**45.3427**	**1.5666**	**41,700.9531**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	14.5815	0.7378	26.0013	4.1800e-003		0.1788	0.1788		0.1788	0.1788	0.0000	552.5155	552.5155	0.0504	9.3600e-003	556.5633
Energy	0.2770	2.3743	1.0576	0.0151		0.1914	0.1914		0.1914	0.1914	0.0000	7,373.7057	7,373.7057	0.4435	0.0977	7,413.8940
Mobile	12.7194	12.3486	107.7492	0.2176	25.6392	0.1578	25.7969	6.8277	0.1470	6.9747	0.0000	20,716.8224	20,716.8224	1.2946	0.9579	21,034.6523
Waste						0.0000	0.0000		0.0000	0.0000	606.0823	0.0000	606.0823	35.8184	0.0000	1,501.5432
Water						0.0000	0.0000		0.0000	0.0000	71.2619	823.2642	894.5262	7.3888	0.1813	1,133.2569
Total	**27.5780**	**15.4607**	**134.8080**	**0.2369**	**25.6392**	**0.5279**	**26.1671**	**6.8277**	**0.5171**	**7.3448**	**677.3442**	**29,466.3078**	**30,143.6520**	**44.9957**	**1.2462**	**31,639.9098**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**7.46**	**21.68**	**22.08**	**30.63**	**33.39**	**11.30**	**33.06**	**33.39**	**10.82**	**32.18**	**0.00**	**25.26**	**24.83**	**0.77**	**20.45**	**24.13**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	5/20/2022	5	15	
2	Site Preparation	Site Preparation	5/21/2022	11/4/2022	5	120	
3	Grading	Grading	11/5/2022	3/24/2023	5	100	

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4	Building Construction	Building Construction	3/25/2023	6/13/2025	5	580	
5	Paving	Paving	6/14/2025	9/19/2025	5	70	
6	Architectural Coating	Architectural Coating	9/20/2025	12/31/2026	5	334	

Acres of Grading (Site Preparation Phase): 180

Acres of Grading (Grading Phase): 300

Acres of Paving: 22.92

Residential Indoor: 5,710,500; Residential Outdoor: 1,903,500; Non-Residential Indoor: 910,800; Non-Residential Outdoor: 303,600; Striped Parking Area: 151,056 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	307.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	42,500.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	67,750.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	3,167.00	880.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	633.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Replace Ground Cover

Water Exposed Area

Water Unpaved Roads

Reduce Vehicle Speed on Unpaved Roads

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0334	0.0000	0.0334	5.0600e-003	0.0000	5.0600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.1929	0.1545	2.9000e-004		9.3200e-003	9.3200e-003		8.6600e-003	8.6600e-003	0.0000	25.4927	25.4927	7.1600e-003	0.0000	25.6717
Total	**0.0198**	**0.1929**	**0.1545**	**2.9000e-004**	**0.0334**	**9.3200e-003**	**0.0428**	**5.0600e-003**	**8.6600e-003**	**0.0137**	**0.0000**	**25.4927**	**25.4927**	**7.1600e-003**	**0.0000**	**25.6717**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.8000e-004	0.0207	4.4100e-003	9.0000e-005	2.6500e-003	2.3000e-004	2.8800e-003	7.3000e-004	2.2000e-004	9.5000e-004	0.0000	8.5438	8.5438	1.2000e-004	1.3500e-003	8.9478
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	3.1000e-004	3.8300e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	0.9778	0.9778	3.0000e-005	3.0000e-005	0.9865
Total	**8.7000e-004**	**0.0210**	**8.2400e-003**	**1.0000e-004**	**3.8900e-003**	**2.4000e-004**	**4.1200e-003**	**1.0600e-003**	**2.3000e-004**	**1.2800e-003**	**0.0000**	**9.5216**	**9.5216**	**1.5000e-004**	**1.3800e-003**	**9.9343**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0128	0.0000	0.0128	1.9400e-003	0.0000	1.9400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.4700e-003	0.0150	0.1746	2.9000e-004		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	25.4926	25.4926	7.1600e-003	0.0000	25.6717
Total	**3.4700e-003**	**0.0150**	**0.1746**	**2.9000e-004**	**0.0128**	**4.6000e-004**	**0.0133**	**1.9400e-003**	**4.6000e-004**	**2.4000e-003**	**0.0000**	**25.4926**	**25.4926**	**7.1600e-003**	**0.0000**	**25.6717**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.8000e-004	0.0207	4.4100e-003	9.0000e-005	2.6500e-003	2.3000e-004	2.8800e-003	7.3000e-004	2.2000e-004	9.5000e-004	0.0000	8.5438	8.5438	1.2000e-004	1.3500e-003	8.9478
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9000e-004	3.1000e-004	3.8300e-003	1.0000e-005	1.2400e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.3000e-004	0.0000	0.9778	0.9778	3.0000e-005	3.0000e-005	0.9865
Total	**8.7000e-004**	**0.0210**	**8.2400e-003**	**1.0000e-004**	**3.8900e-003**	**2.4000e-004**	**4.1200e-003**	**1.0600e-003**	**2.3000e-004**	**1.2800e-003**	**0.0000**	**9.5216**	**9.5216**	**1.5000e-004**	**1.3800e-003**	**9.9343**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2010	0.0000	1.2010	0.6094	0.0000	0.6094	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1902	1.9850	1.1819	2.2800e-003		0.0968	0.0968		0.0890	0.0890	0.0000	200.6363	200.6363	0.0649	0.0000	202.2586
Total	**0.1902**	**1.9850**	**1.1819**	**2.2800e-003**	**1.2010**	**0.0968**	**1.2977**	**0.6094**	**0.0890**	**0.6984**	**0.0000**	**200.6363**	**200.6363**	**0.0649**	**0.0000**	**202.2586**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0659	2.8617	0.6104	0.0122	0.3665	0.0316	0.3981	0.1007	0.0302	0.1308	0.0000	1,182.7790	1,182.7790	0.0159	0.1863	1,238.7014
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7800e-003	2.9400e-003	0.0368	1.0000e-004	0.0119	6.0000e-005	0.0119	3.1500e-003	6.0000e-005	3.2100e-003	0.0000	9.3865	9.3865	2.5000e-004	2.6000e-004	9.4702
Total	**0.0696**	**2.8646**	**0.6472**	**0.0123**	**0.3784**	**0.0316**	**0.4100**	**0.1038**	**0.0303**	**0.1341**	**0.0000**	**1,192.1655**	**1,192.1655**	**0.0162**	**0.1866**	**1,248.1715**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.4594	0.0000	0.4594	0.2331	0.0000	0.2331	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0279	0.1211	1.2521	2.2800e-003		3.7200e-003	3.7200e-003		3.7200e-003	3.7200e-003	0.0000	200.6361	200.6361	0.0649	0.0000	202.2584
Total	**0.0279**	**0.1211**	**1.2521**	**2.2800e-003**	**0.4594**	**3.7200e-003**	**0.4631**	**0.2331**	**3.7200e-003**	**0.2368**	**0.0000**	**200.6361**	**200.6361**	**0.0649**	**0.0000**	**202.2584**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0659	2.8617	0.6104	0.0122	0.3665	0.0316	0.3981	0.1007	0.0302	0.1308	0.0000	1,182.7790	1,182.7790	0.0159	0.1863	1,238.7014
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7800e-003	2.9400e-003	0.0368	1.0000e-004	0.0119	6.0000e-005	0.0119	3.1500e-003	6.0000e-005	3.2100e-003	0.0000	9.3865	9.3865	2.5000e-004	2.6000e-004	9.4702
Total	**0.0696**	**2.8646**	**0.6472**	**0.0123**	**0.3784**	**0.0316**	**0.4100**	**0.1038**	**0.0303**	**0.1341**	**0.0000**	**1,192.1655**	**1,192.1655**	**0.0162**	**0.1866**	**1,248.1715**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3138	0.0000	0.3138	0.0886	0.0000	0.0886	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0725	0.7769	0.5808	1.2400e-003		0.0327	0.0327		0.0301	0.0301	0.0000	109.0692	109.0692	0.0353	0.0000	109.9511
Total	**0.0725**	**0.7769**	**0.5808**	**1.2400e-003**	**0.3138**	**0.0327**	**0.3465**	**0.0886**	**0.0301**	**0.1187**	**0.0000**	**109.0692**	**109.0692**	**0.0353**	**0.0000**	**109.9511**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0420	1.8248	0.3892	7.7900e-003	0.2337	0.0201	0.2539	0.0642	0.0193	0.0834	0.0000	754.1956	754.1956	0.0102	0.1188	789.8543
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-003	1.0900e-003	0.0136	4.0000e-005	4.4000e-003	2.0000e-005	4.4200e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4765	3.4765	9.0000e-005	1.0000e-004	3.5075
Total	**0.0434**	**1.8258**	**0.4029**	**7.8300e-003**	**0.2381**	**0.0202**	**0.2583**	**0.0654**	**0.0193**	**0.0846**	**0.0000**	**757.6721**	**757.6721**	**0.0103**	**0.1189**	**793.3618**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1200	0.0000	0.1200	0.0339	0.0000	0.0339	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0152	0.0660	0.6600	1.2400e-003		2.0300e-003	2.0300e-003		2.0300e-003	2.0300e-003	0.0000	109.0691	109.0691	0.0353	0.0000	109.9510
Total	**0.0152**	**0.0660**	**0.6600**	**1.2400e-003**	**0.1200**	**2.0300e-003**	**0.1221**	**0.0339**	**2.0300e-003**	**0.0359**	**0.0000**	**109.0691**	**109.0691**	**0.0353**	**0.0000**	**109.9510**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0420	1.8248	0.3892	7.7900e-003	0.2337	0.0201	0.2539	0.0642	0.0193	0.0834	0.0000	754.1956	754.1956	0.0102	0.1188	789.8543
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-003	1.0900e-003	0.0136	4.0000e-005	4.4000e-003	2.0000e-005	4.4200e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4765	3.4765	9.0000e-005	1.0000e-004	3.5075
Total	**0.0434**	**1.8258**	**0.4029**	**7.8300e-003**	**0.2381**	**0.0202**	**0.2583**	**0.0654**	**0.0193**	**0.0846**	**0.0000**	**757.6721**	**757.6721**	**0.0103**	**0.1189**	**793.3618**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3741	0.0000	0.3741	0.1217	0.0000	0.1217	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0997	1.0355	0.8415	1.8600e-003		0.0427	0.0427		0.0393	0.0393	0.0000	163.6056	163.6056	0.0529	0.0000	164.9285
Total	**0.0997**	**1.0355**	**0.8415**	**1.8600e-003**	**0.3741**	**0.0427**	**0.4168**	**0.1217**	**0.0393**	**0.1610**	**0.0000**	**163.6056**	**163.6056**	**0.0529**	**0.0000**	**164.9285**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0430	2.1414	0.5631	0.0112	0.3506	0.0245	0.3751	0.0963	0.0235	0.1197	0.0000	1,082.6756	1,082.6756	0.0153	0.1706	1,133.8974
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9500e-003	1.4400e-003	0.0188	5.0000e-005	6.5900e-003	3.0000e-005	6.6300e-003	1.7500e-003	3.0000e-005	1.7800e-003	0.0000	5.0780	5.0780	1.3000e-004	1.3000e-004	5.1208
Total	**0.0449**	**2.1428**	**0.5819**	**0.0112**	**0.3572**	**0.0245**	**0.3817**	**0.0980**	**0.0235**	**0.1215**	**0.0000**	**1,087.7536**	**1,087.7536**	**0.0154**	**0.1707**	**1,139.0182**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1431	0.0000	0.1431	0.0465	0.0000	0.0465	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0229	0.0990	0.9900	1.8600e-003		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	163.6054	163.6054	0.0529	0.0000	164.9283
Total	**0.0229**	**0.0990**	**0.9900**	**1.8600e-003**	**0.1431**	**3.0500e-003**	**0.1461**	**0.0465**	**3.0500e-003**	**0.0496**	**0.0000**	**163.6054**	**163.6054**	**0.0529**	**0.0000**	**164.9283**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0430	2.1414	0.5631	0.0112	0.3506	0.0245	0.3751	0.0963	0.0235	0.1197	0.0000	1,082.6756	1,082.6756	0.0153	0.1706	1,133.8974
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9500e-003	1.4400e-003	0.0188	5.0000e-005	6.5900e-003	3.0000e-005	6.6300e-003	1.7500e-003	3.0000e-005	1.7800e-003	0.0000	5.0780	5.0780	1.3000e-004	1.3000e-004	5.1208
Total	**0.0449**	**2.1428**	**0.5819**	**0.0112**	**0.3572**	**0.0245**	**0.3817**	**0.0980**	**0.0235**	**0.1215**	**0.0000**	**1,087.7536**	**1,087.7536**	**0.0154**	**0.1707**	**1,139.0182**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1573	1.4385	1.6244	2.6900e-003		0.0700	0.0700		0.0658	0.0658	0.0000	231.8048	231.8048	0.0551	0.0000	233.1833
Total	**0.1573**	**1.4385**	**1.6244**	**2.6900e-003**		**0.0700**	**0.0700**		**0.0658**	**0.0658**	**0.0000**	**231.8048**	**231.8048**	**0.0551**	**0.0000**	**233.1833**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0954	3.0172	1.2020	0.0154	0.5559	0.0251	0.5810	0.1604	0.0240	0.1844	0.0000	1,480.6044	1,480.6044	0.0150	0.2189	1,546.2199
Worker	1.0280	0.7616	9.9423	0.0289	3.4809	0.0166	3.4975	0.9243	0.0153	0.9396	0.0000	2,680.3322	2,680.3322	0.0661	0.0703	2,702.9303
Total	**1.1234**	**3.7787**	**11.1443**	**0.0443**	**4.0369**	**0.0417**	**4.0786**	**1.0847**	**0.0393**	**1.1240**	**0.0000**	**4,160.9366**	**4,160.9366**	**0.0810**	**0.2892**	**4,249.1502**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0328	0.2235	1.7460	2.6900e-003		4.0800e-003	4.0800e-003		4.0800e-003	4.0800e-003	0.0000	231.8045	231.8045	0.0551	0.0000	233.1830
Total	**0.0328**	**0.2235**	**1.7460**	**2.6900e-003**		**4.0800e-003**	**4.0800e-003**		**4.0800e-003**	**4.0800e-003**	**0.0000**	**231.8045**	**231.8045**	**0.0551**	**0.0000**	**233.1830**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0954	3.0172	1.2020	0.0154	0.5559	0.0251	0.5810	0.1604	0.0240	0.1844	0.0000	1,480.6044	1,480.6044	0.0150	0.2189	1,546.2199
Worker	1.0280	0.7616	9.9423	0.0289	3.4809	0.0166	3.4975	0.9243	0.0153	0.9396	0.0000	2,680.3322	2,680.3322	0.0661	0.0703	2,702.9303
Total	**1.1234**	**3.7787**	**11.1443**	**0.0443**	**4.0369**	**0.0417**	**4.0786**	**1.0847**	**0.0393**	**1.1240**	**0.0000**	**4,160.9366**	**4,160.9366**	**0.0810**	**0.2892**	**4,249.1502**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179
Total	**0.1928**	**1.7611**	**2.1179**	**3.5300e-003**		**0.0803**	**0.0803**		**0.0756**	**0.0756**	**0.0000**	**303.7223**	**303.7223**	**0.0718**	**0.0000**	**305.5179**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1230	3.9528	1.5568	0.0199	0.7283	0.0326	0.7609	0.2101	0.0312	0.2413	0.0000	1,909.7124	1,909.7124	0.0203	0.2820	1,994.2395
Worker	1.2575	0.8885	12.2013	0.0366	4.5600	0.0208	4.5808	1.2109	0.0191	1.2300	0.0000	3,427.1068	3,427.1068	0.0785	0.0855	3,454.5523
Total	**1.3805**	**4.8413**	**13.7580**	**0.0565**	**5.2883**	**0.0534**	**5.3417**	**1.4210**	**0.0504**	**1.4713**	**0.0000**	**5,336.8192**	**5,336.8192**	**0.0988**	**0.3675**	**5,448.7918**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0429	0.2928	2.2873	3.5300e-003		5.3400e-003	5.3400e-003		5.3400e-003	5.3400e-003	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175
Total	**0.0429**	**0.2928**	**2.2873**	**3.5300e-003**		**5.3400e-003**	**5.3400e-003**		**5.3400e-003**	**5.3400e-003**	**0.0000**	**303.7220**	**303.7220**	**0.0718**	**0.0000**	**305.5175**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1230	3.9528	1.5568	0.0199	0.7283	0.0326	0.7609	0.2101	0.0312	0.2413	0.0000	1,909.7124	1,909.7124	0.0203	0.2820	1,994.2395
Worker	1.2575	0.8885	12.2013	0.0366	4.5600	0.0208	4.5808	1.2109	0.0191	1.2300	0.0000	3,427.1068	3,427.1068	0.0785	0.0855	3,454.5523
Total	**1.3805**	**4.8413**	**13.7580**	**0.0565**	**5.2883**	**0.0534**	**5.3417**	**1.4210**	**0.0504**	**1.4713**	**0.0000**	**5,336.8192**	**5,336.8192**	**0.0988**	**0.3675**	**5,448.7918**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0807	0.7357	0.9490	1.5900e-003		0.0311	0.0311		0.0293	0.0293	0.0000	136.8325	136.8325	0.0322	0.0000	137.6366
Total	**0.0807**	**0.7357**	**0.9490**	**1.5900e-003**		**0.0311**	**0.0311**		**0.0293**	**0.0293**	**0.0000**	**136.8325**	**136.8325**	**0.0322**	**0.0000**	**137.6366**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0547	1.7655	0.6933	8.7800e-003	0.3280	0.0147	0.3427	0.0946	0.0141	0.1087	0.0000	844.9434	844.9434	9.4800e-003	0.1245	882.2794
Worker	0.5301	0.3587	5.1260	0.0159	2.0538	8.9100e-003	2.0627	0.5454	8.2000e-003	0.5536	0.0000	1,505.9749	1,505.9749	0.0319	0.0359	1,517.4808
Total	**0.5847**	**2.1242**	**5.8193**	**0.0247**	**2.3817**	**0.0236**	**2.4054**	**0.6400**	**0.0223**	**0.6623**	**0.0000**	**2,350.9183**	**2,350.9183**	**0.0414**	**0.1604**	**2,399.7602**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0193	0.1319	1.0302	1.5900e-003		2.4100e-003	2.4100e-003		2.4100e-003	2.4100e-003	0.0000	136.8323	136.8323	0.0322	0.0000	137.6364
Total	**0.0193**	**0.1319**	**1.0302**	**1.5900e-003**		**2.4100e-003**	**2.4100e-003**		**2.4100e-003**	**2.4100e-003**	**0.0000**	**136.8323**	**136.8323**	**0.0322**	**0.0000**	**137.6364**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0547	1.7655	0.6933	8.7800e-003	0.3280	0.0147	0.3427	0.0946	0.0141	0.1087	0.0000	844.9434	844.9434	9.4800e-003	0.1245	882.2794
Worker	0.5301	0.3587	5.1260	0.0159	2.0538	8.9100e-003	2.0627	0.5454	8.2000e-003	0.5536	0.0000	1,505.9749	1,505.9749	0.0319	0.0359	1,517.4808
Total	**0.5847**	**2.1242**	**5.8193**	**0.0247**	**2.3817**	**0.0236**	**2.4054**	**0.6400**	**0.0223**	**0.6623**	**0.0000**	**2,350.9183**	**2,350.9183**	**0.0414**	**0.1604**	**2,399.7602**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0320	0.3004	0.5102	8.0000e-004		0.0147	0.0147		0.0135	0.0135	0.0000	70.0674	70.0674	0.0227	0.0000	70.6339
Paving	0.0300					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0621**	**0.3004**	**0.5102**	**8.0000e-004**		**0.0147**	**0.0147**		**0.0135**	**0.0135**	**0.0000**	**70.0674**	**70.0674**	**0.0227**	**0.0000**	**70.6339**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4900e-003	1.0100e-003	0.0144	4.0000e-005	5.7700e-003	3.0000e-005	5.8000e-003	1.5300e-003	2.0000e-005	1.5600e-003	0.0000	4.2313	4.2313	9.0000e-005	1.0000e-004	4.2637
Total	**1.4900e-003**	**1.0100e-003**	**0.0144**	**4.0000e-005**	**5.7700e-003**	**3.0000e-005**	**5.8000e-003**	**1.5300e-003**	**2.0000e-005**	**1.5600e-003**	**0.0000**	**4.2313**	**4.2313**	**9.0000e-005**	**1.0000e-004**	**4.2637**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8200e-003	0.0425	0.6054	8.0000e-004		1.3100e-003	1.3100e-003		1.3100e-003	1.3100e-003	0.0000	70.0673	70.0673	0.0227	0.0000	70.6338
Paving	0.0300					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0399**	**0.0425**	**0.6054**	**8.0000e-004**		**1.3100e-003**	**1.3100e-003**		**1.3100e-003**	**1.3100e-003**	**0.0000**	**70.0673**	**70.0673**	**0.0227**	**0.0000**	**70.6338**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4900e-003	1.0100e-003	0.0144	4.0000e-005	5.7700e-003	3.0000e-005	5.8000e-003	1.5300e-003	2.0000e-005	1.5600e-003	0.0000	4.2313	4.2313	9.0000e-005	1.0000e-004	4.2637
Total	**1.4900e-003**	**1.0100e-003**	**0.0144**	**4.0000e-005**	**5.7700e-003**	**3.0000e-005**	**5.8000e-003**	**1.5300e-003**	**2.0000e-005**	**1.5600e-003**	**0.0000**	**4.2313**	**4.2313**	**9.0000e-005**	**1.0000e-004**	**4.2637**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.6200					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.2400e-003	0.0418	0.0660	1.1000e-004		1.8800e-003	1.8800e-003		1.8800e-003	1.8800e-003	0.0000	9.3194	9.3194	5.1000e-004	0.0000	9.3321
Total	**2.6262**	**0.0418**	**0.0660**	**1.1000e-004**		**1.8800e-003**	**1.8800e-003**		**1.8800e-003**	**1.8800e-003**	**0.0000**	**9.3194**	**9.3194**	**5.1000e-004**	**0.0000**	**9.3321**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0655	0.0444	0.6338	1.9700e-003	0.2540	1.1000e-003	0.2551	0.0674	1.0100e-003	0.0685	0.0000	186.2148	186.2148	3.9500e-003	4.4400e-003	187.6375
Total	**0.0655**	**0.0444**	**0.6338**	**1.9700e-003**	**0.2540**	**1.1000e-003**	**0.2551**	**0.0674**	**1.0100e-003**	**0.0685**	**0.0000**	**186.2148**	**186.2148**	**3.9500e-003**	**4.4400e-003**	**187.6375**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	2.6200					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0800e-003	4.7000e-003	0.0669	1.1000e-004		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004	0.0000	9.3194	9.3194	5.1000e-004	0.0000	9.3321
Total	**2.6210**	**4.7000e-003**	**0.0669**	**1.1000e-004**		**1.4000e-004**	**1.4000e-004**		**1.4000e-004**	**1.4000e-004**	**0.0000**	**9.3194**	**9.3194**	**5.1000e-004**	**0.0000**	**9.3321**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0655	0.0444	0.6338	1.9700e-003	0.2540	1.1000e-003	0.2551	0.0674	1.0100e-003	0.0685	0.0000	186.2148	186.2148	3.9500e-003	4.4400e-003	187.6375
Total	**0.0655**	**0.0444**	**0.6338**	**1.9700e-003**	**0.2540**	**1.1000e-003**	**0.2551**	**0.0674**	**1.0100e-003**	**0.0685**	**0.0000**	**186.2148**	**186.2148**	**3.9500e-003**	**4.4400e-003**	**187.6375**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	9.3672					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0223	0.1495	0.2361	3.9000e-004		6.7200e-003	6.7200e-003		6.7200e-003	6.7200e-003	0.0000	33.3200	33.3200	1.8200e-003	0.0000	33.3654
Total	**9.3895**	**0.1495**	**0.2361**	**3.9000e-004**		**6.7200e-003**	**6.7200e-003**		**6.7200e-003**	**6.7200e-003**	**0.0000**	**33.3200**	**33.3200**	**1.8200e-003**	**0.0000**	**33.3654**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2205	0.1435	2.1283	6.8200e-003	0.9080	3.7300e-003	0.9117	0.2411	3.4400e-003	0.2445	0.0000	650.3456	650.3456	0.0128	0.0149	655.1187
Total	**0.2205**	**0.1435**	**2.1283**	**6.8200e-003**	**0.9080**	**3.7300e-003**	**0.9117**	**0.2411**	**3.4400e-003**	**0.2445**	**0.0000**	**650.3456**	**650.3456**	**0.0128**	**0.0149**	**655.1187**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	9.3672					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8800e-003	0.0168	0.2391	3.9000e-004		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	33.3199	33.3199	1.8200e-003	0.0000	33.3654
Total	**9.3711**	**0.0168**	**0.2391**	**3.9000e-004**		**5.2000e-004**	**5.2000e-004**		**5.2000e-004**	**5.2000e-004**	**0.0000**	**33.3199**	**33.3199**	**1.8200e-003**	**0.0000**	**33.3654**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2205	0.1435	2.1283	6.8200e-003	0.9080	3.7300e-003	0.9117	0.2411	3.4400e-003	0.2445	0.0000	650.3456	650.3456	0.0128	0.0149	655.1187
Total	**0.2205**	**0.1435**	**2.1283**	**6.8200e-003**	**0.9080**	**3.7300e-003**	**0.9117**	**0.2411**	**3.4400e-003**	**0.2445**	**0.0000**	**650.3456**	**650.3456**	**0.0128**	**0.0149**	**655.1187**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Improve Pedestrian Network

Provide Traffic Calming Measures

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	12.7194	12.3486	107.7492	0.2176	25.6392	0.1578	25.7969	6.8277	0.1470	6.9747	0.0000	20,716.8224	20,716.8224	1.2946	0.9579	21,034.6523
Unmitigated	14.9433	16.6273	145.9476	0.3222	38.4934	0.2250	38.7184	10.2508	0.2097	10.4605	0.0000	30,673.6995	30,673.6995	1.6416	1.2784	31,095.6956

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	7,249.00	8,954.00	6908.00	25,436,791	16,942,598
City Park	0.00	0.00	0.00		
Condo/Townhouse	6,590.00	8,140.00	6280.00	23,124,355	15,402,362
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	629.20	143.65	45.50	1,534,865	1,022,322
Government (Civic Center)	1,480.36	0.00	0.00	3,265,389	2,174,967
Library	1,621.00	2,002.25	1052.25	4,024,890	2,680,845
Medical Office Building	2,035.80	557.05	92.30	4,012,458	2,672,565
Parking Lot	0.00	0.00	0.00		

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	13,653.90	17,986.80	8229.00	29,193,851	19,445,051
Single Family Housing	3,400.00	3,816.00	3420.00	11,831,156	7,880,339
Total	36,659.26	41,599.75	26,027.05	102,423,756	68,221,050

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Government (Civic Center)	16.60	8.40	6.90	75.00	20.00	5.00	50	34	16
Library	16.60	8.40	6.90	52.00	43.00	5.00	44	44	12
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	60	30	10
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
City Park	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Condo/Townhouse	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Enclosed Parking with Elevator	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
General Office Building	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Government (Civic Center)	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Library	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Medical Office Building	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Parking Lot	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Regional Shopping Center	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139
Single Family Housing	0.556450	0.058102	0.178799	0.137382	0.025295	0.003176	0.005288	0.008486	0.000277	0.000136	0.023972	0.000498	0.002139

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	4,631.9403	4,631.9403	0.3910	0.0474	4,655.8357
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	4,631.9403	4,631.9403	0.3910	0.0474	4,655.8357
NaturalGas Mitigated	0.2770	2.3743	1.0576	0.0151		0.1914	0.1914		0.1914	0.1914	0.0000	2,741.7654	2,741.7654	0.0526	0.0503	2,758.0583
NaturalGas Unmitigated	0.2770	2.3743	1.0576	0.0151		0.1914	0.1914		0.1914	0.1914	0.0000	2,741.7654	2,741.7654	0.0526	0.0503	2,758.0583

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.66385e+007	0.0897	0.7667	0.3263	4.8900e-003		0.0620	0.0620		0.0620	0.0620	0.0000	887.8938	887.8938	0.0170	0.0163	893.1701
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	2.11e+007	0.1138	0.9723	0.4137	6.2100e-003		0.0786	0.0786		0.0786	0.0786	0.0000	1,125.9748	1,125.9748	0.0216	0.0206	1,132.6659
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	222950	1.2000e-003	0.0109	9.1800e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	11.8975	11.8975	2.3000e-004	2.2000e-004	11.9682
Government (Civic Center)	213346	1.1500e-003	0.0105	8.7800e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	11.3850	11.3850	2.2000e-004	2.1000e-004	11.4526
Library	808250	4.3600e-003	0.0396	0.0333	2.4000e-004		3.0100e-003	3.0100e-003		3.0100e-003	3.0100e-003	0.0000	43.1313	43.1313	8.3000e-004	7.9000e-004	43.3876
Medical Office Building	222950	1.2000e-003	0.0109	9.1800e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	11.8975	11.8975	2.3000e-004	2.2000e-004	11.9682
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	858000	4.6300e-003	0.0421	0.0353	2.5000e-004		3.2000e-003	3.2000e-003		3.2000e-003	3.2000e-003	0.0000	45.7862	45.7862	8.8000e-004	8.4000e-004	46.0582
Single Family Housing	1.13148e+007	0.0610	0.5214	0.2219	3.3300e-003		0.0422	0.0422		0.0422	0.0422	0.0000	603.7995	603.7995	0.0116	0.0111	607.3876
Total		**0.2770**	**2.3743**	**1.0576**	**0.0151**		**0.1914**	**0.1914**		**0.1914**	**0.1914**	**0.0000**	**2,741.7654**	**2,741.7654**	**0.0526**	**0.0503**	**2,758.0583**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.66385e+007	0.0897	0.7667	0.3263	4.8900e-003		0.0620	0.0620		0.0620	0.0620	0.0000	887.8938	887.8938	0.0170	0.0163	893.1701
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	2.11e+007	0.1138	0.9723	0.4137	6.2100e-003		0.0786	0.0786		0.0786	0.0786	0.0000	1,125.9748	1,125.9748	0.0216	0.0206	1,132.6659
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	222950	1.2000e-003	0.0109	9.1800e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	11.8975	11.8975	2.3000e-004	2.2000e-004	11.9682
Government (Civic Center)	213346	1.1500e-003	0.0105	8.7800e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	11.3850	11.3850	2.2000e-004	2.1000e-004	11.4526
Library	808250	4.3600e-003	0.0396	0.0333	2.4000e-004		3.0100e-003	3.0100e-003		3.0100e-003	3.0100e-003	0.0000	43.1313	43.1313	8.3000e-004	7.9000e-004	43.3876
Medical Office Building	222950	1.2000e-003	0.0109	9.1800e-003	7.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	11.8975	11.8975	2.3000e-004	2.2000e-004	11.9682
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	858000	4.6300e-003	0.0421	0.0353	2.5000e-004		3.2000e-003	3.2000e-003		3.2000e-003	3.2000e-003	0.0000	45.7862	45.7862	8.8000e-004	8.4000e-004	46.0582
Single Family Housing	1.13148e+007	0.0610	0.5214	0.2219	3.3300e-003		0.0422	0.0422		0.0422	0.0422	0.0000	603.7995	603.7995	0.0116	0.0111	607.3876
Total		**0.2770**	**2.3743**	**1.0576**	**0.0151**		**0.1914**	**0.1914**		**0.1914**	**0.1914**	**0.0000**	**2,741.7654**	**2,741.7654**	**0.0526**	**0.0503**	**2,758.0583**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	4.58695e+006	813.4743	0.0687	8.3200e-003	817.6708
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	4.97376e+006	882.0742	0.0745	9.0200e-003	886.6247
Enclosed Parking with Elevator	6.13632e+006	1,088.2490	0.0919	0.0111	1,093.8631
General Office Building	597350	105.9374	8.9400e-003	1.0800e-003	106.4839
Government (Civic Center)	571618	101.3739	8.5600e-003	1.0400e-003	101.8969
Library	248000	43.9817	3.7100e-003	4.5000e-004	44.2086
Medical Office Building	597350	105.9374	8.9400e-003	1.0800e-003	106.4839
Parking Lot	136920	24.2822	2.0500e-003	2.5000e-004	24.4074
Parking Lot	349438	61.9713	5.2300e-003	6.3000e-004	62.2910
Regional Shopping Center	4.7346e+006	839.6602	0.0709	8.5900e-003	843.9919
Single Family Housing	3.18586e+006	564.9988	0.0477	5.7800e-003	567.9135
Total		**4,631.9403**	**0.3910**	**0.0474**	**4,655.8357**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	4.58695e+006	813.4743	0.0687	8.3200e-003	817.6708
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse	4.97376e+006	882.0742	0.0745	9.0200e-003	886.6247
Enclosed Parking with Elevator	6.13632e+006	1,088.2490	0.0919	0.0111	1,093.8631
General Office Building	597350	105.9374	8.9400e-003	1.0800e-003	106.4839
Government (Civic Center)	571618	101.3739	8.5600e-003	1.0400e-003	101.8969
Library	248000	43.9817	3.7100e-003	4.5000e-004	44.2086
Medical Office Building	597350	105.9374	8.9400e-003	1.0800e-003	106.4839
Parking Lot	136920	24.2822	2.0500e-003	2.5000e-004	24.4074
Parking Lot	349438	61.9713	5.2300e-003	6.3000e-004	62.2910
Regional Shopping Center	4.7346e+006	839.6602	0.0709	8.5900e-003	843.9919
Single Family Housing	3.18586e+006	564.9988	0.0477	5.7800e-003	567.9135
Total		**4,631.9403**	**0.3910**	**0.0474**	**4,655.8357**

6.0 Area Detail

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	14.5815	0.7378	26.0013	4.1800e-003		0.1788	0.1788		0.1788	0.1788	0.0000	552.5155	552.5155	0.0504	9.3600e-003	556.5633
Unmitigated	14.5815	0.7378	26.0013	4.1800e-003		0.1788	0.1788		0.1788	0.1788	0.0000	552.5155	552.5155	0.0504	9.3600e-003	556.5633

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.1987					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.5527					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0516	0.4406	0.1875	2.8100e-003		0.0356	0.0356		0.0356	0.0356	0.0000	510.2914	510.2914	9.7800e-003	9.3600e-003	513.3238
Landscaping	0.7786	0.2972	25.8138	1.3700e-003		0.1431	0.1431		0.1431	0.1431	0.0000	42.2241	42.2241	0.0406	0.0000	43.2395
Total	**14.5815**	**0.7378**	**26.0013**	**4.1800e-003**		**0.1787**	**0.1787**		**0.1787**	**0.1787**	**0.0000**	**552.5155**	**552.5155**	**0.0504**	**9.3600e-003**	**556.5633**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.1987					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	12.5527					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0516	0.4406	0.1875	2.8100e-003		0.0356	0.0356		0.0356	0.0356	0.0000	510.2914	510.2914	9.7800e-003	9.3600e-003	513.3238
Landscaping	0.7786	0.2972	25.8138	1.3700e-003		0.1431	0.1431		0.1431	0.1431	0.0000	42.2241	42.2241	0.0406	0.0000	43.2395
Total	**14.5815**	**0.7378**	**26.0013**	**4.1800e-003**		**0.1787**	**0.1787**		**0.1787**	**0.1787**	**0.0000**	**552.5155**	**552.5155**	**0.0504**	**9.3600e-003**	**556.5633**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	894.5262	7.3888	0.1813	1,133.2569
Unmitigated	894.5262	7.3888	0.1813	1,133.2569

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	71.6694 / 45.1829	277.2619	2.3568	0.0578	353.3912
City Park	0 / 16.7522	33.0071	2.7900e-003	3.4000e-004	33.1773
Condo/Townhouse	65.154 / 41.0754	252.0563	2.1426	0.0525	321.2647
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	11.5527 / 7.08068	44.2939	0.3799	9.3000e-003	56.5635
Government (Civic Center)	12.3566 / 7.57342	47.3763	0.4063	9.9500e-003	60.4997
Library	0.782223 / 1.22348	4.4651	0.0258	6.4000e-004	5.3034
Medical Office Building	8.15623 / 1.55357	24.4831	0.2676	6.5000e-003	33.1104
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	28.8883 / 17.7057	110.7600	0.9499	0.0233	141.4408
Single Family Housing	26.0616 / 16.4301	100.8225	0.8570	0.0210	128.5059
Total		**894.5262**	**7.3888**	**0.1813**	**1,133.2569**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	71.6694 / 45.1829	277.2619	2.3568	0.0578	353.3912
City Park	0 / 16.7522	33.0071	2.7900e-003	3.4000e-004	33.1773
Condo/Townhouse	65.154 / 41.0754	252.0563	2.1426	0.0525	321.2647
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	11.5527 / 7.08068	44.2939	0.3799	9.3000e-003	56.5635
Government (Civic Center)	12.3566 / 7.57342	47.3763	0.4063	9.9500e-003	60.4997
Library	0.782223 / 1.22348	4.4651	0.0258	6.4000e-004	5.3034
Medical Office Building	8.15623 / 1.55357	24.4831	0.2676	6.5000e-003	33.1104
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	28.8883 / 17.7057	110.7600	0.9499	0.0233	141.4408
Single Family Housing	26.0616 / 16.4301	100.8225	0.8570	0.0210	128.5059
Total		**894.5262**	**7.3888**	**0.1813**	**1,133.2569**

8.0 Waste Detail

8.1 Mitigation Measures Waste

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	606.0823	35.8184	0.0000	1,501.5432
Unmitigated	606.0823	35.8184	0.0000	1,501.5432

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	506	102.7134	6.0702	0.0000	254.4682
City Park	1.21	0.2456	0.0145	0.0000	0.6085
Condo/Townhouse	460	93.3758	5.5184	0.0000	231.3347
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	60.45	12.2708	0.7252	0.0000	30.4004
Government (Civic Center)	354.54	71.9684	4.2532	0.0000	178.2987
Library	23.02	4.6729	0.2762	0.0000	11.5768
Medical Office Building	702	142.4997	8.4215	0.0000	353.0369
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	409.5	83.1248	4.9125	0.0000	205.9382
Single Family Housing	469.04	95.2109	5.6268	0.0000	235.8809
Total		**606.0823**	**35.8184**	**0.0000**	**1,501.5432**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	506	102.7134	6.0702	0.0000	254.4682
City Park	1.21	0.2456	0.0145	0.0000	0.6085
Condo/Townhouse	460	93.3758	5.5184	0.0000	231.3347
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	60.45	12.2708	0.7252	0.0000	30.4004
Government (Civic Center)	354.54	71.9684	4.2532	0.0000	178.2987
Library	23.02	4.6729	0.2762	0.0000	11.5768
Medical Office Building	702	142.4997	8.4215	0.0000	353.0369
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	409.5	83.1248	4.9125	0.0000	205.9382
Single Family Housing	469.04	95.2109	5.6268	0.0000	235.8809
Total		**606.0823**	**35.8184**	**0.0000**	**1,501.5432**

9.0 Operational Offroad

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

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix C

March 25, 2022

AJ Jarvis
The New Home Company
15231 Laguna Canyon Road, Suite 250
Irvine, CA 92618

Subject: Biological Assessment of the Leal Property located in the City of Eastvale

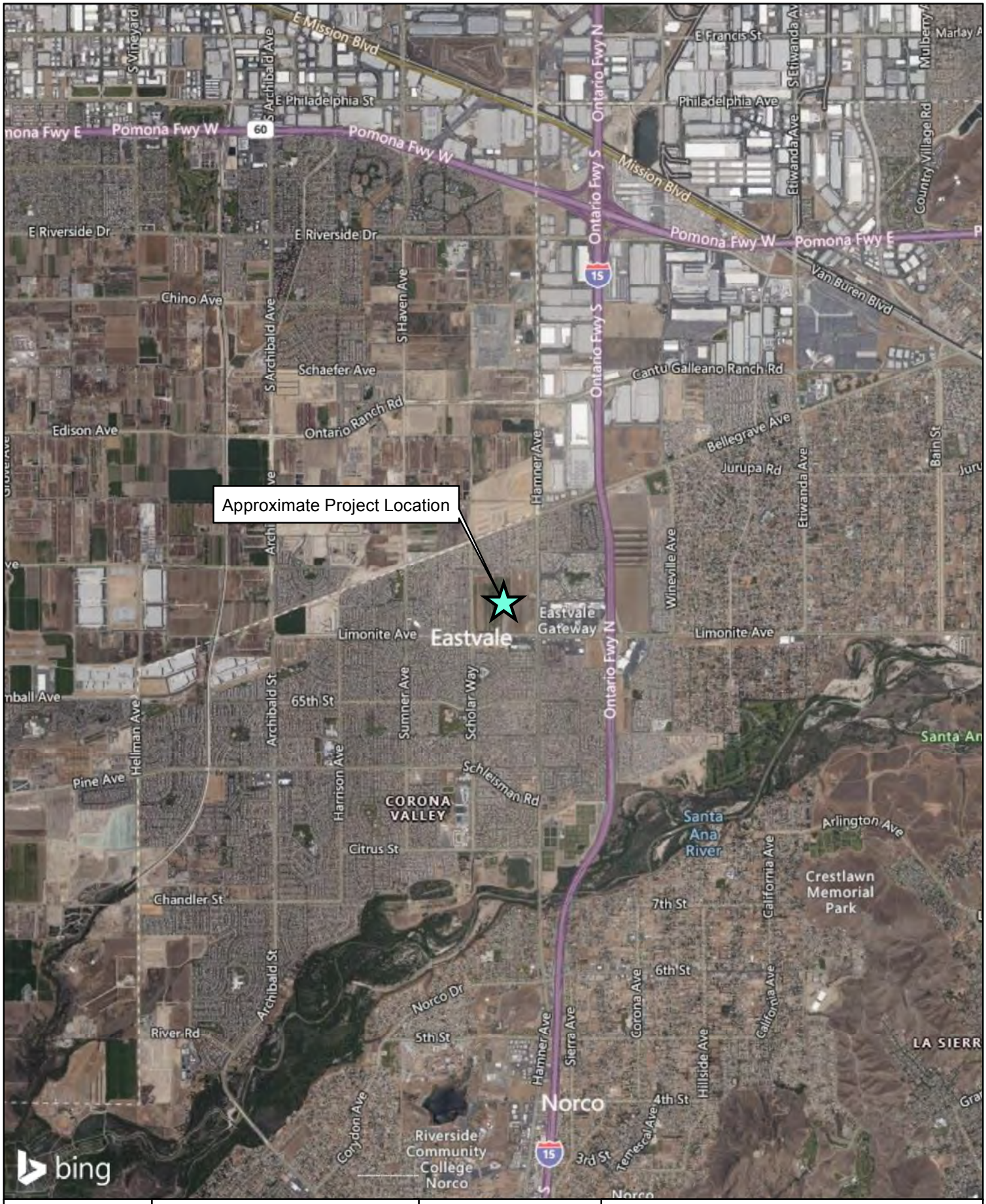
Dear Mr. Jarvis:

On behalf of The New Home Company (Applicant), Carlson Strategic Land Solutions (CSLS) prepared a focused biological assessment, summarized in the following letter report and graphics, documenting the findings of the biological field review of the proposed 160-acres Leal Project site (Project site) and surrounding 500-feet (Study Area). The Study Area is located within the City of Eastvale in the County of Riverside (Figures 1 and 2). In support of Project efforts, CSLS biologist Brianna Bernard and Justinne Manahan conducted an analysis of biological resources and jurisdictional waters within the Study Area on June 9, 2021, and focused burrowing owl surveys and narrow endemic plant surveys on June 16, 23, July 1 and 13, 2021. Furthermore, a Delhi Sands Flower Loving Fly Assessment was performed on June 18, 2021. The results of the field surveys are described in further detail below.

1.0 Project Location

The Project site is bounded by 58th Street to the north, Hamner Avenue to the east, Limonite Avenue to the south, and Scholar Way to the west. It is situated immediately west and north of existing commercial and retail developments and south and east of established residential neighborhoods of varying densities. The Project site is located approximately half a mile west of Interstate 15 (I-15). The Project site is within the *Corona North* U.S. Geological Survey 7.5-minute topographic map. Please refer to attached Figure 1 and Figure 2. Access to the Project site is provided off the Hamner Avenue or 58th Street.

The Assessor's Parcel Numbers include: 164-030-010, 164-030-012, 164-030-013, 164-030-014, 164-030-024, and 164-030-025.



GIS Prepared By: Carlson SLS Created: June 8, 2021	0 1,250 2,500 5,000 7,500 Feet 1 inch = 5,000 feet	Data Source: Bing Maps	***The New Home Company: Leal Project*** Regional Location Map

FIGURE 1

GIS Prepared By:
Carlson SLS

Created: June 8, 2021

0 50 100 200 300 400 500 600 Feet
1 inch = 500 feet

Data Source: Bing Map

The New Home Company: Leal Project

Project Site Map

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FIGURE 2

2.0 Background and Existing Conditions

The Project site historically functioned as a dairy with associated agriculture, a horse farm, and the Leal family home. The dairy activities and associated agriculture is no longer in use. The Project site currently has 3 horses and associated horse corrals, several homes and associated trailers found scattered around the property, along with dairy and farm equipment. The Project site consists primarily of disturbed land associated with historical dairy activities, as well as developed and ruderal habitat communities.

The Leal Master Plan Environmental Impact Report (EIR) was completed and adopted in 2015. The document identified the general parameters for future development of the 160-acre Project site. The overall approach to planning for development of the Project site, including the envisioned level of quality, expected project characteristics, allowed land uses, etc., is discussed within the adopted Master Plan. The Master Plan is proposed to occur in stages from Adoption of the Master Plant to physical Development of the Project Site.

As part of the 2015 EIR and Master Plan, a brief biological assessment and database search was completed in order to determine the level of impacts to biological resources as a result of the potential Project construction. It was determined that many of the biological impacts would be less than significant with mitigation measures incorporated or no impact. Minor biological impacts occur as a result of potential develop and would require mitigation measures to lessen impacts to a less than significant level. Those Mitigation Measures (MM) include the following:

MM 3.7.1 *All construction and clearing activities shall be conducted outside of the main avian nesting season (January 15– August 31), when feasible. Preconstruction surveys for nesting raptors, special-status resident birds, and other migratory birds protected by the Migratory Bird Treaty Act shall be conducted by a qualified biologist, up to 3 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.*

If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The City shall be notified if altered exclusions zones widths are authorized by these agencies prior to the initiation of work. The exclusion zones shall remain in force until all young have fledged.

MM 3.7.2 *Prior to breaking ground, a qualified biologist shall be retained to determine whether potentially jurisdictional waters are present. If potentially jurisdictional features are identified, the project applicant shall submit a preliminary jurisdictional determination to the US Army Corps of Engineers for verification. The verified delineation will be submitted to the City for its records.*

MM 3.7.3 *Projects shall result in no net loss of sensitive habitats, riparian vegetation, and/or federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in Clean Water Act Section 404 and 401 permits and/or a 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided to the City prior to approval of each individual grading permit.*

Furthermore, since the Project site occurs within the Western Riverside Multiple Species Conservation Plan (MSHCP) Area, and the City of Eastvale is a participating entity (signatory participant). As such, the following mitigation measures and standard conditions also apply to the Project.

MSHCP A. *The project applicant shall submit fees to the City in accordance with the requirements of the MSHCP Mitigation Fee Ordinance (Chapter 4.62 of the City of Eastvale Municipal Code).*

MSHCP B. *The project applicant shall assess the proposed project's consistency with Section 6.1.2, Section 6.1.3, Section 6.3.2, and Section 6.1.4 of the MSHCP.*

MSHCP C. *A qualified biologist shall conduct a burrowing owl habitat assessment. If needed, focused surveys and preconstruction surveys shall be conducted, as well as appropriate avoidance and minimization (Section 6.3.2 of the MSHCP).*

MSHCP D. *A qualified biologist shall conduct habitat assessments for the required Narrow Endemic Plant Species. If needed, focused surveys and shall be conducted, as well as appropriate avoidance and minimization (Section 6.1.3 of the MSHCP).*

MSHCP E. *A qualified biologist shall conduct a habitat assessment for Delhi sands flower-loving fly in areas underlain by Delhi soil series (Species-specific Objective 1B).*

3.0 Methodology

3.1 Historical Documentation

Prior to the field investigation, the original Environmental Documents and historical aerials were reviewed and utilized to understand prior biological components, jurisdictional delineation, and authorized impacts. These documents included the following:

- City of Eastvale Leal Master Plan Draft Environmental Impact Report (SCH 2015031028)
- City of Eastvale Leal Master Plan Final Environmental Impact Report (SCH 2015031028)
- Google Earth Historical Imagery

3.2 Biological Survey

Available literature and databases were reviewed regarding sensitive habitats and special status plant and wildlife species occurring within the Project vicinity. CSLS reviewed and consulted literature and databases focused on Riverside County, California, including the California Natural Diversity Database (CNDDB) and the U.S. Fish and Wildlife Service (USFWS) Critical Habitat. The CNDDB is a California Department of Fish and Wildlife (CDFW) species account database that inventories status and locations of rare plants and wildlife in California. The Project Site is located within the United States Geological Survey (USGS) 7.5-Minute Topographic Map *Corona North* Quadrangle. The CNDDB was used to identify any sensitive plant communities and special status plants and wildlife that have potential to occur within the Study Area and the adjacent quadrangles (Corona South, Black Star Canyon, Prado Dam, Riverside West, Lake Mathews, Fontana, Guasti, and Ontario).

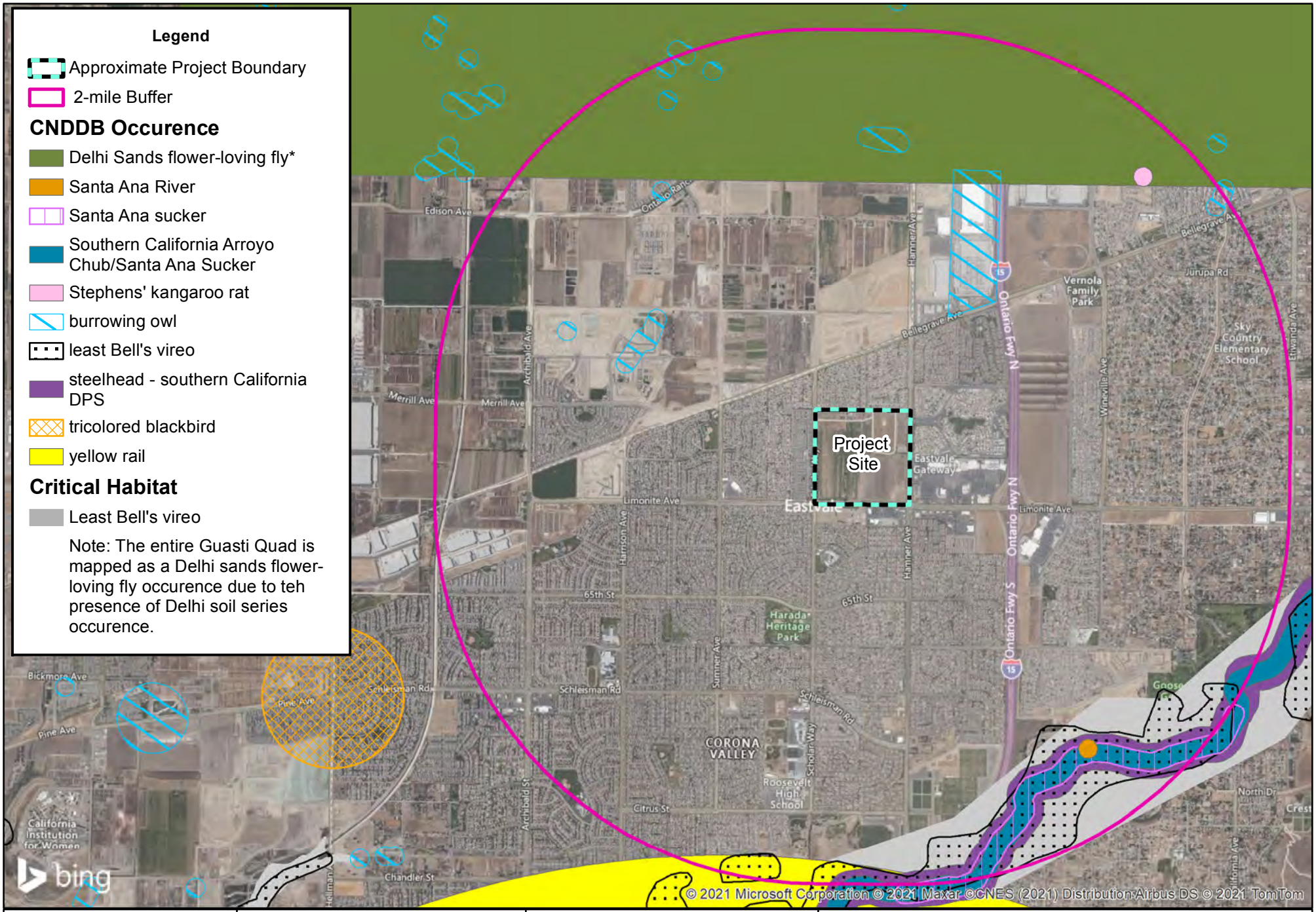
A two-mile radius surrounding the Study Area was assessed for special status plant and wildlife occurrences (**Figure 3**).

3.2.1 General Plant Inventory

All plant species observed during the general and focused surveys were either identified in the field or collected and later identified using taxonomic keys. Vegetation communities were characterized utilizing vegetation alliances in accordance with The Manual of California Vegetation, Second Edition (MCVII) (Sawyer et al. 2009). All plant species observed were recorded in field notes.

3.2.2 General Wildlife Inventory

All wildlife species observed on the Project site, as well as any diagnostic sign (call, tracks, nests, scat, remains, or other sign), were recorded in field notes. Binoculars and regional field guides were utilized for the identification of wildlife, as necessary. Wildlife taxonomy follows Stebbins (2003) and California Herps (2015) for amphibians and reptiles, the American Ornithologists' Union (1998) for birds, and Jameson and Peeters (1988) for mammals. All wildlife species detected were recorded in field notes.



GIS Prepared By:
Carlson SLS

Created: June 8, 2021

0 875 1,750 3,500 5,250 7,000 Feet
1 inch = 3,500 feet

Data Source: Bing Map
CNDDB (June 2021)

The New Home Company: Leal Project

CNDDB Occurences and Critical Habitat

FIGURE 3

3.2.3 Delhi Sands Flower-loving Fly Assessment

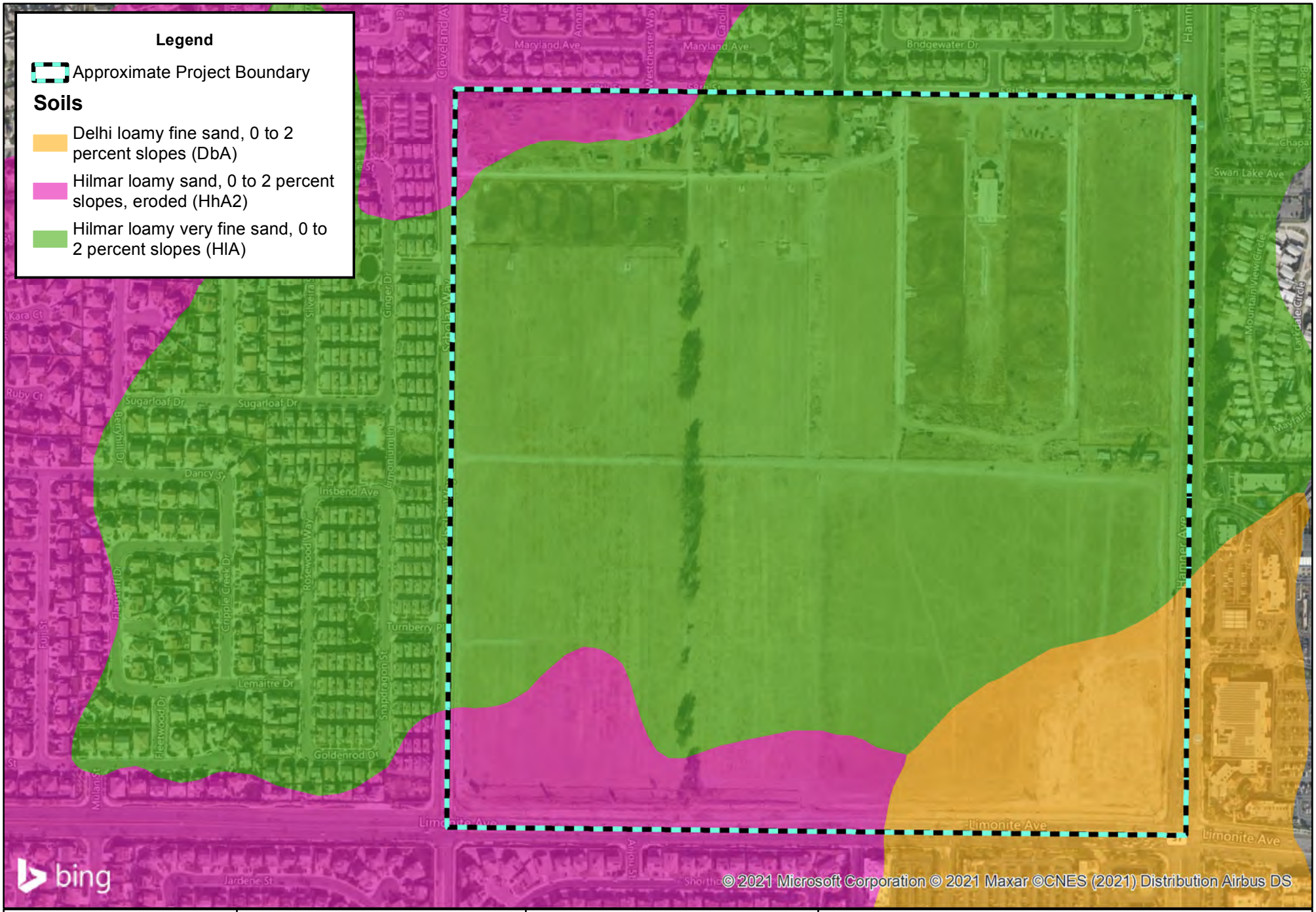
Approximately 15-acres of the southeastern portion of the Project site consist of Delhi loamy fine sands (**Figure 4**). This soil series is suitable to the Delhi Sands Flower-Loving Fly (DSF). Due to the presence of the soil series a DSF Assessment was conducted. Prior to a site visit, soil maps covering the Project site were reviewed, along with aerial imagery to gain an understanding of historical land use regimens. Photographs were taken of the site, along with field notes on vegetation and soil conditions. The site is then rated based on its potential to support DSF based on the following scale of 1 to 5, with 5 being the best quality and most suitable habitat:

1. Developed areas, non-Delhi sands soils with high clay, silt, and/or gravel content. Delhi sands extensively and deeply covered by dumping of exotic soils, rubble, trash, manure, or organic debris. *Unsuitable*.
2. Delhi sands are present, but the soil characteristics include a predominance of exotic soils such as alluvial materials, or predominance of other foreign contamination as gravels, manure, or organic debris. Severe and frequent disturbance (such as a maintenance yard or high use roadbed). *Very Low Quality*.
3. Moderately contaminated Delhi sands. Delhi sands with moderate to high disturbance (such as annual disking). Sufficient Delhi Sands are present to prevent soil compaction (related to contamination by foreign soils). Some sandy soils exposed on the surface due to fossorial animal activity. *Low Quality*.
4. Abundant clean Delhi Sands with little or no foreign soils (such as alluvial material) present. Moderate abundance of exposed sands on the soil surface. Low vegetative cover. Evidence of moderate degree of fossorial animal activity by vertebrates and invertebrates. May represent high quality habitat with mild or superficial disturbance. *Moderate Quality*.
5. Sand dune habitat with clean Delhi Sands. High abundance of exposed sands on the soil surface. Low vegetative cover. Evidence (soil surface often gives under foot) of high degree of fossorial animal activity by vertebrates and invertebrates. Sand associated plant and arthropod species may be abundant and vegetation species composition is often indicative of low disturbance. *High Quality*.

It should be noted that habitat qualities often vary spatially within a site and may range in quality of suitability for DSF habitat. Further, overall habitat quality is affected by the overall habitat area on a site, such that very small areas diminish the overall habitat value of a site. Habitat conditions rated from Very Low Quality up to High Quality, are formally considered as representing Suitable conditions for the DSF.

3.3 Multiple Species Habitat Conservation Plan (MSHCP)

The Project site is not located within MSHCP Criteria Cell, or Criteria Area Plant Species, Amphibians, Mammals, or Special Linkage Areas. The Study Area was assessed for MSHCP Section 6.1.2 Riparian and Riverine Areas and associated species; MSHCP Section 6.1.4 Urban/Wildlands Interface; MSHCP Section 6.1.3 Narrow Endemic Plant Species, and Section 6.3.2 Species Survey Requirements for the western burrowing owl (*Athene cunicularia hypugaea* [BUOW]) habitat (**Figure 5**).



GIS Prepared By:
Carlson SLS

Created: May 13, 2021

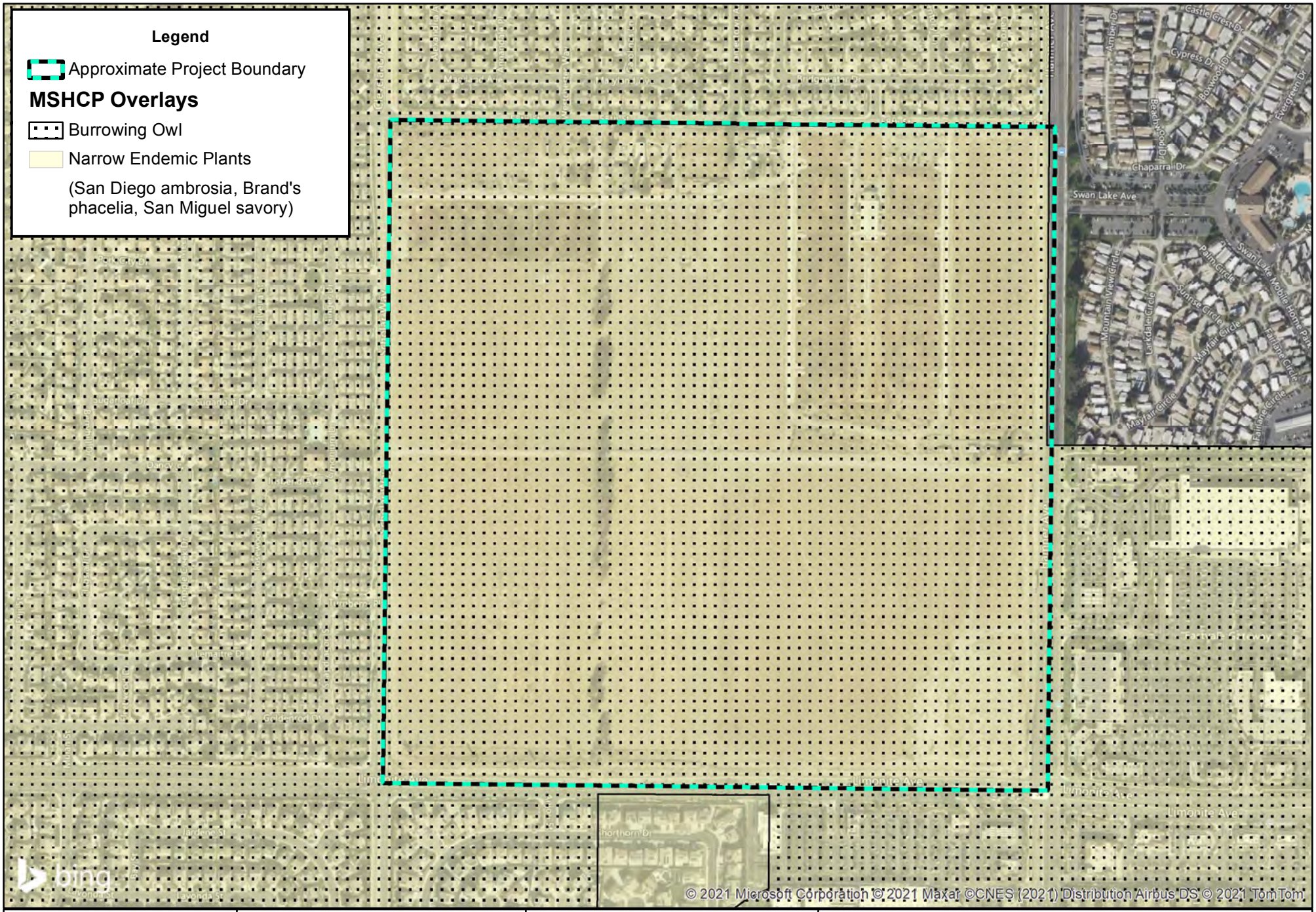
0 50 100 200 300 400 500 600 Feet
1 inch = 450 feet

Data Source: Bing Map

The New Home Company: Leal Project

Soil Map

FIGURE 4



GIS Prepared By:
Carlson SLS

Created: June 8, 2021

0 50 100 200 300 400 500 600 Feet
1 inch = 500 feet

Data Source: Bing Map

The New Home Company: Leal Project

MSHCP Overlays

FIGURE 5

3.3.1 Section 6.1.2 Riparian/Riverine Areas and Vernal Pools

Volume I, Section 6.1.2 of the MSHCP describes the process through which protection of riparian/riverine areas and vernal pools would occur within the MSHCP Plan Area. The purpose is to ensure that the biological functions and values of these areas throughout the MSHCP Conservation Area are maintained. The MSHCP requires that as projects are proposed within the overall Plan Area, the effect of those projects on riparian/riverine areas and vernal pools must be addressed. The Study Area was evaluated for the presence/absence of MSHCP riparian/riverine areas and vernal pools. With respect to riparian habitat, the Study Area was evaluated for the potential habitat to support the special status species including the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii traillii*), the western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), listed fairy shrimp, and other species identified in Section 6.1.2 of the MSHCP.

The Project site was evaluated to determine the limits of MSHCP riparian/riverine areas and vernal pools. Suspected areas were field checked for the presence of definable channels and/or wetland vegetation, soils and hydrology. Any MSHCP riparian/riverine limits were recorded onto a 200-scale (1" = 200') color aerial photograph and a GPS unit paired with the ARCGIS Collector Application.

3.3.1 Section 6.1.3 Narrow Endemic Plants- Survey Area Number 7

The Project site falls within Narrow Endemic Plants (Survey Area Number 7). The CNDDB and MSHCP were reviewed to determine known occurrences of special- status plants in the region. Based on this information, a list of target plants (including their suitable habitats and soil) was developed and incorporated into a survey program to achieve the following goals: (1) characterize the vegetation associations and land use; (2) prepare a detailed floral compendium; and (3) document the distribution and abundance of any special-status plant species within the Project site.

General surveys were conducted to identify potential sensitive plant habitats, and to establish the accuracy of the data identified from the literature review and previous biological assessment and search. An aerial photograph and topographic map were used to determine the community types and other physical features that may support sensitive species or communities within the Project site and surrounding buffer area. The reconnaissance surveys also considered the guidelines adopted by CNPS and CDFW (Nelson 1984, CNPS 2001).

Where potentially suitable habitat was present, focused plant surveys included those MSCHP Covered Species identified by the NEPSSA Survey Area Number 7. For any locations with positive survey results, the MSHCP requires that 90 percent of those portions of the property that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Findings of equivalency shall be made demonstrating that the 90-percent standard has been met.

3.3.2 Section 6.1.4 Urban/Wildlands Interface

The MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. In order to evaluate direct, indirect, and cumulative impacts of the proposed Project on urban/wildlands interface, an analysis of wildlife use/movement was conducted for the Project site and adjacent buffer area. The analysis considered the movement and use of large mammals (i.e., mountain lion and mule deer), medium-sized mammals (mesocarnivores), and other wildlife such as small mammals, birds, reptiles, and amphibians. Methods utilized for the wildlife analysis included a review of existing information on wildlife use (including the MSHCP), general and focused biological surveys to document the presence/absence of wildlife, and opportunistic observations of mammal tracks and scat.

3.3.3 Section 6.3.2 Burrowing Owl Habitat Assessment

Prior to the field survey, available literature and databases including the CNDDB, were reviewed to identify sensitive habitats and special status wildlife species, including BUOW in the vicinity of the Study Area. Consistent with the MSHCP Survey Instructions, pedestrian survey transects were spaced approximately 10 to 15 meters apart to allow 100 percent visual coverage of the ground surface.

Consistent with the MSHCP guidelines and where feasible, CSLS biologists walked the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project boundary. Parcels of land that could not be accessed (e.g. private property) were viewed using binoculars from vantage points to survey for BUOW activity or signs thereof, as well as other nesting bird activity.

3.4 Jurisdictional Waters

Prior to the field investigation, CSLS biologist reviewed historic aerial imagery, topographic maps, and background information for the Study Area to determine the potential for perennial, intermittent, or ephemeral drainages and associated riparian resources.

3.4.1 Federal Clean Water Act (CWA)

The Clean Water Act (CWA), Section 401 provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters. Section 401 requires a project applicant to obtain a federal license or permit that allows activities resulting in a discharge to waters of the United States to obtain state certification, thereby ensuring that the discharge will comply with provisions of the CWA. The Regional Water Quality Control Board administers the certification program in California. Section 404 establishes a permit program administered by the United States Army Corps of Engineers (Corps) that regulates the discharge of dredged or fill material into waters of the United States, including wetlands. The Corps implementing regulations are found at 33 CFR 320 and 330. Guidelines for implementation are referred to as the Section 404(b)(1) Guidelines, which were developed

by the United States Environmental Protection Agency in conjunction with the Corps (40 CFR 230). The guidelines allow the discharge of dredged or fill material into the aquatic system only if there is no practicable alternative that would have less adverse impacts.

3.4.2 Wetlands and Other Waters of the United States

Aquatic resources, including riparian areas, wetlands, and certain aquatic vegetation communities, are considered sensitive biological resources and fall under the jurisdiction of several regulatory agencies. The Corps exerts jurisdiction over waters of the United States, including all waters that are subject to the ebb and flow of the tide; wetlands and other waters such as lakes, rivers, streams (including intermittent or ephemeral streams), mudflats, sandflats, sloughs, prairie potholes, vernal pools, wet meadows, playa lakes, or natural ponds; and tributaries of the above features. The extent of waters of the United States is generally defined as the portion that falls within the limits of the Ordinary High-Water Mark (OHWM). The OHWM is defined as the "line on the shore established by the fluctuation of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."

The definition of Navigable Waters has undergone several iterations, including a much more streamlined definition which was published and formally adopted in April 2020. However, in August 2021, the April 2020 Navigable Waters definition was challenged in the case *Pascua Yaqui Tribe v. U.S. Environmental Protection Agency*. In light of this case and subsequent order from US District Court for the District of Arizona, the U.S. Environmental Protection Agency (EPA) and Corps have halted implementation of the Navigable Waters Protection Rule from 2020 and are interpreting "waters of the United States" consistent with the pre-2015 regulatory regime until further notice.

The pre-2015 definition of Navigable Waters includes (1) all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; (2) All interstate waters including interstate wetlands; (3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters: (4) All impoundments of waters otherwise defined as waters of the United States under this definition; (5) Tributaries of waters identified in paragraphs (s)(1) through (4) of this section; (6) The territorial sea; and (7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (s)(1) through (6) of this section.

Wetlands, including swamps, bogs, seasonal wetlands, seeps, marshes, and similar areas, are defined by Corps as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33

CFR 328.3[b]; 40 CFR 230.3[t]). Indicators of three wetland parameters (i.e., hydric soils, hydrophytic vegetation, and wetlands hydrology), as determined by field investigation, must be present for a site to be classified as a wetland by Corps (USACE 1987).

It is important to note that the RWQCB definition of wetland was redefined and the new definition went into effect May 28, 2020. The definition of a wetland is as follows: An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation. This RWQCB modified three-parameter definition is similar to the federal definition in that it identifies three wetland characteristics that determine the presence of a wetland: wetland hydrology, hydric soils, and hydrophytic vegetation. Unlike the federal definition, however, the RWQCB wetland definition allows for the presence of hydric substrates as a criterion for wetland identification (not just wetland soils) and wetland hydrology for an area devoid of vegetation (less than 5% cover) to be considered a wetland.

However, if any vegetation is present, then the Corps delineation procedures would apply to the vegetated component (i.e., hydrophytes must dominate). Examples of waters that would be considered wetlands by the RWQCB definition, but not by the federal wetland definition, are non-vegetated wetlands, or wetlands characterized by exposed bare substrates like mudflats and playas, as long as they meet the three-parameters as described in the RWQCB definition. It is important to note that while the Corps may not designate a feature as a wetland, that feature could be considered a special aquatic site or other water of the U.S. by the Corps and potentially subject to Corps' jurisdiction.

3.4.3 Porter-Cologne Water Quality Act – California Code, Division 7

The RWQCB also has jurisdiction over waters deemed "isolated" or not subject to Section 404 jurisdiction under the Solid Waste Agency of Northern Cook County v. Corps decision. Dredging, filling, or excavation of isolated waters constitutes a discharge of waste to waters of the state and prospective dischargers are required to obtain authorization through an Order of Waste Discharge or waiver thereof from the RWQCB and comply with other requirements of Porter-Cologne Act.

Under Section 401 of the CWA, the local RWQCB must certify that actions receiving authorization under Section 404 of the CWA also meet state water quality standards. The RWQCB requires projects to avoid impacts to wetlands if feasible and requires that projects do not result in a net loss of wetland acreage or a net loss of wetland function and values. Compensatory mitigation for impacts to wetlands and/or waters of the state is required.

3.4.4 California Fish and Game Code Section 1600-1616

Waters of the State are regulated by the California Department of Fish and Wildlife (CDFW) through Section 1600 et seq. of the California Fish and Game Code. Section 1600 et seq. requires notifying the CDFW prior to any project activity that might (1) substantially divert or

obstruct the natural flow of any river, stream, or lake; (2) substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or (3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. If, after this notification, the CDFW determines that the activity may substantially adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will need to be obtained. CDFW may then place conditions in the Section 1602 Streambed Alteration Agreement to avoid, minimize, and mitigate any potentially significant adverse impacts within CDFW jurisdictional limits.

The limits of Waters of the State are defined as the "body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." Therefore, the limits extend from the channel bed to the top of the bank, with the addition of the canopy of any riparian habitat associated with the watercourse.

4.0 Project Description

The Applicant proposes to construct a mix of residential units and commercial development and associated infrastructure on the site.

5.0 Results

5.1 Biological Survey

CSLS biologist conducted an analysis of biological resources and jurisdictional waters within the Study Area on June 9, 2021, and focused burrowing owl surveys and narrow endemic plant surveys on June 16, 23, July 1, and 13, 2021. Furthermore, a Delhi Sands Flower Loving Fly Assessment was performed on June 18, 2021. The June 9 Biological assessment survey was performed between 7:00 am and 1:50 pm, the temperature measured 82° F with clear skies. CSLS biologists conducted all the surveys by foot, hiking all accessible areas. Any inaccessible or restricted areas were surveyed using binoculars. The vegetation, jurisdictional waters, and wildlife observed were documented and representative photographs of the Study Area were taken (Attachment A). The following table summarized the field survey data.

Table 1. Survey Information

Survey Date	Time	Surveys	Surveyors
June 9, 2021	0700 - 1350	Biological Assessment, Jurisdictional Delineation, Burrowing Owl Assessment, Narrow Endemic Plant Survey.	Brianna Bernard
June 16, 2021	0715 - 1208	Biological Assessment, Jurisdictional Delineation,	Brianna Bernard

Survey Date	Time	Surveys	Surveyors
		Burrowing Owl Survey #1, Narrow Endemic Plant Survey.	
June 18, 2021	1200 - 1300	Delhi Sands Flower Loving Fly Assessment	Ken Osborne
June 23, 2021	0730 - 1145	Burrowing Owl Survey #2, Narrow Endemic Plant Survey.	Brianna Bernard
July 1, 2021	0658 - 1054	Burrowing Owl Survey #3, Narrow Endemic Plan Survey.	Brianna Bernard and Justinne Manahan
July 13, 2021	0715 - 1100	Burrowing Owl Survey #4, Narrow Endemic Plan Survey.	Brianna Bernard and Justinne Manahan

5.1.1 Vegetation Communities

The vegetation community remains consistent with the original assumptions in the 2015 Biological Assessment. The communities include disturbed historic dairy farm, ruderal, and developed vegetation communities. Vegetation communities were mapped in the field directly onto a 200-scale (1" = 200') aerial photograph and CSLS biologists utilized a Trimble R1 GNSS Receiver paired with the ARCGIS Collector Application. Vegetation mapping and acreages for each vegetation community is based on the observations of the field survey and is listed below in **Table 2** and graphically depicted on **Figure 6**.

The surrounding 500 feet consists of developed vegetation community, including residential development and commercial development.

Table 2. Vegetation Communities Observed

Vegetation Community	Acreage within in the Project Site	Acreage within in the Surrounding Buffer	Total Acreage within the Study Area
Ruderal	96.82	-	96.82
Historical Dairy Farm	25.82	-	25.82
Disturbed/Developed	37.87	138.64	176.51
TOTAL	160.0	138.64	299.15

The general description of the vegetation communities observed during the 2021 field surveys are described below.

Ruderal

A majority of the ruderal vegetation community occurs within the southern 80-acres. The vegetation within this area is comprised of predominantly of London rocket (*Sisymbrium irio*) and summer mustard (*Hirschfeldia incana*). Other species include Russian thistle (*Salsola tragus*), cheeseweed (*Malva parviflora*), rat-tail fescue (*Festuca microstachys*), foxtail brome (*Bromus madritensis ssp. rubens*), ripgut brome (*Bromus diandrus*), tocalote (*Centaurea melitensis*), Jimson weed (*Datura stramonium*), and scattered Mexican fan palms (*Washingtonia robusta*),

and mulefat (*Baccharis salicifolia*). A row of trees bisects the Project site from the north to south and includes mulberry trees (*Morus alba*), and Shamuel ash (*Fraxinus uhdei*).

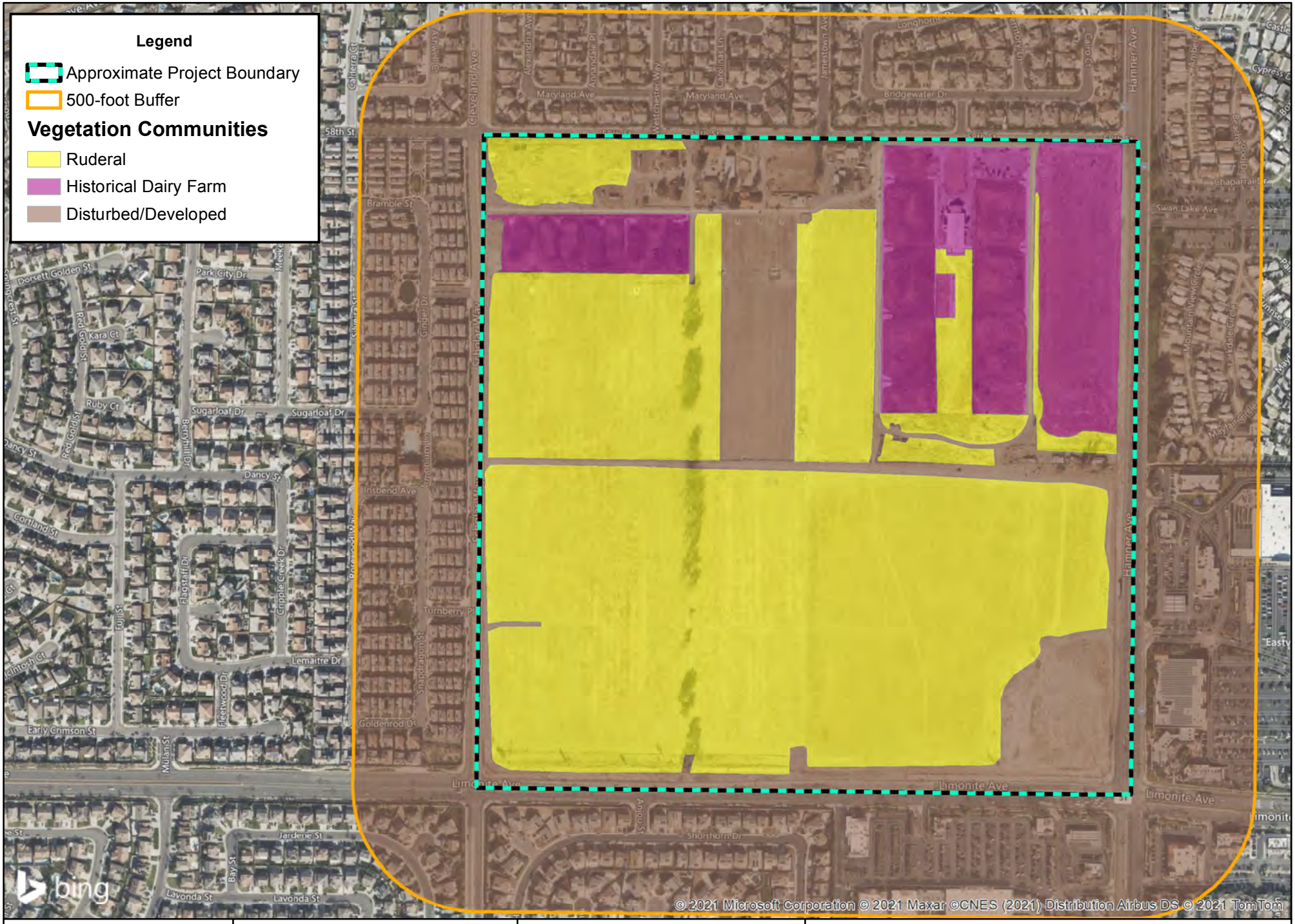
Historical Dairy Farm
This community consists of former dairy activities. The historical dairy farm includes old cow-pens and dried manure settling basins, prior grazing areas, and associated outbuildings and infrastructure. The dairy farm is no longer in use and includes areas mostly devoid of vegetation, with the exception of patchy areas supporting non-native ruderal vegetation.

Disturbed/Developed
This community includes bare dirt, residential structures, concrete roads, dirt roads and asphalt roads.

5.1.1 CNDDB and Critical Habitat

The Study Area contains no special-status vegetation type listed by the CNDDB and CDFW. No sensitive wildlife species were observed during the 2021 surveys.

The Study Area is not located within any designated critical habitat. The closest designated critical habitat is for the least Bell's vireo (*Vireo bellii pusillus* [LBV]) and it is located an approximate 1.5 miles to the south of the Project site (**Figure 3**). No habitat suitable for LBV occurs on the Project site.



GIS Prepared By:
Carlson SLS

Created: June 8, 2021

0 50 100 200 300 400 500 600 Feet
1 inch = 500 feet

Data Source: Bing Map

The New Home Company: Leal Project

Vegetation Community Map

FIGURE 6

5.1.2 Wildlife Species

Observations regarding the wildlife species present were made during the field visit (**Table 3**). Other species observed include California ground squirrel (Otospermophilus beecheyi), desert cottontail *(Sylvilagus audubonii),* and coyote *(Canis latrans*).

Table 3. Wildlife Species Observed Onsite

Scientific Name	Common Name
Buteo jamaicensis	red-tailed hawk
Calypte anna	Anna's hummingbird
Cathartes aura	turkey vulture
Carpodacus mexicanus	house finch
Charadrius vociferus	killdeer
Corvus brachyrhynchos	American crow
Corvus corax	common raven
Eremophila alpestris	California horned lark
Euphagus cyanocephalus	Brewer's blackbird
Falco sparverius	American kestrel
Hirundo rustica	Barn swallow
Icterus cucullatus	Hooded oriole
Melospiza melodia	song sparrow
Mimus polyglottos	Northern mockingbird
Pyrocephalus rubinus	Vermilion flycatcher
Sayornis nigricans	black phoebe
Sayornis saya	Say's phoebe
Spinus psaltria	Lesser goldfinch
Tyrannus vociferans	Cassin's kingbird
Zenaida macroura	mourning dove

5.1.3 Sensitive Wildlife Species

Sensitive wildlife include those species listed as Endangered or Threatened under the Federal Endangered Species Act (FESA) or the California Endangered Species Act (CESA), candidates for listing by the USFWS or CDFW, and California Watch List, Fully Protected and Species of Special Concern to CDFW. No listed wildlife was identified or observed within the Project site during the field surveys.

5.2 CMSHCP Assessment

The Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits, and the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants (Survey Area 7) pursuant to MSHCP Section 6.1.3, Urban/Wildlands Interface guidelines pursuant to MSHCP Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

5.2.1 Riparian and Riverine Areas and Vernal Pools (Section 6.1.2)

The Project site was assessed for MSHCP riparian/riverine areas and vernal pools pursuant to Section 6.1.2 of the MSHCP. The Project site does not contain any MSHCP riparian/riverine features.

Species Protected under Section 6.1.2

During vegetation mapping conducted for the Project site, no special status plants were detected during the 2021 surveys. Likewise, the Project site did not contain any suitable habitat for the avian species listed in Section 6.1.2: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools.

Vernal Pools

The Project site does not contain vernal pools or any suitable habitat for any of the riparian/riverine vernal pool species listed in Section 6.1.2 of the MSHCP, including listed fairy shrimp.

5.2.2 Narrow Endemic Plant – Survey Area Number 7 (Section 6.1.3)

The Project site is located within the Narrow Endemic Plant Species Survey Areas (NEPSSA) Number 7 overlay, which include the following target species:

- San Diego ambrosia (*Ambrosia pumila*)
  Status: California Rare Plant Rank 1B.1, federally endangered
  Distribution: Riverside and San Diego Counties.
  Habitat(s): Habitats supporting chaparral, coastal scrub, valley and foothill grasslands, and vernal pools. Observed in sandy loam or clay soils, sometimes alkaline soils. Known from 20 to 415 meters (65 to 1360 feet) MSL. Blooms April through October.
  Status onsite: None. The Project site lacks suitable habitat and soils. Not observed during field visit.

- Brand's phacelia (*Phacelia stellaris*)
  Status: California Rare Plant Rank 1B.1
  Distribution: Orange, Riverside, San Bernardino, and San Diego Counties.
  Habitat(s): Habitats supporting coastal dunes and coastal scrub. Known from 1 to 400 meters (5 to 1,310 feet) MSL. Blooms May through June.
  Status onsite: None. The Project site lacks suitable habitat and soils. Not observed during field visit.

- San Miguel savory (*Satureja chandleri*)
  Status: California Rare Plant Rank 1B.2
  Distribution: Orange, Riverside, and San Diego Counties.
  Habitat(s): Habitats supporting chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grasslands. Observed in rocky, gabbroic, or

metavolcanic soils. Known from 120 to 1,075 meters (395 to 3,525 feet) MSL. Blooms March through July.
Status onsite: None. The Project site lacks suitable habitat and soils. Not observed during field visit.

No special status plant species were observed during the 2021 surveys and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site.

5.2.3 Urban/Wildlands Interface (Section 6.1.4)

The Project site is not located adjacent to an existing or proposed MSHCP Conservation Area. Furthermore, the Project site is isolated from any large open space areas and instead is surrounded by residential and commercial development and does not function as a regional movement corridor.

5.2.4 Focused Burrowing Owl Survey (Section 6.3.2)

Step I Habitat Assessment survey was conducted on June 9, 2021 to determine if the Project site contains suitable BUOW habitat. Based on the Habitat Assessment it was determined the Project site does contain suitable habitat for BUOW. Therefore, a total of four focused burrowing owl surveys were performed on June 16, 23, July 1, and 13, 2021. The surveys took place between 6:45 a.m. and 12:00 p.m. Temperatures during the survey ranged between 65° F and 85° F, with generally predominant sunny, clear skies and 0-2 mph winds. The surveys were conducted during typical BUOW peak activity time and was not conducted during rain, high winds (> 20 miles per hour), dense cloud cover >75%. Prior to the commencement of the survey, CSLS biologist scanned the Study Area, consisting of the Project site and the surrounding 500-foot buffer, using binoculars to look for burrowing owl. The Study Area was assessed for the suitability to support burrowing owls and all suitable burrows were inspected for signs of use by burrowing owls.

No BUOWs or evidence of BUOWs were observed within the Study Area during the focused survey. A majority of the Project site is characterized by disturbed dairy land, ruderal, and developed vegetation communities, lacking necessary sized burrows to provide suitable nesting habitat for BUOW. The surrounding buffer area is developed with residential and commercial developments. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). Furthermore, debris piles and farm equipment were thoroughly examined for any BUOW key signs. Based on the results of the focused surveys and lack of diagnostic signs for burrowing owl, the Project site is not occupied by the burrowing owl. Please refer to **Attachment B** for the complete results for the focused survey.

5.2.5 Delhi Sands Flower-Loving Fly Assessment

Due to the location of the Project site within the Ontario Recovery Unit for the Delhi Sands flower-loving fly, a habitat assessment for this species was conducted by Ken Osborne on June 18, 2021 (see Attachment C). The Delhi Sands flower-loving fly is a Federally Endangered

species which is dependent on Delhi sands and Delhi sand dunes with less than 50% vegetation cover. Typical vegetation includes California buckwheat (Eriogonum fasciculatum), California croton (Croton californicus), and telegraph weed (Heterotheca grandiflora).

The Project site contains a total of 13-acres of Delhi sand series located in the south eastern portion of the property (Figure 4). The remaining portions of the site includes Hilmar loamy sands. Of the total 13-acres, a total of 5-acres of Delhi sands is overlain with a meter depth of exotic soils dominated by alluvial gravely materials. Remaining peripheral areas mapped with Delhi fine soils are intermixed with fine loam soils (Hilmar classification), the mixing and contamination likely the result of decades of dairy operations where pasture lands have been disked. The site has been largely surrounded by residential and commercial development since 2004, isolating the Project site from areas with Delhi Sands Flower-loving fly populations. The last known extant Delhi Sands Flower-loving fly population site in the Ontario Recovery Unit area is located some six kilometers north northeast of the site. Plant species normally associated with Delhi sands ecosystems do not occur on the site.

The entire site is in historical dairy and associated developed residential and dairy infrastructure. Aerial imagery available on Google Earth, shows that the dairy operations have been maintained since 1985 and is no longer in use today. Site conditions feature continuously irrigated pastures, cattle pens, and developed buildings (including residences) with irrigated landscaping, and ponds. Lands so managed with dairy operations are not suitable for the Delhi Sands flower-loving fly. Northern, western, and central portions of the site are mapped (and field investigation confirms) with Hilmar loamy sands – soils unsuitable for Delhi Sands flower-loving fly. The site is further set within the larger context of adjacent and surrounding developed lands, further reinforcing the unsuitability of habitat conditions for Delhi Sands flower-loving fly. The entire Project site is determined to be Unsuitable for Delhi Sands flower-loving fly.

5.3 Jurisdictional Waters

The National Wetlands Inventory map was reviewed, along with USGS 7.5-minute topo map to determine the potential presence or absence of jurisdictional streams/drainages, wetlands, and their location within any watersheds associated with the site, and other features that might contribute to federal authority located within watersheds associated with the Project Site. Lastly, a field survey was performed on June 9 and 16, 2021.

California Department of Fish and Wildlife (CDFW) commented on the Draft EIR in 2015 regarding a potential jurisdictional feature on the southwestern portion of the Project Site. The entire site was inspected for jurisdictional features, specifically the area CDFW referenced in the comment letter, was thoroughly examined for any signs meeting the definition of jurisdictional waters. The Project site consists primarily of disturbed agriculture lands, ruderal, and developed vegetation communities. No wetlands, riparian, or drainage features were observed.

Based on the field survey, there are no features identified on the Project site that meet the definition and are considered jurisdictional Waters of the United States or Waters of the State, pursuant to Section 1600-1603 of the California Fish and Game Code and Section 401 and 404 of the Clean Water Act, respectively.

6.0 Thresholds of Significance

The Draft EIR, and subsequent Final EIR, analyzed Biological Impacts as a result of Project implementation. The thresholds below mimic those found within the EIR for the Leal Master Plan.

The thresholds include the following:

Threshold 1 — Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

Threshold 2 — Have a substantial adverse effect on any riparian habitat or other sensitive plant community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS.

Threshold 3 — Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Threshold 4 — Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery areas.

Threshold 5 — Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Threshold 6 — Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan.

Threshold 7 — Reduce the number or restrict the range of an endangered, rare, or threatened plant or animal species or biotic community, thereby causing the species or community to drop below self-sustaining levels.

Threshold 8 — Cumulative impacts to biological resources.

The 2015 EIR analyzed the Project based on a biological desktop review. In 2021, the Project site was formally evaluated for sensitive resources, including performing a jurisdictional delineation and all focused surveys for sensitive wildlife and plant species, as specified within the MSHCP and 2015 EIR. Based on the 2021 results, the Project site does not contain any sensitive biological resources. Below is a summary of the impact analysis and determination within the 2015 EIR in comparison to the 2021 field results and results from the jurisdictional delineation and additional special status species focused surveys. As part of the Project implementation the entire 160-acre site will be permanently impacted.

Table 4. Threshold Comparison

Threshold Number	2015 Determination	2021 Determination	Change from 2015 to 2021
1	Less Than Significant with Mitigation	Less Than Significant with Mitigation	No change
2	Less Than Significant with Mitigation	No Impact	Less impactful
3	Less Than Significant with Mitigation	No Impact	Less impactful
4	Less Than Significant	Less Than Significant	No change
5	No Impact	No Impact	No change
6	Less Than Significant	Less Than Significant	No change
7	Less Than Significant with Mitigation	Less Than Significant	Less impactful
8	Less Than Cumulatively Considerable with Mitigation	Less Than Cumulatively Considerable with Mitigation	No change

6.1 Threshold 1

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation.

6.1.1 Sensitive Plant Species

Development of the Project site would result in the direct removal of non-native and ruderal plant species. The Project site does not contain any suitable habitat for special status species or sensitive species, nor were any observed onsite. The Project would include the removal of non-native and ruderal species; therefore, impacts would not be considered a significant impact and no mitigation is required. No change from what was analyzed in the 2015 EIR.

6.1.2 Sensitive Wildlife Species

Development of the Project site would result in the disruption and removal of ruderal and developed habitat and the loss and displacement of non-sensitive common wildlife species. Due to the level of existing disturbance from the historical use as a dairy farm, human activity onsite and within the vicinity (e.g., nearby development), these impacts would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to non-sensitive wildlife species do not meet the significance thresholds. Therefore, impacts to common wildlife species would not be considered a significant impact and no mitigation is required. No change from what was analyzed in the 2015 EIR.

As stated in the 2015 EIR analysis, the Project site consists of suitable habitat for nesting, foraging, and/or wintering avian species. While none of the common species carry a Federal or State listing as threatened or endangered, they are all protected under the MBTA during breeding season. Therefore, a pre-construction survey is required in compliance with the MBTA. Implementation of Mitigation Measure MM 3.7.1 would reduce potential impacts to the avian species to a less than significant level if nesting individuals are present. This 2015 mitigation measure is still applicable following the 2021 field survey and biological analysis.

MM 3.7.1 *All construction and clearing activities shall be conducted outside of the main avian nesting season (January 15– August 31), when feasible. Preconstruction surveys for nesting raptors, special-status resident birds, and other migratory birds protected by the Migratory Bird Treaty Act shall be conducted by a qualified biologist, up to 3 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.*

If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The City shall be notified if altered exclusions zones widths are authorized by these agencies prior to the initiation of work. The exclusion zones shall remain in force until all young have fledged.

6.2 Threshold 2

Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Widlife or U.S. Fish and Wildlife Service?

No impact.

Based on the 2021 field surveys and focused surveys, no sensitive plant communities or habitats occur on the Project site. Sensitive habitats include those that are of special concern to resource agencies and those that are protected under the MSHCP, CEQA, Section 1600 of the California Fish and Game Code, and Section 404 of the Clean Water Act.

Furthermore, the 2021 included a formal jurisdictional delineation on the Project site. Based on those results, no jurisdictional features were identified on the Project site subject to Section 1602 of the California Fish and Game Code, as regulated by CDFW.

Based on the detailed 2021 biological surveys and investigations of the Project site, no sensitive biological resources or jurisdictional features were identified on the Project site, therefore, no impacts would occur. Mitigation Measure 3.7.2 and 3.7.3 have been fulfilled and are no longer required.

~~*MM 3.7.2 Prior to breaking ground, a qualified biologist shall be retained to determine whether potentially jurisdictional waters are present. If potentially jurisdictional features are identified, the project applicant shall submit a preliminary jurisdictional determination to the US Army Corps of Engineers for verification. The verified delineation will be submitted to the City for its records.*~~

~~*MM 3.7.3 Projects shall result in no net loss of sensitive habitats, riparian vegetation, and/or federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in Clean Water Act Section 404 and 401 permits and/or a 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided to the City prior to approval of each individual grading permit.*~~

The analysis from the 2015 EIR concluded the impacts less than significant with mitigation. However, based on the lack of sensitive biological resources and jurisdictional resources found onsite during the field investigations, the 2021 conclusion is no impact. The 2021 conclusion is less impactful than what was analyzed in the 2015 EIR.

6.3 Threshold 3

Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact.

No jurisdictional non-wetland or wetland waters regulated under Section 404 of the CWA were identified on the Project site. Based on the detailed 2021 biological surveys and jurisdictional investigations of the Project site, no sensitive biological resources or jurisdictional features were identified on the Project site, therefore, no impacts would occur and Mitigation Measure 3.7.2 and 3.7.3 have been fulfilled and are no longer required.

The analysis from the 2015 EIR concluded the impacts less than significant with mitigation. However, based on the lack of jurisdictional resources found onsite during field investigations, the 2021 conclusion is no impact. The 2021 conclusion is less impactful than what was analyzed in the 2015 EIR.

6.4 Threshold 4

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory corridors, or impede the use of native wildlife nursery sites?

Less than Significant.

6.4.1 Wildlife Movement

As stated in the 2015 EIR analysis and verified during the 2021 field surveys, the entire Project site has been disturbed by development and intense historical dairy and agricultural uses and is unlikely to facilitate local wildlife movement. In addition, the Project site is completely surrounded by dense urban development, further impairing wildlife movement.

The site supports potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and marginal movement habitat for reptile, bird, and mammal species), however, the site provides little to no function to facilitate wildlife movement on a regional scale. Furthermore, the site is not identified as a Special Linkage area within the MSHCP. Movement on a local scale likely occurs with species adapted to urban environments due to the surrounding development and disturbances in the vicinity of the site. Although implementation of the Project would result in disturbances to local wildlife movement within the site, those species adapted to urban areas would be expected to persist on-site following construction. As such, impacts would be less than significant, and no mitigation measures would be required. No change in conclusion from what was analyzed in the 2015 EIR.

6.5 Threshold 5

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact.

The Project is not subject to any local policies, such as a tree preservation ordinance. Therefore, no impacts would occur, and no mitigation is required. No change in conclusion from what was analyzed in the 2015 EIR.

6.6 Threshold 6

Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant.

The Project site is located within the MSHCP. The Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants Overlay, pursuant to MSHCP Section 6.1.3, Urban/Wildland Interface pursuant to Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2. Detailed biological surveys and investigations of the Project site were conducted in 2021 for MSHCP riparian/riverine features and associated special status species, narrow endemic plants, burrowing owl, and Delhi Sands Flower-Loving Fly. Results of the 2021 surveys are discussed below. Since the Project site occurs within the MSHCP and the City of Eastvale is a participating entity several mitigation measure and standard conditions were applied to the Project within the 2015 EIR. The following MSHCP measures still apply. Several of the measures were completed as part of the field surveys and detail investigations conducted for the 2021 update. Those measures are discussed below.

MSHCP A. *The project applicant shall submit fees to the City in accordance with the requirements of the MSHCP Mitigation Fee Ordinance (Chapter 4.62 of the City of Eastvale Municipal Code).*

~~*MSHCP B.* *The project applicant shall assess the proposed project's consistency with Section 6.1.2, Section 6.1.3, Section 6.3.2, and Section 6.1.4 of the MSHCP.*~~

~~*MSHCP C.* *A qualified biologist shall conduct a burrowing owl habitat assessment. If needed, focused surveys and preconstruction surveys shall be conducted, as well as appropriate avoidance and minimization (Section 6.3.2 of the MSHCP).*~~

~~*MSHCP D. A qualified biologist shall conduct habitat assessments for the required Narrow Endemic Plant Species. If needed, focused surveys and shall be conducted, as well as appropriate avoidance and minimization (Section 6.1.3 of the MSHCP).*~~

~~*MSHCP E. A qualified biologist shall conduct a habitat assessment for Delhi sands flower-loving fly in areas underlain by Delhi soil series (Species-specific Objective 1B).*~~

6.6.1 Riparian and Riverine Areas and Vernal Pools (Section 6.1.2)

There are no features identified on the Project site that are considered riparian and/or riverine, nor meet the definition of riparian and/or riverine as outline within the MSHCP Section 6.1.2. The Project site does not contain suitable habitat for any of the riparian/riverine vernal pool species listed in Section 6.1.2 of the MSHCP, including listed fairy shrimp. No impacts to those species listed in Section 6.1.2 of the MSHCP are associated with Project implementation due to the lack of suitable habitat onsite. Therefore, the Project is consistent with MSHCP Section 6.1.2. As part of the 2015 EIR, MSHCP B standard condition was to be applied to the Project because the City is a signatory to the MSHCP. MSHCP B has been fulfilled and is considered complete with the 2021 field surveys and detailed jurisdictional investigations.

6.6.2 Narrow Endemic Plant – Survey Area Number 7 (Section 6.1.3)

Portions of the Project site are located within the Narrow Endemic Plant Species Survey Areas Number 7, which include the following target species:

- San Diego ambrosia (*Ambrosia pumila*)
- Brand's phacelia (*Phacelia stellaris*)
- San Miguel savory (*Satureja chandleri*)

No special status plant species were observed during the 2021 surveys and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site; therefore, there are no potential impacts to special status plants due to Project implementation. As part of the 2015 EIR, MSHCP D standard condition was to be applied to the Project because the City is a signatory to the MSHCP. MSHCP D has been fulfilled and is considered complete with the 2021 field surveys and detailed investigations.

6.6.3 Urban/Wildlands Interface (Section 6.1.4)

The Project site is not located to an existing or proposed MSHCP Conservation Area as pursuant to Section 6.1.4 of the MSHCP. Therefore, there are no potential impacts to Urban/Wildlands Interface due to Project implementation. As part of the 2015 EIR, MSHCP B standard condition was to be applied to the Project because the City is a signatory to the MSHCP. MSHCP B has been fulfilled and is considered complete with the 2021 field surveys and detailed investigations.

6.6.4 Focused Burrowing Owl Surveys (Section 6.3.2)

Based on the Habitat Assessment it was determined the Project site contains suitable habitat for BUOW; therefore, four additional focused BUOW surveys were conducted by qualified

biologist. Based on the focus surveys, no BUOWs or evidence of BUOWs were observed within the Study Area during the focused surveys. A majority of the Project site is characterized by disturbed dairy land, ruderal, and developed vegetation communities, lacking necessary sized burrows to provide suitable nesting habitat for BUOW. The surrounding buffer area is developed with residential and commercial developments. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). Furthermore, debris piles and farm equipment were thoroughly examined for any BUOW key signs. Based on the results of the focused surveys and lack of diagnostic signs for burrowing owl, the Project site is not occupied by the burrowing owl. As part of the 2015 EIR, MSHCP C standard conditions were to be applied to the Project because the City is a signatory to the MSHCP. MSHCP C has been partially fulfilled with the 2021 field surveys and detailed investigations. As part of MSHCP C standard condition, should suitable habitat be observed, a pre-construction burrowing owl survey is to be performed within 30-days of ground disturbances. The following Standard Conditions is to be incorporated as part of MSHCP C measure.

SC MSHCP C: *Prior to impacts, a pre-construction survey for burrowing owl within the Study Area (Project site and surrounding 500-foot buffer) shall be conducted by a qualified biologist where suitable habitat is present within 30 days to the commencement of ground disturbing activities.*

If active burrowing owl burrows are detected during the breeding season, all work within 300 feet of any active burrow will be halted until that nesting effort is finished. The on-site biologist will review and verify compliance with these boundaries and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed.

If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Exclusion Plan that shall be prepared by the Applicant and approved by the County of Riverside Environmental Programs Department (EPD) in consultation with CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP.

Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied, and backfilled to ensure that animals do not reenter the holes/dens.

6.6.5 Delhi Sands Flower-Loving Fly (Species-specific Objective 1B)

Due to the location of the Project site within the Ontario Recovery Unit for the Delhi Sands flower-loving fly, a habitat assessment for this species was conducted. The entire site is in

historical dairy and associated developed residential and dairy infrastructure. Aerial imagery available on Google Earth, shows that the dairy operations have been maintained since 1985 to the up to 2020. Site conditions feature continuously irrigated pastures, cattle pens, and developed buildings (including residences) with irrigated landscaping, and ponds. Lands so managed with dairy operations are not suitable for the Delhi Sands flower-loving fly. Northern, western, and central portions of the site are mapped (and field investigation confirms) with Hilmar loamy sands – soils unsuitable for Delhi Sands flower-loving fly. The site is further set within the larger context of adjacent and surrounding developed lands, further reinforcing the unsuitability of habitat conditions for Delhi Sands flower-loving fly. The entire Project site is determined to be Unsuitable for Delhi Sands flower-loving fly. As part of the 2015 EIR, MSHCP E standard condition was to be applied to the Project because the City is a signatory to the MSHCP. MSHCP E has been fulfilled and is considered complete with the 2021 field surveys and detailed investigations.

6.7 Threshold 7

> *Reduce the number or restrict the range of an endangered, rare, or threatened plant or animal species or biotic community, thereby causing the species or community to drop below self-sustaining levels.*

Less than Significant.

There are no previously recorded sensitive biological resources (i.e., special-status species populations, sensitive habitats, or jurisdictional features) within the Study Area. No sensitive biological resources, including i.e., special-status species populations, sensitive habitats, or jurisdictional features occur onsite as confirmed by the 2021 Biological Surveys.

However, suitable habitat for burrowing owl, white-tailed kite, grasshopper sparrow, and mountain plover exists within the Study Area. All of these animal species are covered under the MSHCP. With the City's participation and implementation of the MSHCP, any direct and indirect impacts to sensitive species would be less than significant with the payment of the mitigation fee and compliance with all applicable requirements of the MSHCP. This provides full mitigation under the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), the Endangered Species Act (ESA), and the California Endangered Species Act (CESA) for impacts to MSHCP covered species and habitats. The MSHCP also addresses indirect impacts through cores and linkages, criteria cells, and plan fees.

Project compliance with the MSHCP A standard condition fully mitigates impacts for these covered species. Additional surveys/assessments were performed in 2021, and no burrowing owl, narrow endemic plant species, or Delhi sands flower-loving fly occur onsite and no mitigation is required.

The analysis from the 2015 EIR concluded the impacts less than significant with mitigation. However, based on the lack of sensitive biological resources (i.e., special-status species

populations, sensitive habitats, or jurisdictional features) within the Study Area, the 2021 conclusion is less than significant. The 2021 conclusion is less impactful than what was analyzed in the 2015 EIR.

6.8 Threshold 8

Cumulative impacts to biological resources.

Less than Cumulatively Considerable with Mitigation.

The City participates in the MSHCP, which is designed to protect over 150 species and conserve over 500,000 acres in western Riverside County. Project compliance with the MSHCP fully mitigates for impacts on covered species and ensures large segments of natural communities in western Riverside County will be preserved.

Adherence to the standards and conditions of the MSHCP, and implementation of mitigation measure MM 3.7.1, ensures that impacts to avian species and their habitats are minimized. Based on the detailed 2021 biological surveys and investigations of the Project site, no sensitive biological resources or jurisdictional features were identified on the Project site, therefore, no impacts would occur. MM 3.7.2 and MM 3.7.3 have been fulfilled and are no longer required.

Detailed biological surveys and investigations of the Project site were conducted in 2021 for MSHCP riparian/riverine features and associated special status species, narrow endemic plants, burrowing owl, and Delhi Sands Flower-Loving Fly. Based on those results, Standard Conditions MSHCP B, MSHCP D, and MSHCP E have been fulfilled and are no longer required. MSHCP A is the fulfillment of MSHCP Fees and still applicable. Furthermore, a portion of MSHCP C is fulfilled with focused protocol Burrowing Owl Surveys. It was determined that the Study Area is not occupied with burrowing owls, however, due to the suitable habitat found onsite, avoidance and minimization measures for the Burrowing Owl are still appliable. Participation in and implementation of the MSHCP will effectively reduce the project's contribution to cumulative impacts to less than cumulatively considerable.

7.0 Summary

In summary, the 2015 EIR analyzed the Project based on a biological desktop review. In 2021, the Project site was formally evaluated for sensitive resources, including performing a jurisdictional delineation and all focused surveys for sensitive wildlife and plant species, as specified within the MSHCP and 2015 EIR. Based on the 2021 results, the Project site does not contain any sensitive biological resources. As part of the Project implementation the entire 160-acre site will be permanently impacted.

The Project site is located within the MSHCP. The Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey

areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants Overlay, pursuant to MSHCP Section 6.1.3, Urban/Wildland Interface pursuant to Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

Adherence to the standards and conditions of the MSHCP, and implementation of mitigation measure MM 3.7.1, ensures that impacts to special-status avian species and their habitats are minimized. Based on the detailed 2021 biological surveys and investigations of the Project site, no sensitive biological resources or jurisdictional features were identified on the Project site, therefore, no impacts would occur. MM 3.7.2 and MM 3.7.3 have been fulfilled and are no longer required.

Detailed biological surveys and investigations of the Project site were conducted in 2021 for MSHCP riparian/riverine features and associated special status species, narrow endemic plants, burrowing owl, and Delhi Sands Flower-Loving Fly. Based on those results, Standard Conditions MSHCP B, MSHCP D, and MSHCP E have been fulfilled and are no longer required. MSHCP A is the fulfillment of MSHCP Fees and still applicable. Furthermore, a portion of MSHCP C is fulfilled with focused protocol Burrowing Owl Surveys. It was determined that the Study Area is not occupied with burrowing owls, however, due to the suitable habitat found onsite, avoidance and minimization measures for the Burrowing Owl are still appliable.

Based on the updated 2021 detailed Biological Surveys, it is determined that impacts are either the same as analyzed in the 2015 EIR or less impactful with Project implementation. The Project is not anticipated to have a greater impact than what was originally analyzed in the 2015 EIR.

Please contact me at bbernard@carlsonsls.com or 949.542.7042, should you have any questions or comments.

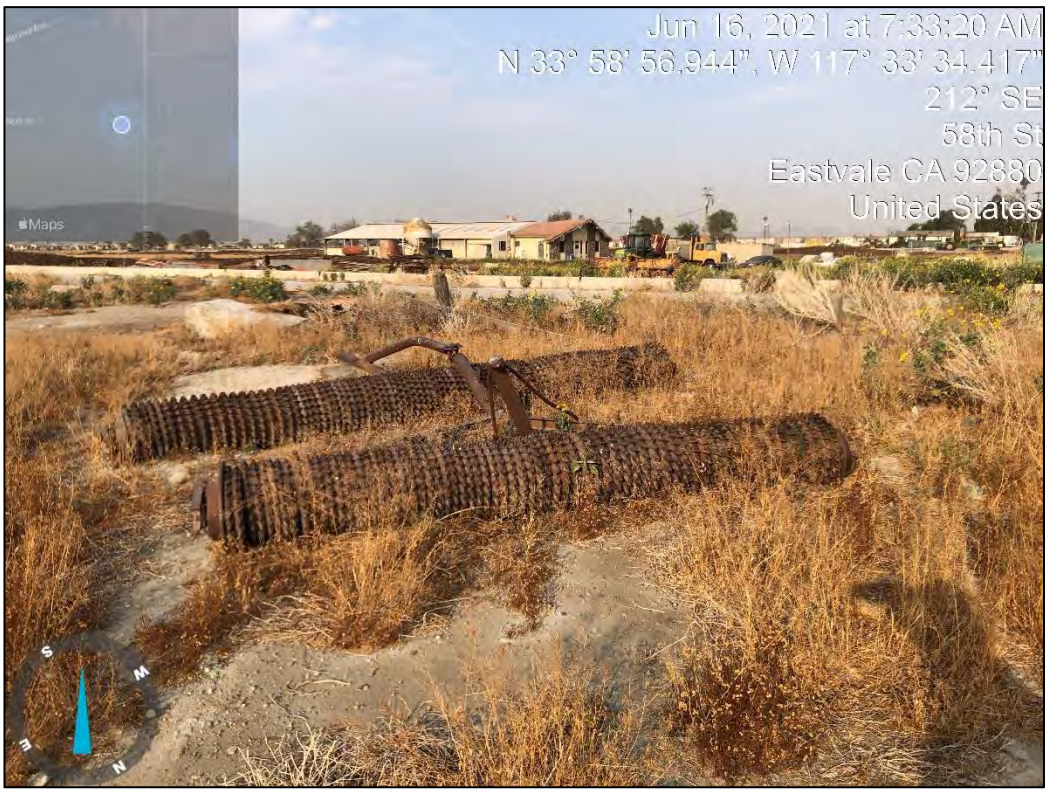
Brianna Bernard
Project Manager and Project Biologist

Enclosures:

- Attachment A: Photopages
- Attachment B: Burrowing Owl Survey Results
- Attachment C: Delhi Sands Flower-Loving Fly Assessment

Attachment A: Photopages

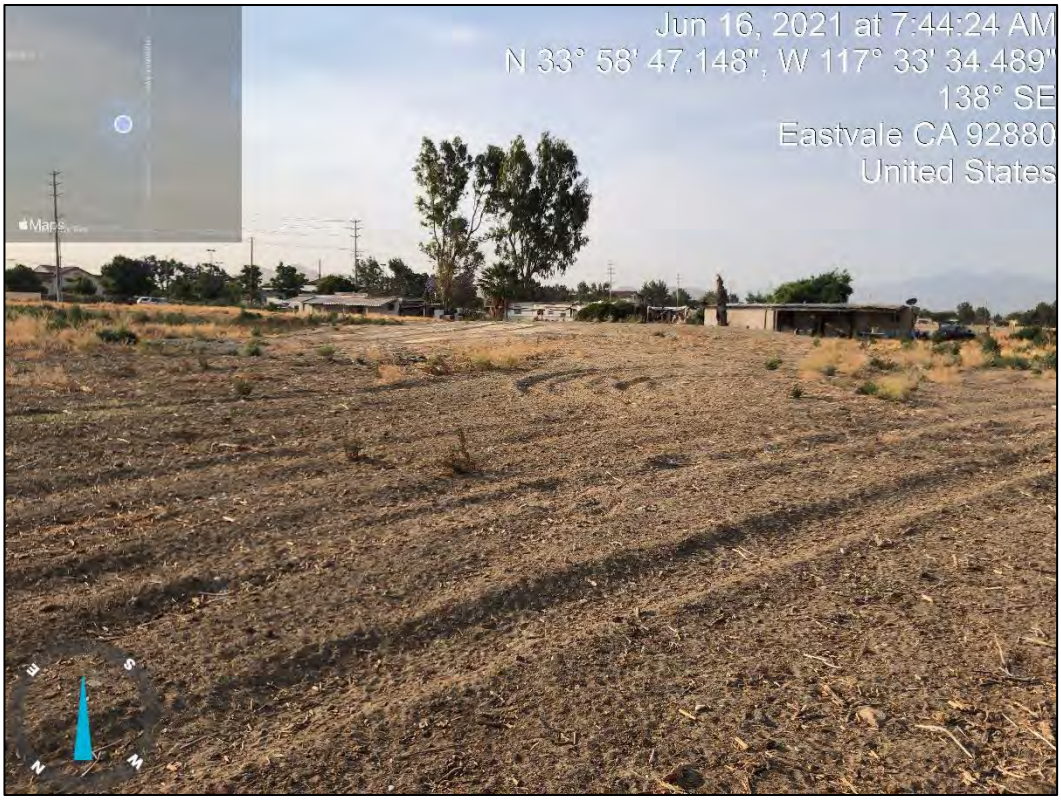
Looking over the Project site in the north-east corner.



Historical agriculture and dairy equipment is scattered throughout the site.

Typical burrow observed.

A majority of the site is disturbed.



Old homes and trailers are scattered throughout the site.

A majority of the site include ruderal habitat.

Ruderal Habitat found onsite.

The site also includes disturbed habitat.

Attachment B: Burrowing Owl Survey Results

Information Summary

Report Date:	November 2, 2021
Report Title:	Results of MSHCP Focused Burrowing Owl Survey for the Leal Project in Riverside County, California
APN Numbers:	164-030-010, 164-030-012, 164-030-013, 164-030-014, 164-030-024, and 164-030-025.
Principal Investigator:	Brianna Bernard Carlson Strategic Land Solutions 27134A Paseo Espada, Suite 323 San Juan Capistrano, CA 92675 949.542.7042 Office 916.218.2644 Mobile bbernard@carlsonsls.com

Report Summary

This letter describes the methods and results of a focused burrowing owl (*Athene cunicularia* [BUOW]) survey for the Leal Project (Project) located in the City of Eastvale. The Project site is generally located in the Hemet area of Riverside County. The Project site is bounded by 58th Street to the north, Hamner Avenue to the east, Limonite Avenue to the south, and Scholar Way to the west. It is situated immediately west and north of existing commercial and retail developments and south and east of established residential neighborhoods of varying densities. The Project site is located approximately half a mile west of Interstate 15 (I-15). The Project site is within the *Corona North* U.S. Geological Survey 7.5-minute topographic map. Please refer to attached Figure 1 and Figure 2. Access to the Project site is provided off the Hamner Avenue or 58th Street. The Project site and surrounding 500-foot buffer (Study Area) was surveyed.

The surveys were performed on the following days:

Survey	Survey Date	Time	Surveyors
Burrowing Owl Assessment	June 9, 2021	0700 - 1350	Brianna Bernard
Burrowing Owl Survey #1	June 16, 2021	0715 - 1208	Brianna Bernard
Burrowing Owl Survey #2	June 23, 2021	0730 - 1145	Brianna Bernard
Burrowing Owl Survey #3	July 1, 2021	0658 - 1054	Brianna Bernard and Justinne Manahan

Survey	Survey Date	Time	Surveyors
Burrowing Owl Survey #4	July 13, 2021	0715 - 1100	Brianna Bernard and Justinne Manahan

The Project site historically functioned as a dairy with associated agriculture, a horse farm, and the Leal family home. The Project site currently has 3 horses and associated horse corrals, several homes and associated trailers found scattered around the property, along with dairy and farm equipment. The Project site consists primarily of disturbed land associated with historical dairy activities, as well as developed and ruderal habitat communities. Scattered burrows were observed on the Project site. All observed burrows were inspected carefully for any evidence of BUOW presence. Based on the lack of direct observation of BUOW or evidence of BUOW activity (e.g. evidence of active burrows with whitewash, pellets, feather, etc.) during the survey, the Study Area is not currently considered occupied by BUOW.

Field Survey Methods

Prior to the field survey, available literature and databases including the California Natural Diversity Database (CNDDB), were reviewed to identify sensitive habitats and special status wildlife species, including BUOW in the vicinity of the Study Area. Consistent with the MSHCP Survey Instructions, a burrowing owl habitat assessment was conducted on June 9, 2021 and pedestrian survey transects were spaced approximately 15 to 25 meters apart to allow 100 percent visual coverage of the ground surface.

According to the MSHCP guidelines, the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. Parcels of land that could not be accessed (e.g. private property) were viewed using binoculars from vantage points to survey for BUOW activity or signs thereof, as well as other nesting bird activity.

The Project site and surrounding 500-foot buffer, collectively referred to as the Study Area, was assessed for the suitability to support burrowing owls and all suitable burrows were inspected for signs of use by burrowing owls. After the initial assessment of the site and surrounding areas, the Project site was systematically walked in an east-west direction of the Project site within suitable habitat for BUOW. Adjacent suitable areas, where accessible, were also surveyed to determine possible presence of owls within the buffer area (500-feet surrounding the Project site). Areas not accessible were surveyed using binoculars.

All encountered burrows or structure entrances were checked for the presence of BUOWs, molted feathers, cast pellets, prey remains, eggshell fragments, tracks, or

excrement at or near a burrow entrance. Natural or man-made structures and debris piles that could support BUOWs were also surveyed.

All wildlife species encountered, visually or audibly during the field survey, were identified and recorded in the field notes. Binoculars were used to aid in the identification of observed wildlife. Photographs were taken to document existing conditions within the Project site (Attachment A).

Results

The BUOW survey was performed on June 9, 2021 between the hours of 7:00 a.m. – 1:50 p.m. on the Project site and surrounding 500-foot area within suitable Burrowing Owl habitat (**Figure 2**). The survey was performed by Carlson Strategic Land Solutions (CSLS) biologists Brianna Bernard. The Biologists performed transects within areas that could potentially provide suitable BUOW habitat. Weather conditions during the survey was conducive to observing signs of BUOW activity, such as owls outside burrows. Temperatures during the survey ranged from 68° F to 90° F with clear skies and winds from 0-1 mph. The survey was conducted during typical BUOW peak activity time and was not conducted during rain, high winds, or dense fog.

Following the habitat assessment, additional focused surveys took place on June 16, June 23, July 1, and July 13, 2021 generally between 7:00 a.m. and 12:00 p.m. by CSLS Biologists Brianna Bernard and Justinne Manahan on select dates. Temperatures during the surveys ranged between 70° F and 98° F, with predominant sunny, clear skies and 0-2 mph winds. The survey was conducted during typical BUOW peak activity time and was not conducted during rain, high winds (> 20 miles per hour), dense cloud cover >75%, or extreme temperatures.

The Study Area consist primarily of historical dairy activities, ruderal habitat, and disturbed/developed habitat. The ruderal habitat appears to be routinely maintained. The ruderal habitat is dominated by London rocket (*Sisymbrium irio*) and summer mustard (*Hirschfeldia incana*). Other species include Russian thistle (*Salsola tragus*), cheeseweed (*Malva parviflora*), rat-tail fescue (*Festuca microstachys*), foxtail brome (*Bromus madritensis ssp. rubens*), ripgut brome (*Bromus diandrus*), tocalote (*Centaurea melitensis*), Jimson weed (*Datura stramonium*), and scattered Mexican fan palms (*Washingtonia robusta*), and mulefat (*Baccharis salicifolia*). A row of trees bisects the Project site from the north to south and includes mulberry trees (*Morus alba*), and Shamuel ash (*Fraxinus uhdei*).

The Study Area contains a small population of California ground squirrels (*Spermophilus beecheyi*), specifically located in the historical dairy activities community, which in turn results in various burrows that could potentially support suitable BUOW foraging and nesting habitat. These areas were inspected carefully for the presence of

BUOWs and active nests. No pellets, whitewash, feathers, tracks or any other signs indicative of burrowing owl presence were observed within the Study Area.

The Study Area provides suitable foraging and nesting habitats to support wildlife. Bird activity during the survey was moderate. During the field surveys the following species were observed/detected:

- red-tailed hawk *(Buteo jamaicensis)*
- Anna's hummingbird (*Calypte anna)*
- Coyote (*Canis latrans)*
- house finch (*Carpodacus mexicanus)*
- Turkey Vulture (*Cathartes aura)*
- Killdeer (*Charadrius vociferus)*
- American crow (*Corvus brachyrhynchos)*
- California horned lark (*Eremophila alpestris*)
- Common raven (*Corvus corax)*
- Brewer's blackbird (Euphagus cyanocephalus)
- American Kestrel (*Falco sparverius*)
- Barn swallow (Hirundo rustica)
- Hooded oriole (*Icterus cucullatus)*
- Song Sparrow *(Melospiza melodia)*
- Northern mockingbird (*Mimus polyglottos*)
- Vermilion flycatcher (*Pyrocephalus rubinus*)
- Black phoebe (*Sayornis nigricans*)
- Say's phoebe (*Sayornis saya*)
- California ground squirrel *(Spermophilus (Otospermophilus) beecheyi)*
- lesser goldfinch *(Spinus psaltria)*
- desert cottontail *(Sylvilagus audubonii)*
- mourning dove *(Zenaida macroura)*

Conclusion

Based on the lack of direct observation of BUOW or evidence of BUOW activity (e.g. evidence of active burrows with whitewash, pellets, feather, etc.) during the survey, the Study Area is not currently considered occupied by BUOW.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed: _____ Dated: 11/02/2021

If you have any questions, please feel free to contact me at bbernard@carlsonsls.com or at 916-218-2644.

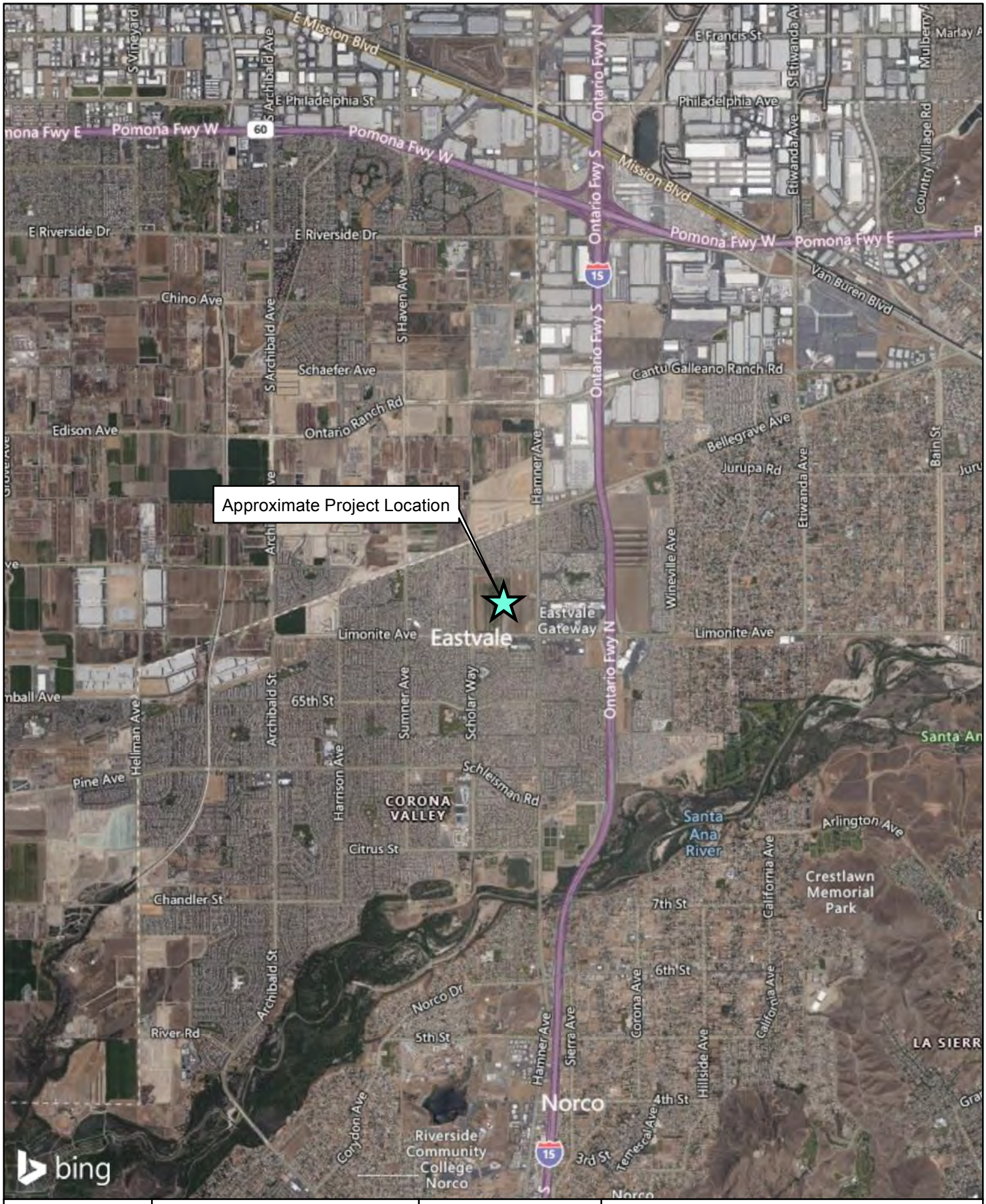
Figures

- Figure 1: Site Location Map
- Figure 2: Study Area Map

Attachments

- Attachment A: Site Photographs

Figures



GIS Prepared By: Carlson SLS Created: June 8, 2021	0 1,250 2,500 5,000 7,500 Feet 1 inch = 5,000 feet	Data Source: Bing Maps	***The New Home Company: Leal Project*** Regional Location Map

FIGURE 1

GIS Prepared By:
Carlson SLS

Created: June 8, 2021

0 50 100 200 300 400 500 600 Feet
1 inch = 500 feet

Data Source: Bing Map

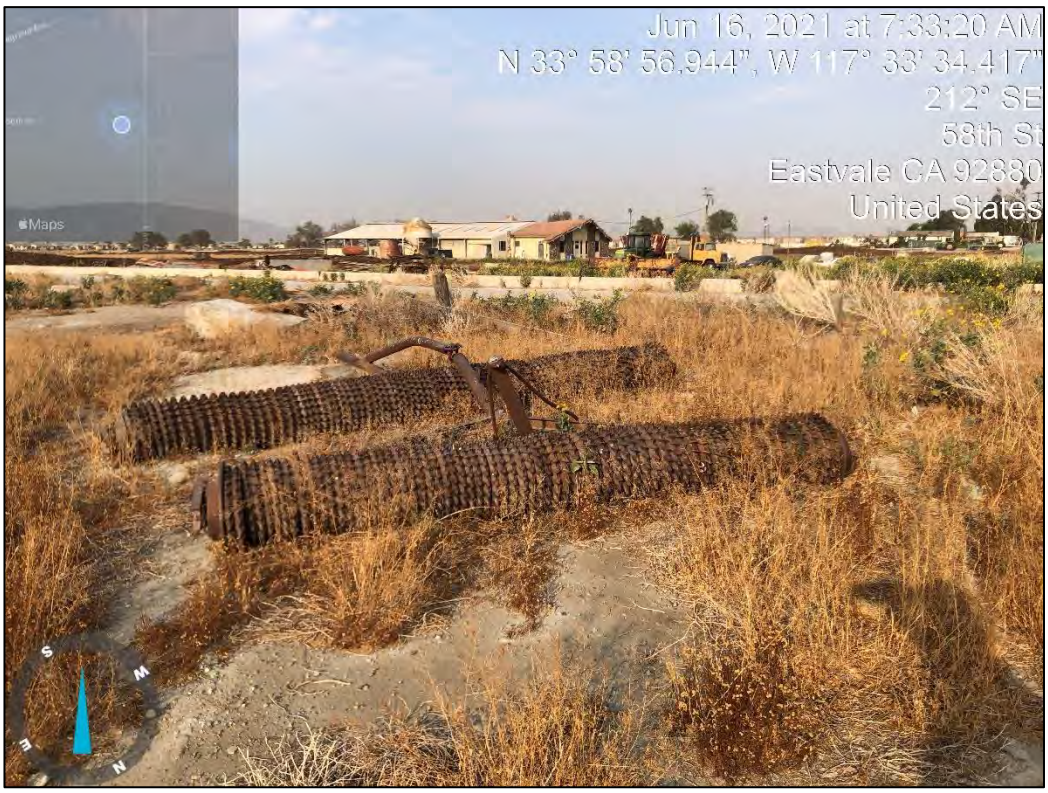
The New Home Company: Leal Project

Project Site Map

FIGURE 2

Attachment A:
Site Photographs

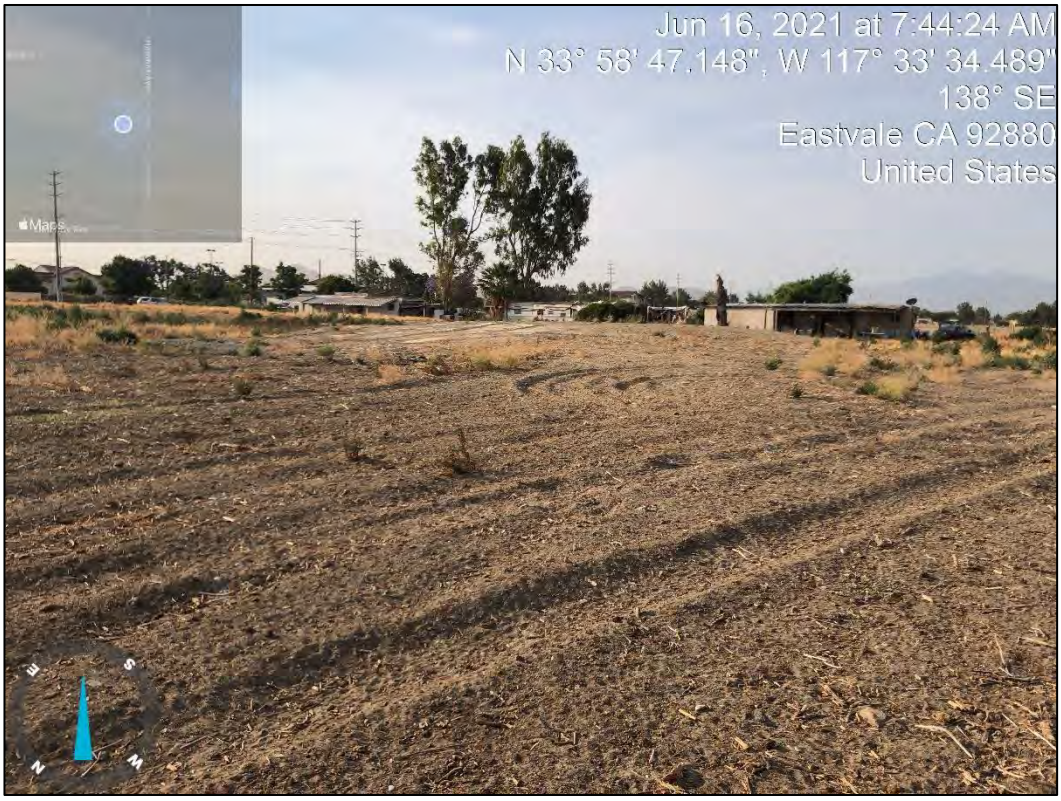
Looking over the Project site in the north-east corner.



Historical agriculture and dairy equipment is scattered throughout the site.

Typical burrow observed.

A majority of the site is disturbed.



Old homes and trailers are scattered throughout the site.

A majority of the site include ruderal habitat.

Ruderal Habitat found onsite.

The site also includes disturbed habitat.

Attachment C: Delhi Sands Flower-Loving Fly Assessment

Ken H. Osborne
Osborne Biological Consulting
6675 Avenue Juan Diaz
Riverside, CA 92509

June 18, 2021

Attn: Ms. Brianna Bernard
Project Manager/Biologist
Carlson Strategic Land Solutions
27134 A, Paseo Espada, Suite 323
San Juan Capistrano, CA 92675

RE: Habitat conditions for Delhi Sands Flower-loving Fly on a portion of a proposed Leal development site located at the northwestern intersection of Limonite Avenue and Hamner Avenue, Eastvale.

To Whom It May Concern:

At the request of Carlson Strategic Land Solutions and on behalf of The New Home Company, I have conducted an evaluation of habitat suitability for the federally endangered Delhi Sands Flower-loving Fly (DSF, *Rhaphiomidas terminatus abdominalis*), for a 160-acre proposed Leal Project in Eastvale, California, with Assessor's Parcel Numbers 164-030-010, 164-030-012, 164-030-013, 164-030-014, 164-030-024, and 164-030-025. This area is indicated on the attached maps (Figures 1 and 2), and is located northwest of the intersection of Limonite Avenue and Hamner Avenue, Eastvale. For the purpose of this habitat assessment, I have evaluated site conditions for DSF suitability in terms of site characteristics on the basis of a detailed grading system I have developed in recent years.

Summary Conclusions: All lands on the subject site have a long history (since before 1985) in active dairy use. Site conditions feature continuously irrigated pastures, cattle pens, and developed buildings (including residences) with irrigated landscaping, and ponds. Lands so managed with dairy operations are not suitable for the DSF. Northern, western, and central portions of the site are mapped (and field investigation confirms) with Hilmar loamy sands – soils unsuitable for DSF. The site is further set within the larger context of adjacent and surrounding developed lands, further reinforcing the unsuitability of habitat conditions for DSF. The entire project area is determined to be Unsuitable for DSF.

Qualifications: Although I possess USFWS 10(a) permitting to survey for the federally endangered Delhi Sands Flower-loving Fly, such permitting is generally awarded to biologists only on the basis of a biologist's experience with and/or ability to identify adult DSF, such permitting not awarded on the basis of any real understanding of DSF biology, ecology, or habitat requirements. Traditionally, USFWS considered any land (within the known range of DSF) to have been mapped with Delhi Sands soils (Woodruff 1980) as subject to formal survey for the DSF. Thus, my additional qualifications in this regard include BS, MS, degrees in entomology, 45 years general entomological experience, thirty years experience with, research, and discoveries, in

Rhaphiomidas, life history, biology, and ecology, such that I am now a leading expert in this narrow field of study.

Methods: On June 18, 2021, I visited the study site in order to investigate habitat suitability for the DSF. I have reviewed soil maps covering the subject site, prepared by the California Department of Agriculture (Woodruff 1980, Knecht 1971). Aerial imagery covering the site, dating from 1985 to 2020 (Google Earth) was reviewed in order to gain an understanding of land use regimens in recent years. Photographs were taken of the site along with field notes on vegetation and soil conditions. I examined the subject site to rate its potential to support DSF, the rating based on the following scale of 1 to 5, with 5 being the best quality and most suitable habitat in my judgment:

1. Developed areas, non-Delhi sands soils with high clay, silt, and/or gravel content. Delhi sands extensively and deeply covered by dumping of exotic soils, rubble, trash, manure, or organic debris. *Unsuitable.*

2. Delhi sands are present but the soil characteristics include a predominance of exotic soils such as alluvial materials, or predominance of other foreign contamination as gravels, manure, or organic debris. Severe and frequent disturbance (such as a maintenance yard or high use roadbed). *Very Low Quality.*

3. Moderately contaminated Delhi sands. Delhi sands with moderate to high disturbance (such as annual disking). Sufficient Delhi Sands are present to prevent soil compaction (related to contamination by foreign soils). Some sandy soils exposed on the surface due to fossorial animal activity. *Low Quality.*

4. Abundant clean Delhi Sands with little or no foreign soils (such as alluvial material) present. Moderate abundance of exposed sands on the soil surface. Low vegetative cover. Evidence of moderate degree of fossorial animal activity by vertebrates and invertebrates. May represent high quality habitat with mild or superficial disturbance. *Moderate Quality*

5. Sand dune habitat with clean Delhi Sands. High abundance of exposed sands on the soil surface. Low vegetative cover. Evidence (soil surface often gives under foot) of high degree of fossorial animal activity by vertebrates and invertebrates. Sand associated plant and arthropod species may be abundant and vegetation species composition is often indicative of low disturbance. *High Quality*

It should be noted that habitat qualities often vary spatially within a site so that conditions on a site fall within a range of qualities. Further, overall habitat quality is affected by the overall habitat area on a site, such that very small areas diminish the overall habitat value of a site. Habitat conditions rated from *Very Low Quality* up to *High Quality*, are formally considered as representing *Suitable* conditions for the DSF. Use of this habitat rating system is somewhat subjective and best undertaken by a biologist who has extensive experience with *Rhaphiomidas* species. It must be noted that these ratings do not infer or imply actual occupancy by DSF, only relative potential to harbor the species, and relative conservation value of the land should DSF be found.

Results: Department of Agriculture, Soil Conservation Service map (Woodruff 1980) and associated web based resources (https://casoilresource.lawr.ucdavis.edu/gmap/) show the site to have Delhi fine sand soils on a southeastern portion of the site, amounting to approximately 13 acres (Figure 3). The remaining portions of the site are on Hilmar loamy sands (Knecht 1971). Soil conditions on the extreme southeastern corner of the site, over an area of approximately five acres, where mapped with Delhi fine sands, is overlain with a meter depth of exotic soils dominated by alluvial gravely materials. Remaining peripheral areas mapped with Delhi fine soils are intermixed with fine loam soils (Hilmar classification)) – the mixing and contamination likely the result of decades of dairy operations where pasture lands have been disked. Aerial imagery available on Google Earth, shows that the dairy operations have been maintained since at least 1985 up to 2020 for the entire site. The site has been largely surrounded by residential and commercial development since 2004 (Google Earth), isolating the site from areas with Delhi Sands Flower-loving fly populations. The last known extant DSF population site in the Ontario area is located some six kilometers north northeast of the site. Plant species normally associated with Delhi sands ecosystems do not occur on the site. The entire site (160 acres) has been used in dairy operations and is so developed and/or covered in manure, ponds, irritated pasture, or with developed residences with irrigated landscaping, developed dairy buildings, storage facilities, gravel paved roads, drives, stalls or equipment lots, that the entire site has no potential for the DSF and is rated *Unsuitable* for the species. A list of plant species (not including exotic landscape plants) on the site and their context as to whether marginal, or dominant, is presented in Table 1.

Discussion: A long history of agricultural use has likely resulted in onsite cross contamination of Delhi sand soils with fine silty loamy soils on southeastern portions of the site, and the importation of approximately 24,000 cubic yards of exotic alluvial soils onto the southeastern portion of the site (seen to be underway in June 2004, Google Earth) with the result that all soils on the site that were mapped as Delhi sands (Knecht 1971) actually contain significant quantities contaminating soils rendering them *Unsuitable* for DSF beyond the long history of diary operation.

In general, the northern, western, and central portions of the project site may be ruled as *Unsuitable* for DSF on the basis of soil conditions (Figure 3) alone. A long and ongoing history (since before 1985) of agricultural dairy use further foreclosed on DSF suitability for the entire site. The southeastern portions of the site, where they occur over mapped Delhi sands also must be rated as *Unsuitable* for DSF due to intense degradation of habitat conditions and natural ecological function owing to contaminated soils. Similar findings have previously been made on similar agricultural and dairy lands of southern Ontario on consultation with USFWS (Osborne 2004) and areas with active irrigated agriculture (Osborne 2019).

Conclusions and Recommendations: On the basis of my experience, conditions on the subject site are *Unsuitable* for DSF. Interim General Survey Guidelines for the DSF, suggested by the USFWS (1996) typically recommend protocol surveys for DSF where undeveloped Delhi sands occur, and agency biologists sometimes assert that such undeveloped areas have potential for DSF. I would strongly disagree with such and assertion, and view it as an absurdity.

References:

Knecht, A.A. 1971. Soil survey of western Riverside area, California. U.S. Department of Agriculture, Soil Conservation Service.

Osborne, K. H. 2003. *Delhi Sands Flower-loving fly Habitat Assessment for the Hermosa Cemetery, Colton.* Prepared for Inland Memorial Cremations and Burial. Submitted to the U.S. Fish and Wildlife Service, CA.

Osborne, K. H. 2004. Focused Survey for Delhi Sands Giant Flower-loving Fly (*Rhaphiomidas terminatus abdominalis*) on a 38.88-acre site in Ontario, San Bernardino County, California. Submitted to USFWS, Carlsbad, October 2004.

Osborne, K. H. 2019. First year focused survey for Delhi Sands Flower-loving Fly (*Rhaphiomidas terminatus abdominalis*) on portions of the Riverside Transmission Reliability Project, Riverside County, California. Submitted to USFWS, Carlsbad, November 2019.

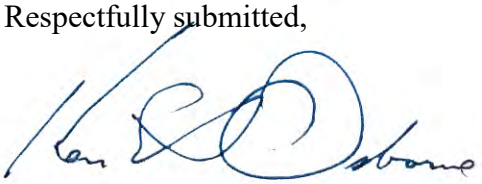
Osborne, K. H., G. R. Ballmer, and T. McGill. 2003. *DSF Habitat Assessment for the Proposed Mary Vagle Conservation Area.* Prepared for the City of Fontana. Submitted to the U.S. Fish and Wildlife Service, CA.

University of California, Davis, Agriculture and Natural Resources, California Soil Resource Lab, https://casoilresource.lawr.ucdavis.edu/gmap/

U.S. Fish and Wildlife Service. 1996. Delhi Sands Flower-loving Fly Draft Presence/Absence Survey Guidelines. December 30.

Woodruff, G. A. 1980. Soil survey of San Bernardino County, southwestern part, California. U.S. Department of Agriculture, Soil Conservation Service

Respectfully submitted,



Ken H. Osborne

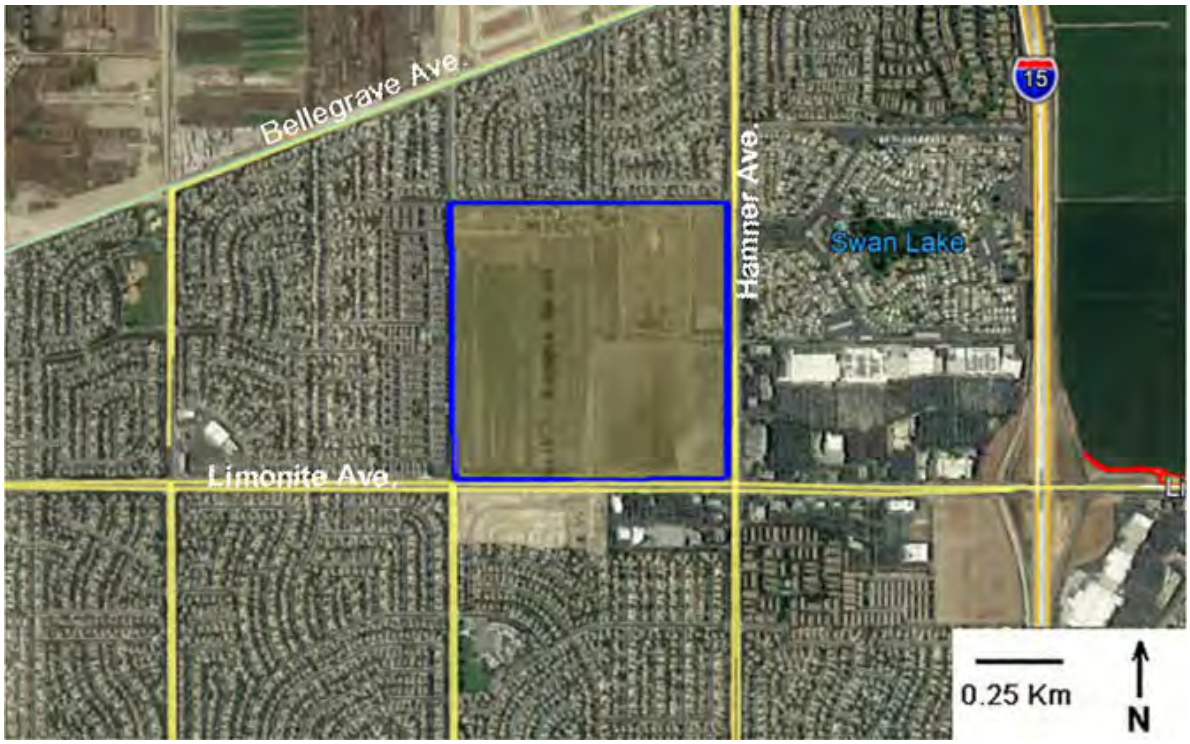


Figure 1. Aerial image with vicinity and habitat conditions surrounding the subject site (outlined in blue).

Figure 2. Aerial image showing the subject site (outlined in blue).

Figure 3. Soil types and habitat conditions on the subject site (outlined in blue):
Yellow lines separate soils: Db = Delhi sands; HlA = Hilmar loamy very fine sands; HhA2 = Hilmar loamy sands.

Figure 4. Photograph of recent dairy cattle pen areas on a northern portion of the site with heavy manure contamination. Soils with high organic contamination are *Unsuitable* for DSF. View looking to the south from a central northern edge of the site.

Figure 5. Photograph of the southeastern portion of the site with exotic fill soils over what once were Delhi sand soils. These conditions represent habitat *Unsuitable* for DSF.

Figure 6. Photograph of soil surface (showing alluvial gravels) on the southeastern portion of the site. Alluvial fill soils present conditions *Unsuitable* for DSF.

Table 1. Plant species encountered on the subject site.

FAMILY	Species	Comment
ARECACEAE		
fan palm	*Washingtonia*	filed margins
ASTERACEAE		
mule fat	*Baccharis salicifolia*	filed margins
thistle	*Ciricium*	occasional
prickly lettus	*Lactuca serriola*	occasional
golden crownbeard	*Verbesina encelioides*	common
BRASSICACEAE		
shortpod mustard	*Hirschfeldia incana*	common
London rocket	*Sisymbrium irio*	dominant throughout
CHENOPODIACEAE		
Australian saltbush	*Atriplex semibaccata*	common
lamb's quarters	*Chenopodium album*	common
Kochia	*Kochia scoparia*	common
Russion thistle	*Salsola tragus*	common
GERANIACEAE		
red-stem filaree	*Erodium cicutarium*	dominant in areas
LAMINACEAE		
Horehound	*Marubium vulgare*	occasional
MALVACEAE		
cheeseweed	*Malva parviflora*	dominant throughout
OLEACEAE		
Ash	*Fraxinus*	filed margins
POACEAE		
Mediterranean barley	*Hordeum murinum*	dominant throughout
Shismus	*Schismus barbatus*	occasional
SOLANACEAE		
Tree tobacco	*Nicotiana glouca*	occasional

Appendix D

Cultural and Paleontological Resources Assessment

Leal Master Plan, City of Eastvale, Riverside County, California

Prepared for:

Carlson Strategic Land Solution	The New Home Company
27134A Paseo Espada, Suite 323	15231 Laguna Canyon Rd, Suite 250
San Juan Capistrano, CA 92675	Irvine, CA 92618

Prepared by:
Morgan Bender, M.A., RPA,
and Curt Duke, M.A., RPA
Duke Cultural Resources Management, LLC
18 Technology Drive, Suite 103
Irvine, CA 92618

April 2022

T2S, R7W Section 24, USGS *Corona North, Calif.*, 7.5-minute quad
Keywords: P-33-015333

MANAGEMENT SUMMARY

Duke Cultural Resources Management, LLC (DUKE CRM) is under contract to Carlson Strategic Land Solution and The New Home Company, to provide cultural and paleontological resources services for the Leal Master Plan Project, located in the City of Eastvale, Riverside County, California. The property is approximately 156 acres in size. The purpose of this study is to provide the necessary information and analysis to the City of Eastvale (CITY) as the lead agency to determine whether the proposed Project would cause impacts to historical, archaeological, or paleontological resources that may exist in or adjacent to the Project area. This work was conducted in compliance with the California Environmental Quality Act (CEQA).

The cultural and paleontological resources assessment included a records search for cultural resources at the Eastern Information Center (EIC), and a records search for paleontological resources at the Western Science Center (WSC) and locality searches on the University of California Museum of Paleontology (UCMP) and San Diego Natural History Museum (online collections, the online Paleobiology Database and FAUNMAP, and other published resources.

Cultural Resources

The results of the EIC records search indicate that there is one previously recorded cultural resource within ½ mile of the Project and one resource located within the Project. The resource within the Project is the Leal Property, resource (33-015333). The survey and evaluation of the properties found it to be ineligible for the National Register of Historic Place (NRHP), the California Register of Historical Resources (CRHR), or local designation (6Z). Additionally, the field survey did not identify any cultural resources within the Project boundary. The research conducted indicates a low sensitivity for prehistoric cultural resources and a low sensitivity for historic resources within the Project boundaries. Therefore, any disturbance of native soils has a low potential to directly impact unique cultural resources according to CEQA. According to CEQA, a "unique archaeological resource" is defined as an "archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: contains information needed to answer important scientific research questions, has a special and particular quality, or is directly associated with a scientifically recognized important prehistoric or historic event or person (Section 21083.2 (g)).DUKE CRM does not recommend any further cultural resources efforts. However, if any cultural resources are discovered during grading and/or ground disturbance during construction an archaeologist shall be retained to assess the nature and significance of the discovery and make recommendations.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Paleontological Resources

The records searches by the WSC and other resources indicate that there are no known fossil specimens within the Project boundaries but did indicate multiple fossil localities from similar deposits nearby (within 3 miles). The Project is situated on young alluvial-fan deposits (middle Holocene Epoch, *Qyf*), young eolian deposits (late Pleistocene to Holocene Epochs, *Qye*), and very old axial channel deposits (early to middle Pleistocene Epoch, *Qvoa*). Due to their age (early Pleistocene to late Pliocene Epochs) and history of producing fossil material nearby, the young eolian deposits (*Qye*) and very old axial channel deposits (*Qvoa*) underlying the Project area are assigned a high paleontological sensitivity.

Ground disturbance in the eastern half of the Project area will impact high-sensitivity deposits (*Qye* and *Qvoa*), and has the potential to directly impact unique paleontological resources. This would result in potentially significant impacts to paleontological resources according to CEQA. Therefore, paleontological construction monitoring is recommended during ground disturbance in this area. This, along with appropriate recording and recovery efforts, will mitigate the potential impact to a level that is less than significant for the purposes of CEQA.

Paleontological Monitoring - A paleontological monitor shall be present during ground disturbing activities in the eastern half of the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).

1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
2. The paleontological monitor shall be present full-time during ground disturbance in the eastern half of the Project, including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.
3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.
4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.
5. In consultation with the qualified paleontologist the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared.
6. If the discovery is significant the qualified paleontologist shall notify the CLIENT and CITY immediately.
7. In consultation with the CLIENT and CITY the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

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Appendix C: Native American Heritage Commission for Sacred Land Files
Appendix D Department of Parks and Recreation (DPR) 523 Record

TABLE OF ABBREVIATIONS

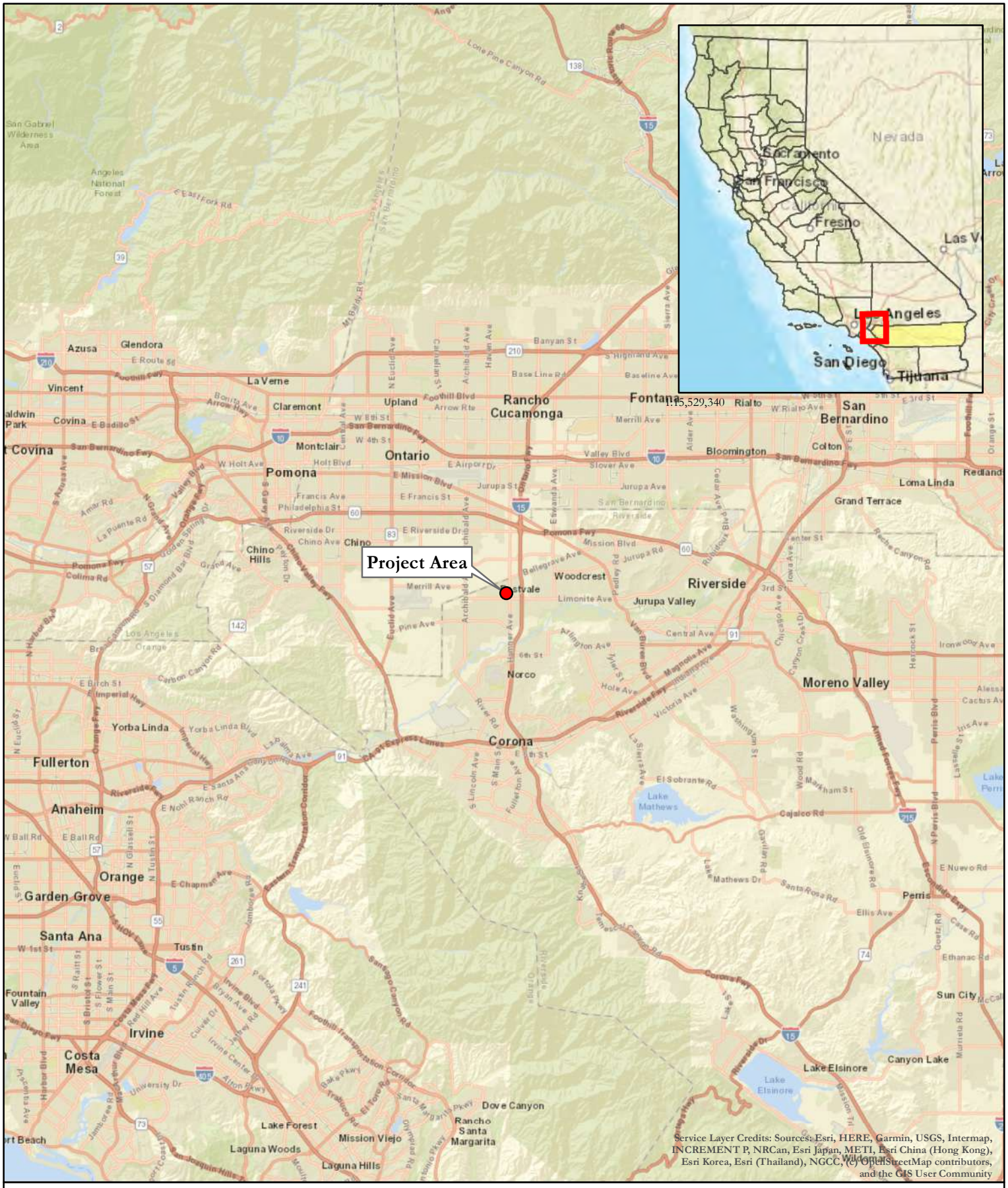
B.A.	Bachelor of Arts
B.S.	Bachelor of Science
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
CITY	City of Eastvale
CLIENT	Carlson Strategic Land Solution
CRHR	California Register of Historical Resources-
DPR	State of California Department of Parks and Recreation 523 series forms
DUKE CRM	Duke Cultural Resources Management, LLC
EIC	Eastern Information Center
LACM	Natural History Museum of Los Angeles County
M.A.	Master of Arts
M.S.	Master of Science
MLD	Most Likely Descendant
NAHC	Native American Heritage Commission
NRHP	National Register of Historic Places-
PCT	Paleocoastal Tradition
Qvoa	early to middle Pleistocene Epoch very old axial channel deposits
Qye	late Pleistocene to Holocene Epochs young eolian deposits
Qyf	middle Holocene Epoch young alluvial-fan deposits
RPA	Registered Professional Archaeologist
UCMP	University of California Museum of Paleontology
WPLT	Western Pluvial Lakes Tradition
WSC	Western Science Center

INTRODUCTION

Duke Cultural Resources Management, LLC (DUKE C R M) is under contract to Carlson Strategic Land Solution (CLIENT) to provide cultural and paleontological resources services for the Leal Master Plan, Eastvale Project, located in the City of Eastvale, Riverside County, California. The property is approximately 156-acres in size. The purpose of this study is to provide the necessary information and analysis to the City of Eastvale (CITY) as the lead agency to determine whether the proposed Project would cause substantial significant impacts to historical, archaeological, or paleontological resources that may result from the Project in or adjacent to the Project area to comply with the California Environmental Quality Act (CEQA).

PROJECT DESCRIPTION

The Project is situated on the Leal dairy farm property located on Limonite Avenue, with 58th street to the north, Hamner Avenue to the east and Scholar Way to the west (see Figure 1, Project Vicinity Map). The Project is located in the Section 24, Township 2 South, Range 7 West, San Bernadino Base and Meridian, USGS *Corona North, Calif.* 7.5-minute quadrangle (see Figure 2, USGS Project Location Map). The Project is located within a dairy farm that is no longer in use (see Figure 3, Project Aerial Photograph). The Project will have 660 multi-family homes and 1840 single-family/single-family attached homes. Maximum depth will be 15 feet (ft.), with the majority of the project being excavated down to 3 ft.



Map 1 - Project Vicinity

Leal Master Plan, Eastvale, C-0362

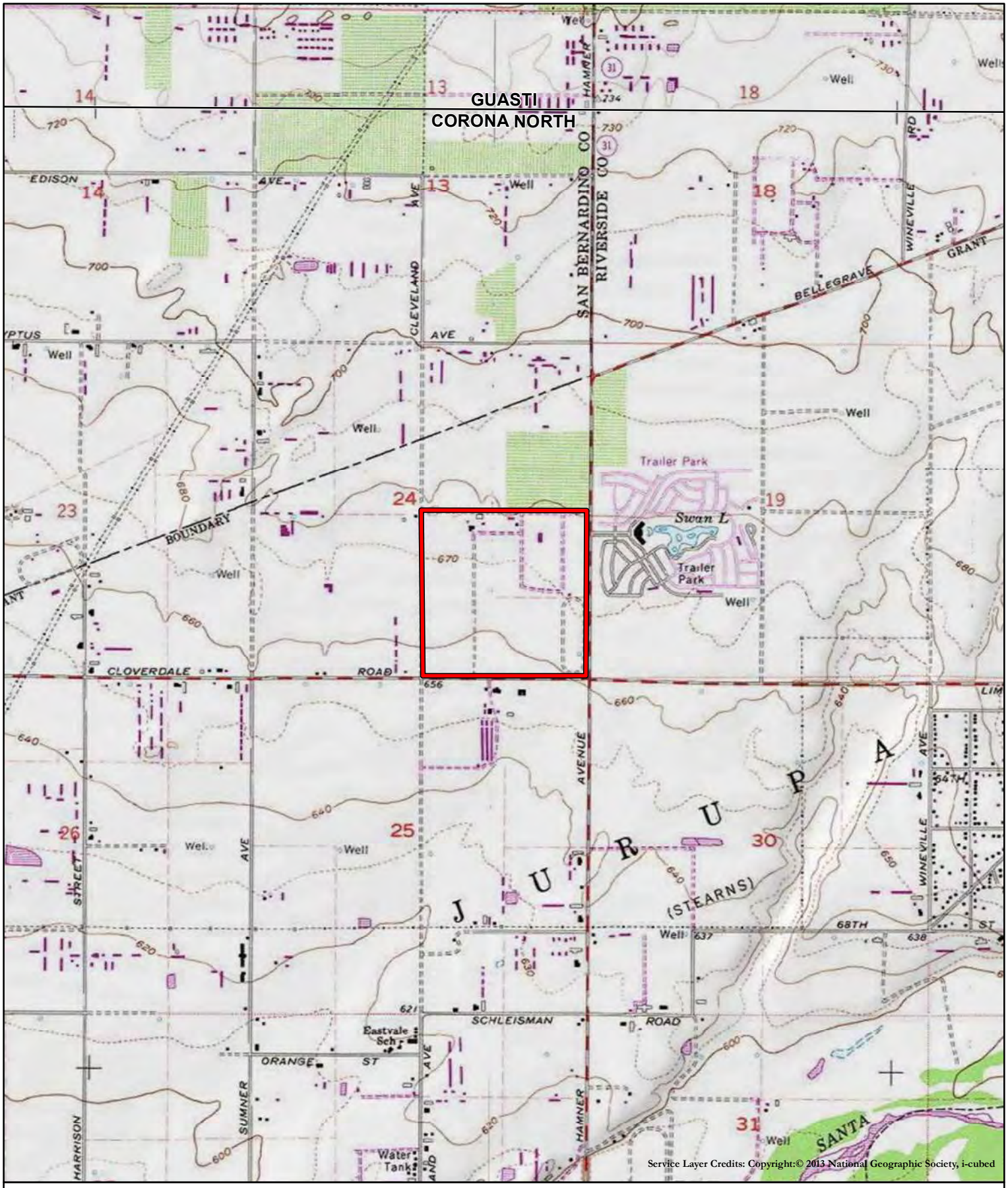
DUKE CRM

Project Area

0 6 12 Miles

N

1 inch = 6 miles 1:360,000



Map 2 - Project Location
Leal Master Plan, Eastvale, C-0362

DUKE CRM

Corona North, Calif USGS 7.5-Minute Quadrangle
T2S R7W Section 24
Project Area
USGS 7.5' Quads

0 0.25 0.5 Miles
0 0.25 0.5 Kilometers
1 inch = 2,000 feet 1:24,000
N

Map 3 - Project Aerial

Leal Master Plan, Eastvale, C-0360

DUKE CRM

Project Area

0 200 400 Feet

1 inch =400 feet

N

1:4,800

SETTING

Geology

California is divided into 11 geomorphic provinces, each naturally defined by unique geologic and geomorphic characteristics. The Project is located in the northwestern portion of the Peninsular Ranges geomorphic province. The Peninsular Ranges province is distinguished by northwest trending mountain ranges and valleys following faults branching from the San Andreas Fault. The Peninsular Ranges are bound to the east by the Colorado Desert and extend north to the San Bernardino – Riverside County line (Norris and Webb 1976), west into the submarine continental shelf, and south to the tip of Baja California.

Project elevation is approximately 730 feet above mean sea level. The geology of the Project area has been mapped by Morton and Miller (2006) at a scale of 1:250,000 (Figure 4). A review of this map indicated that the Project area is predominantly underlain in the western half by young alluvial-fan deposits (*Qyf*), and in the eastern half by young eolian deposits (*Qye*) and very old axial channel deposits (*Qvoa*).

Vegetation within the Project is dominated by grasses and other shrubs present in high density on the south side. The northern half of the site has little vegetation due to the soil being recently turned and several residential and dairy properties along the northern edge.

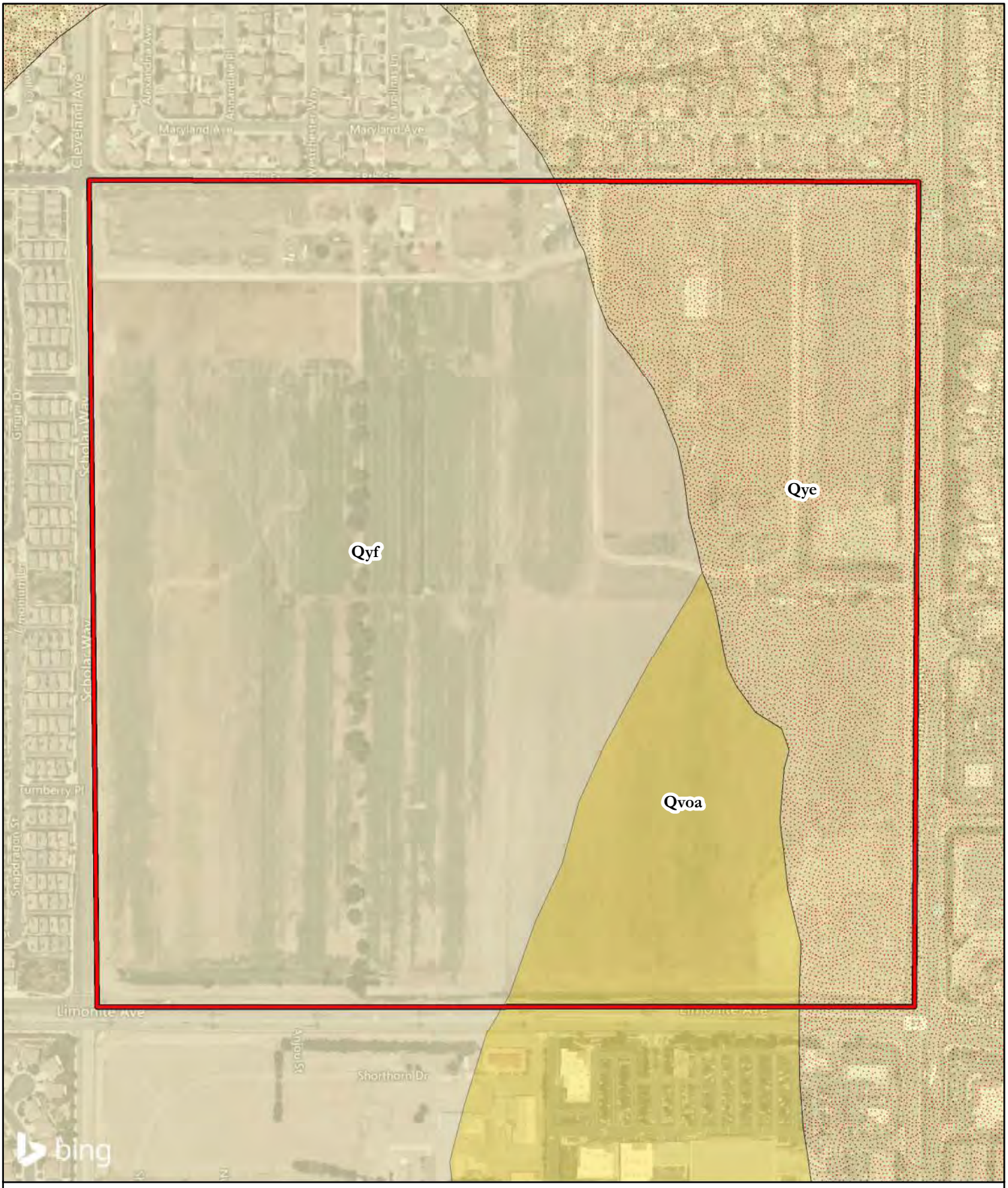
Cultural

Prehistory

Two primary regional schema are commonly cited in the archaeological literature for western Riverside County where the Project is located. These schema or syntheses generalize the presence or absence of certain artifact types into explanatory frameworks of temporal chronologies and/or subsistence practices. Schemas are necessary because many archaeological sites lack absolute datable material (ex. carbon for radiometric C_{14} dating) and so researchers need to cross-date sites by comparison to either coastal or desert chronologies with established chronological sequences backed by absolute dates. In western Riverside County, where the Project is located, it is thought to be the meeting ground of both schemas and consequently neither schema (coastal vs inland desert) exclusively explain prehistoric finds.

The first schema, advanced by Wallace (1955), defines four cultural horizons for the southern California coastal province, each with characteristic local variations:

I. Early Man (~9000–8500 B.P.) is a hunting culture based on almost exclusive evidence of chipped-stone hunting materials: dart points, scrapers, choppers, and bifaces.
II. Milling Stone (8500–4000 B.P.) reflects a change to a more sedentary, plant-collecting lifestyle as evidenced by the introduction and dominance of milling stone artifacts and a decrease in well-made projectile points.
III. Intermediate (4000–1500 B.P.) is characterized by a larger dependency on hunting, introduction of the bow and arrow, and the shift from using the mano/metate to mortar/pestle. However, knowledge of this horizon suffers from lack of knowledge about what occurred during this time, not a lack of inhabitants along the southern California coast.
IV. Late Prehistoric (1500~200 B.P.) contains a more nuanced artifact assemblage indicative of a more complex lifestyle and an increase of population. This horizon is characterized by an increase in bow and arrow use, steatite containers, pottery, circular fishhooks, perforated stones, asphaltum, diversified bone tools, ample shell ornaments, and elaborate mortuary customs.



Map 4 - Project Geology

Leal Master Plan, Eastvale, C-0360

Duke CRM

Project Area

Qyf: young alluvial-fan deposits, middle Holocene

Qye: young eolian deposits, Holocene and late Pleistocene

Qvoa: very old axial-channel deposits, middle to early Pleistocene

0 200 400 Feet

N

1 inch =400 feet 1:4,800

Warren and Crabtree (1986) employ a more ecological approach to the deserts of southern California, defining five traditions in prehistory:

I. Lake Mojave (12000–7000 B.P.)
II. Pinto (7000–4000 B.P.)
III. Gypsum (4000–1500 B.P.)
IV. Saratoga Springs (1500–800 B.P.)
V. Shoshonean (800~200 B.P.)

Warren and Crabtree (1986) viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts. The authors viewed changes in settlement pattern and subsistence as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to pluvial conditions during the middle Holocene, and the general warming and drying trend, with periodic reversals, that continues to this day. The work by Warren and Crabtree (1986) is built upon, in part, Warren (1980) in which he argued for a chronology based on projectile points as period markers backed by radiocarbon assays providing absolute dates.

The two-schema contrast in important ways. The units employed by Warren are "traditions," and in contrast to Wallace (1955), traditions may be spatially restricted but display temporal continuity. For Wallace, "horizons" or "periods," are extensive through space but restricted in time. More recent schema has been attempted to reconcile these differences. More recently, Koerper and Drover (1983) synthesized chronologies for coastal southern California and employed Wallace's (1955) horizon terminology but use radiometric data to sequence stylistic changes observed in the artifact assemblages, which they interpreted as material indication of cultural change through time. Regardless of the overall schema to best explain the prehistory of western Riverside County, the region can be understood within broad chronological frameworks and as the meeting ground of the coastal and desert subsistence patterns.

Early Holocene (11,600 – 7,600 BP)

Traditional models of the prehistory of California hypothesize that its first inhabitants were the big game hunting Paleoindians who lived at the close of the last ice-age (~11,000 years before present [BP]). As the environment warmed and dried, large Ice Age fauna died out, requiring adaption by groups to survive. The western Great Basin and deserts of southern California were characterized by large pluvial (rainfall-fed) lakes, streams, marshes, and grasslands. The human response to this environment is known as the Western Pluvial Lakes Tradition (WPLT) (Moratto 1984). The WPLT is generally identified by an advanced flaked-stone industry of foliate knives/points, Silver Lake and Lake Mojave points, lanceolate bifaces, and long-stemmed points (Warren & Crabtree 1986). Other flaked-stone tools include crescents, scrapers, choppers, scraper-planes, hammer stones, cores, drills, and gravers. People of this period hunted diverse populations of smaller animals and collected a wide number of plants from diverse eco-zones. Importantly, this period lacks widespread evidence of milling stones, and, therefore, hard seed processing was likely not widely practiced. Sites are generally found along the shores of former pluvial lakes, marshes, and streams (Moratto 1984). The desert manifestation of the WPLT is the Lake Mojave Complex, while along the coast the WPLT is seen in the San Dieguito Complex. Along the coast, rising sea levels created bays and estuaries. Following initial settlement along the coast, groups adopted marine subsistence including fish and shellfish. These shell middens contain flaked cobble tools, metates, manos, discoidals, and flexed burials and allowed for a semi sedentary lifestyle (Byrd and Raab 2007). Eventually, shellfish became the primary source of food, while plant gathering, hunting and fishing were less important.

Middle Holocene (7,600 – 3,650 BP)

The middle Holocene is a time of change and transition. As conditions continued to warm and dry, lakes and streams in the desert disappeared. This resulted in a shift in subsistence strategies, namely a shift to the gathering of plant seeds, grasses and shellfish along the coast as the primary dietary staple. Fishing and the

hunting of smaller animals played a less important role in day-to-day activity. This shift in subsistence is what Wallace named the Millingstone Horizon (Wallace 1955) and this name has continued among archaeologists working on the coastal province of southern California. Large habitations are seen in the inland areas and considerable variability is seen along coastal occupation of southern California. Occupation revolved around seasonal and semi-sedentary movements in coastal Orange and San Diego counties. Trade networks are postulated by researchers that have dated *Olivella* grooved rectangle shell beads as far north as central Oregon dating to 4900-3500 BP (Byrd and Raab 2007). Characteristics of the middle Holocene sites include ground stone artifacts (manos and metates) used for processing plant material and shellfish, flexed burial beneath rock or milling stone cairns, flaked core or cobble tools, dart points, cogstones, discoidals, and crescentics.

Late Holocene (3,650 – 233 BP)

During the late Holocene there was a migration of Takic speakers from the Great Basin into southern California. This intrusion is known as the "Takic Wedge." Characteristics of the late Holocene include the introduction of the bow and arrow, mortar and pestle, use of ceramics, and a change in mortuary behavior from inhumations to cremations in much of southern California. This was also a period of climatic fluctuation. Paleoenvironmental data show that periods of drought alternated with cooler and moister periods (Vellanoweth and Grenda 2002; Byrd and Raab 2007; Jones et al. 2004). This resulted in dynamic regional cultural patterns with considerable local variation. Byrd and Raab (2007) suggest that foragers in southern California over-exploited high-ranked food, such as shellfish, fish, marine and land mammals, and plant remains. This led to resource depression, causing people to forage more costly resources that were more abundant, such as acorns.

Ethnography

The Project is located along the periphery of the traditional territory of four Native American groups, the Gabrielino, the Luiseno, the Cahuilla, and the Serrano (Kroeber 1925). The Native American languages of these Tribes are part of the Takic subfamily of the larger Uto-Aztecan language family. Similarly, these groups were organized into independent but interconnected village communities. These groups were hunters and gatherers who exploited both large and small game, as well as numerous plant resources.

Gabrielino

The Gabrielino are one of the least ethnographically understood Native American groups in California. Generally, their territory included all of the Los Angeles Basin, parts of the Santa Ana and Santa Monica Mountains along the coast from Aliso Creek in the south to Topanga Canyon in the north, and San Clemente, San Nicolas, and Santa Catalina Islands. The environmental conditions within this territory are very diverse, including the following zones: interior mountains/foothills, Prairie, exposed coast, and sheltered coast (Bean and Smith 1978a, Shipley 1978).

The Gabrielino lived in villages year-round and utilized smaller camps from which they could hunt and gather, likely on a seasonal basis. Villages were almost always situated near water. Gabrielino families lived in domed, round structures with thatching made from local plants. Other structures included semi-circular, earth covered sweathouses, menstrual huts, and ceremonial structures. Villages were politically autonomous from other villages, while each village was led by a chief who would, at times, reign over several villages (Bean and Smith 1978a). Acorns were the most important food for the Gabrielino; although the types and quantity of different foods varied by season and locale, common and important sources of food were acorn, piñon nuts, yucca, cacti, many varieties of seeds and grasses, deer, rabbit, jackrabbit, woodrat, mice, ground squirrels, quail, doves, ducks and other fowl, fish, shellfish, and marine mammals (Bean and Smith 1978a, Shipley 1978).

Luiseño

The Luiseño share many similar cultural traits to the Gabrielino. The Luiseño lived in sedentary and independent village groups, each with specific subsistence territories encompassing hunting, food gathering, and fishing areas. Villages were usually located in valley basins, along creeks and streams adjacent to mountain ranges where water was available and where the villages would be protected from environmental conditions

and potential enemies. Most inland populations had access to fishing and food gathering sites on the coast (Bean and Shipek 1978).

Luiseño economic and subsistence practices centered upon the seasonal gathering of acorns and seeds; the hunting of deer and small mammals such as rabbits, wood rats, ground squirrels, and birds. Coastal foods included sea mammals, fish and shellfish. Tool technologies were organized around food collection, storage, and preparation strategies, which was reflected in the type, size, and quantity of food items gathered. Stone (lithic) tools included two types: ground stone and flaked stone tools. Ground stone equipment included: mortars, pestles, manos and metate grinding slicks, made from granite, schist, and gneiss. Flaked tools included: bifaces, projectile points, scrapers, and gravers, fabricated from siliceous rock such as chert and jasper, microcrystalline chalcedony, obsidian, fine grain ingenious rocks such as basalt rhyolite, and andesite, and hard silica such as quarts and quartzite. Utilitarian tools were constructed from wood, animal bones, skins, and/or woven from flora materials depending on need (Lovin 1963). Hunting activities were conducted both on an individual basis and/or organized into group activities, depending on seasonal factors and the game hunted. Acorns encompassed as much 50 percent of the Luiseño diet (White 1963). Acorns provided a reliable and abundant food source that was high in calories and could be easily stored for future use. Acorn collection was a central tenant in the lives of the Luiseños and dominated their economic and social structure (Basgall 1987, Johnson and Earle 1987).

Villages were organized around an inherited chief who exerted sole control over the economy, religious rituals, and territorial matters within the village (Bean and Shipek 1978:555). The chief at times would consult with a council of elders and shamans on matters of religious practices and on environmental conditions effecting village life. Large villages may have had a complex behavioral and political structure due to their territorial size and economic control, while the smaller villages' political complexity was limited by their territorial size (Strong 1929; Bean and Shipek 1978:555).

Cahuilla

The Project is located near the western boundaries of Cahuilla Indians. The center of their territory included the Coachella Valley, the San Jacinto and Santa Rosa Mountain ranges. Ethnographers have divided this population by habitation locale (Mountain, Pass, and Desert) whereas the Cahuilla divided themselves by patrilineal descent clans and one of two moieties (Wildcat and Coyote). Further distinctions were made within clans of politically important and independent subsidiary lineages. These lineages occupied their own villages as documented by Cahuilla ethnographic consultants in the early 20th century and from Franciscan Mission records (Earle 2004).

The three ethnographically documented zones of Cahuilla habitation (Pass, Mountain, and Desert) serve as general guidelines for understanding their subsistence practices. In general, Mountain and Pass Cahuilla diet emphasized acorn, salvia islay, yucca, agave and pinyon gathering in the mountain and foothill regions. In contrast Desert Cahuilla focused on the gathering of mesquite, cactus, and hard seeds such as screwbean, juniper and mesquite (Bean and Saubel 1972). These generalizations can only be broadly applied as the Cahuilla inhabiting different zones however were not mutually exclusive to each other. Desert Cahuilla in the Coachella Valley retained gathering areas in the Santa Rosa Mountains or other upland regions. Desert Cahuilla also utilized the resources in the foothills. The eastern foothills of the Coachella Valley produced agave and hard seeds. Also, the foothills on the western side of the Coachella Valley produced cactus, agave and hard seeds and higher upslope, pinyon, for the Desert Cahuilla.

The Cahuilla were also observed to cultivate small quantities of corn, beans, squashes, pumpkins, melons and wheat as early as 1824 by the Romero expedition. These crops and the cultivation of them potentially made their way from the Colorado River area to the Coachella Valley. The inhabitants of the Coachella did not practice flood recessional agriculture of the Colorado River groups (Bean and Lawton 1973). Based upon ethnographic interviews, Strong (1929:38) noted that he had been told by *Francisco Nombre* that his grandfather told him that the cultivation of corn and other crops by the Cahuilla was a recent practice and that the Cahuilla used to obtain corn from the "Yumas". Corn would likely have been available to the Cahuilla via

exchange systems between foraging groups who have access to resources outside of the Colorado River and horticulturalists along the river. Regardless of the timing of cultivation of these crops, by the 1850s oasis gardens and to a lesser extent, canyon gardens were important sources of foodstuffs (Bean et al. 1995).

Serrano

The Project is located within the southwester area of the Serrano Indians, though Bean and Smith (1978b:570) note difficulty of determining traditional Serrano use-areas due to the lack of data and the nature of Serrano sociopolitical structure in that, as Strong (1929) organized themselves into autonomous localized lineages that favored a home base from which generalized land usage was practiced, no a pan-tribal land holding. Serrano territory extends across the San Bernardino Mountains east of the Cajon Pass south to and in the Yucaipa Valley and north to at least to the area of Victorville and as far east as Twentynine Palms.

Water availability was a large determining factor of Serrano habitation though they lived in diverse ecozones such as the high desert basins of the Lower Sonoran, the Upper Sonoran, and the Transition zone as well as a range of elevations from as low as 1,500 feet to over 11,000 feet in the mountains. Like their neighboring groups, the Serranos were hunter-gathers but with their diverse topographical access to different ecozones, food varied by elevation. They hunted mountain sheep, deer, rabbits, antelope, and small rodents; and gathered acorns, piñon nuts, berries, mesquite, yucca, and various bulbs, seed-grasses, tubers, roots and shoots. Also, like other Native groups in Southern California, the Serrano situated their most dense populations around water sources. Their houses were round, with a domed of willow frames and thule thatching protecting the inhabitants during sleep. Additional structures consisted of a ramada where most of the day's activities occurred, and each family had a central fire pit. Each village had a large ceremonial structure ore the leader of the lineage of the village lived. Other structures included sweat lodges, and granaries. Serrano material culture closely resembled the Cahuilla (Bean and Smith 1978b).

History

In California, the historic era is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). The first Europeans in the Jurupa Valley/Eastvale area came through the area in the 1770's. But no known settlements occurred in the area until in 1838 when *Rancho Jurupa* was granted to Juan Bandini. Within a few years Bandini divided *Rancho Jurupa* into two properties. He sold Able Stearns, his son-in-law, approximately 25,000 acres which continued to operate as *Rancho Jurupa*. About 1889 a six square mile portion of the Rancho was purchased by the Fuller family who established the Pioneer Ranch. The following history is largely adapted from Meissner's (2014) book, "Fuller Ranch at Eastvale" which is a comprehensive history of the area. The Fuller family owned the bulk of the ranch until 1954 and during the early 20th century the ranch had a reputation as one of the best cattle and racehorse ranches in California. Also, according to Meissner, the name of the ranch was changed to the Fuller Rancho and became a guest ranch in the 1930's, hosting some of the biggest names in entertainment at the time. The main Hacienda of the ranch was approximately a half mile northeast of the Project property. In 1954 the ranch was sold to dairyman Walter Koenig who, according to Meissner, almost immediately sold off parcels of the ranch to individual buyers. Historic aerial photographs show that the Project property was being used for agriculture in 1938 and that purpose continued until the first home appeared on the property sometime after 1994 (HistoricAerials.com 2021).

Research Objectives

The manner by which archaeological material is recovered and analyzed at each site is based on the formulation of research questions and associated research domains. The domains focus data recovery efforts on regionally important archaeological research issues and have been developed to identify basic knowledge common to archaeological research. These research objectives include:

1. Conduct a record search with the EIC and other archives.
2. Conduct an intensive pedestrian survey of the property.
3. Document and evaluate the three historic buildings on the property.
4. Summarize survey results in report.

METHODS

Research

On June 6, 2021, Morgan Bender, M.A., RPA, DUKE C R M conducted a records search at the EIC. The EIC is the Riverside County regional office of the California Historical Resources Information System (CHRIS) and is located at the University of California, Riverside. This research was undertaken to establish the status and extent of previous surveys in the Project and to note what types of cultural resources have been identified or might be expected to occur within or adjacent to the Project. In addition, the records search identified cultural resources listed on or determined eligible for listing on the NRHP and/or CRHR located within or near the Project area. In addition, Ms. Bender contacted the NAHC for a search of the Sacred Land Files on June 8, 2021. The internal archives at DUKE CRM along with a review of historic aerial photographs and historical USGS topographical maps were also inspected for relevant background information.

DUKE C R M requested a paleontological records search from the Western Science Center (WSC), and received the response on June 15, 2021. On June 16, 2021 (Appendix A), DUKE C R M Paleontologist Benjamin Scherzer conducted locality searches on the University of California Museum of Paleontology (UCMP) and San Diego Natural History Museum (online collections, the online Paleobiology Database and FAUNMAP, and other published resources.

Field Survey

On June 17 and 18, 2021, a pedestrian survey of the property was conducted by Morgan Bender, M.A., RPA, Benjamin Scherzer, M.S, Edgar Alverez, B.S., and Zachary Duke. The goal of the pedestrian survey was to identify all historic built environment resources, prehistoric/ historic period archaeological resources, and paleontological resources within the Project boundaries. Transects were spaced no greater than 15 meters apart. A Garmin Etrex GPS, an IPhone X with Google Earth, and field map was used to locate the Project boundary and to record the location of identified cultural resources. Built-environment resources were documented on State of California Department of Parks and Recreation (DPR) 523 series forms. Photographs were taken on a Fuji FinePix XP70 16.0 MP digital camera, an IPhone X camera.

CRHR Criteria

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the CEQA and the CRHR under Public Relations Code section 5024.1. CEQA guidelines define a significant cultural resource as "a resource listed in or eligible for the listing on the CRHR". A historical resource may be eligible for inclusion in the CRHR if it:

1. Is associated with events that made a significant contribution to the broad patters of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possess high artistic values; or
4. Has yielded, or may likely to yield, information important to prehistory or history.

The CRHR also requires that a resource possess integrity, which is defined as the ability of a property to convey its significance. The aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To determine which of these factors are most important will depend on the particular CRHR criterion under which the resource is considered eligible for listing.

Key Personnel

This report was prepared by Morgan Bender, M.A, RPA and Benjamin Scherzer, M.S., under the direct supervision of Curt Duke, MA, RPA. Ms. Bender holds a Bachelor of Arts degree in Anthropology/ Sociology and minored in Classical Studies from Agnes Scott College in Decatur, Georgia. She received her

MA in Anthropology California State University, Los Angeles. She meets the Secretary of Interior Standards for principal investigator, is RPA-certified and has over four years of experience in California archaeology. Ms. Bender acted as field technician and the laboratory director for the Project and assisted in artifact analysis.

Mr. Scherzer has worked in all phases of paleontology (archival research, field survey, excavation, laboratory analysis, construction monitoring) since 2006. Mr. Scherzer is a certified paleontologist for Riverside County. Mr. Scherzer holds a Master of Science degree in Earth Sciences with an emphasis in vertebrate paleontology from Montana State University, Bozeman, and a Bachelor of Arts degree in Geosciences and Math from Earlham College, Indiana. Mr. Scherzer has worked throughout southern California, Nevada, South Dakota, Utah, and Wyoming.

Edgar Alvarez (DUKE CRM) holds a Bachelor of Arts degree in Anthropology from California State University, Northridge and has five years of experience in California archaeology. Mr. Alvarez served as field technician and GPS/GIS specialist.

Mr. Duke is the Principal Archaeologist of DUKE C R M . Mr. Duke meets the professional qualifications of the Secretary of the Interior for prehistoric and historical archaeology; he is also a Registered Professional Archaeologist (RPA) who has worked in all phases of archaeology (archival research, field survey, testing and data recovery excavation, laboratory analysis, construction monitoring) since 1994. He is also listed on the County of Riverside's list of qualified archaeologists. Mr. Duke holds a Master of Arts degree in Anthropology with an emphasis in archaeology from California State University, Fullerton and a Bachelor of Arts degree in Anthropology from the University of California, Santa Cruz. Mr. Duke has worked throughout southern and Northern California and parts of Arizona and Nevada. Please see Appendix B for Mr. Duke's resume.

RESULTS

Records Search

Cultural Resources

The map data from the EIC records search indicates that there are two previously recorded cultural resources within ½ mile of the Project area. These resources are summarized below in Table 1. Additionally, On June 29, 2021, the NAHC responded with a negative result for tribal resources within the Project (See Appendix C). DUKE CRM did not conduct any tribal outreach.

Table 1. Previously Recorded Cultural Resources Within ½ Mile of the Project

Site No.	Age	Description	Distance
P-33-001848	Historic	Historic Debris	2,500 ft. east
P-33-015333	Historic	Leal Property	Project

Site P-33-015333 was recorded by Bai "Tom" Tang and Kelli Olgren-Leblond from December 2005 – August 2006 during an intensive survey. In addition to the pedestrian survey, the westernmost house was also evaluated. The survey found the westernmost building to be ineligible for NRHP, CRHR, or local designation (6Z).

Reports

Twenty-one (21) reports within ½ mile of the Project area are on file at the EIC. Of these, one is the Project area property. *Historical/Archaeological Resources Survey Report: The Leal Property Near the City of Norco, Riverside County, California* as a result of the intensive survey done by Tang et al. (2005). One of the historical buildings on the property was recorded, however no other cultural or historical resources were recorded within the Project.

Paleontological Resources

The paleontological records search by the WSC did not produce any documented fossil localities in the Project but did produce one fossil locality 2 miles north of the Project. In addition, the review of other online and published databases produced two additional fossil localities within 3 miles of the Project:

- Vanderham produced limb remains from *Camelops* (Western camel) at a depth of 11 ft approximately 2 miles north of the Project in young eolian deposits (*Qye*) (Appendix A);
- Corona East (UCRV 8601) produced remains of *Mammut* (mastodon), horse (*Equus*), western camel (*Camelops*), bison (*Bison*), rabbit/hare (lagomorphs), rodent (rodentia), lizard (sauria), and bony fish (Osteichthyes) approximately 3 miles southeast of the Project in deposits from the Pleistocene Epoch (UCMP, Jefferson 1991a, b);
- Corona (LACM 1207) produced remains of deer (*Odocoileus*) approximately 3 miles south of the Project in deposits from the Pleistocene Epoch (Jefferson 1991b)

The young alluvial-fan deposits (*Qyf*) underlying the western half of the Project are too young to have accumulated or preserved significant biological material and have a low potential for containing paleontological resources. The young eolian deposits (*Qye*) and very old axial channel deposits (*Qvoa*) in the eastern half of the Project have a high potential to contain paleontological resources, and ground disturbing activities in this area has the potential to impact these resources.

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Field Survey

An intensive pedestrian survey was conducted on June 17 and 18, 2021. Ground visibility varied, with 0-15 percent visibility in the south half and 100% visibility in the north half where the soil has been turned (Figures 6 and 7). Visible sediment is 10YR 4/2 dark gray silt. Gravel density varied throughout site but on average was low. The land within the Project has been disturbed by activities such as cattle and farming (Figures 8 through 13). The three historic homes were photographed and documented as well as the non-historic buildings on the property. Other than the homes, no additional cultural resources were observed.

Figure 5: Zero percent visibility. View to west.

Figure 6: Freshly turned soil, 100% visibility. View to north.

Figure 7: Site overview. View to east.

Figure 8: Site overview. View to east.

Figure 9: Site overview. View to north.

Figure 10: Site overview. View to southeast.

Figure 11: Site overview. View to southwest.

Figure 12: Site overview. View to south.

CRHR Evaluation

The subject property, which encompasses 160-acres, is today one of the last remaining dairy farms left in present-day Eastvale. The dairy, however, was established in the mid to late-1950s by John C. and Elizabeth Leal, who later passed the ranch onto their son Bradley Leal, who owned and operated it until his death in 2016. The Leal Ranch and Dairy was not one of the first or pioneer dairy operations in Corona in what later became Eastvale. Historic photographs and maps indicate that the subject property was cultivated with a walnut orchard in the late-1920s, which included a small residence, barn, and outbuildings. Between 1954-1967, the westernmost residence, dating to the late-1920s, was likely demolished and replaced with the current Spanish Revival style residence, which was the former home of John C. and Elizabeth Leal. On the far east of the main core buildings and structures within the ranch was a bunkhouse, which dates before 1954. Between 1967 and 1980, as well as other improvements.

In order for a property to be significant under any criteria, it must retain integrity. The National Park Service, along with state and local agencies, define integrity as retaining location, design, setting, materials, workmanship, feeling, and association. In applying the definition of integrity to the subject property, the following findings are made below:

Location – The subject property retains its original location, although the original function of the property has changed since it was settled in the 1920s from a cultivated orchard to a ranch and dairy.

Design – The original farmhouse was either demolished or rebuilt in its current configuration. Two other residences were built in subsequent years, both of which appear to retain their original architectural design, but the easternmost house is in very poor condition with structural deterioration, and it partially collapsed.

Setting – The setting of the property has changed since its initial development. Today, the property is surrounded by contemporary residential housing tracts and commercial shopping centers.

Materials- All three residences retain most of their original materials, although the westernmost residence may have been rebuilt with more contemporary materials, such as windows and doors.

Workmanship – The workmanship of the three residences is consistent with the post-World War popularity of California Ranch architecture in the "Spanish" or "Mediterranean" style. None of the residences display a high-level or workmanship or craftsmanship.

Feeling – The feeling of the original pre-1950s orchard and farm no longer exists, however, the property as a whole still looks and feels like a dairy and cattle ranch.

Association – The property's association with its original owner and occupant no longer exists. The property bears a strong association with post-1950s dairy operations in Eastvale.

In summary, the subject property does not appear to be eligible for the CRHR under Criterion 1 since it is not associated with a significant event or events in the History of Corona or Eastvale. Under CRHR Criterion 2, the subject property does not appear to be associated with a person or persons of significance in the history of Corona or Eastvale, however, Brad Leal, the former owner of the Leal Ranch, was a respected rancher, who served on numerous agricultural related committees and commissions locally, regionally, and statewide, and was a person of importance in Eastvale before and after its incorporation as a city. Under CRHR Criterion 3, as a whole, the extant residences and outbuildings remaining within the ranch do not appear to be significant examples of Spanish Revival or California Ranch style architecture. Finally, under Criterion 4, there is no evidence that the various properties within the ranch have the potential to provide "significant" archaeological data associated with early-day ranching, farming, dairying, given that most of the development on the property occurred in the late 1950s-1980s with early-day ranching, farming, dairying, given that most of the development on the property occurred between the 1950s-1980s. See Appendix C for the DPR 523 site record.

IMPACTS ANALYSIS AND RECOMMENDATIONS

DUKE C R M evaluated the proposed Project for impacts to cultural and paleontological resources according to CEQA. The records search and field survey identified one previously recorded cultural resource within the Leal Project area. The pedestrian survey did not yield significant cultural resources, this indicates a low sensitivity for prehistoric cultural resources and a low sensitivity for historic cultural resources. None of the three extant buildings are recommended CRHR-eligible or important cultural resources under CEQA. Based on the low sensitivity for cultural resources DUKE C R M recommends an archaeologist does not need to be present during ground disturbing activity. Therefore, any disturbance of native soils has a low potential to directly impact unique cultural resources according to CEQA. DUKE CRM does not recommend any further cultural resources efforts. However, if any cultural resources are discovered during grading and/or ground disturbance during construction an archaeologist shall be retained to assess the nature and significance of the discovery and make recommendations.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

No paleontological resources were identified within the Project boundaries, but multiple fossil localities in similar deposits are documented nearby (within 3 miles). Ground disturbance in the eastern half of the Project area will impact high-sensitivity deposits (*Qye* and *Qvoa*) and has the potential to directly impact unique paleontological resources. This would result in a potentially significant impact to paleontological resources according to CEQA. Therefore, paleontological construction monitoring is recommended during ground disturbance in this area. This will mitigate the potential impact to a level that is less than significant for the purposes of CEQA.

Paleontological Monitoring- A paleontological monitor shall be present during ground disturbing activities in the eastern half of the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).

1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
2. The paleontological monitor shall be present full-time during ground disturbance in the eastern half of the Project, including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.
3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.
4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.
5. In consultation with the qualified paleontologist the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared.
6. If the discovery is significant the qualified paleontologist shall notify the CLIENT and CITY immediately.
7. In consultation with the CLIENT and CITY the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, and removal of the find, removal of sediment from around the specimen (in the laboratory), research to

identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

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APPENDIX A (CONFIDENTIAL)
Paleontological Record Searches

WESTERN SCIENCE CENTER

Duke CRM
Benjamin Scherzer
18 Technology Drive, Suite 103
Irvine, CA 92618

June 15, 2021

Dear Mr. Scherzer,

This letter presents the results of a record search conducted for the Leal MP Eastvale Project in Riverside County, California. The project site is located north of Limonite Avenue, south of 58th Street, west of Hamner Avenue, and east of Scholar Way in Section 24 of Township 2 South and Range 7 West on the *Corona North, CA* USGS 7.5 minute topographic quadrangles.

The geologic units underlying the project area are mapped entirely as Quaternary alluvial fan and channel deposits dating from the early Pleistocene to Holocene epochs (Morton, Gray, Bovard & Dawson, 2002). Pleistocene sedimentary units are considered to be of high paleontological sensitivity. The Western Science Center does not have localities within the project area or a one mile radius, but does have numerous localities throughout the region in similarly mapped sediments including one locality associated with the Vanderham Project that is less than two miles northeast of the Leal MP Eastvale Project area. The Vanderham Project locality produced a camleops specimen that indicates the alluvial units in the area are indeed Pleistocene in age.

Any fossils recovered from the Leal MP Eastvale Project area would be scientifically significant. Excavation activity associated with development of the area has the potential to impact the paleontologically sensitive Pleistocene units and it is the recommendation of the Western Science Center that a paleontological resource mitigation plan be put in place to monitor, salvage, and curate any recovered fossils associated with the current study area.

If you have any questions, or would like further information about the Vanderham Project, please feel free to contact me at dradford@westerncentermuseum.org

Sincerely,

Darla Radford
Collections Manager

APPENDIX B (CONFIDENTIAL)
Resumes

18 Technology Drive, #103
Irvine, CA 92618
949-356-6660
www.dukecrm.com

Morgan Bender

Archaeologist

Professional Experience: 4 Years

Expertise

Cultural Resources Management
California Prehistory
Historical Archaeology
Prehistoric Archaeology

Education

California State University, Los Angeles, M.A. Anthropology, 2019
Agnes Scott College, B.A., Anthropology/ Sociology, 2014

Professional Registrations

RPA, No. 18011

Professional Memberships

Society for California Archaeology
Society for American Archaeology

Professional Experience

Ms. Bender attended Agnes Scott College in Decatur, Georgia where she obtained her BA in 2014 in Anthropology/ Sociology and minored in Classical Studies. During her time there, she studied abroad and traveled throughout Turkey where she visited many archaeological sites. Ms. Bender attended California State University, Los Angeles where she received her MA in Anthropology, emphasis in California Archaeology in 2019. Her thesis focused on tracking climatic shifts using crab and sea urchin remains from a Middle Holocene site on San Nicolas Island, California (CA-SNI-40). She has four years of professional experience as a staff archaeologist where she became a Registered Professional Archaeologist. During this time, she has monitored major infrastructure sites such as Metro and utility projects as well as private commercial and residential developments projects. While monitoring, she identifies historic and prehistoric resources and is cross trained in paleontology. Additionally, she prepares the necessary DPR and archaeological reports for these finds. She has also surveyed sites in Arizona and California. Ms. Bender partook in the Woolsey Fire reconnaissance work with Cardno and Southern California Edison. She has training and significant experience in faunal and shellfish analysis, and lithic identification.

Selected Project Experience

San Marcos Creek Project, San Marcos 2021.
Metro Purple Line Section 3, West Los Angeles 2019-2021.
I-405 Project, Orange County 2020-2021.
ICF Metro Division 20, Los Angeles 2019-2021.
ICF Metro Regional Connector, Los Angeles 2017-2021.
Southern California Edison, Los Angeles and Ventura Counties, 2019-2021.
Moorefield French Valley, Murrieta 2020.
Caltrans Collection, Redlands 2019.
Stanton Energy Reliability Center, Stanton 2019.
Southern California Edison Pole Survey, Lake Isabella 2019.
10 West Walnut Morley Construction, Pasadena June 2019.
Survey, Redlands November 2018.
Woolsey Fire, Los Angeles December 2018.
Survey, Nothing July 2018.
Brookfield Residential Nelles Project, Whittier 2018-2020.
Brookfield Kaplan Project North, Ontario 2017-2018.
Brookfield Kaplan Project, Eastvale 2017.

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Curt Duke

President/Principal Archaeologist

Expertise

Cultural Resources Management
California Prehistory
Section 106 Compliance
CEQA Compliance
Native American Consultation

Education

CSU, Fullerton, M.A., Anth, 2006
SDSU, Grad Studies, Anth, 1996-97
UC Santa Cruz, B.A., Anth, 1994

Professional Registrations

RPA, No. 15969
County of Riverside (No. 151)
County of Orange

Professional Memberships

Society for California Archaeology
Society for American Archaeology
Pacific Coast Archaeological Society
Assoc. of Environmental Professionals
Building Industry Association

Professional Experience

President/Principal Archaeologist, DUKE CRM, March 2011 to present
Archaeologist/Principal, LSA Associates, 1997-2011
Archaeological/Paleontological Technician, Various Companies, 1995-97
Archaeological Technician/Teachers Assistant, Cabrillo College, 1994
Anthropological Laboratory Technician, UC Santa Cruz, 1994

Selected Project Experience

Reid/Baldwin Adobe, LA Arboretum, Arcadia, 2019-Present
Veteran Affairs Medical Clinic, Santa Rosa, 2019
Deane Dana Friendship Park, Rancho Palos Verdes, 2019
Makayla Mine Expansion Project, Olancha, 2019
Sweeny Road, Lompoc, 2018
Vantage Point Church, Eastvale, 2016 and 2018
VA West Los Angeles Campus Master Plan, 2017-Present
Avenue S-8 and 40th St. E. Roundabout, Palmdale, 2017-18
SR-110 Improvements, Los Angeles, 2017
Diamond Valley Estates Specific Plan, Hemet, 2017
VA West Los Angeles Campus Hospital Replacement, 2016-Present
Shoemaker Bridge Replacement, Long Beach, 2016-Present
Spruce Goose Hangar, Playa Vista, 2016
Rice Avenue at 5th Street Grade Separation, Oxnard, 2015-Present
Vila Borba, Chino Hills, 2013-Present
Skyridge Residential, Mission Viejo, 2011-Present
Baker Water Treatment Plant, Lake Forest, 2014-2015
VA Clinic, Loma Linda, 2014-Present
Evanston Inn, Pasadena, 2014-2016
Petersen Ranch, Leona Valley, 2013-2014
California Street/Highway 101, Ventura, 2014-Present
6th Street Bridge Replacement, Los Angeles, 2013-Present
I-15/I-215 IC Project, Devore, 2008-10
Colton Crossing Rail-to-Rail Grade Separation, 2008-11
City of LA DPW BOE, On-Call, Cultural/Paleo Services, 2008-11
Mid County Parkway, Riverside County, 2014-10
McSweeny Farms Specific Plan, Hemet, 2004-08
Mesquite Regional Landfill, Coachella Valley, 2006-08
Hacienda at Fairview Valley Specific Plan, Apple Valley2007-08
Majestic Hills Specific Plan, Hesperia, 2006-07
Chuckwalla Solar I Project, Desert Center, 2007-08
Needles Highway Improvement Project, 2004-06
Superstition Solar I Project, Salton Sea, Imperial County, 2008
Muddy Canyon Archaeological Project, Newport Beach, 1997-2001
Temecula 32, Archaeological Phase II Testing, 2007
Mammoth Lakes Parks/Rec and Trail System Master Plan, 2010
24th Street Improvements, City of Bakersfield, 2008-11
California Valley Solar Ranch, San Luis Obispo County, 2009-10
Delano-Alpaugh Water Pipeline, Kern/Tulare Counties, 2006-09
I-15/SR-79 IC Project, Temecula, 2006-10
Westlake Historic Resources Survey, Los Angeles, 2008-09
CETAP, western Riverside County, 1999-2001
Los Coches Creek Elementary School, near Alpine, 2003-06
Oak Valley Specific Plan 1 Amendment, Beaumont, 2004
San Nicolas Island, Naval Base Ventura County, CA, 1997

APPENDIX C (CONFIDENTIAL)
Native American Heritage Commission for Sacred Land Files

NATIVE AMERICAN HERITAGE COMMISSION

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Laura Miranda
Luiseño

VICE CHAIRPERSON
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Chumash

SECRETARY
Merri Lopez-Keifer
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Chumash

COMMISSIONER
[**Vacant**]

COMMISSIONER
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COMMISSIONER
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EXECUTIVE SECRETARY
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Pomo

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1550 Harbor Boulevard
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California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

June 29, 2021

Morgan Bender
Duke CRM

Via Email to: morganbender@dukecrm.com

Re: Leal MP (C-0362) Project, Riverside County

Dear Ms. Bender:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

APPENDIX D (CONFIDENTIAL)
Department of Parks and Recreation (DPR) 523 Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code ____ Reviewer _____ Date _____

 *Resource Name or #: Leal Ranch and Dairy

P1. Other Identifier: Leal Ranch and Dairy

***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Riverside

***b. USGS 7.5' Quadrangle**: Corona North, California 1967 and 2012 Portion of SE 1/4 of Section 24 Township 2 South Range 7 West

c. Address: 12740 58th Street **City:** Eastvale **Zip**: 92880

d. UTM:

e. Other Locational Data (APN #164030025**):** The ranch is bordered on the north by 58th Street, on the west by Scholar Way, on the east by Hammer Avenue, and on the south by Limonite Avenue.

***P3a. Description:** The property consists of a part of a former 160-acre ranch and dairy located in Eastvale, Riverside County, California. The ranch was acquired by John and Elizabeth Leal and later owned and managed by their son Brad Leal until his death in 2016. Besides a cow barn, Quonset hut, sheds, calving barns, pastures, cross-fencing, corrals, and other ranch related infrastructure, there are four single-family residences built from the 1950s through the 1980s. Three of the oldest residences are described in this record. The first house is the westernmost residence, which appears to have either replaced an older residence built in the late-1920s or the older residence was extensively remodeled when the Leal family acquired the ranch in the 1950s. The residence is characterized by a red clay barrel tile cross-gable roof, stucco exterior wall cladding, wood-sash and metal windows, French doors, an arcaded veranda along the building's south elevation, and shed roof verandas along the building's south elevation. The second residence lies to the east and is characterized by its irregular-shape created through numerous additions to the original residence. Like the westernmost house, the second residence features an intersecting gable roof, asphalt shingles atop the roof, brick walls covered with stucco and painted white, along with wood shingle sided exterior walls. The residence also features an arched brick entryway facing north, vertical board cladding above some of the gable ends, metal and aluminum casement and slider windows, replacement doors with security metal screens, shed-roof porches supported by 4" x 4" wood columns, a brick exterior chimney on the gable end, a leaded and stained-glass window to the left of the chimney, and a shed-roof veranda facing south towards the pastures (refer to Primary Record, Page 2 of 2).

***P3b. Resource Attributes:** HP33 – Ranch/Dairy

***P4. Resources Present:** ■ Building ■ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects).

P5b. Description of Photo: View looking northeast at the westernmost residence.

***P6. Date Constructed/Age and Sources:** ■ Historic Circa 1950-1980.

***P7. Owner and Address:**

***P8. Recorded by:** Dana E. Supernowicz, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.

***P9. Date Recorded:** July 2021

***P10. Type of Survey:** ■ Architectural
Describe: CEQA Evaluation

***P11. Report Citation:** Architectural Assessment Study of 12740 58th Street, Eastvale, Riverside County, California 92880. Prepared for Duke Cultural Resources Management, LLC, 18 Technology Drive, Suite 103, Irvine, CA 92618. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953. July 2020.

***Attachments:** Building, Structure, and Object Record; Photograph Record

***P3a. Description: (Continued):**

Immediately to the east of the irregular-shaped residence is a third residence, a contemporary Spanish style residence reportedly built in the 1980s. Further to the east is what is referred to as the "bunkhouse." The bunkhouse is a simple rectangular-shaped, gabled-roof painted brick building with a detached chimney that appears to have once been part of the house. The grouting technique used on the brick masonry walls of the residence was designed to give it the appearance of adobe bricks. The gabled roof of the building is in very poor condition and is clad with wood shingles, with stucco used beneath the gable ends. The south elevation of the residence features a large, rectangular picture style window with a large wooden header. The west elevation of the residence once included a shed-roof porch supported by simple wood columns, but is now largely collapsed. The most unusual feature of the residence is a wrap-around metal-sash corner Modernist style window.

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Leal Ranch
B2. Common Name: Same as above
B3. Original Use: Walnut Orchard and Farm/Cattle Ranch/Dairy **B4. Present Use:** Ranch
***B5. Architectural Style:** California Ranch/Mediterranean/Vernacular
***B6. Construction History:** Based upon oral history and historic aerial photographs, the Leal Ranch began as a cultivated walnut orchard during the 1920s through the late-1940s. By the late-1950s, the farm transitioned to a dairy and cattle ranch after it was acquired by the Leal family. The westernmost house appears to have been the first residence constructed within the 160-acre farm, although it may have been added on to and remodeled when the Leals purchased the property since historic topographic maps suggest it started as a simple rectangle. Besides one primary residence, there was once a small shed to its east and another barn or shed further east. Later, a cow barn was built near 58th Street at the entrance to the ranch. By 1959, a second residence had been constructed to the east of the original farm residence, and during the 1970s, yet another house was built further to the east. By the 1980s, a more contemporary or modern residence was built, that in later years had multiple additions. Besides the residences, development on the property included a Quonset hut, cross-fencing, corrals, wells, pastures, cultivated fields, and sheds where feed was stored and dairy cows were raised.
***B7. Moved?** ■ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** Outbuildings, a Quonset hut, barn, sheds, corrals, wells, pastures, and cross-fencing.
B9a. Architect: Undetermined **B9b. Builder:** Undetermined
***B10. Significance: Theme:** Agriculture/Ranching/Dairies **Area:** Eastvale **Period of Significance:** 1950s-1974
Property Type: Farm/Ranch/Dairy **Applicable Criteria:** CRHR 1, 2, 3, and 4

The historic context of the subject parcel is largely tied to the development of Corona and the area that later became part of Eastvale during the 1950s. Eastvale's history is associated with its neighbors - Corona, Norco, Chino, and Ontario. For at least the last 176 years, the land now part of Eastvale was used for ranching and farming, particularly dairies. It wasn't until 1893, that Riverside County was created. In the minutes of one of the first meetings of the Riverside County Board of Commissioners, "East Vale" is listed as one of 53 school districts. During the late-1920s much of Eastvale, like other parts of Riverside County, featured walnut orchards and citrus groves intermixed with farms and ranches (Netronline Website 2021). By the 1950s, Los Angeles' population had expanded into outlying farm lands and dairymen began moving their operations into the valley. Dairies in Eastvale, the Chino Valley, and Ontario were owned and primarily operated by Dutch and Portuguese (Azorean) families. In the spring of 2007, five individuals were tasked by residents to explore cityhood for Eastvale. These five residents formed the Eastvale Incorporation Committee. Today, Eastvale is still tied to Corona and Norco as a member of the Corona-Norco Unified School District and shares a zip code with the City of Corona (92880) and the City of Jurupa Valley (91752). Until incorporation, Eastvale was a community residing in an unincorporated area of Western Riverside County (City of Eastvale Website. "History." 2021). Refer to BSO, Page 2 of 18.

B11. Additional Resource Attributes: N/A
B12. References: Ancestry.com Website. https://www.ancestry.com/search, accessed July 2021; City of Eastvale Website. "History." https://www.eastvaleca.gov/our-city/about-eastvale/history. Accessed July 6, 2021; City of Eastvale Website. "Leal Master Plan." https://www.eastvaleca.gov/home/showpublisheddocument/9676/636675443383230000. Accessed July 6, 2021); Halsted, Byron D., ed. *Barns, Sheds and Outbuildings*. New York: O. Judd Co., 1881. Reprinted Brattleboro, VT: Stephen Greene Press. 1977; Legacy Website. "Obituary: Brad William Leal." https://www.legacy.com/us/obituaries/pe/name/brad-leal-obituary. November 2016 (refer to BSO, Page 7 of 18).
B13. Remarks:
B14. Evaluator: Dana E. Supernowicz, Architectural Historian, 3142 Bird Rock Road, Pebble Beach, CA 93953
Date of Evaluation: July 2020

Aerial Photograph (Google Earth 2021)

(This space reserved for official comments.)

***B10. Significance (Continued):**

Figure 1: 3D Aerial view of the former Leal Ranch (Google Earth 2021).

Figure 2: 3D Aerial view looking north at the main buildings, structures, and objects within the former Leal Ranch and Dairy. The three black boxes represent the evaluated residences in the ranch built from the 1950s-1970s.

***B10. Significance (Continued):**

Figure 3: Street view of the entrance to the Leal Ranch from 58th Streeet.

The Leal family are of Portuguese descent, and Portuguese immigrants began settling in California in the mid-1800s with a dream to build a new life for their families and to escape the restrictions of the old world that limited their opportunities. With varied skills and little education, they were determined to improve their quality of life. A number of Portuguese Americans have been prominent in contributing to the development of American culture and society. Benjamin Cardoza, the Supreme Court Justice (1932-1938), John Dos Passos (1896-1970), the author of the famous USA trilogy and other works on American society, and John Phillip Sousa (1854-1932), the composer of many of America's best-loved marching songs, were men of Portuguese heritage who played important roles in the history of the United States. Just as important, but rarely told, is the story of the everyday immigrant, such as those who established farms and dairies throughout parts of Riverside County during the first few decades the twentieth century (Portuguese Historical Museum 2016).

The area that was once part of Corona and later became Eastvale attracted a wide range of immigrants, many of whom came from the Azores, Portugal, as well as the Netherlands. Most came for economic reasons and particularly the lands surrounding Eastvale that were conducive to dairy operations. Portuguese immigrant dairy owners and workers had a large presence in Eastvale and many reportedly settled in and around Chandler Street, between Archibald and Hellman Avenues, an area that had been subdivided before 1915 as part of the Persimmon Acres Tract. Over time, people constructed houses afterwhich the area was common referred to as "Portugee Village" (Meissner and Johnson 2013: 119-120). Around 1900, there were an estimated 80 dairies in what is now Eastvale with about 90,000 cows. Beginning in the late-twentieth century and early twenty-first century, Eastvale dairy farmers began a mass migration to other parts of California and other states to escape urban sprawl, stricter regulations, and aging dairy machinery (Stockley 2013; City of Eastvale Website. "Leal Master Plan." 2021). By the time the city was incorporated in 2010, nine dairies remained. By 2020, there was reportedly only one dairy still operating in Eastvale owned by the David Downey (Press-Enterprise Website 2020).

***B10. Significance (Continued):**

In 1881, the lands that were later acquired by the Leal family and other Portuguese ranchers had not as yet been subdivided into smaller parcels (Figure 4). The Leal Ranch was located just south of the border of San Bernardino County in Section 24.

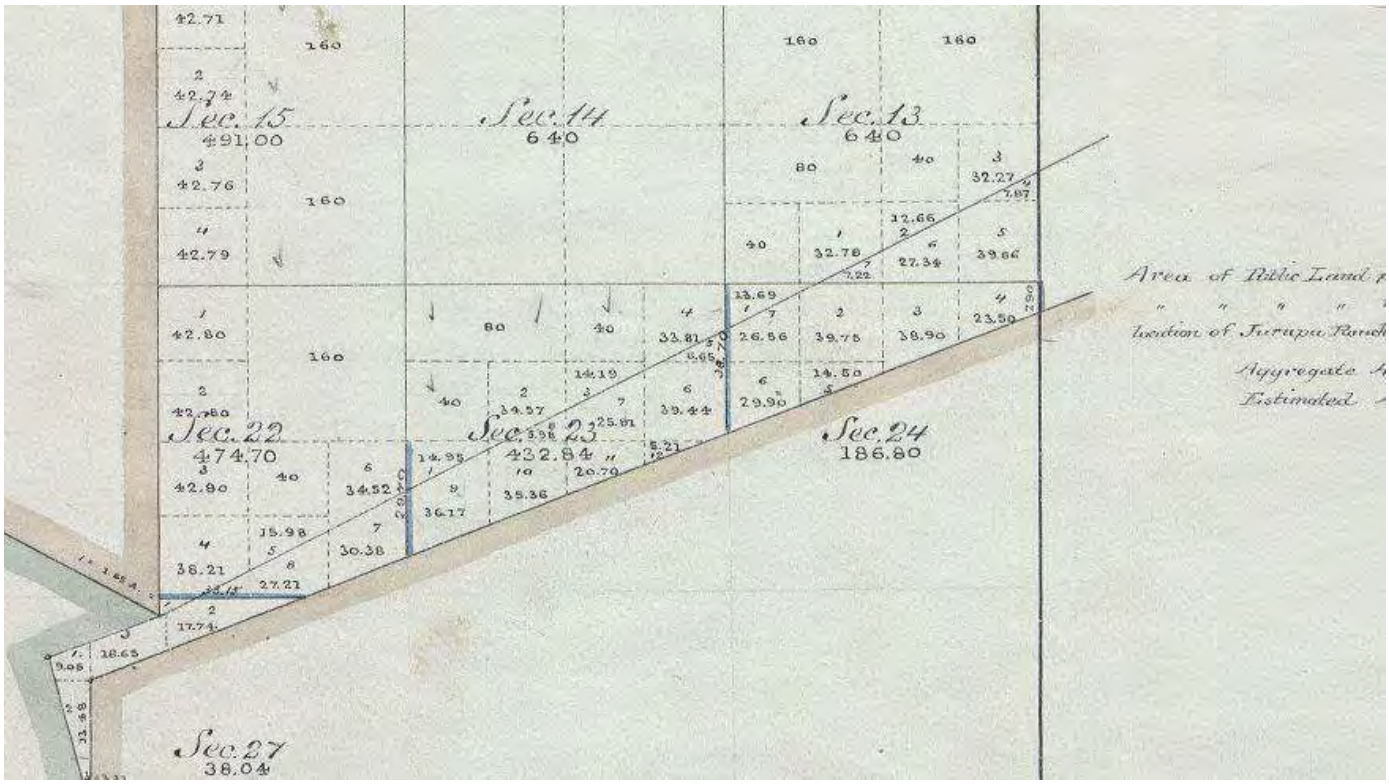


Figure 4: General Land Office Survey Plat Map 1881 (T2S, R7E).

While the Leal Ranch appears to have been established in the mid to late-1950s by John and Elizabeth (nee Kruidhof) Leal, and later owned and operated by their son Bradley Leal, the 160-acre parcel appears to have been previously cultivated as a walnut orchard with a single residence and a small barn or shed (Ancestry.com Website 2021; Netronline Website 2021). Elizabeth Leal, whose parent were from the Netherlands, was born on March 10, 1932 and died on July 22, 2009, while her husband, John C. Leal was born in 1923 and died in 1978. John and Elizabeth were married in Los Angeles in 1949, and had four children: Sonia, Bradley, Brenda, and Craig. The various residences within the ranch were built by the Leal family and occupied by different family member from the 1950s through the 2010s. Bradley was apparently the primary heir to the ranch.

On November 11, 2016, Bradley William Leal passed away. According to his obituary in 2016, Brad was survived by his brother, Craig Leal of Corona; sister, Brenda Martin of Porterville; and sister, Sonia Leal of Chino. Besides his dairy business for over 40 years, Bradley was chairman on multiple boards in the dairy industry, including the Southern Dairyman's Association, Southern California Producers Council, and “Land O Lakes.” He was on the Board of Directors for the Southern California Environmental Foundation, Chairman for the Leadership Council, Nominating Committee, Leader Development Committee, Credentials Committee, and the "Policy and Resolutions" Committee. On a state level, Brad was appointed to the State of California Department of Food and Agriculture Producers Review Board. He also acted as a lobbyist in the House of Congress on Capitol Hill, Washington DC. advocating special interests for the Agricultural Industry (Legacy Website 2016).

***B10. Significance (Continued):**

A review of historic topographic maps and aerial photographs helped illustrate the evolution of the Leal Ranch. As previously described the ranch evolved in the second decade of the twentieth century as a small farm producing walnuts. The farm remained largely intact through the early 1950s, with the main residence on the left adjacent to an outbuilding on the right, perhaps a detached garage, a barn to the north still intact, and to the right of another residence referred to as the "bunkhouse" (Figure 5). By 1967, the westernmost residence (Figure 6) was enlarged or entirely rebuilt, creating an "L" shaped residence, the bunkhouse to the east remained intact, and other outbuildings had been constructed.

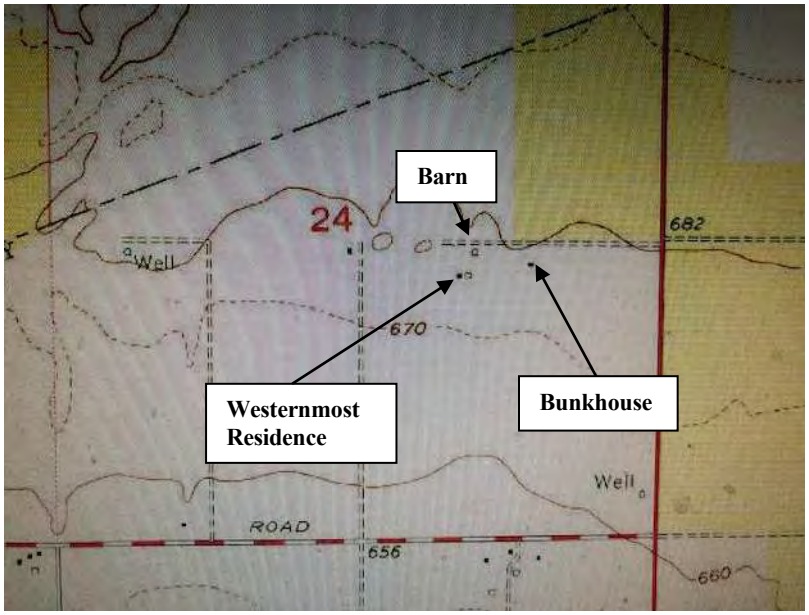


Figure 5: USGS 7.5' Corona North, CA Topographic Map, 1954.

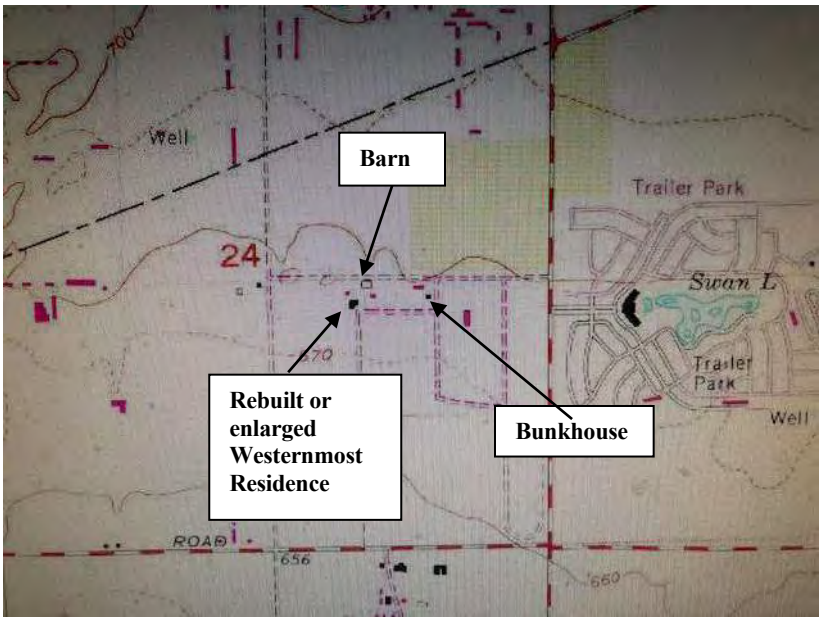


Figure 6: USGS 7.5' Corona North, CA Topographic Map, 1967.

***B10. Significance (Continued):**

REGULATORY AND EVALUATION FRAMEWORK

The regulatory framework for this historic resource study and the evaluation lies within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1. CEQA guidelines define a significant cultural resource as "a resource listed in or eligible for listing on the CRHR. A historical resource may be eligible for inclusion in the CRHR if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important to prehistory or history.

Even if a resource is not listed in, or determined eligible for listing in the CRHR, the lead agency may consider the resource to be an "historical resource" for the purposes of CEQA provided that the lead agency determination is supported by substantial evidence (CEQA Guidelines 14 CCR 15064.5). According to the state guidelines, a project with an effect that may cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource is a project that may have a significant effect on the environment (14 CCR 15064.5[b]). CEQA further states that a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Actions that would materially impair the significance of a historical resource are any actions that would demolish or adversely alter those physical characteristics of a historical resource that convey its significance and qualify it for inclusion in the CRHR or in a local register or survey that meet the requirements of PRC 5020.1(k) and 5024.1(g).

STATEMENT OF SIGNIFICANCE

The subject property, which encompasses 160 acres, is today one of the last remaining dairy farms left in present-day Eastvale. The dairy, however, was established in the mid to late-1950s by John C. and Elizabeth Leal, who later passed the ranch onto their son Bradley Leal, who owned and operated it until his death in 2016. The Leal Ranch and Dairy was not one of the first or pioneer dairy operations in Corona in what later became Eastvale. Historic photographs and maps indicate that the subject property was cultivated with a walnut orchard in the late-1920s, which included a small residence, barn, and outbuildings. Between 1954 and 1967, the westernmost residence, dating to the late-1920s, was likely demolished and replaced with the current Spanish Revival style residence, which was the former home of John C. and Elizabeth Leal. On the far east of the main core of buildings and structures within the ranch was a bunkhouse, which dates before 1954. Between 1967 and 1980, two other residential California Ranch style houses were built between the 1950s residence and the bunkhouse, as well as other improvements.

In order for a property to be significant under any criteria, it must retain integrity. The National Park Service, along with state and local agencies, define integrity. Integrity is defined as retaining location, design, setting, materials, workmanship, feeling, and association. In applying the definition of integrity to the subject property, the following findings are made below:

Location - The subject property retains its original location, although the original function of the property has changed since it was settled in the 1920s from a cultivated orchard to a ranch and dairy.

Design - The original farm house was either demolished or rebuilt in its current configuration. Two other residences were built in subsequent years, both of which appear to retain their original architectural design, but the easternmost house is in very poor condition with structural deterioration and is partially collapsed.

***B10. Significance (Continued):**

Setting - The setting of the property has changed since its initial development. Today, the property is surrounded by contemporary residential housing tracts and commercial shopping centers.

Materials - All three residences retain most of their original materials, although the westernmost residence may have been rebuilt with more contemporary materials, such as windows and doors.

Workmanship - The workmanship of the three residences is consistent with the post-World War popularity of California Ranch architecture in the "Spanish" or "Mediterranean" style. None of the residences display a high-level or workmanship or craftsmanship.

Feeling - The feeling of the original pre-1950s orchard and farm no longer exists, however, the property as a whole still looks and feels like a dairy and cattle ranch.

Association - The property's association with its original owner and occupant no longer exists. The property bears a strong association with post-1950s dairy operations in Eastvale.

APPLICATION OF THE SIGNIFICANCE CRITERIA

In summary, the subject property does not appear to be eligible for the CRHR under Criterion 1, since it is not associated with a significant event or events in the history of Corona or Eastvale Under CRHR Criterion 2, the subject property does not appear to be associated with a person or persons of significance in the history of Corona or Eastvale, however, Brad Leal, the former owner of the Leal Ranch was a respected rancher, who served on numerous agricultural related committees and commissions locally, regionally, and statewide, and was a person of importance in Eastvale before and after its incorporation as a city. Under CRHR Criterion 3, as a whole, the extant residences and outbuildings remaining within the ranch lack integrity and do not appear to be significant examples of Spanish Revival or California Ranch style architecture. Finally, under CRHR Criterion 4, there is no evidence that the various properties within the ranch have the potential to provide "significant" archaeological data associated with early-day ranching, farming, dairying, given that most of the development on the property occurred in the late-1950s-1980s.

B12. References: (Continued):

May, Cliff. *Sunset Western Ranch Houses.* Editorial Staff of *Sunset Magazine* in Collaboration with Cliff May. 1946, reprinted with permission, Hennessey+Ingalls. 1999; May, Cliff. *Western Ranch Houses.* Editorial Staff of *Sunset Magazine* and Books. 1958, reprinted with permission, Hennessey+Ingalls. 1997; Meissner, Loren P. and Kim Jarrell Johnson. *A Brief History of Eastvale*. Charleston, S.C.: History Press. 2013; NetroOnline Website. "Historic Aerials." https://www.historicaerials.com. Accessed July 10, 2020; Portuguese Historical Museum. "History." www.portugesemuseum.org. Accessed July 2021; Press-Enterprise Website. "On Eastvale's 10th anniversary." https://www.pe.com/2020/10/01/on-eastvales-10th-anniversary-here-are-5-things-to-watch-for. October 1, 2020; Rumsey, Davis. Historical Map Collection. http://www.davidrumsey.com. Accessed March 25, 2016; Schuler, Stanley. *American Barns: In a Class by Themselves*. Exton, PA: Schiffer Publishing Ltd., 1984; Schultz, LeRoy G., comp. *Barns, Stables and Outbuildings: A World Bibliography in English, 1700-1983*. Jefferson, NC and London: McFarland and Company. 1986; Stockley, Sandra. Press-Enterprise Website. "Eastvale: Dairies are a Bittersweet Link to the Past." https://www.pe.com/2013/09/27/eastvale-dairies-are-bittersweet-link-to-past. September 27, 2013; USDI, National Park Service. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, n.d.

***B10. Significance (Continued):**

PHOTOGRAPH RECORD

Photograph 1: View looking south at the westernmost residence, built between 1954 and 1967.

Photograph 2: View looking southwest at the westernmost residence.

***B10. Significance (Continued):**

Photograph 3: View looking southeast at the west elevation of the westernmost residence.

Photograph 4: View looking southeast at the westernmost residence.

***B10. Significance (Continued):**

Photograph 5: View looking north at the westernmost residence.

Photograph 6: View looking west at the westernmost residence.

***B10. Significance (Continued):**

Photograph 7: View looking north at the arcaded porch of the westernmost residence.

Photograph 8: View looking at the altered window detail of the westernmost residence.

***B10. Significance (Continued):**

Photograph 9: View looking at the French doors and porch brackets on the westernmost residence.

Photograph 10: View looking at the front elevation of the residence to the right or east of the late-1950s era residence. This residence, which was added onto numerous times, was likely built between 1967 and 1980.

***B10. Significance (Continued):**

Photograph 11: View looking east at the centermost residence.

Photograph 12: View looking northeast at the centermost residence.

***B10. Significance (Continued):**

Photograph 13: View looking at the side entrance on the centermost residence.

Photograph 14: View looking at the fireplace on the east end wall of the centermost residence.

***B10. Significance (Continued):**

Photograph 15: View looking at the side elevation of the bunkhouse residence, built prior to 1954.

Photograph 16: View looking northeast at the southeast elevation of the bunkhouse residence.

***B10. Significance (Continued):**

Photograph 17: View of the south elevation of the bunkhouse residence.

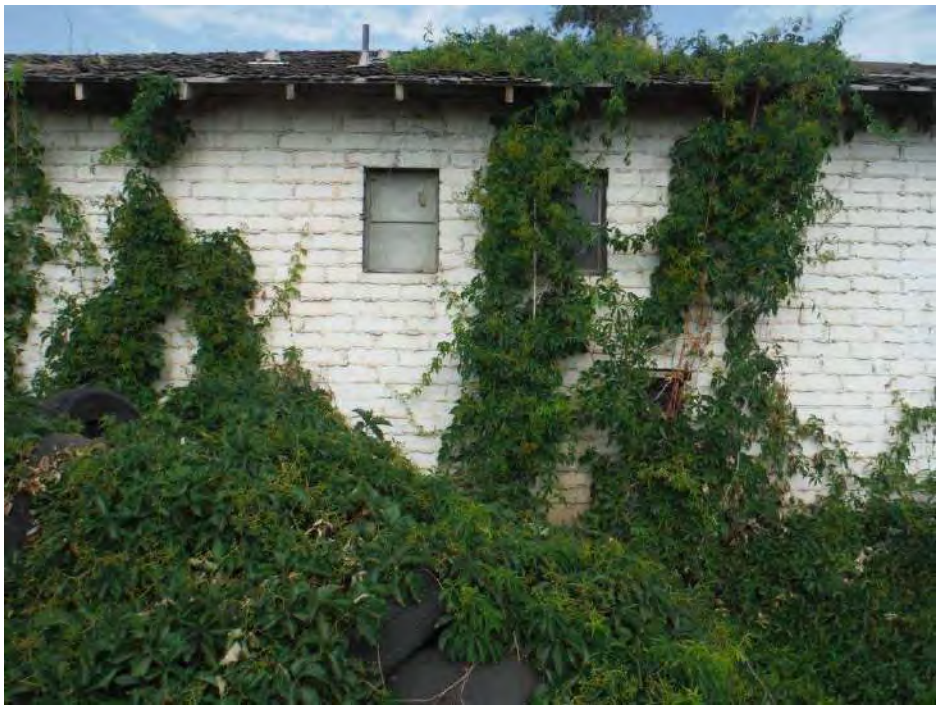
Photograph 18: View looking at the south elevation of the bunkhouse residence.

***B10. Significance (Continued):**

Photograph 19: View of the east elevation of the bunkhouse residence and the brick chimney.

Photograph 20: View looking east at the brick chimney.

***B10. Significance (Continued):**



Photograph 21: View of the brick masonry wall detail on the bunkhouse residence.

Photograph 22: View of window detail and wooden header above the window of the bunkhouse residence.

Appendix E

June 21, 2021 Project No. 21116-01

Mr. A.J. Jarvis
The New Home Company
85 Enterprise, Suite 450
Aliso Viejo, CA 92656

Subject: ***Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California***

In accordance with your request, LGC Geotechnical, Inc. has performed a geotechnical evaluation including near surface organic content for the proposed approximate 160-acre "Leal" property located southwest of the intersection of Hamner Avenue and 58th Street in the City of Eastvale, California. This report summarizes the results of our background review, subsurface exploration, and geotechnical analyses of the data collected, and presents our findings, conclusions, and preliminary recommendations for the proposed residential project.

If you should have any questions regarding this report, please do not hesitate to contact our office. We appreciate this opportunity to be of service.

Respectfully,

LGC Geotechnical, Inc.

Blake J. Elliott, RCE 70705
Project Engineer

REGISTERED PROFESSIONAL ENGINEER
BLAKE J. ELLIOTT
No. 70705
CIVIL
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Barry Graham, CEG 2749
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CERTIFIED ENGINEERING GEOLOGIST
BARRY GRAHAM
No. 2749
STATE OF CALIFORNIA

BJE/BPG/amm

Distribution: (1) Addressee (electronic copy, wet signed copies can be provided upon request)

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Appendix B – Boring & Geotechnical Trench Logs
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1.0 INTRODUCTION

1.1 Purpose and Scope of Services

This report presents the results of our geotechnical evaluation including near surface organic content for the proposed approximately 160-acre "Leal" property in the City of Eastvale, California (see Site Location Map, Figure 1). The purpose of our work was to collect subsurface data in order to prepare a geotechnical report providing recommendations for design and construction of the proposed project. Our scope of services included:

- Review of pertinent readily available geotechnical information and geologic maps (Appendix A).
- Subsurface investigation including excavation, sampling, and logging of ten small-diameter hollow stem borings.
- Excavation of 10 exploratory geotechnical trenches throughout the site to aid in estimating the depth of required removals during grading and assist in characterizing the near surface soils.
- Excavation of 25 shallow trenches to assess the organic content of near surface "soils".
- Laboratory testing of representative samples obtained during our subsurface investigation (Appendix C).
- Geotechnical analysis and evaluation of the data obtained, including:
  - Suitability of the site for the proposed development from a geotechnical standpoint;
  - Description of the site geology, and subsurface soil and groundwater conditions;
  - Assessment of the organic content of near surface "soils" including recommendations for offsite organic export and/or mixing;
  - Evaluation of the seismic conditions at the site, including seismic design criteria based on the 2019 California Building Code (CBC); and
  - Recommendations for remedial grading operations and site preparation.
- Preparation of this report presenting our findings, conclusions and recommendations with respect to the proposed site development.

1.2 Existing Site Conditions and Proposed Improvements

The square shaped site is approximately 160 acres in size with minor relief. The site is composed of four adjacent 40-acre parcels, and is bounded to the north by 58th street, the south by Limonite Avenue, the west by Scholar Way, and to the East by Hamner Avenue. The northern portion of the site is a former dairy that has been inactive for several years, while the south has remained as open pasture for decades. A review of historic aerial photographs suggests the site has been used as a dairy or agricultural farm dating back to the earliest available photos in 1938.

As of the date of this report, neither a conceptual plan nor grading plan was available. It is our understanding that the site will most likely consist of residential units, parks and associated street improvements and underground utilities. We expect the proposed residential development will be at-grade with relatively light building loads (column and wall loads assumed to be a maximum of approximately 30 kips and 3 kips per lineal foot, respectively). A preliminary grading plan was not available at this time either.

The recommendations provided herein are based upon the estimated structural loading and expected layout information above. We understand that the project plans are currently being developed at this time; LGC Geotechnical should be provided with updated project plans and any changes to the assumed structural loads when they become available, in order to either confirm or modify the recommendations provided herein.

1.3 Subsurface Evaluation

LGC Geotechnical performed a subsurface geotechnical evaluation of the site consisting of the excavation of 10 hollow-stem auger borings, 2 infiltration borings, 10 exploratory geotechnical trenches with organic testing, and 25 near surface organic trenches.

10 hollow-stem borings (HS-1 through HS-10) were drilled to depths ranging from approximately 25 to 50 feet below existing grade. An LGC Geotechnical representative observed the drilling operations, logged the borings, and collected soil samples for laboratory testing. The borings were excavated using a track-mounted drill rig equipped with 8-inch-diameter hollow-stem augers. Driven soil samples were collected by means of the Standard Penetration Test (SPT) and Modified California Drive (MCD) sampler generally obtained at 2.5 to 5-foot vertical increments. The MCD is a split-barrel sampler with a tapered cutting tip and lined with a series of 1-inch-tall brass rings. The SPT sampler and MCD sampler were driven using a 140-pound automatic hammer falling 30 inches to advance the sampler a total depth of 18 inches. The raw blow counts for each 6-inch increment of penetration were recorded on the boring logs. Bulk samples were also collected and logged at select depths for laboratory testing. At the completion of drilling, the borings were backfilled with the native soil cuttings and tamped. Some settlement of the backfill soils may occur over time.

Ten exploratory geotechnical trenches (TP-1 through TP-10) were excavated utilizing a standard backhoe in order to estimate removal depths and obtain samples for laboratory testing. A staff geologist observed the operation, logged the geotechnical trenches and collected the soil samples. Each exploratory geotechnical trench was also logged and sampled for the organic content of the near surface "soils." The exploratory geotechnical trenches were subsequently backfilled with tamped native soils.

Twenty-five additional shallow trenches (T-1 through T-25) were excavated utilizing a standard backhoe in order to assess the organic content of near surface "soils". Samples were collected at various depths within each trench. In general, based on visual observations, 2 layers of soil were identified including 1) near surface heavily tainted organic "soils" and 2) "clean" (organic free) soils. In some areas there was a "transitional" layer in between these two. The shallow trenches were subsequently backfilled and tamped with native soils. There are 4 areas identified as having thick zones of buried or stockpiled high-organic material. These 4 areas have been outlined on our Geotechnical Map (Figure 2).

LGC Geotechnical, Inc. was asked to avoid the northwest corner of the property during our evaluation as this area is currently occupied by a local farmer. This area was not explored during our evaluation. The boundary for this area is shown on the Geotechnical Map (Figure 2).

The approximate locations of borings and trenches are shown on the Geotechnical Map (Figure

2). Boring and geotechnical trench logs are presented in Appendix B. The Encumbrance Map prepared by Hunsaker & Associates (H&A, 2021) was utilized as a base map for our Geotechnical Map.

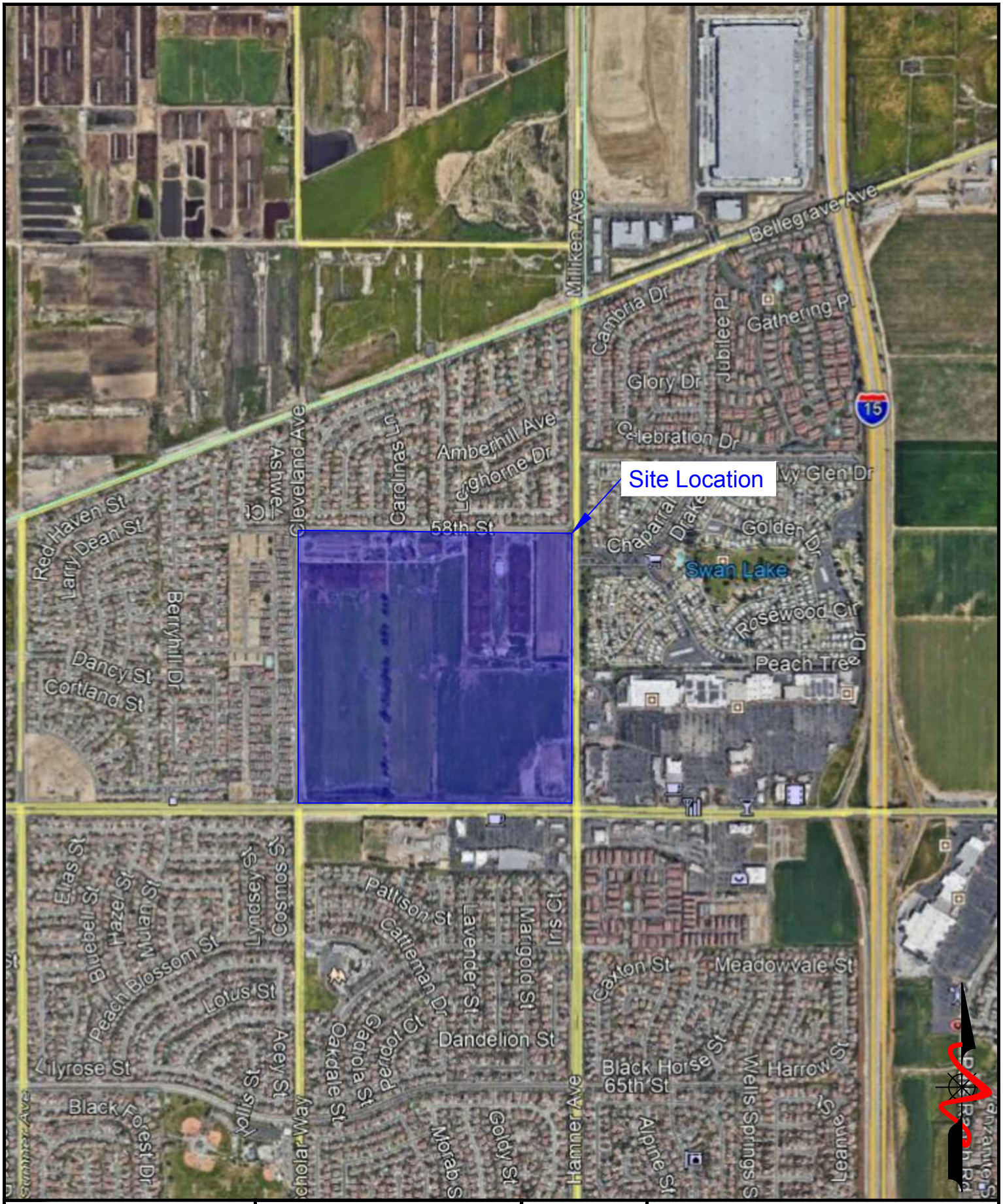
1.4 Laboratory Testing

Laboratory testing was performed on representative soil samples obtained from our subsurface evaluation. Laboratory testing included in-situ moisture and density tests, fines content/sieve analysis, Atterberg Limits (liquid limit and plastic limits), consolidation, collapse/swell potential, expansion index, laboratory compaction and corrosion (sulfate and chloride). Additionally, the near surface organic content trench samples were tested for characterization of the organic content (ASTM 2974).

The following is a summary of the laboratory test results.

- Dry density of the samples collected ranged from approximately 90 pounds per cubic foot (pcf) to 122 pcf, with an average of approximately 109 pcf. Field moisture contents ranged from approximately 1.1 percent to 32.0 percent, with an average of approximately 12 percent.
- One sample tested for fines content indicated a fines content (passing No. 200 sieve) of 83 percent. According to the Unified Soils Classification System (USCS), the tested sample is classified as "fine grained" soil.
- One Atterberg Limit (liquid limit and plastic limit) test was performed. The result indicated a Plasticity Index value of 11.
- One consolidation test was performed. The deformation versus vertical stress plot is provided in Appendix C.
- One swell/collapse test was performed. The plots are provided in Appendix C.
- One Expansion Index (EI) test was performed. The result indicates an EI value of 11, corresponding to "Very Low" expansion potential.
- One laboratory compaction test of a near surface sample indicated maximum dry density of 125.0 pcf with an optimum moisture content of 8.5 percent.
- Corrosion testing indicated soluble sulfate content of 78 parts per million (ppm) and chloride content of 100 ppm.
- The organic content of the samples ranged from approximately 0.1 to 33.2 percent.

A summary of the results is presented in Appendix C. The moisture and dry density test results are presented on the boring logs in Appendix B.



LGC Geotechnical, Inc.	**FIGURE 1** **Site Location Map**	PROJECT NAME	TNHC - Eastvale
		PROJECT NO.	21116-01
		ENG. / GEOL.	BJE / BPG
		SCALE	Not to Scale
		DATE	June 2021

2.0 GEOTECHNICAL CONDITIONS

2.1 Regional Geology

The subject site is located south of the San Gabriel Mountains within the broad alluvial plain of the Santa Ana River Basin, within the Peninsular Ranges Geomorphic Province. Specifically, the site is located within the northern portion of the Perris Block, a geologic zone consisting of granitics overlain by sedimentary deposits that are bounded by active faults including the northwest-trending Whittier-Elsinore Fault Zone at the southwest and the northwest-trending San Jacinto Fault Zone at the northeast (USGS, 2002). The roughly rectangular Perris Block is transected by the southwest-trending Santa Ana River that passes approximately 2 miles south of the subject site.

Regional geologic mapping and local topographic expressions do not indicate the presence of large-scale landslides within or adjacent to the project area.

2.2 Site Geology and Generalized Subsurface Conditions

Based on regional mapping (USGS, 2002 & 2003), the subject site is underlain by Holocene- to Pleistocene-age alluvial fan deposits (Qyf), minor amounts of similar age eolian (wind-blown) deposits (Qye), and older early Pleistocene age alluvial channel deposits at depth. For this report however, alluvial and eolian deposits have been undifferentiated as general Quaternary deposits. As indicated in our field explorations, soils generally consisted of medium dense to dense sands and silty sands with thinner layers of stiff to very stiff fine-grained soils (i.e., silts and clays) to the maximum explored depth of approximately 50 feet below existing grade. Descriptions of the subsurface conditions are presented on the boring and geotechnical trench logs located in Appendix B. A brief description of the site geologic units can be found below.

2.3 Groundwater

Groundwater was not encountered in any of our borings. Groundwater levels recorded in the area by California Department of Water Resources are at depths greater than 100 feet below the ground surface (CDWR, 2021).

In general, groundwater levels fluctuate with the seasons and local zones of perched groundwater may be present within the near-surface deposits due to local seepage or during rainy seasons. Groundwater conditions below the site may be variable, depending on numerous factors including seasonal rainfall, local irrigation and groundwater pumping, among others.

2.4 Field Infiltration Testing

Two field percolation tests were performed on Borings I-1 and I-2 to approximate depths of 10 feet below existing grade, respectively. Estimation of infiltration rates was performed in general accordance with guidelines set forth by the Riverside County Flood Control (2011). In general, a 3-inch diameter perforated PVC pipe was placed in each borehole to be tested and

the annulus was backfilled with gravel, including placement of about 2 inches of gravel at the bottom of the borehole. The infiltration wells were pre-soaked prior to testing. Based on the County of Riverside methodology, the calculated (observed) infiltration rates are provided in Table 1 below. These infiltration rates do not include any factor of safety (to be determined by the project Civil Engineer); however, they have been normalized to correct the 3-D flow that occurs within the field test to 1-D flow out of the bottom of the boring only. The locations and depths of the infiltration tests were coordinated with the civil engineer. The approximate infiltration test locations are shown on the Geotechnical Map (Figure 2) and the infiltration test data is included in Appendix D and summarized below.

TABLE 1

Summary of Infiltration Testing

Infiltration Test Location	Infiltration Test Depth Below Existing Grade (ft)	Observed Infiltration Rate* (Inch/Hr.)
I-1	10	3.8
I-2	10	0.6

*Normalized to One-Dimensional Flow, does not include any Factor of Safety.

It should be emphasized that infiltration test results are only representative of the location and depth where they are performed. Varying subsurface conditions may exist outside of the test locations which could alter the calculated infiltration rates indicated above. Infiltration tests are performed using relatively clean water free of particulates, silt, etc. Refer to Section 4.8 for subsurface water infiltration recommendations.

2.5 Faulting and Seismic Hazards

Prompted by damaging earthquakes in California, State legislation and policies concerning the classification and land-use criteria associated with faults have been developed. Their purpose was to prevent the construction of urban developments across the trace of active faults, resulting in the Alquist-Priolo Earthquake Fault Zoning Act. Earthquake Fault Zones have been delineated along the traces of active faults within California. Where developments for human occupation are proposed within these zones, the State requires detailed fault evaluations be performed so that engineering geologists can mitigate the hazards associated with active faulting by identifying the location of active faults and allowing for a setback from zones of previous ground rupture.

The subject site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site during our site evaluation. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site.

Secondary effects of seismic shaking resulting from large earthquakes on the major faults in the Southern California region, which may affect the site, include ground lurching, shallow ground rupture, soil liquefaction and dynamic settlement. These secondary effects of seismic shaking

are a possibility throughout the Southern California region and are dependent on the distance between the site and causative fault and the onsite geology. Some of the major active nearby faults that could produce these secondary effects include the Chino-Central, Elsinore, Cucamonga and San Andreas Faults, among others (CGS, 2018). A discussion of these secondary effects is provided in the following sections.

2.5.1 Liquefaction and Dynamic Settlement

Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when three general conditions coexist: 1) shallow groundwater; 2) low density non-cohesive (granular) soils; and 3) high-intensity ground motion. Studies indicate that loose, saturated, near-surface, cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils, and cohesive soils exhibit low to negligible liquefaction potential. In general, cohesive soils are not considered susceptible to liquefaction. Effects of liquefaction on level ground include settlement, sand boils, and bearing capacity failures below structures. Furthermore, dynamic settlement of dry sands can occur as the sand particles tend to settle and densify as a result of a seismic event.

Based on our review of the City of Eastvale General Plan (CE, 2012), the subject site is located in an area of "High" liquefaction susceptibility based only on soil type (sediments being less than 10,000 years old and unconsolidated). Site soils are not generally susceptible to liquefaction due to a lack of groundwater in the upper 50 feet. However, isolated layers may be susceptible to dry sand seismic settlement. Seismically induced dry sand settlements were estimated by the procedures outlined by Pradel (Pradel, 1998) using the PGA_M per the 2019 CBC and a moment magnitude of 6.71 (USGS, 2014). Based on the data obtained from our field evaluation, seismic settlement due to dry sands is estimated to be on the order of about 0.5-inch or less. Differential settlement may be estimated as half of the total settlement over a horizontal span of 40 feet.

2.5.2 Lateral Spreading

Lateral spreading is a type of liquefaction induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures.

Due to the depth to groundwater, low potential for liquefaction and lack of nearby "free face" conditions, the potential for lateral spreading is considered extremely low.

2.6 Seismic Design Criteria

The site seismic characteristics were evaluated per the guidelines set forth in Chapter 16, Section 1613 of the 2019 California Building Code (CBC) and applicable portions of ASCE 7-16 which has been adopted by the CBC. **Please note that the following seismic parameters are only applicable for code-based acceleration response spectra and are not applicable for where site-specific ground motion procedures are required by ASCE 7-16.** Representative site coordinates of latitude 33.975696 degrees north and longitude -117.566832 degrees west were utilized in our analyses. The maximum considered earthquake (MCE) spectral response accelerations (S_{MS} and S_{M1}) and adjusted design spectral response acceleration parameters (S_{DS} and S_{D1}) for Site Class D are provided in Table 1 on the following page. Since site soils are Site Class D, additional adjustments are required to code acceleration response spectrums as outlined below and provided in ASCE 7-16. The structural designer should contact the geotechnical consultant if structural conditions (e.g., number of stories, seismically isolated structures, etc.) require site-specific ground motions.

A deaggregation of the PGA based on a 2,475-year average return period (MCE) indicates that an earthquake magnitude of 6.71 at a distance of approximately 14.03 km from the site would contribute the most to this ground motion. A deaggregation of the PGA based on a 475-year average return period (Design Earthquake) indicates that an earthquake magnitude of 6.7 at a distance of approximately 17.24 km from the site would contribute the most to this ground motion (USGS, 2014).

Section 1803.5.12 of the 2019 CBC (per Section 11.8.3 of ASCE 7) states that the maximum considered earthquake geometric mean (MCE_G) Peak Ground Acceleration (PGA) should be used for liquefaction potential. The PGA_M for the site is equal to 0.74g (SEAOC, 2021).

TABLE 2

Seismic Design Parameters

Selected Parameters from 2019 CBC, Section 1613 - Earthquake Loads	Seismic Design Values	Notes/Exceptions
Distance to applicable faults classifies the site as a "Near-Fault" site.		Section 11.4.1 of ASCE 7
Site Class	D*	Chapter 20 of ASCE 7
Ss (Risk-Targeted Spectral Acceleration for Short Periods)	1.63g	From SEAOC, 2021
S_1 (Risk-Targeted Spectral Accelerations for 1-Second Periods)	0.586g	From SEAOC, 2021
F_a (per Table 1613.2.3(1))	1.0	For Simplified Design Procedure of Section 12.14 of ASCE 7, F_a shall be taken as 1.4 (Section 12.14.8.1)
F_v (per Table 1613.2.3(2))	1.714	Value is only applicable per requirements/exceptions per Section 11.4.8 of ASCE 7
S_{MS} for Site Class D [Note: $S_{MS} = F_aS_S$]	1.63g	-
S_{M1} for Site Class D [Note: $S_{M1} = F_vS_1$]	1.004g	Value is only applicable per requirements/exceptions per Section 11.4.8 of ASCE 7
S_{DS} for Site Class D [Note: $S_{DS} = (^2/_3)S_{MS}$]	1.087g	-
S_{D1} for Site Class D [Note: $S_{D1} = (^2/_3)S_{M1}$]	0.669g	Value is only applicable per requirements/exceptions per Section 11.4.8 of ASCE 7
C_{RS} (Mapped Risk Coefficient at 0.2 sec)	0.941	ASCE 7 Chapter 22
C_{R1} (Mapped Risk Coefficient at 1 sec)	0.918	ASCE 7 Chapter 22
*Since site soils are Site Class D and S_1 is greater than or equal to 0.2, the seismic response coefficient Cs is determined by Eq. 12.8-2 for values of $T \leq 1.5T_s$ and taken equal to 1.5 times the value calculated in accordance with either Eq. 12.8-3 for $T_L \geq T > T_s$, or Eq. 12.8-4 for $T > T_L$. Refer to ASCE 7-16.		

2.7 Organic Rich Soils

Approximately 60 bag soil samples were collected to determine their organic content (based on ASTM 2974). The organic content of the samples ranged from approximately 0.1 to 33.2 percent. In general, the organic content is higher near existing grade and decreases with depth. Table 6 (Appendix C) summarizes the measured organic content and also notes where the

organic content was estimated to be greater than 10% based on observation.

For most of the site there is a distinct contact between high organic content (greater than 5%) and low organic content (less than 2%) at the 1-foot depth. This upper 1-foot of soil across the site requires removal and disposal off-site due to high organic content (greater than 5.0 percent). In a few areas, there is a "transition zone" from 1-foot below the ground surface to approximately 2 feet below the ground surface where the organic content is greater than 2%. Below approximately 2 feet on average is generally free of organics.

There are 4 locations noted on our geotechnical map where appreciable amounts of high organic material is known to be stockpiled above the adjacent ground surface or buried below the ground surface. The depths of high organic material within these areas are noted on the Geotechnical Map (Figure 2). The material noted in these areas will need to be disposed of off-site.

Recommendations for off-site disposal and/or mixing to dilute organics to geotechnically acceptable organic levels (less than 2 percent) are provided in the following "Organic Rich Soil Recommendations" Section 4.1.2.

3.0 CONCLUSIONS

Based on the results of our subsurface geotechnical evaluation, it is our opinion that the proposed improvements are feasible from a geotechnical standpoint, provided that the recommendations contained in the following sections are incorporated during site grading and development. A summary of our geotechnical conclusions are as follows:

- The near-surface loose and compressible soils are not suitable for the planned improvements in their present condition (refer to Section 4.1). Organic rich soils (total organic carbon content generally greater than 2 percent) are not suitable for compacted fill soils from a geotechnical perspective.
- From a geotechnical perspective, onsite soils are anticipated to be suitable for use as general compacted fill provided the high organic content soils (soils with organic content greater than 5 percent) are removed from the site and the remaining soils with organic content between 2 and 5 percent are blended and mixed with "clean" soils and screened of construction debris and any oversized material (8 inches in greatest dimension).
- Records indicate groundwater levels recorded in the area are at depths greater than 100 feet below the ground surface.
- The subject study area is not located within a mapped State of California Earthquake Fault Zone, and based upon our review of published geologic mapping, no known active or potentially active faults are known to exist within or in the immediate vicinity of the site. Therefore, the potential for ground rupture as a result of faulting is considered very low.
- The main seismic hazard that may affect the site is ground shaking from one of the active regional faults. The subject site will likely experience strong seismic ground shaking during its design life.
- Site soils are not generally susceptible to liquefaction due to a lack of groundwater in the upper 50 feet. However, isolated layers are susceptible to dry sand seismic settlement. Total dynamic settlement is estimated to be on the order 0.5-inch or less. Differential settlement may be estimated as half of the total settlement over a horizontal span of 40 feet.
- Based on the results of preliminary laboratory testing, site soils are anticipated to have "Very Low" expansion potential. Final design expansion potential must be determined at the completion of grading.
- Based on the corrosion test results, soils are not considered corrosive per the Caltrans criteria (Caltrans, 2015).
- Excavations into the existing site soils should be feasible with heavy construction equipment in good working order. We anticipate that the sandy and silty earth materials generated from the excavations will be generally suitable for re-use as compacted fill, provided they are relatively free of rocks larger than 8 inches in dimension, construction debris, and significant organic material.
- Some portion of the onsite soils have high fines content; therefore, are not suitable for backfill of site retaining walls. Therefore, import of sandy soils meeting project recommendation is required.
- Field testing resulted in observed infiltration rates ranging from 0.6 to 3.8 inches per hour. The observed infiltration rates do not include a factor of safety. Discussion regarding infiltration is provided in Section 4.8.

4.0 RECOMMENDATIONS

The following recommendations are to be considered preliminary and should be confirmed upon completion of grading and earthwork operations. In addition, they should be considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the owner.

It should be noted that the following geotechnical recommendations are intended to provide sufficient information to develop the site in general accordance with the 2019 CBC requirements. With regard to the possible occurrence of potentially catastrophic geotechnical hazards such as fault rupture, earthquake-induced landslides, liquefaction, etc. the following geotechnical recommendations should provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level." The "acceptable level" of risk is defined by the California Code of Regulations as "that level that provides reasonable protection of the public safety, though it does not necessarily ensure continued structural integrity and functionality of the project" [Section 3721(a)]. Therefore, repair and remedial work of the proposed improvement may be required after a significant seismic event. With regards to the potential for less significant geologic hazards to the proposed development, the recommendations contained herein are intended as a reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. It should be understood, however, that our recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions but cannot preclude the potential for some cosmetic distress or nuisance issues to develop as a result of the site geotechnical conditions.

The geotechnical recommendations contained herein must be confirmed to be suitable or modified based on the actual as-graded conditions.

4.1 Site Earthwork

Rough grading shall include removal of high organic content soils, remedial earthwork grading and placement of engineered compacted fill to design grades. Geotechnical recommendations for precise grading and construction of the proposed new improvements will be provided, as necessary.

We recommend that earthwork onsite be performed in accordance with the following recommendations, future grading plan review report(s), the 2019 CBC/City of Eastvale requirements, and the General Earthwork and Grading Specifications for Rough Grading included in Appendix D. In case of conflict, the following recommendations shall supersede those included in Appendix D. The following recommendations may be revised within future grading plan review reports or based on the actual conditions encountered during site grading.

4.1.1 Site Preparation

Prior to grading, areas to be developed should undergo the stripping and clearing of vegetation, high organic content soil removal/export and clearing of surface obstructions, pavements, foundation and slab elements from the site. Vegetation, debris and excessive organic material from livestock holding areas should be removed and properly disposed of offsite. Recommendations for removal of organic rich soils are provided in the following section. Holes resulting from removals of buried obstructions, which extend below proposed remedial and/or finish grades, should be replaced with suitable compacted fill material.

If cesspools or septic systems are encountered, they should be removed in their entirety. The resulting excavation should be backfilled with properly compacted fill soils. As an alternative, cesspools can be backfilled with lean sand-cement slurry. Any encountered wells should be properly abandoned in accordance with regulatory requirements.

4.1.2 Organic Rich Soil Recommendations

We recommend soils with an organic content greater than 5 percent be removed and exported from the site. For most of the site this is the top 1 foot. Figure 2 outlines areas that contains high organic content with more than 1-foot in thickness. Our recommendations are based on the following assumptions; 1) all soils with "high" organic contents greater than 5 percent shall be removed and disposed of off-site, 2) "transitional" soils (soils with organic content ranging from 2 to 5 percent) shall be adequately mixed or blended with the "clean" soils (soils with organic content less than 2.0 percent), and 3) There will be sufficient "clean" soils to dilute the limited "transitional" soils during the grading operation. From a geotechnical perspective, organic content of compacted fill soils should not exceed 2 percent.

After export of the top 1 foot of material, remedial grading as described in the following section should result in organic content of the fill materials to be approximately 1 percent. To satisfy the City's requirement of documenting the organic content in the fill, samples should be collected during grading and tested for organic content.

We recommend the geotechnical consultant be present during grading to observe the mixing of the onsite soils and perform periodic testing of the compacted fill. Organic materials shall be thoroughly mixed such that no nesting of organic materials occurs. Removal of organic materials is to satisfy geotechnical concerns and does not mitigate the potential for methane gas. Some methane gas should be expected after grading especially in former wastewater areas. Methane potential shall be evaluated by others.

4.1.3 Removal Depths and Limits

In order to provide a relatively uniform bearing condition for the planned improvements, we recommend the site soils be removed and recompacted. We recommend that soils within building pads be removed and recompacted to a minimum depth of 5 feet below

existing grade (not below base of organic removal). The envelope for removal and recompaction should extend laterally a minimum distance of 5 feet beyond the edges of the proposed improvements. In areas of design cut, over-excavation shall extend a minimum of 5 feet below existing grade or a minimum of 3 feet below finished grade, whichever is deeper. In the design cut areas, this depth may be reduced if in-place alluvial materials are tested and found to have an in-situ dry density equal or greater than 90 percent relative compaction (based on American Standard of Testing and Materials [ASTM] Test Method D1557) and exhibit uniform conditions. The Remedial Grading Diagram (Figure 5) provides a simplified example of the building pad remedial recommendations.

As shown on the attached Geotechnical Map (Figure 2), there is one isolated area of the site on the eastern edge of the property where removals will extend a minimum of 15 feet to remove a buried stockpile of manure. A representative from LGC geotechnical should be on site to approve the removal bottom to ensure it is acceptable from a geotechnical standpoint, and free of organic content.

For minor site structures such as free-standing and screen walls, the removals should extend at least 3 feet beneath the existing grade or 2 feet beneath the base of foundations, whichever is deeper. Within pavement and hardscape areas, removals should extend to a depth of at least 2 feet below the existing grade. The over-excavation in any design cut areas of the pavement may be reduced by the depth of the design cut but should not be less than 1-foot below the finished subgrade (i.e., below planned aggregate base/asphalt concrete). In general, the envelope for over-excavation should extend laterally a minimum distance of 2 feet beyond the edges of the proposed improvements mentioned above.

Local conditions may be encountered during excavation that could require additional over-excavation beyond the above-noted minimum in order to obtain an acceptable subgrade. The actual depths and lateral extents of grading will be determined by the geotechnical consultant, based on subsurface conditions encountered during grading. Removal areas and areas to be over-excavated should be accurately staked in the field by the Project Surveyor.

4.1.4 Temporary Excavations

Temporary excavations should be performed in accordance with project plans, specifications, and applicable Occupational Safety and Health Administration (OSHA) requirements. Excavations should be laid back or shored in accordance with OSHA requirements before personnel or equipment are allowed to enter. Based on our field investigation, the majority of site soils are anticipated to be OSHA Type "C" soils (refer to the attached boring logs). Sandy soils are present and should be considered susceptible to caving. Soil conditions should be regularly evaluated during construction to verify conditions are as anticipated. The contractor shall be responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Close coordination with the geotechnical consultant should be maintained to facilitate construction while providing safe excavations. Excavation safety is the sole responsibility

of the contractor.

Vehicular traffic, stockpiles, and equipment storage should be set back from the perimeter of excavations a minimum distance equivalent to a 1:1(horizontal to vertical) projection from the bottom of the excavation or 5 feet, whichever is greater. Once an excavation has been initiated, it should be backfilled as soon as practical. Prolonged exposure of temporary excavations may result in some localized instability. Excavations should be planned so that they are not initiated without sufficient time to shore/fill them prior to weekends, holidays, or forecasted rain.

It should be noted that any excavation that extends below a 1:1 (horizontal to vertical) projection of an existing foundation will remove existing support of the structure foundation. If requested, temporary shoring parameters will be provided.

4.1.5 Subgrade Preparation

In general, areas to receive compacted fill should be scarified to a minimum depth of 6 inches, brought to a near-optimum moisture condition (generally within optimum and 2 percent above optimum moisture content), and re-compacted per project requirements. Removal bottoms and areas to receive fill should be observed and accepted by the geotechnical consultant prior to subsequent fill placement.

4.1.6 Material for Fill

From a geotechnical perspective, the onsite soils are generally considered suitable for use as general compacted fill, provided they are screened of organic materials, construction debris and any oversized material (8 inches in greatest dimension). From a geotechnical perspective, soils with an organic content of less than 2 percent are generally considered suitable for re-use as compacted fill.

From a geotechnical viewpoint, import soils for general fill (i.e., non-retaining wall backfill) should consist of clean, granular soils of Very Low expansion potential (expansion index 20 or less based on ASTM D4829). Import for retaining wall backfill should meet the criteria outlined in the paragraph below. Source samples should be provided to the geotechnical consultant for laboratory testing a minimum of three working days prior to any planned importation.

Retaining wall backfill should consist of granular free draining soils (sand equivalent of 30 or greater as determined by ASTM D2419 or CTM 217). Soils should also be screened of organic materials, construction debris, and any material greater than 3 inches in maximum dimension. The onsite soils are not considered suitable for retaining wall backfill due to their fines content (i.e., silt and clay content). Therefore, import of suitable soils meeting the criteria outlined above will be required.

Aggregate base should conform to the requirements of Section 200-2 of the most recent version of the Standard Specifications for Public Works Construction ("Greenbook") for

untreated base materials and/or City of Ontario requirements. It is our understanding that the City of Ontario only allows crushed aggregate base (CAB) and crushed miscellaneous base (CMB) is not allowed.

4.1.7 Placement and Compaction of Fills

Material to be placed as fill should be brought to near-optimum moisture content (generally within optimum and 2 percent above optimum moisture content) and recompacted to at least 90 percent relative compaction (per ASTM D1557). Moisture conditioning of site soils will be required in order to achieve adequate compaction. Drying and/or mixing the very moist soils will be required prior to reusing the materials in compacted fills. Soils are also present that will require additional moisture in order to achieve the required compaction.

The optimum lift thickness to produce a uniformly compacted fill will depend on the type and size of compaction equipment used. In general, fill should be placed in uniform lifts not exceeding 8 inches in compacted thickness. Each lift should be thoroughly compacted and accepted prior to subsequent lifts. Generally, placement and compaction of fill should be performed in accordance with local grading ordinances and with observation and testing by LGC Geotechnical. Oversized material as previously defined should be removed from site fills.

During backfill of excavations, the fill should be properly benched into firm and competent soils of temporary backcut slopes as it is placed in lifts.

Aggregate base material should be compacted to a minimum of 95 percent relative compaction at or slightly above optimum moisture content per ASTM D1557. Subgrade below aggregate base should be compacted to a minimum of 90 percent relative compaction per ASTM D1557 at near-optimum moisture content (generally within optimum and 2 percent above optimum moisture content).

4.1.8 Trench and Retaining Wall Backfill and Compaction

The onsite soils may generally be suitable as trench backfill, provided the soils are screened of rocks and other material greater than 6 inches in diameter and organic matter. If trenches are shallow or the use of conventional equipment may result in damage to the utilities, sand having a sand equivalent (SE) of 30 or greater (per California Test Method [CTM] 217) may be used to bed and shade the pipes. Sand backfill within the pipe bedding zone may be densified by jetting or flooding and then tamping to ensure adequate compaction. Subsequent trench backfill should be compacted in uniform thin lifts by mechanical means to at least the recommended minimum relative compaction (per ASTM D1557).

Retaining wall backfill should consist of sandy soils as outlined in preceding Section 4.1.6. The contractor should anticipate the importing of soils for the required retaining wall backfill. The limits of select sandy backfill should extend a minimum ½ the height of the

retaining wall or the width of the heel (if applicable), whichever is greater, refer to Figures 3 and 4 (rear of text). Retaining wall backfill soils should be compacted in relatively uniform thin lifts to at least 90 percent relative compaction (per ASTM D1557). Jetting or flooding of retaining wall backfill materials should not be permitted.

A representative from LGC Geotechnical should observe, probe, and test the backfill to verify compliance with the project recommendations.

4.1.9 Shrinkage and Subsidence

Allowance in the earthwork volumes budget should be made for an estimated 0 to 5 percent reduction in volume of near-surface (upper approximate 5 feet) soils. It should be stressed that these values are only estimates and that an actual shrinkage factor would be extremely difficult to predetermine. Subsidence due to earthwork equipment is expected to be up to 0.1 feet. These values are estimates only and exclude losses due to removal of vegetation or debris. The effective change in volume of onsite soils will depend primarily on the type of compaction equipment, method of compaction used onsite by the contractor, and accuracy of the topographic survey.

Due to the combined variability in topographic surveys, inability to precisely model the removals and variability of on-site near-surface conditions, it is our opinion that the site will not balance at the end of grading. If importing/exporting a large volume of soils is not considered feasible or economical, we recommend a balance area be designated onsite that can fluctuate up or down based on the actual volume of soil. We recommend a "balance" area that can accommodate on the order of 5 percent (plus or minus) of the total grading volume be considered.

4.2 Preliminary Foundation Recommendations

Provided that the remedial grading recommendations provided herein are implemented, the site may be considered suitable for the support of the residential structures using a conventional or post-tensioned foundation system. Site soils are anticipated to be "Very Low" expansion potential (EI of 20 or less per ASTM D4829) and special design considerations from a geotechnical perspective is not required, however, this must be verified based on as-graded conditions. Please note that the following foundation recommendations are preliminary and must be confirmed by LGC Geotechnical.

Preliminary foundation recommendations are provided in the following sections. Recommended soil bearing and estimated settlement due to structural loads are provided in Section 4.3.

4.2.1 Provisional Conventional Foundation Design

Due to the very low expansion potential of the onsite soils, the foundation/structural engineer may design a conventional foundation system that is tied together based upon the anticipated dead and live loads (wind, seismic) that will be imparted by the

structure. The recommendations provided in the "Soil Bearing and Lateral Resistance" section may be utilized in the design of a rigid slab-on-grade conventional foundation designed in accordance with Section 1808 of the 2019 C.B.C.

4.2.2 ***Provisional Post-Tensioned Foundation Design Parameters***

The foundation designer may use a modulus of vertical subgrade reaction (k) of 200 pounds per cubic inch (pounds per square inch per inch of deflection). This value is for a 1-foot by 1-foot square loaded area and should be adjusted by the structural designer for the area of the proposed footing using the following formula:

$k = 200 \times [(B+1)/2B]^2$
k = modulus of vertical subgrade reaction, pounds per cubic inch (pci)
B = foundation width (feet)

The moisture content of near surface fill soils should be maintained at the level it was placed up to the time of concrete placement.

4.2.3 ***Shallow Foundation Maintenance***

The geotechnical parameters provided herein assume that if the areas adjacent to the foundation are planted and irrigated, these areas will be designed with proper drainage and adequately maintained so that ponding, which causes significant moisture changes below the foundation, does not occur. Our recommendations do not account for excessive irrigation and/or incorrect landscape design. Plants should only be provided with sufficient irrigation for life and not overwatered to saturate subgrade soils. Sunken planters placed adjacent to the foundation, should either be designed with an efficient drainage system or liners to prevent moisture infiltration below the foundation. Some lifting of the perimeter foundation beam should be expected even with properly constructed planters.

In addition to the factors mentioned above, future owners/property management personnel should be made aware of the potential negative influences of trees and/or other large vegetation. Roots that extend near the vicinity of foundations can cause distress to foundations. Future owners (and the owner's landscape architect) should not plant trees/large shrubs closer to the foundations than a distance equal to half the mature height of the tree or 20 feet, whichever is more conservative unless specifically provided with root barriers to prevent root growth below the building foundation.

It is the owner's responsibility to perform periodic maintenance during hot and dry periods to ensure that adequate watering has been provided to keep soil from separating or pulling back from the foundation. Future owners and property management personnel should be informed and educated regarding the importance of maintaining a constant level of soil-moisture. The owners should be made aware of the potential negative consequences of both excessive watering, as well as allowing potentially expansive soils to become too dry. Expansive soils can undergo shrinkage

during drying, and swelling during the rainy winter season, or when irrigation is resumed. This can result in distress to building structures and hardscape improvements. The builder should provide these recommendations to future owners and property management personnel.

4.2.4 Slab Underlayment Guidelines

The following is for informational purposes only since slab underlayment (e.g., moisture retarder, sand or gravel layers for concrete curing and/or capillary break) is unrelated to the geotechnical performance of the foundation and thereby not the purview of the geotechnical consultant. Post-construction moisture migration should be expected below the foundation. The foundation engineer/architect should determine whether the use of a capillary break (sand or gravel layer), in conjunction with the vapor retarder, is necessary or required by code. Sand layer thickness and location (above and/or below vapor retarder) should also be determined by the foundation engineer/architect.

4.3 Soil Bearing and Lateral Resistance

Provided our earthwork recommendations are implemented, an allowable soil bearing pressure of 2,000 pounds per square foot (psf) may be used for the design of footings having a minimum width of 12 inches and minimum embedment of 15 inches below lowest adjacent ground surface. This value may be increased by 400 psf for each additional foot of embedment and 200 psf for each additional foot of foundation width to a maximum value of 3,000 psf. A mat foundation a minimum of 6 inches below lowest adjacent grade may be designed for an allowable soil bearing pressure of 1,200 psf. These allowable bearing pressures are applicable for level (ground slope equal to or flatter than 5H:1V) conditions only. Bearing values indicated are for total dead loads and frequently applied live loads and may be increased by ⅓ for short duration loading (i.e., wind or seismic loads).

Soil settlement is a function of footing dimensions and applied soil bearing pressure. In utilizing the above-mentioned allowable bearing capacity, assumed structural loads, and provided our earthwork recommendations are implemented, foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less and ½-inch over a horizontal span of 40 feet for total and differential settlement, respectively. Differential settlement should be anticipated between nearby columns or walls where a large differential loading condition exists Furthermore, seismic settlement due to dry-sand settlement is anticipated to be 0.5 inches or less. Differential seismic settlement may be taken as half of the seismic settlement (i.e., ¼-inch over a horizontal span of 40 feet).

Resistance to lateral loads can be provided by friction acting at the base of foundations and by passive earth pressure. For concrete/soil frictional resistance, an allowable coefficient of friction of 0.35 may be assumed with dead-load forces. An allowable passive lateral earth pressure of 270 psf per foot of depth (or pcf) to a maximum of 2,700 psf may be used for the sides of footings poured against properly compacted fill. Allowable passive pressure may be increased to 360 pcf (maximum of 3,600 psf) for short duration seismic loading. This passive pressure is applicable for level (ground slope equal to or flatter than 5H:1V) conditions only. Frictional resistance and

passive pressure may be used in combination without reduction. We recommend that the upper foot of passive resistance be neglected if finished grade will not be covered with concrete or asphalt. The provided allowable passive pressures are based on a factor of safety of 1.5 and 1.1 for static and seismic loading conditions, respectively. The structural designer should incorporate appropriate factors of safety and/or load factors in their design.

4.4 Lateral Earth Pressures and Retaining Wall Design Considerations

Lateral earth pressures are provided as equivalent fluid unit weights, in pound per square foot (psf) per foot of depth or pcf. The values for the active condition do not contain an appreciable factor of safety, so the retaining wall designer should apply the applicable factors of safety and/or load factors during design. A soil unit weight of 120 pcf may be assumed for calculating the actual weight of soil over the wall footing.

Lateral earth pressures are presented in Table 2. Table 2 contains values for approved select sandy backfill for both drained and undrained conditions. Typically, retaining walls are designed for a drained condition with select sandy soils used as backfill. Should retaining walls have constraints limiting the ability to install or drain or appropriately outlet a drain, the values for undrained conditions should be used. Approved select sandy soils should have a sand equivalent of 30 or greater as determined by ASTM D2419.

The retaining wall designer should clearly indicate on the retaining wall plans if drains are required.

TABLE 3

Lateral Earth Pressures – Select Sand Backfill

Condition	**Equivalent Fluid Weight (pcf)**	
	Level Backfill	
	Approved Sandy Backfill Material - Drained	**Approved Sandy Backfill Material - Undrained**
Active	35	80

The drained equivalent fluid pressure values assume free-draining conditions and a drainage system will be installed and maintained to prevent the build-up of hydrostatic pressures. A relatively sandy backfill along with a subdrain pipe wrapped in drainage aggregate and filter fabric (e.g., "burrito" subdrain) properly outletted to a suitable discharge point is typically used for conventional retaining walls. Retaining wall structures should be provided with appropriate drainage and appropriately waterproofed. Typical conventional (i.e., backfilled) retaining wall drainage is shown in Figure 3. At similar sites, wall drainage through the face has been a preferred option. For this condition wall drainage is shown in Figure 4. If conditions other than

those assumed above are anticipated, the equivalent fluid pressure values should be provided on an individual-case basis by the geotechnical consultant.

Surcharge loading effects from any adjacent structures should be evaluated by the retaining wall designer. In general, structural loads within a 1:1 (horizontal to vertical) upward projection from the bottom of the proposed retaining wall footing will surcharge the proposed retaining structure. Uniform surcharges may be estimated using the applicable coefficient of lateral earth pressure using a rectangular distribution. A factor of 0.5 and 0.33 may be used for at-rest and active conditions, respectively. The retaining wall designer should contact the geotechnical engineer for any required geotechnical input in estimating any applicable surcharge loads.

If required, the retaining wall designer may use a seismic lateral earth pressure increment of 5 pcf for retaining walls up to a maximum of 10 feet in height with level backfill. This increment should be applied in addition to the applicable static lateral earth pressure using a triangular distribution with the resultant acting at H/3 in relation to the base of the retaining structure (where H is the retained height). For the restrained, at-rest condition, the seismic increment may be added to the applicable active lateral earth pressure (in lieu of the at-rest lateral earth pressure) when analyzing short duration seismic loading. Per Section 1803.5.12 of the 2019 CBC, the seismic lateral earth pressure is applicable to structures assigned to Seismic Design Category D through F for retaining wall structures supporting more than 6 feet of backfill height. This seismic lateral earth pressure is estimated using the procedure outlined by the Structural Engineers Association of California (Lew, et al, 2010). The provided seismic lateral earth pressure is for a level backfill condition and a maximum of 10 feet in height; a sloping backfill condition and greater retaining wall heights are not anticipated. However, if a sloping backfill condition or retaining walls greater than 10 feet in height are proposed, the retaining wall designer should contact the geotechnical engineer for specific seismic lateral earth pressure increments based on the configuration of the planned retaining wall structures.

For soil bearing and lateral resistance (friction coefficient and passive resistance) is provided in Section 4.3 "Soil Bearing and Lateral Resistance". Earthwork considerations (temporary backcuts, backfill, compaction, etc.) for retaining walls are provided in Section 4.1 "Site Earthwork" and the subsequent earthwork related sub-sections.

4.5 Corrosivity to Concrete and Metal

Although not corrosion engineers (LGC Geotechnical is not a corrosion consultant), several governing agencies in Southern California require the geotechnical consultant to determine the corrosion potential of soils to buried concrete and metal facilities. We therefore present the results of our testing with regard to corrosion for the use of the client and other consultants, as they determine necessary.

Corrosion testing of near-surface bulk samples indicated a soluble sulfate content value of 78 ppm (less than 0.02 percent) and a chloride content of 100 ppm. Based on Caltrans Corrosion Guidelines (2015), soils are considered corrosive if the chloride concentration is 500 ppm or greater, or the sulfate concentration is 2,000 ppm (0.2 percent) or greater. Based on the test results, soils are not considered corrosive using Caltrans criteria.

Based on our laboratory test results of representative site soil samples, onsite soils should be considered as having a severity categorization of "not applicable" and are designated class "S0" per ACI 318, Table 19.3.1.1, sulfate. As a result, the minimum compressive strength of the concrete shall be 2,500 psi.

Laboratory testing may need to be performed at the completion of grading by the project corrosion engineer to further evaluate the as-graded soil corrosivity characteristics. Accordingly, revision of the corrosion potential may be needed, should future test results differ substantially from the conditions reported herein. The client and/or other members of the development team should consider this during the design and planning phase of the project and formulate an appropriate course of action.

4.6 Preliminary Asphalt Concrete Pavement Sections

For the purposes of these preliminary recommendations, we have selected a preliminary design R-value of 40 and calculated pavement sections for Traffic Indices of 5.5, 6.0 and 6.5. R-value testing of the street subgrade will need to be performed to confirm our preliminary testing results/assumptions once the streets have been graded to finish subgrade elevations and the final Traffic Index is determined by the Civil Engineer. It is our understanding that the City of Ontario requires that local streets have a minimum pavement section consisting of 4 inches of asphalt over 6 inches of crushed aggregate base (CAB).

TABLE 4

Preliminary Pavement Sections

Assumed Traffic Index	5.5	6.0	6.5
R -Value Subgrade	40	40	40
AC Thickness	4.0 inches	4.0 inches	4.0 inches
CAB Thickness	6.0 inches	6.0 inches	6.0 inches

Increasing the thickness of asphalt or adding additional base material will reduce the likelihood of the pavement experiencing distress during its service life. The above recommendations are based on the assumption that proper maintenance and irrigation of the areas adjacent to the roadway will occur through the design life of the pavement. Failure to maintain a proper maintenance and/or irrigation program may jeopardize the integrity of the pavement.

Earthwork recommendations regarding aggregate base and subgrade are provided in the previous Section "Site Earthwork" and the related sub-sections of this report.

4.7 Nonstructural Concrete Flatwork

Nonstructural concrete (such as flatwork, sidewalks, patios, etc.) has a potential for cracking due to changes in soil volume related to soil-moisture fluctuations. To reduce the potential for excessive cracking and lifting, concrete should be designed in accordance with the minimum guidelines outlined in Table 5 below. These guidelines will reduce the potential for irregular cracking and promote cracking along construction joints but will not eliminate all cracking or lifting. Thickening the concrete and/or adding additional reinforcement will further reduce cosmetic distress.

TABLE 5

Preliminary Geotechnical Parameters for Nonstructural Concrete Flatwork Placed on Very Low to Low Expansion Potential Subgrade

	Homeowner Sidewalks	**Private Drives**	**Patios/Entryways**	**City Sidewalk Curb and Gutters**
Minimum Thickness (in.)	4 (nominal)	4 (full)	4 (full)	City/Agency Standard
Presoaking	Wet down prior to placing	Wet down prior to placing	Wet down prior to placing	City/Agency Standard
Reinforcement	—	No. 3 at 24 inches on centers	No. 3 at 24 inches on centers	City/Agency Standard
Thickened Edge (in.)	—	8 x 8	—	City/Agency Standard
Crack Control Joints	Saw cut or deep open tool joint to a minimum of $^1/_3$ the concrete thickness	Saw cut or deep open tool joint to a minimum of $^1/_3$ the concrete thickness	Saw cut or deep open tool joint to a minimum of $^1/_3$ the concrete thickness	City/Agency Standard
Maximum Joint Spacing	5 feet	10 feet or quarter cut whichever is closer	6 feet	City/Agency Standard
Aggregate Base Thickness (in.)	—	—	—	City/Agency Standard

To reduce the potential for driveways to separate from the garage slab, the builder may elect to install dowels to tie these two elements together. Similarly, future homeowners should

consider the use of dowels to connect flatwork to the foundation.

4.8 Subsurface Water Infiltration

Recent regulatory changes have occurred that mandate storm water be infiltrated below grade rather than collected in a conventional storm drain system. Typically, a combination of methods are implemented to reduce surface water runoff and increase infiltration including; permeable pavements/pavers for roadways and walkways, directing surface water runoff to grass-lined swales, retention areas, and/or drywells, etc. It should be noted that collecting and concentrating surface water for the purpose of intentionally infiltrating below grade, conflicts with the geotechnical engineering objective of directing surface water away from slopes, structures and other improvements. The geotechnical stability and integrity of a site is reliant upon appropriately handling surface water. In general, we do not recommend that surface water be intentionally infiltrated into the subsurface soils.

Considering the results of the infiltration testing, if required, stormwater may be infiltrated into the subsurface soils at the depths tested below existing grade, using the values presented in Table 1 and the appropriate County of Riverside Flood Control (2011) safety factors. The Civil Engineer should determine the appropriate safety factor applicable to the proposed infiltration system. Results of field infiltration testing are provided in Appendix D.

The following should be considered for design of any required infiltration system:

- Water discharge from any infiltration systems should not occur within the zone of influence of foundation footings (column and load bearing wall locations). For preliminary purposes we recommend a minimum setback of 15 feet from the structural improvements, or the County recommended minimum setback, whichever is more conservative.
- An adequate setback distance between any infiltration facility and adjacent private property should be maintained.
- It may be prudent to provide an overflow system directly connected to the storm drain system in order to prevent failure of the infiltration system, either as a result of lower than anticipated infiltration and/or very high flow volumes. It should be noted that if pretreatment of runoff to remove debris, soil particles, etc., cannot be performed, design infiltration rates may need to be further reduced. Over time, siltation and plugging may reduce the infiltration rate and subsequent effectiveness of the infiltration system.
- Any designed infiltration system will require routine periodic maintenance.
- As with any systems that are designed to concentrate the surface flow and direct the water into the subsurface soils, some type of nuisance water and/or other water-related issues should be expected.

LGC Geotechnical should be provided with details for any planned required infiltration system early in the design process for geotechnical input.

4.9 Control of Surface Water and Drainage Control

From a geotechnical perspective, we recommend that compacted finished grade soils adjacent to proposed structures be sloped away from the proposed structures and towards an approved drainage device or unobstructed swale. Drainage swales, wherever feasible, should not be constructed within 5 feet of buildings. Where lot and building geometry necessitates that drainage swales be routed closer than 5 feet to structural foundations, we recommend the use of area drains together with drainage swales. Drainage swales used in conjunction with area drains should be designed by the project civil engineer so that a properly constructed and maintained system will prevent ponding within 5 feet of the foundation. Code compliance of grades is not the purview of the geotechnical consultant.

Planters with open bottoms adjacent to buildings should be avoided. Planters should not be designed adjacent to buildings unless provisions for drainage, such as catch basins, liners, and/or area drains, are made. Overwatering must be avoided.

4.10 Supplemental Field Explorations

It should be noted that a portion in the northwestern corner of the site was not accessible at the time of our field evaluation (see Figure 2). This area was not explored and did not receive testing for near surface organic rich soils. We recommend performing a future evaluation addressing the organic content of the area prior to the export of high organic "soils" from the site.

4.11 Geotechnical Plan Review

Project plans (grading, foundation, etc.) should be reviewed by this office prior to construction to verify that our geotechnical recommendations have been incorporated. Additional or modified geotechnical recommendations may be required based on the proposed layout.

4.12 Geotechnical Observation and Testing

The recommendations provided in this report are based on limited subsurface observations and geotechnical analysis. The interpolated subsurface conditions should be checked in the field during construction by a representative of LGC Geotechnical. Geotechnical observation and testing is required per Section 1705 of the 2019 California Building Code (CBC).

Geotechnical observation and/or testing should be performed by LGC Geotechnical at the following stages:

- During grading (removal bottoms, fill placement, etc.);
- During retaining wall backfill and compaction;
- During utility trench backfill and compaction;

- After presoaking building pad and other concrete-flatwork subgrades, and prior to placement of aggregate base or concrete;
- Preparation of pavement subgrade and placement of aggregate base;
- After building and wall footing excavation and prior to placement of steel reinforcement and/or concrete; and
- When any unusual soil conditions are encountered during any construction operation subsequent to issuance of this report.

5.0 LIMITATIONS

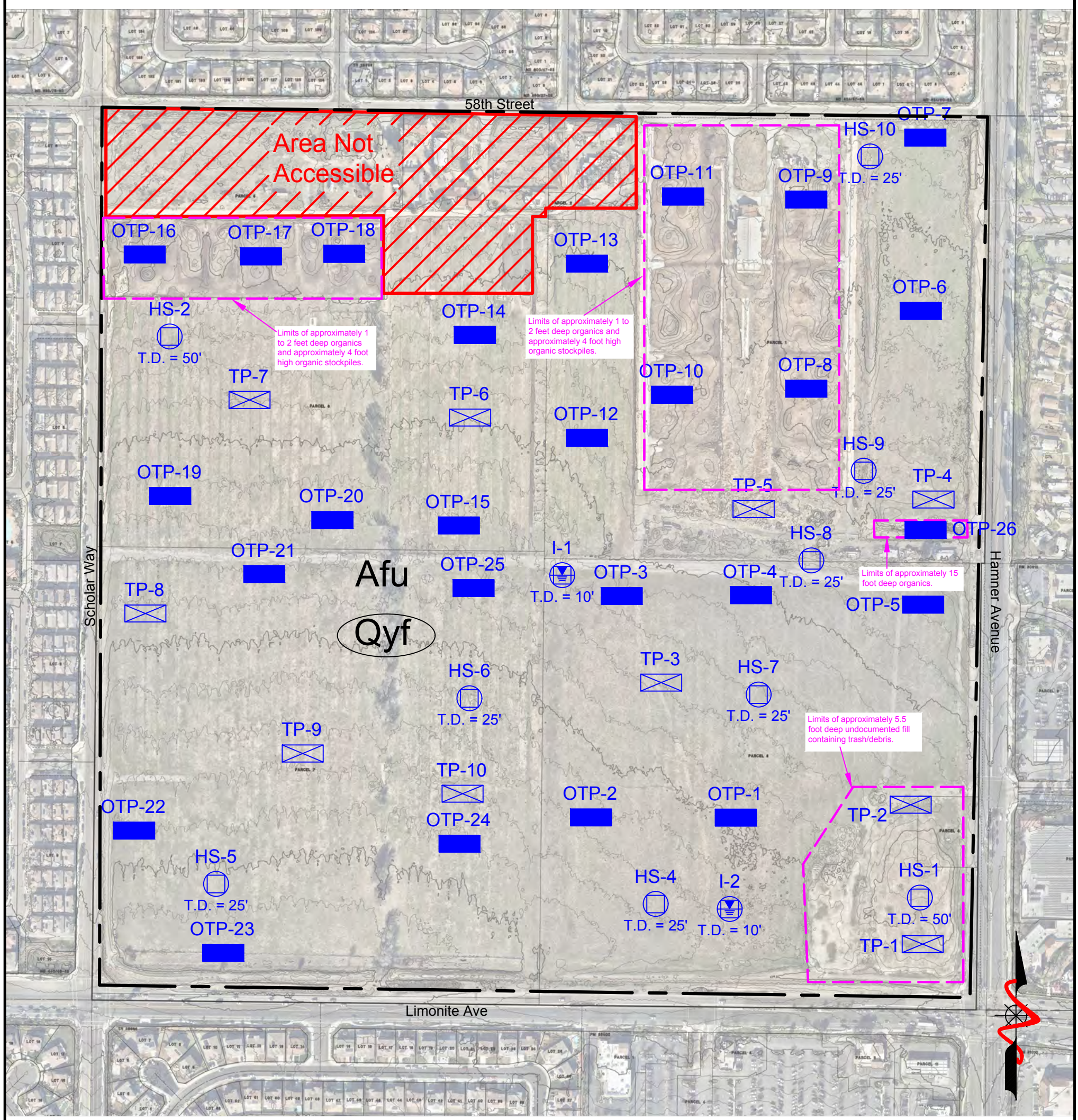
Our services were performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable soils engineers and geologists practicing in this or similar localities. No other warranty, expressed or implied, is made as to the conclusions and professional advice included in this report.

This report is based on data obtained from limited observations of the site, which have been extrapolated to characterize the site. While the scope of services performed is considered suitable to adequately characterize the site geotechnical conditions relative to the proposed development, no practical evaluation can completely eliminate uncertainty regarding the anticipated geotechnical conditions in connection with a subject site. Variations may exist and conditions not observed or described in this report may be encountered during grading and construction.

This report is issued with the understanding that it is the responsibility of the owner, or of his/her representative, to ensure that the information and recommendations contained herein are brought to the attention of the other consultants (at a minimum the civil engineer, structural engineer, landscape architect) and incorporated into their plans. The contractor should properly implement the recommendations during construction and notify the owner if they consider any of the recommendations presented herein to be unsafe, or unsuitable.

The findings of this report are valid as of the present date. However, changes in the conditions of a site can and do occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. The findings, conclusions, and recommendations presented in this report can be relied upon only if LGC Geotechnical has the opportunity to observe the subsurface conditions during grading and construction of the project, in order to confirm that our preliminary findings are representative for the site. This report is intended exclusively for use by the client, any use of or reliance on this report by a third party shall be at such party's sole risk.

In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and modification.



Legend

SCALE: 1"=300'

300' 0 300' 600'

Afu	Artificial Fill - Undocumented
Qyf	Quaternary Alluvial Fan/Eolian Deposits - Undifferentiated (Circled Where Buried)
	Approximate Limits of This Report
OTP-26	Approximate Location of Organic Test Pit
TP-10	Approximate Location of Geotechnical Test Pit
HS-10 T.D. = 25'	Approximate Location of Hollow Stem Auger Boring by LGC Geotechnical, Inc, with Total Depth in Feet
I-2 T.D. = 10'	Approximate Location of Hollow Stem Auger Infiltration Boring by LGC Geotechnical, Inc, with Total Depth in Feet

LGC Geotechnical, Inc.

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FIGURE 2
Geotechnical Map

PROJECT NAME	TNHC - Eastvale
PROJECT NO.	21116-01
ENG. / GEOL.	BJE / BPG
SCALE	1" = 300'
DATE	June 2021

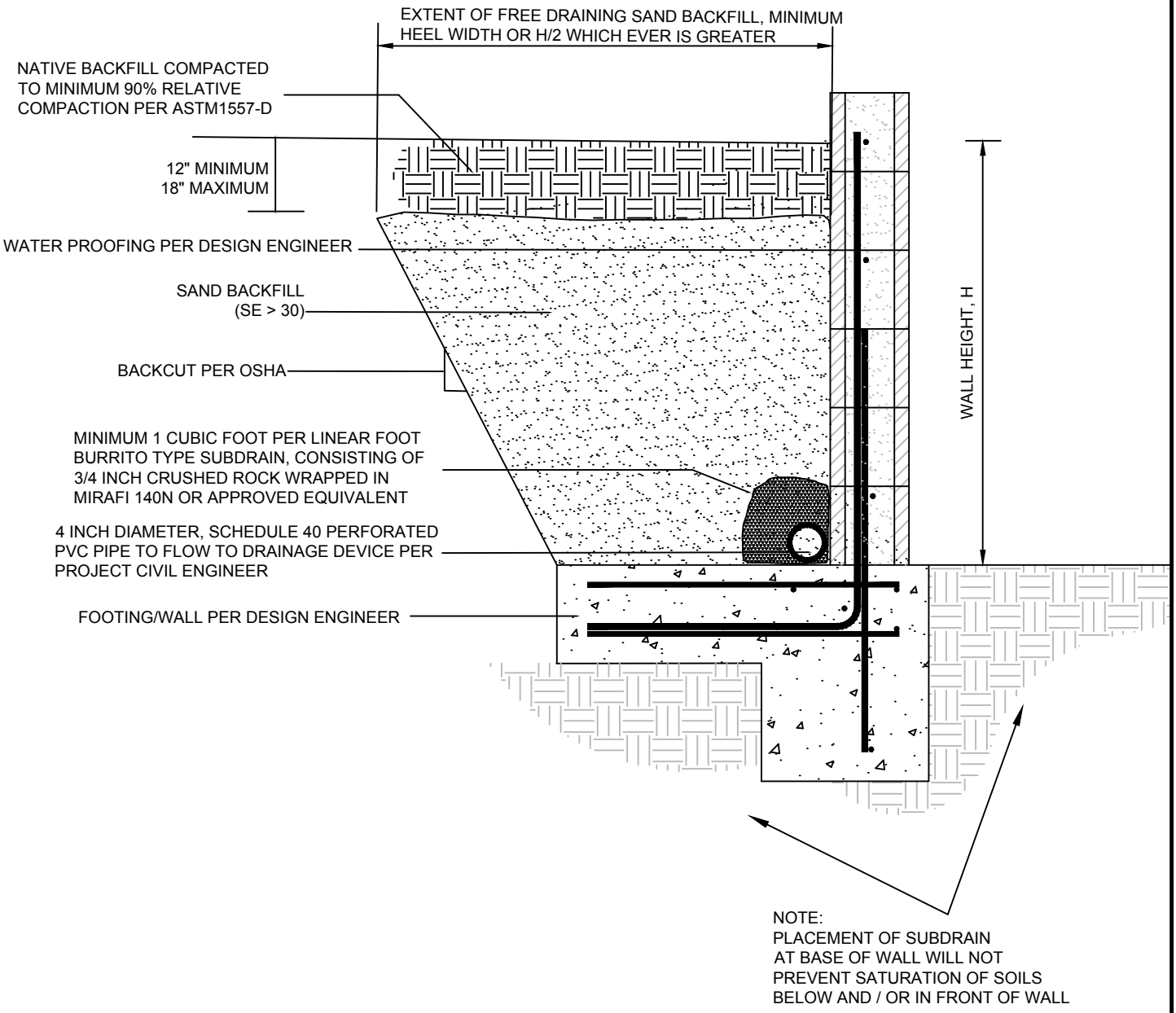

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FIGURE 3
Retaining Wall Backfill Detail Option 1

PROJECT NAME	The New Home Company - Eastvale
PROJECT NO.	21116-01
ENG./GEO.	BJE/BPG
SCALE	Not to Scale
DATE	June 2021

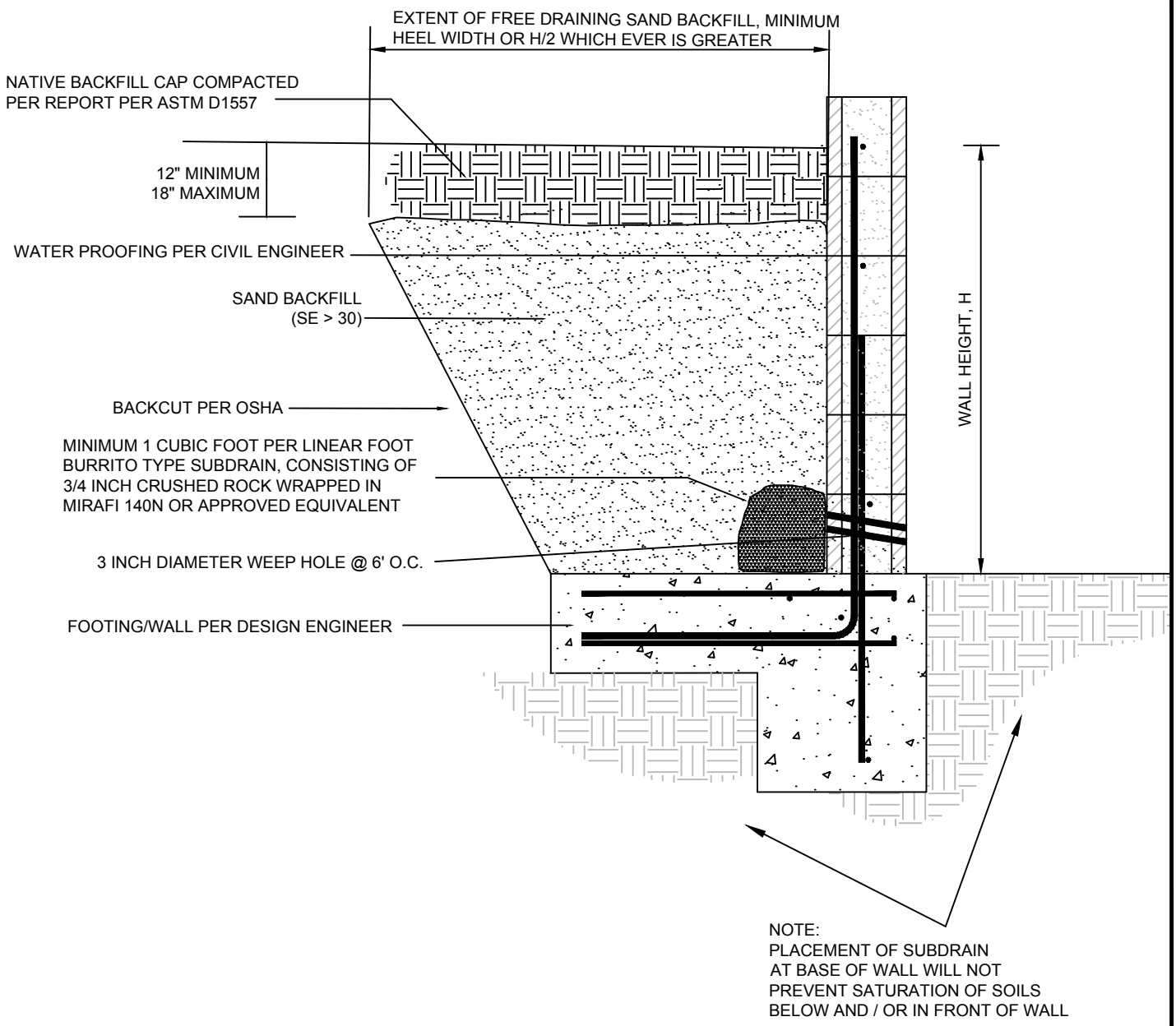

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FIGURE 4
Retaining Wall Backfill Detail Option 2

PROJECT NAME	The New Home Company - Eastvale
PROJECT NO.	21116-01
ENG./GEO.	BJE/BPG
SCALE	Not to Scale
DATE	June 2021

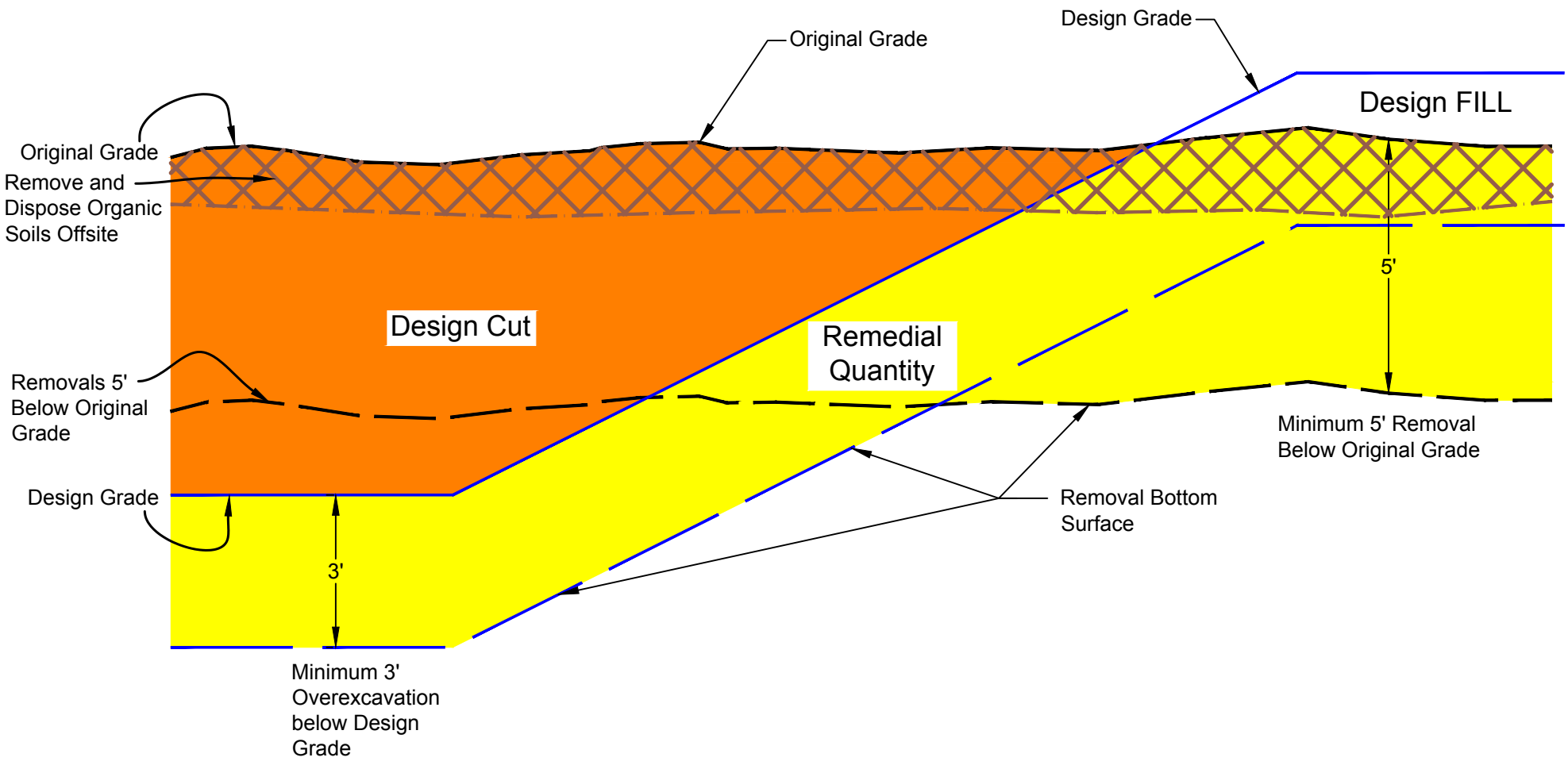

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FIGURE 5
Remedial Grading Diagram

PROJECT NAME	The New Home Company - Eastvale
PROJECT NO.	21116-01
ENG. / GEOL.	BJE/BPG
SCALE	NTS
DATE	June 2021

Appendix A
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APPENDIX A

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Appendix B
Boring, CPT & Geotechnical Trench Logs

Geotechnical Boring Log Borehole HS-1

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~671' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 2

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
670	0							**@ 0 to 7.5' - <u>Undocumented Artificial Fill (Afu)</u>**	
			R-1	18 20 28	116.7	4.2	SM	@2.5' Silty SAND: light brown, slightly moist, dense	
665	5	B-1	SPT-1	4 6 9		2.9	SP	@5' SAND: gray to brown, slightly moist, medium dense	
								@ 7.5' to 40' - <u>Quaternary Young Alluvial Fan deposits (Qyf)</u>	
			R-2	4 9 12				@7.5' Silty SAND: brown, slightly moist, medium dense	
660	10		SPT-2	2 7 9		10.7	SM	@10' Silty SAND: olive brown, slightly moist, medium dense	
655	15		R-3	7 18 22	110.6	13.3		@15' Silty SAND: orangish olive brown, slightly moist, medium dense	
650	20		SPT-3	6 9 9		21.3	CL	@20' CLAY with sand: light brown, moist, medium dense	
645	25		R-4	8 15 22	115.0	17.4	SM	@25' Silty SAND w/ Clay: brown, moist, medium dense	
	30								

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THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-1

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~671' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 2 of 2

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
640	30		SPT-4	3 5 7		23.5	CL	@30' Sandy Lean CLAY: brown, moist, medium dense	
635	35		R-5	8 10 15	103.3	23.2	CL	@35' Sandy Lean CLAY: light brown, moist, very stiff	
								@ 40' to T.D. - <u>Quaternary Very Old Alluvial Channel deposits (Qvoa)</u>	
630	40		SPT-5	10 18 20		9.2	SC	@40' Clayey SAND: orange brown, moist, dense	
625	45		R-6	15 19 27	120.2	15.3	SM/ML	@45' Silty SAND/Sandy SILT: reddish brown, moist, dense	
620	50		SPT-6	16 19 25		9.1	SM	@50' Silty SAND: orangish brown, moist, very dense	
615	55							Total Depth = 51.5' Groundwater Not Encountered Backfilled with Cuttings on 5/21/2021	
	60								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-2

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~673' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 2

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 5' Artificial Undocumented Fill**	
670			R-1	9 11 18	104.1	5.4	SM	@2.5' Silty SAND with Gravel: light gray, slightly moist, medium dense	
								@5' to T.D. Quaternary Young Alluvial Fan Deposits	
	5	B-1	SPT-1	6 9 13		11.7	SM/ML	@5' Sandy SILT: light gray, slightly moist, very stiff	
665			R-2	12 15 21	118.8	14.1	SM	@7.5' Silty SAND: grayish light brown, slightly moist, medium dense	
	10		SPT-2	9 9 15		13.6		@10' Silty SAND: grayish light brown, moist, medium dense	
660									
	15		R-3	9 12 19	122.1	8.5		@15' Silty SAND: brown, moist, medium dense	
655									
	20		SPT-3	10 12 15		3.7	SP	@20' SAND with Gravel: grayish light brown, moist, dense, poorly graded	
650									
	25		R-4	12 15 19	99.7	14.9	SP/SM	@25' Silty CLAY transition to Silty SAND to Sandy SILT: olive gray to orangish brown, moist, verty stiff to medium dense	
645									
	30								

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SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-2

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~673' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 2 of 2

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	30		SPT-4	9 9 12		20.2	SC	@30' Clayey SAND: orangish light brown, moist, medium dense	
640									
	35		R-5	9 12 20	111.7	16.9	SM	@35' Silty SAND to Sandy SILT: brown, moist, medium dense to very stiff	
635									
	40		SPT-5	12 15 21		19.6	CL	@40' Sandy Lean CLAY: brown, moist, dense	
630									
	45		R-6	27 25 50/4"	118.5	6.0	SP	@45' SAND: brown, moist, very dense, poorly graded	
625									
	50		SPT-6	8 12 15		28.3	CL	@50' CLAY w/ Sand: light brown, moist, hard	
620								Total Depth = 51.5' Groundwater Not Encountered Backfilled with Cuttings on 5/21/2021	
	55								
615									
	60								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-3

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~667' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)**	
								@2.5' to T.D. Quaternary Young Fan Deposits (Qyf)	
665			R-1	12 28 34	116.3	5.2	SM	@2.5' Silty SAND: light gray, slightly moist, dense	
	5	B-1	SPT-1	10 12 15		6.8		@5' Silty SAND: light gray, slightly moist, dense	
660			R-2	10 15 19	103.2	3.2	SM	@7.5' Silty SAND: light gray, slightly moist, medium dense	
	10		SPT-2	7 9 11		2.1	SP	@10' SAND: grayish light brown, slightly moist, medium dense	
655									
	15		R-3	13 19 22	105.5	12.6	SC	@15' Clayey SAND: orangish light brown, slightly moist, dense	
650									
	20		SPT-3	8 12 16		22.2	ML	@20' Sandy SILT: light brown, moist, dense	
645									
	25		R-4	9 12 13	105.8	22.7	ML	@25' Sandy SILT: light brown, moist, medium dense	
640								Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/21/2021	
	30								

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SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-4

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~663' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By MJG

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)**	
								@2.5' to T.D. Quaternary Young Fan Deposits (Qyf)	
660			R-1	8 8 13	106.7	1.9	SM	@2.5' Silty SAND: light brown, slightly moist, medium dense	
	5	B-1	SPT-1	6 7 9		4.0		@5' Silty SAND: grayish light brown, slightly moist, medium dense	
655			R-2	12 15 21	114.8	7.0	CL	@7.5' Sandy CLAY: grayish light brown, slightly moist, medium dense	
	10		SPT-2	6 9 11		12.3	SM	@10' Silty SAND: light brown, slightly moist, medium dense	
650									
	15		R-3	12 18 20	107.7	8.0	SC	@15' Clayey SAND: light brown, slightly moist, medium dense	
645									
	20		SPT-3	9 10 15		32	CL	@20' CLAY: light brown, moist, medium dense to very stiff	
640									
	25		R-4	12 50/5"	118.9	12.8	CL	@25' Sandy CLAY: brown, moist, hard to very dense	
635								Total Depth = 26' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	
	30								

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SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-5

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~659' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By MJG

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)** **@2.5' to T.D. Quaternary Young Fan Deposits (Qyf)**	
655			R-1	9 14 17	108.3	2.9	SM	@2.5' Silty SAND: grayish light brown, slightly moist, medium dense	
	5	B-1	SPT-1	5 9 9		8.2	SM	@5' Silty SAND: light brown, slightly moist, medium dense	
650			R-2	8 12 14	103.0	13.1	SC	@7.5' Clayey SAND: light brown, slightly moist, medium dense	
	10		SPT-2	4 4 6		25.2	ML	@10' Sandy SILT: olive light brown, moist, medium dense to stiff	
645									
	15		R-3	27 38 50/4"	113.2	1.5	SP	@15' Poorly Graded SAND: light gray, slightly moist, very dense	
640									
	20		SPT-3	4 5 6		25.4	ML	@20' Sandy SILT: brown, moist, stiff to medium dense	
635									
	25		R-4	9 12 18	103.0	18.9	SC	@25' Clayey SAND: brown, moist, very stiff to medium dense	
630	30							Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	

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SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-6

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~665' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)**	
								@2.5' to T.D.' Quaternary Young Fan Deposits (Qyf)	
			R-1	7 9 9	115.3	5.1	ML	@2.5' SILT: light gray, slightly moist, medium dense	
660	5	B-1	SPT-1	5 7 9		6.4	SM	@5' Silty SAND: grayish light brown, slightly moist, medium dense	
			R-2	7 9 12				@7.5' Silty SAND: grayish light brown, slightly moist, medium dense	
655	10		SPT-2	12 18 21		2.3	SP	@10' SAND w/ Gravel: brown, moist, dense, poorly graded	
650	15		R-3	10 12 18	97.9	19.6	ML	@15' SILT: olive light brown, moist, very stiff	
645	20		SPT-3	8 10 10		21.4	ML	@20' Sandy SILT to SILT: olive brown, moist, very stiff	
640	25		R-4	12 15 19	90.5	25.5	ML	@25' Sandy SILT: orangish brown, moist, medium dense	
								Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	
	30								

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THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-7

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~668' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)** **@2.5' to T.D.' Quaternary Young Fan Deposits (Qyf)**	
665			R-1	9 12 12	104.1	3.6	SM	@2.5' Silty SAND: light gray, slightly moist, medium dense	
	5		SPT-1	9 10 10		8.3		@5' Silty SAND: light gray, slightly moist, medium dense	
660			R-2	7 9 12	106.3	7.2	SM	@7.5' Silty SAND: light gray, slightly moist, medium dense	
	10		SPT-2	7 7 9		8.3		@10' Silty SAND to Sandy SILT: light brown, slightly moist, medium dense to very stiff	
655									
	15		R-3	12 18 22	111.4	5.3		@15' Silty SAND: light brown, slightly moist, medium dense	
650									
	20		SPT-3	5 7 9		24.4	CL	@20' Sandy CLAY: light brown, moist, very stiff	
645									
	25		R-4	9 12 18	95.4	27.1	CL	@25' CLAY: light brown, moist, very stiff	
640								Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-8

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~671' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
670	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)** **@2.5' to T.D.' Quaternary Young Fan Deposits (Qyf)**	
			R-1	4 7 9	110.2	1.9	SM	@2.5' Silty SAND: light gray, slightly moist, medium dense	
665	5		SPT-1	4 4 7		8.6		@5' Silty SAND: light gray, slightly moist, medium dense	
			R-2	9 10 15	103.0	9.6	ML	@7.5' Sandy SILT: light gray, slightly moist, medium dense to very stiff	
660	10		SPT-2	5 7 9		10.6	CL	@10' CLAY: light gray, slightly moist, very stiff	
655	15		R-3	12 19 21	94.8	15.5	MH	@15' SILT: light gray, slightly moist, very stiff	
650	20		SPT-3	15 19 19		3.8	SP	@20' SAND: brownish light gray, slightly moist, dense, poorly graded	
645	25		R-4	14 15 19	115.3	15.2	SC/CL	@25' Clayey SAND transition to Silty SAND w/ Clay: brown, slightly moist, medium dense	
	30							Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	

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THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-9

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~676' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
675	0							**@0' to 5' Undocumented Artificial Fill (Afu)**	
			R-1	6 6 6	112.1	9.8	SM	@2.5' Silty SAND: light brown, slightly moist, loose	
								@5' to T.D.' Quaternary Young Eolian Deposits (Qye)	
670	5	B-1	SPT-1	4 6 9		8.2		@5' Silty SAND: grayish light brown, slightly moist, medium dense	
			R-2	9 13 17	118.1	12.3	SM/ML	@7.5' Silty SAND to Sandy SILT: gray, slightly moist, medium dense to very stiff	
665	10		SPT-2	5 7 9		17.0	ML	@10' Sandy SILT: brownish gray, slightly moist, very stiff	
660	15		R-3	12 18 21	120.4	8.1	SM	@15' SAND: brown, slightly moist, medium dense	
655	20		SPT-3	9 9 13		17.8	CL	@20' Sandy CLAY: orangish brown, moist, medium dense	
650	25		R-4	10 11 15	109.0	8.0	SM	@25' Silty SAND: orangish brown to brown, moist, medium dense to very stiff	
	30							Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	

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THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-10

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~682' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 5' Undocumented Artificial Fill (Afu)**	
680			R-1	9 7 9	105.6	8.2	SM	@2.5' Silty SAND: light brown, slightly moist, medium dense	
								@5' to T.D.' Quaternary Young Eolian Deposits (Qye)	
	5		SPT-1	4 7 7		13.0	SM	@5' Silty SAND: grayish light brown, slightly moist, medium dense	
675			R-2	12 14 15	113.2	15.1	CL/SC	@7.5' CLAY/Clayey Silty SAND: grayish brown, moist, medium dense	
	10		SPT-2	3 5 5		25.8	ML	@10' Sandy SILT: orangish brown, moist, stiff	
670									
	15		R-3	13 16 21	115.4	6.0	SM	@15' Silty SAND: brown, moist, medium dense	
665									
	20		SPT-3	5 7 8		20.1	CL	@20' Sandy CLAY: brown, moist, medium dense to stiff	
660									
	25		R-4	9 15 21	111.7	8.9	SM	@25' Silty SAND: light brown, moist, very stiff to medium dense	
655								Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	
	30								

LGC Geotechnical, Inc.

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SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole I-1

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~668' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0 to .5' - <u>Undocumented Artificial Fill</u> (Afu)** **@.5 to T.D. - <u>QuaternaryAlluvial Fan Deposits</u>**	
665									
	5								
660			SPT-1	4 6 7		3.9	SM	@7.5' SAND with Gravel: light gray, slightly moist, medium dense	
	10							Total Depth = 10' Groundwater Not Encountered 3" Perforated Pipe Surrounded by Gravel Installed on 5/21/2021 and Presoaked on 5/24/2021 Backfilled with Cuttings on 5/25/2021	
655									
	15								
650									
	20								
645									
	25								
640									
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole I-2

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~663' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0 to .5' - Undocumented Artificial Fill (Afu)** **@.5 to T.D. - QuaternaryAlluvial Fan Deposits**	
660									
	5								
655			SPT-1	4 6 6		9.8	CL	@7.5' CLAY with Sand: light gray, slightly moist, medium dense	
	10							Total Depth = 10' Groundwater Not Encountered 3" Perforated Pipe Surrounded by Gravel Installed on 5/21/2021 and Presoaked on 5/24/2021 Backfilled with Cuttings on 5/25/2021	
650									
	15								
645									
	20								
640									
	25								
635									
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

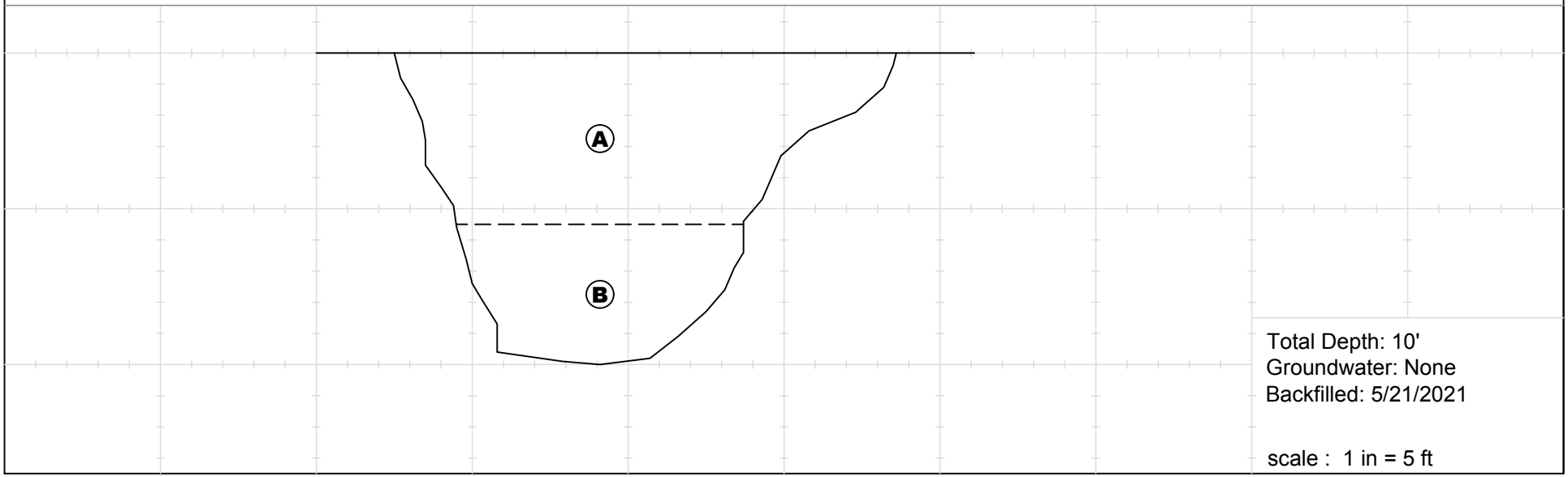
DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Last Edited: 5/27/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-1**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 5.5' - Artifical Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND with gravel: gray, dry, loose to medium dense, trash down to 5' to 5.5' (nails, tarps, plastic, etc.)	Afu		G-1		
		@ 5.5' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	B	@ 5.5' - SAND: light brown to gray, slightly moist to moist, loose, fine grained	Qyf		G-2, G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**

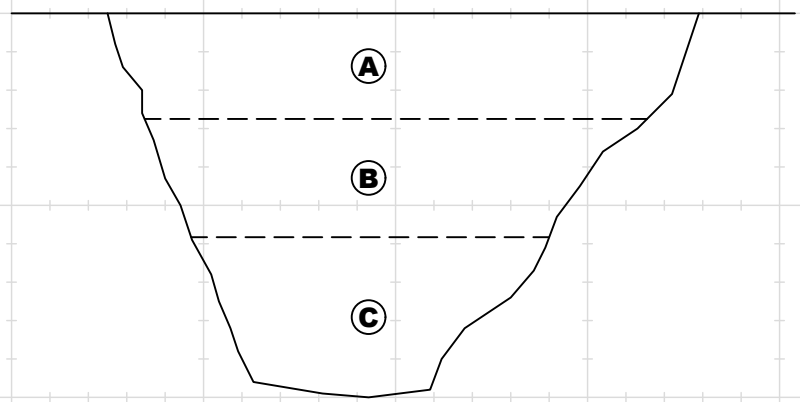


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-2**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 5.83' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND with gravel: gray, dry, loose in upper 1'-2' then medium dense beyond 2', rootlets, minor trash present, some cobbles (~3" diameter)	Afu	SM	G-1		
	B	@ 2.75' - SAND/SAND with Silt: gray to light brown, dry to slightly moist, medium dense, (~10") metal pipe running north to south through trench at ~3.25' below the surface			G-2, B-1		
		@ 5.83' to T.D. - Quaternary Young Eolian deposits (Qye)					
	C	@ 5.83' - Silty SAND/Sandy SILT: dark gray, moist, fine sand	Qye		G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 668 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10'
Groundwater: None
Backfilled: 5/21/2021

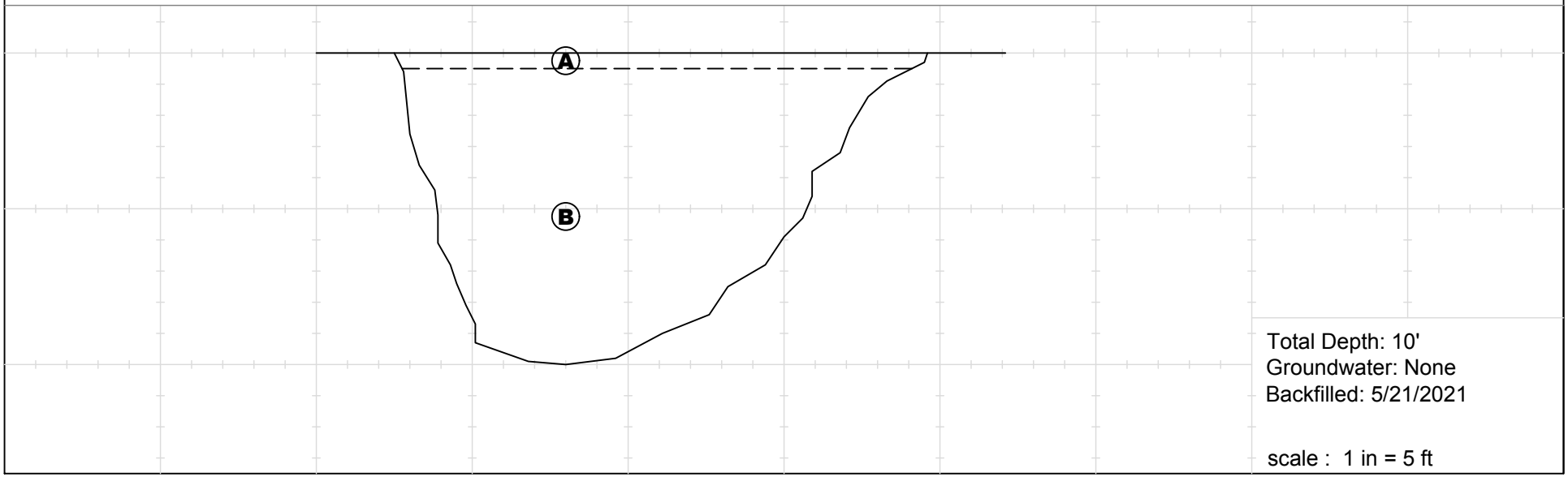
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-3**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to .5' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light brown, dry, loose, rootlets	Afu	SM			
		@ .5' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	B	@ 0.5' - Silty SAND to Silt: gray with white mottle, moist, varied density with depth, ~6" layer of softer moist sand at 7' grading into a stiffer silt.	Qyf		G-1, G-2, G-3, B-1		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 667 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**

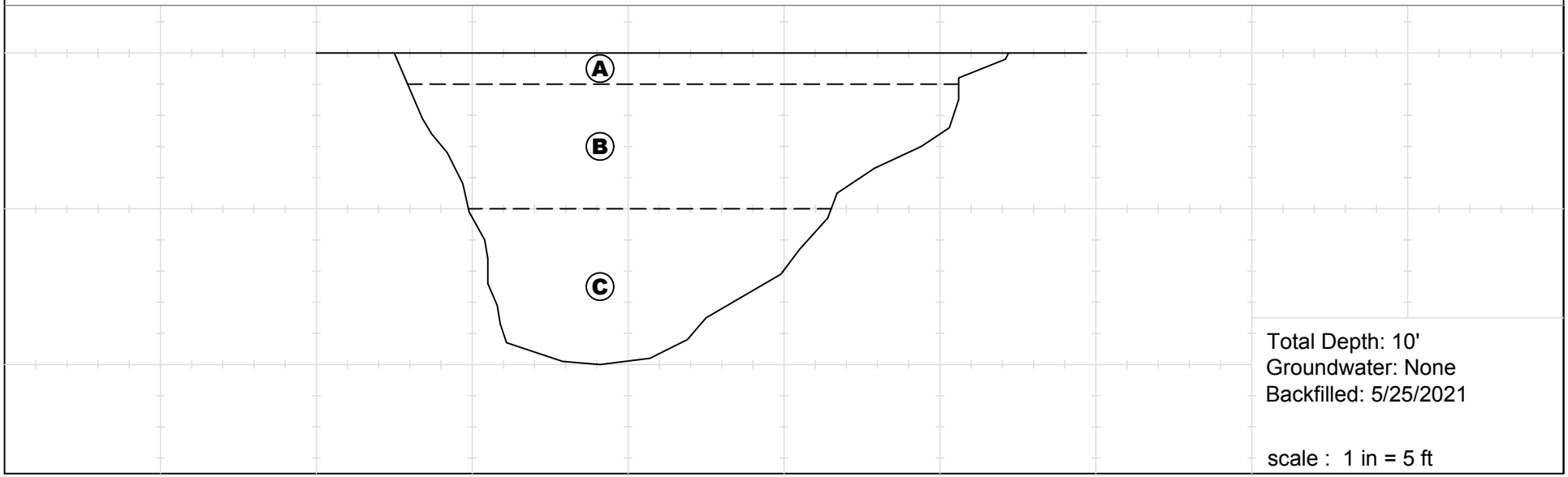


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-4**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 5' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND/ Sandy Silt: gray, slightly moist, loose, roots	Afu	SM			
	B	@ 1' Silty SAND: olive gray, slightly moist to moist, trash (tarp, rope, charcoal)			G-1, G-2		
		@ 5' to T.D. - Quaternary Young Eolian deposits (Qye)					
	C	@ 5' Silty SAND: olive gray to gray, slightly moist, medium dense, some cobbles	Qye		G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 677 ' MSL** **Surface Slope: 0 deg.** **Trend: N 80 E**

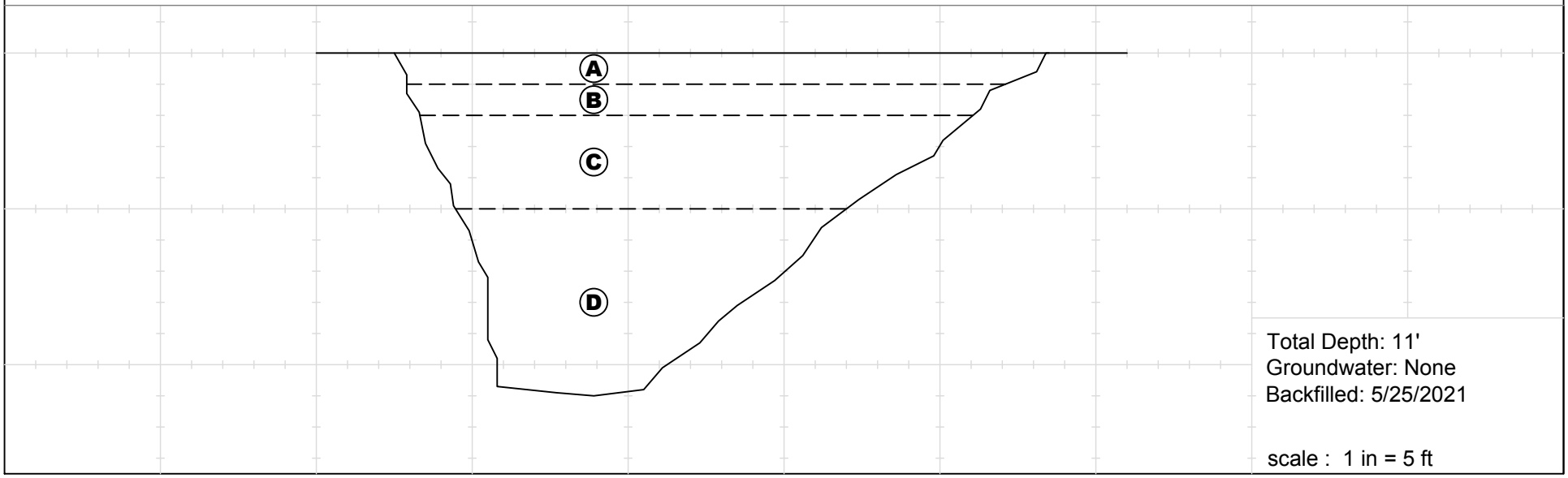


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-5**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to T.D. - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Pure cow dung down to 6", mixed organics and silt past 6" to 1'. dry and loose overall	Afu		G-1		
	B	@ 1' - Silty SAND with gravel: olive gray, moist to slightly moist, medium dense, gravel, roots, grading into unit "C"		SM	G-2		
		@ 2' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	C	@ 2' - Silty SAND: olive gray, slightly moist, dense, minor gravel present	Qyf		G-3		
	D	@ 5' Silt: gray to olive gray, slightly moist, dense, some oxidation		ML	G-4		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 672 ' MSL** **Surface Slope: 0 deg.** **Trend: N 80 E**

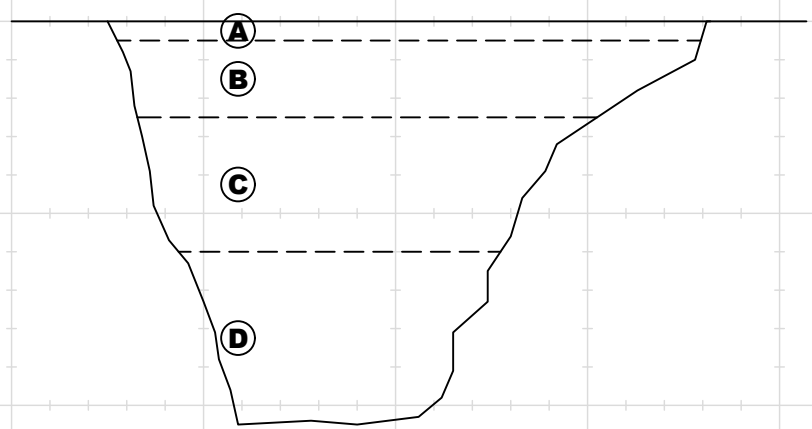


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-6**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 2.5' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light brown to light gray, dead vegetation, dry, loose	Afu	SM			
	B	@ 0.5' - Silty SAND: light gray, dry, charcoal pieces, medium dense, mixed gravel, disturbed appearance			G-1		
		@ 2.5' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)	Qyf		G-2, B-5		
	C	@ 2.5' - Silty SAND: gray, dry to slightly moist (moisture increases with depth), medium dense		SP	G-3		
	D	@ 6' - SAND: gray sand transitioning into 6" thick layer of finer sand which is oxidized along the bottom, this grades back into the coarser gray sand, layer is friable, with visible moisture darkening material at 10' and the 6" finer sand layer					

GRAPHICAL REPRESENTATION BELOW: **Elevation : 672 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10.5'
Groundwater: None
Backfilled: 5/25/2021

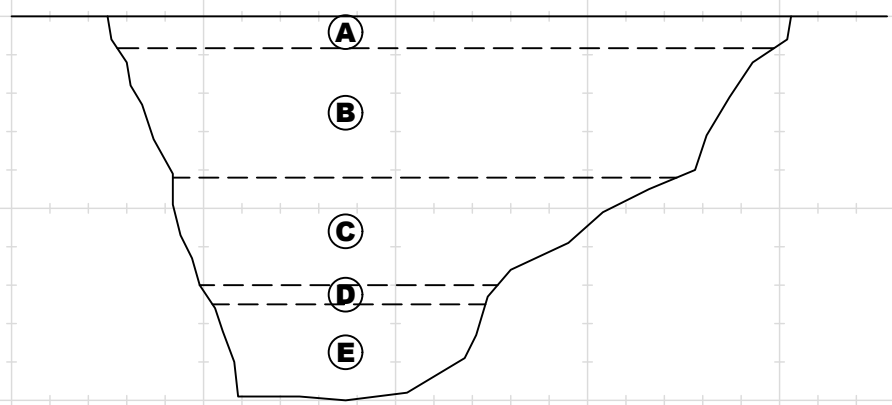
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-7**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 4.2' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light brown, gray, dry, loose, dead vegetation and roots	Afu	SM			
	B	@ 0.83' - SILT: white to gray, dry, slightly indurated, porous (~5%), rootlets		ML	G-1, B-1		
		@ 4.2' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)	Qyf		G-2		
	C	@ 4.2' - SILT: olive gray, few pores, roots, dry, medium dense					
	D	@ 7' - 6" thick clay seam - dark gray, slightly moist, low plasticity, medium dense		CL	G-3		
	E	@ 7.5' - Silty SAND: olive gray, slightly moist, less dense than previous layers		SM	G-4		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 671 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10'
Groundwater: None
Backfilled: 5/26/2021

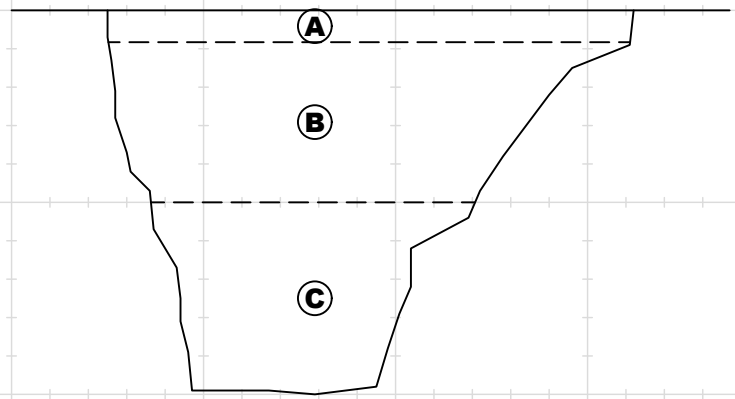
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-8**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 0.83' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light gray, dry, dead vegetation, rootlets	Afu				
		@ 0.83' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	B	@ 0.83' - SILT: gray, roots, mildly porous, dry, medium dense, grades into "C"	Qyf	ML	G-1		
	C	@ 5' - SAND: light gray, loose, dry, some caving, coarse grained with tightly packed layers of 3" rocks, rounded to subangular		SP	G-2, G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 666 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10'
Groundwater: None
Backfilled: 5/26/2021

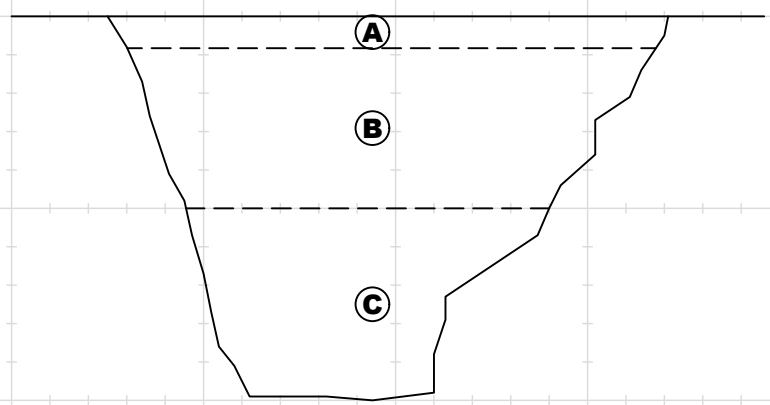
scale : 1 in = 5 ft

Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-9**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 5' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light gray, dead vegetation, dry, loose	Afu	SM			
	B	@ 0.83' - SILT: light gray to brown, porous (~5-10%), charcoal pieces, rootlets, 10" concrete pipe filled with mud runs north to south through trench			G-1, G-2		
		@ 5' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	C	@ 5' - SILT: olive gray, slightly moist, dense to medium dense	Qyf	ML	G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 662 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10'
Groundwater: None
Backfilled: 5/26/2021

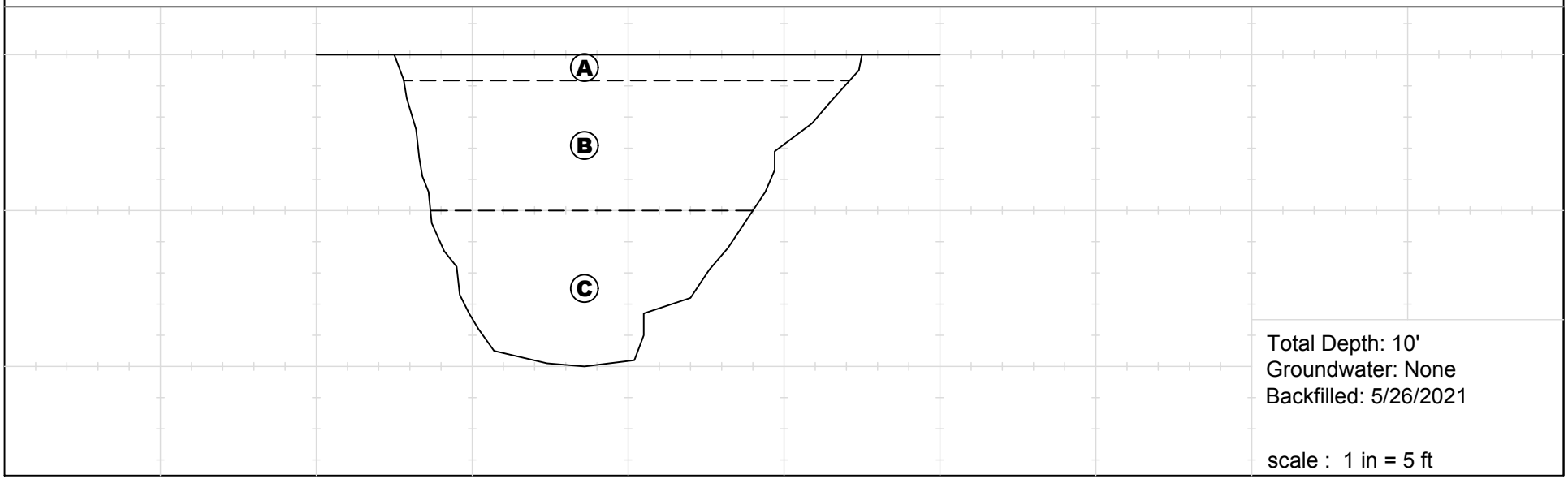
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-10**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 0.83' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - SILT: light gray, dry, cracked, dead vegetation and roots, loose	Afu	ML			
		@ 0.83' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	B	@ 0.83' - SILT: light gray, dry, slightly porous, minor rootlets, dense to medium dense, some mottled white mineralization & oxidation stains @ contact with "C"	Qyf		G-1, B-1		
	C	@ 5' - SILT - olive gray, light gray, dry to slightly moist, decrease in density from "B" iron oxide.			G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 662 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



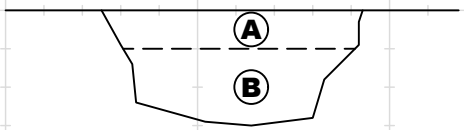
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-1**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Sandy SILT: dry, gray brown, loose, rootlets, sand is fine grained	Afu	SM	G1		
	B	@ 1' - SILT: white, dry, medium dense to dense, minor rootlets		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 665 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

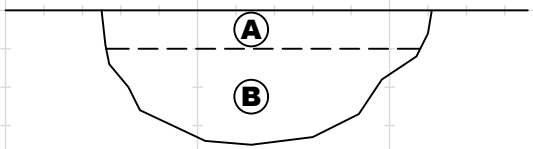
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-2**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: light brown, dry, loose, rootlets	Afu	SM	G-1		
	B	@ 1' - Silt: light gray, medium dense, dry		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 664 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.5'
Groundwater: None
Backfilled: 5/21/2021

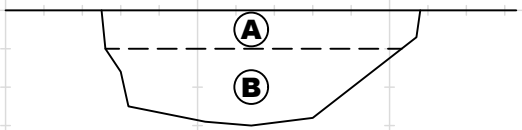
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-3**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: light brown, loose, dry	Afu	SM	G-1		
	B	@ 1' - SILT: gray, medium dense, white mottle, minor rootlets, dry		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 669 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

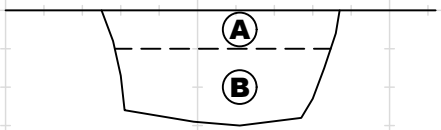
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-4**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: light brown, dry, loose, rootlets	Afu	SM	G-1		
	B	@ 1' - SILT: gray, dry, medium dense, slightly porous (<5%)	Qyf	ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: N 80 E**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

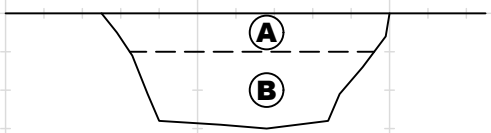
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-5**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: light brown, dry, loose, rootlets	Afu	SM	G-1		
	B	@ 1' - SILT: light gray, slightly moist, medium dense	Qyf	ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 672 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

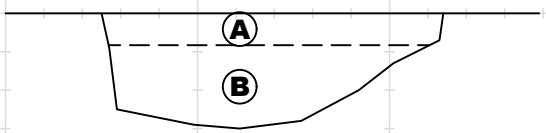
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-6**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: brown to gray, dry, loose	Afu	SM	G-1		
	B	@ 0.83' - Silty SAND: light gray brown, dry to slightly moist		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 679 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

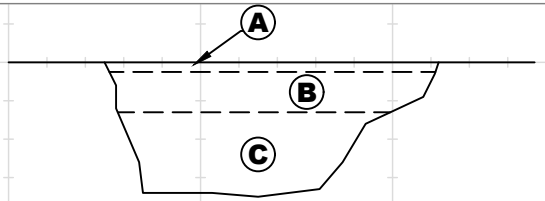
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-7**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Asphalt section	Afu				
	B	@ 0.25' - Compacted base					
	C	@ 1.3' - SILT: moist, gray, dense		ML	G-1		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 682 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.5'
Groundwater: None
Backfilled: 5/21/2021

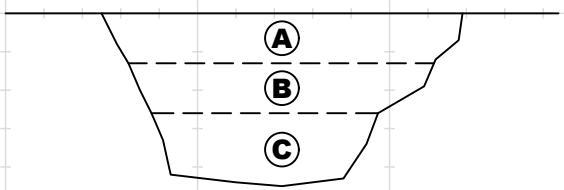
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-8**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Cow Dung					
	B	@ 1.3' - Silty SAND: olive gray, slightly moist, some white mineralization	Afu	SM	G-1, G-2		
	C	@ 2.6' - SAND with gravel: olive gray, slightly moist, medium dense	Qyf	SP	G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 676 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4.5'
Groundwater: None
Backfilled: 5/21/2021

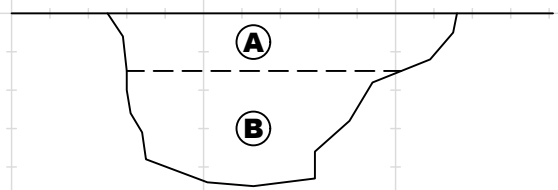
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-9**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - Cow Dung @ 1.5' - SILT: olive gray, slightly moist, trace of gravel at bottom of trench	Afu	ML	G-1 G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 680 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4.5'
Groundwater: None
Backfilled: 5/21/2021

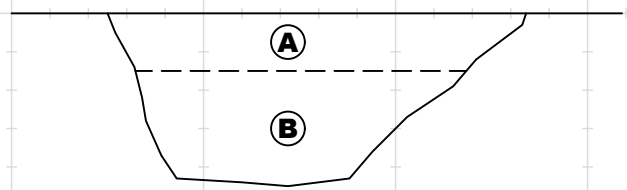
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-10**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - Cow Dung @ 1.5' - Silty SAND: olive brown, dry to slightly moist, slight gravel presence, medium dense to dense	Afu	ML	G-1 G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 675 ' MSL** **Surface Slope: 0 deg.** **Trend: N 80 E**



Total Depth: 4.5'
Groundwater: None
Backfilled: 5/21/2021

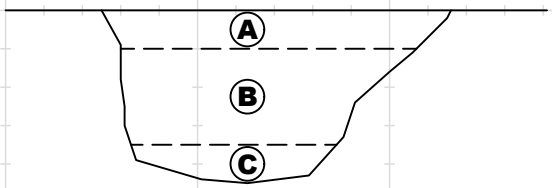
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-11**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Cow Dung					
	B	@ 1' - SILT: olive gray, slightly moist, medium dense to dense	Afu	ML	G-1		
	C	@ 3.5' - SAND: gray, loose, slightly moist, gravel	Qyf	SP	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 679 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4.5'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

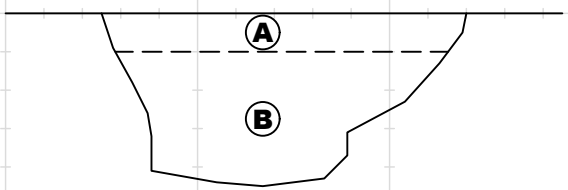
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-12**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: brown, dry, loose, rootlets	Afu	SM	G-1		
	B	@ 1' - SILT: dry, medium dense to dense, some gravel, slightly disturbed appearance		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4.5'
Groundwater: None
Backfilled: 5/25/2021

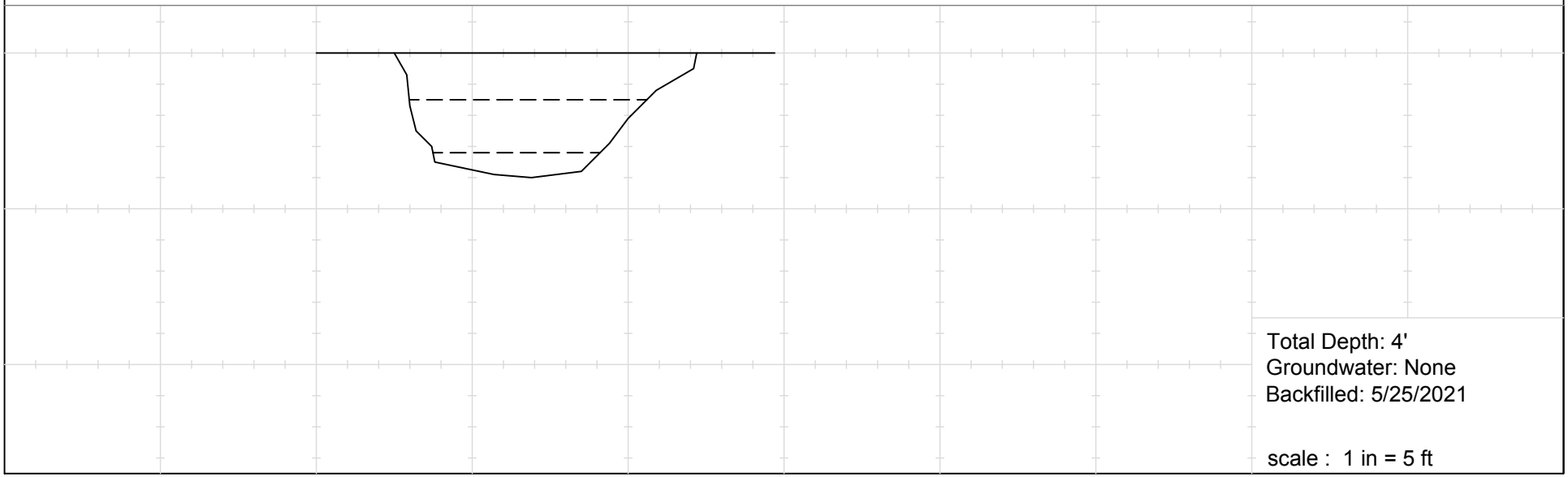
scale : 1 in = 5 ft

Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-13**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' - Silty SAND: light brown, dry, loose, dead vegetation and rootlets		SM	G-1		
		@ 1.5' - Silty SAND: olive gray, dry, medium dense, some minor rootlets			G-2		
		@ 3.2' - SILT: gray, dry, medium dense	Qyf	ML	G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 675 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**

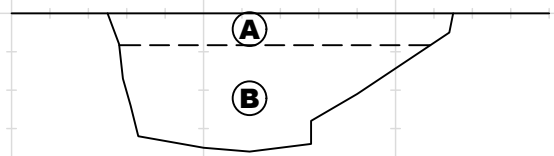


Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-14**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - SILT: light brown, dry, loose, rootlets, dead vegetation	Afu	ML			
	B	@ 0.83' - SILT: olive gray, dry to slightly moist, medium dense, roots to total depth, minor gravel presence			G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 673 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.6'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

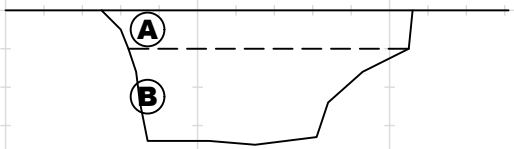
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-15**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silt: light gray, dry to loose, roots/dead vegetation, grades into "B"	Afu	ML	G-1		
	B	@ 1' - SILT: light gray, dry, medium dense to dense, slightly porous, some random gravel fragments, bottom 10" grades into olive gray silt			G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.5'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

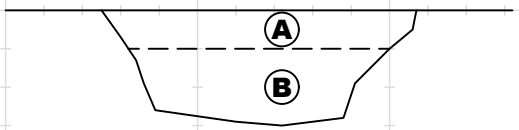
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-16**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Cow Dung	Afu		G-1		
	B	@ 1' - SILT: olive gray, slightly moist, dense		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 675 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

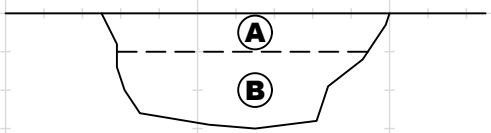
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-17**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - Cow Dung @ 1' - SILT: olive gray, slightly moist, trace gravel, slightly porous	Afu	ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 675 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

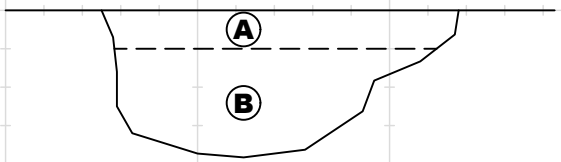
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-18**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - Cow Dung @ 1' - SILT: olive gray, medium dense, slightly moist, upper 3' is disturbed, lower 10" appears undisturbed and free of debris	Afu	ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 676 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.83'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

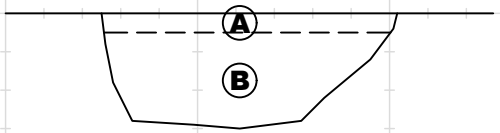
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-19**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - SILT: light gray, dry, loose, rootlets @ 0.5' - SILT: light gray, dry, medium dense to dense, slightly porous (5-10%)	Afu	ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

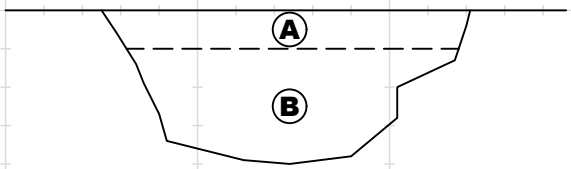
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-20**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' SILT: light gray, dry, loose, rootlets	Afu				
	B	@ 1' SILT: light gray, dry, dense, slightly porous		ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 668 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

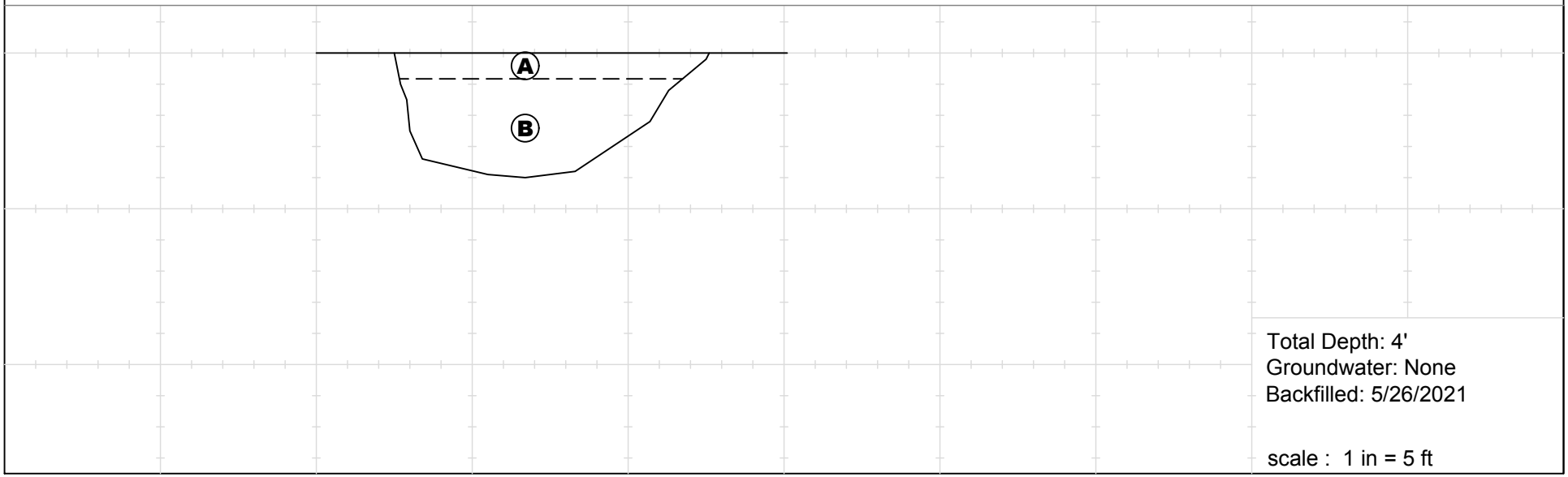
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-21**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - SILT: light brown to gray, dry, loose, dead vegetation	Afu				
	B	@ 0.83' - SILT: gray to light gray, dry, medium dense, slightly porous (~10%) looks disturbed, rootlets		ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 667 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



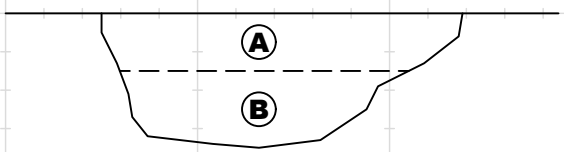
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-22**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - SILT: light brown to gray, dry, loose, dead vegetation, roots	Afu		G-1		
	B	@ 1.5' - SILT: light gray, slightly moist, porous (5-10%)		SM	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 661 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.5'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

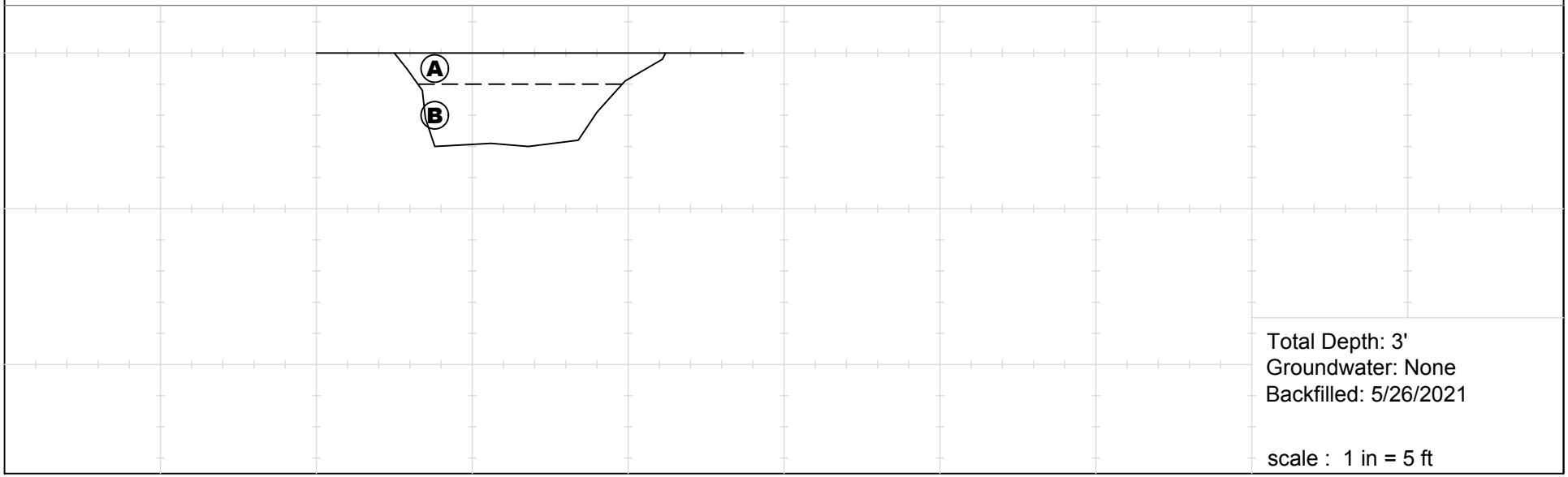
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-23**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - SILT: light gray, loose, dead grass, dry	Afu	SM			
	B	@ 1'- SILT: light gray, dry, dense, roots, porous (~10%)			G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 659 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



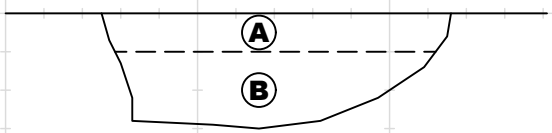
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-24**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - SILT: light gray, dry, loose, cracked, roots @ 1' - SILT: light gray, dry, medium dense looks disturbed, porous (~5-10%), transitions to olive gray silt at 2' which is slightly moist.	Afu	SM	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 660 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

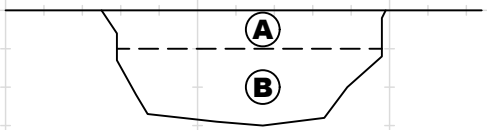
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-25**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - SILT: light gray, dry, cracked, loose @ 1' - SILT: light gray, dry, dense, slightly disturbed from 1'-2', past 2' begins to transition to an undisturbed olive gray silt which persists to the bottom of the trench.	Afu	ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 666 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

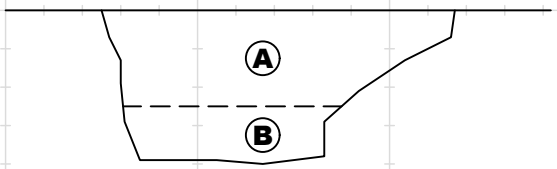
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-26**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - SILT: dry, gray, loose @ 2.5' - Cow Dung, farmer stated there is a stockpile of cow dung 15' deep beyond this point	Afu	ML			

GRAPHICAL REPRESENTATION BELOW: **Elevation : 674 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

Last Edited: 6/10/2021

Appendix C
Laboratory Test Results

APPENDIX C

Laboratory Test Results

The laboratory testing program was directed towards providing quantitative data relating to the relevant engineering properties of the site soils. Samples considered representative of site conditions were tested in general accordance with American Society for Testing and Materials (ASTM) procedure and/or California Test Methods (CTM), where applicable. The following summary is a brief outline of the test type and a table summarizing the test results.

Moisture and Density Determination Tests: Moisture content (ASTM D2216) and dry density determinations (ASTM D2937) were performed on driven samples obtained from the test borings. The results of these tests are presented in the boring logs. Where applicable, only moisture content was determined from undisturbed or disturbed samples.

Grain Size Distribution/Fines Content: Representative samples were dried, weighed, and soaked in water until individual soil particles were separated (per ASTM D421) and then washed on a No. 200 sieve (ASTM D1140). Where applicable, the portion retained on the No. 200 sieve was dried and then sieved on a U.S. Standard brass sieve set in accordance with ASTM D6913 (sieve).

Sample Location	Description	% Passing # 200 Sieve
I-2	Clay with Sand	83

Atterberg Limits: The liquid and plastic limits ("Atterberg Limits") were determined per ASTM D4318 for engineering classification of fine-grained material and presented in the table below. The USCS soil classification indicated in the table below is based on the portion of sample passing the No. 40 sieve and may not necessarily be representative of the entire sample. The plot is provided in this Appendix.

Sample Location	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	USCS Soil Classification
HS-8 @ 7.5 ft	32	21	11	CL

Consolidation: One consolidation test was performed per ASTM D2435. A sample (2.4 inches in diameter and 1-inch in height) was placed in a consolidometer and increasing loads were applied. The sample was allowed to consolidate under "double drainage" and total deformation for each loading step were recorded. The percent consolidation for each load step was recorded as the ratio of the amount of vertical compression to the original sample height. The consolidation pressure curve is provided in this Appendix.

Collapse/Swell Potential: One collapse test was performed per ASTM D4546. A sample (2.4 inches in diameter and 1-inch in height) was placed in a consolidometer and loaded to the approximate in-situ effective stress. The curve is presented in this Appendix.

Maximum Density Tests: The maximum dry density and optimum moisture content of a typical material was determined in accordance with ASTM D1557. The result of this test is presented in the table below:

Sample Location	Sample Description	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
HS-3 @ 0-5 ft	Brown Silty Sand	125.0	8.5

Expansion Index: The expansion potential of selected representative samples was evaluated by the Expansion Index Test per ASTM D4829.

Sample Location	Expansion Index	Expansion Potential*
HS-2 @ 0-5 ft	11	Very Low

* Per ASTM D4829

Soluble Sulfates: The soluble sulfate content of a select sample was determined by standard geochemical methods (CTM 417). The test result is presented in the table below.

Sample Location	Sulfate Content, ppm
HS-1 @ 0-5 ft	78

Chloride Content: Chloride content was tested per CTM 422. The results are presented below.

Sample Location	Chloride Content, ppm
HS-1 @ 0-5 ft	100

Organic Matter Content of Soils: Organic matter content tests were performed in general accordance with ASTM D 2974 (Test Methods A & C). The results are presented in this Table 6.

TP-1		TP-2		TP-5		TP-9	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
				0.5'-1.5'	16.3		
				1.5'-2'	0.9	1'-2'	1.4
						3'-4'	0.5
6'-9'	0.3	4'-5.17'	0.2	3'-5'	0.8	7'-8'	0.4

OTP-1		OTP-2		OTP-3		OTP-4	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	6.5	0'-1'	12.9	0'-1'	7.0	0'-0.5'	15.8
1'-3'	0.4	1'-3'	0.5	1'-3'	0.7	0.5'-3'	0.4

OTP-5		OTP-6		OTP-7		OTP-8*	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	8.2	0'-0.83'	8.8			0'-1'	>10
1'-3'	0.7	0.83'-3'	0.8			1.5'	2.3
				3.5'	0.8	2'-2.6'	0.5
						3'-4.5'	0.2

OTP-9		OTP-10*		OTP-11*		OTP-12	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	1.5	0'-1'	>10	0'-1'	>10	0'-1'	10.0
1'-3'	0.6	1.5'-2'	1.2	1'-2'	0.9	1'-3.5'	0.9
		2'-4.5'	0.5	3.5'-4.5'	0.1		

OTP-13		OTP-14*		OTP-15		OTP-16	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	8.7	0'-1'	>10	0'-1'	3.0	0'-1'	33.2
1'-3'	0.6	1'-2'	0.6	1'-3.5'	0.6	1'-3'	1.2
4'	0.5	2'-3'	0.5				

OTP-17*		OTP-18*		OTP-19		OTP-20	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	>10	0'-1'	>10				
1'-2'	1.2	1'-2'	1.2	1'-2'	1.4	1'-2'	0.9
2'-3'	1.3	3'-3.5'	0.8	2'-3'	0.9	2'-4'	0.6

OTP-21*		OTP-22*		OTP-23*		OTP-24	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	>10	0'-1'	>10	0'-1'	>10		
1'-2'	1.0	1'-1.5'	2.8	1'-2'	1.1	1'-2'	0.8
2'-4'	0.5	2'-3'	0.7	2'-3'	0.8	2'-3'	0.4

OTP-25	
Depth (ft)	% Organics
1'-2'	0.8
2'-3'	0.9

Legend

> 5%	Recommended for Offsite Removal
2 to 5%	Recommended for Mixing/Blending with "Clean" Soils
< 2%	"Clean" Soils

Note: * Indicates Soil Visually Confirmed to Have greater than 10% Organics at 0'-1'

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Table 6
Summary of Measured Organic Content vs Depth of Sample

Project Name	TNHC - Eastvale
Project Number	21116-01
ENG./GEOL.	BJE/BPG
Date	Jun-21

Appendix D
Infiltration Test Data

Infiltration Test Data Sheet

LGC Geotechnical, Inc

131 Calle Iglesia Suite 200, San Clemente, CA 92672 tel. (949) 369-6141

Project Name: Eastvale
Project Number: 21116-01
Date: 5/25/2021
Boring Number: I-1

Test hole dimensions (if circular)	
Boring Depth (feet)*:	10
Boring Diameter (inches):	8
Pipe Diameter (inches):	3

*measured at time of test

Test pit dimensions (if rectangular)	
Pit Depth (feet):	
Pit Length (feet):	
Pit Breadth (feet):	

*Pre-Test (Sandy Soil Criteria)**

Trial No.	Start Time (24:HR)	Stop Time (24:HR)	Time Interval (min)	Initial Depth to Water (feet)	Final Depth to Water (feet)	Total Change in Water Level (feet)	Greater Than or Equal to 0.5 feet (yes/no)
1	9:14	9:39	25.0	7.53	9.10	1.57	Yes
2	9:40	10:05	25.0	7.65	9.33	1.68	Yes

*If two consecutive measurements show that six inches of water seeps away in less than 25 minutes, the test shall be run for an additional hour with measurements taken every 10 minutes. Otherwise, pre-soak (fill) overnight, and then obtain at least twelve measurements per hole over at least six hours (approximately 30 minute intervals) with a precision of at least 0.25 inches

Main Test Data

Trial No.	Start Time (24:HR)	Stop Time (24:HR)	Time Interval, Δt (min)	Initial Depth to Water, D_o (feet)	Final Depth to Water, D_f (feet)	Change in Water Level, ΔD (feet)	Observed Infiltration Rate(in/hr)
1	10:06	10:16	10.0	7.90	8.45	0.55	3.3
2	10:17	10:27	10.0	7.82	8.33	0.51	2.9
3	10:28	10:38	10.0	8.11	8.67	0.56	3.8
4	10:39	10:49	10.0	8.00	8.53	0.53	3.3
5	10:50	11:00	10.0	7.85	8.47	0.62	3.7
6	11:01	11:11	10.0	7.91	8.52	0.61	3.8

Observed Infiltration Rate (Does Not Include Any Factor of Safety) **3.8**

Sketch:

Notes:

LGC Geotechnical, Inc.

Infiltration Test Data Sheet

LGC Geotechnical, Inc

131 Calle Iglesia Suite 200, San Clemente, CA 92672 tel. (949) 369-6141

Project Name: Eastvale
Project Number: 21116-01
Date: 5/25/2021
Boring Number: I-2

Test hole dimensions (if circular)	
Boring Depth (feet)*:	10
Boring Diameter (inches):	8
Pipe Diameter (inches):	3

*measured at time of test

Test pit dimensions (if rectangular)	
Pit Depth (feet):	
Pit Length (feet):	
Pit Breadth (feet):	

*Pre-Test (Sandy Soil Criteria)**

Trial No.	Start Time (24:HR)	Stop Time (24:HR)	Time Interval (min)	Initial Depth to Water (feet)	Final Depth to Water (feet)	Total Change in Water Level (feet)	Greater Than or Equal to 0.5 feet (yes/no)
1	7:03	7:28	25.0	7.56	7.82	0.26	No
2	7:29	7:54	25.0	7.63	7.89	0.26	No

*If two consecutive measurements show that six inches of water seeps away in less than 25 minutes, the test shall be run for an additional hour with measurements taken every 10 minutes. Otherwise, pre-soak (fill) overnight, and then obtain at least twelve measurements per hole over at least six hours (approximately 30 minute intervals) with a precision of at least 0.25 inches

Main Test Data

Trial No.	Start Time (24:HR)	Stop Time (24:HR)	Time Interval, Δt (min)	Initial Depth to Water, D_o (feet)	Final Depth to Water, D_f (feet)	Change in Water Level, ΔD (feet)	Observed Infiltration Rate(in/hr)
1	8:50	9:20	30.0	7.60	7.99	0.39	0.7
2	9:21	9:51	30.0	7.63	8.00	0.37	0.6
3	9:52	10:22	30.0	7.59	7.91	0.32	0.5
4	10:23	10:53	30.0	7.61	7.95	0.34	0.6
5	10:54	11:24	30.0	7.65	7.93	0.28	0.5
6	11:25	11:55	30.0	7.60	7.93	0.33	0.5
7	11:56	12:26	30.0	7.64	7.95	0.31	0.5
8	12:27	12:57	30.0	7.65	7.94	0.29	0.5
9	12:58	13:28	30.0	7.61	7.96	0.35	0.6
10	13:29	13:59	30.0	7.58	7.89	0.31	0.5
11	14:00	14:30	30.0	7.58	7.91	0.33	0.5
12	14:31	15:01	30.0	7.62	7.95	0.33	0.6

Observed Infiltration Rate (Does Not Include Any Factor of Safety) **0.6**

Sketch:

Notes:

LGC Geotechnical, Inc.

Appendix E
General Earthwork and Grading Specifications for Rough Grading

General Earthwork and Grading Specifications for Rough Grading

1.0 General

1.1 Intent

These General Earthwork and Grading Specifications are for the grading and earthwork shown on the approved grading plan(s) and/or indicated in the geotechnical report(s). These Specifications are a part of the recommendations contained in the geotechnical report(s). In case of conflict, the specific recommendations in the geotechnical report shall supersede these more general Specifications. Observations of the earthwork by the project Geotechnical Consultant during the course of grading may result in new or revised recommendations that could supersede these specifications or the recommendations in the geotechnical report(s).

1.2 The Geotechnical Consultant of Record

Prior to commencement of work, the owner shall employ a qualified Geotechnical Consultant of Record (Geotechnical Consultant). The Geotechnical Consultant shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of the grading.

Prior to commencement of grading, the Geotechnical Consultant shall review the "work plan" prepared by the Earthwork Contractor (Contractor) and schedule sufficient personnel to perform the appropriate level of observation, mapping, and compaction testing.

During the grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required.

The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to confirm that the attained level of compaction is being accomplished as specified. The Geotechnical Consultant shall provide the test results to the owner and the Contractor on a routine and frequent basis.

1.3 The Earthwork Contractor

The Earthwork Contractor (Contractor) shall be qualified, experienced, and knowledgeable in earthwork logistics, preparation and processing of ground to receive fill, moisture-conditioning and processing of fill, and compacting fill. The Contractor shall review and accept the plans, geotechnical report(s), and these Specifications prior to commencement of grading. The Contractor shall be solely responsible for performing the grading in accordance with the project plans and specifications. The Contractor shall prepare and submit to the owner and the Geotechnical Consultant a work plan that indicates the sequence of earthwork grading, the number of “equipment” of work and the estimated quantities of daily earthwork

contemplated for the site prior to commencement of grading. The Contractor shall inform the owner and the
Geotechnical Consultant of changes in work schedules and updates to the work plan at least 24 hours in advance of such changes so that appropriate personnel will be available for observation and testing. The Contractor shall not assume that the Geotechnical Consultant is aware of all grading operations.

The Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish the earthwork in accordance with the applicable grading codes and agency ordinances, these Specifications, and the recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of the Geotechnical Consultant, unsatisfactory conditions, such as unsuitable soil, improper moisture condition, inadequate compaction, insufficient buttress key size, adverse weather, etc., are resulting in a quality of work less than required in these specifications, the Geotechnical Consultant shall reject the work and may recommend to the owner that construction be stopped until the conditions are rectified. It is the contractor's sole responsibility to provide proper fill compaction.

2.0 Preparation of Areas to be Filled

2.1 Clearing and Grubbing

Vegetation, such as brush, grass, roots, and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies, and the Geotechnical Consultant.

The Geotechnical Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1 percent of organic materials (by volume). Nesting of the organic materials shall not be allowed.

If potentially hazardous materials are encountered, the Contractor shall stop work in the affected area, and a hazardous material specialist shall be informed immediately for proper evaluation and handling of these materials prior to continuing to work in that area.

As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant, etc.) have chemical constituents that are considered to be hazardous waste. As such, the indiscriminate dumping or spillage of these fluids onto the ground may constitute a misdemeanor, punishable by fines and/or imprisonment, and shall not be allowed. The contractor is responsible for all hazardous waste relating to his work. The Geotechnical Consultant does not have expertise in this area. If hazardous waste is a concern, then the Client should acquire the services of a qualified environmental assessor.

2.2 Processing

Existing ground that has been declared satisfactory for support of fill by the Geotechnical Consultant shall be scarified to a minimum depth of 6 inches. Existing ground that is not satisfactory shall be over-excavated as specified in the following section. Scarification shall continue until soils are broken down and free of oversize material and the working surface is reasonably uniform, flat, and free of uneven features that would inhibit uniform compaction.

2.3 ***Over-excavation***

In addition to removals and over-excavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured or otherwise unsuitable ground shall be over-excavated to competent ground as evaluated by the Geotechnical Consultant during grading.

2.4 ***Benching***

Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal to vertical units), the ground shall be stepped or benched. Please see the Standard Details for a graphic illustration. The lowest bench or key shall be a minimum of 15 feet wide and at least 2 feet deep, into competent material as evaluated by the Geotechnical Consultant. Other benches shall be excavated a minimum height of 4 feet into competent material or as otherwise recommended by the Geotechnical Consultant. Fill placed on ground sloping flatter than 5:1 shall also be benched or otherwise over-excavated to provide a flat subgrade for the fill.

2.5 ***Evaluation/Acceptance of Fill Areas***

All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.

3.0 ***Fill Material***

3.1 ***General***

Material to be used as fill shall be essentially free of organic matter and other deleterious substances evaluated and accepted by the Geotechnical Consultant prior to placement. Soils of poor quality, such as those with unacceptable gradation, high expansion potential, or low strength shall be placed in areas acceptable to the Geotechnical Consultant or mixed with other soils to achieve satisfactory fill material.

3.2 ***Oversize***

Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 8 inches, shall not be buried or placed in fill unless location, materials, and placement methods are specifically accepted by the Geotechnical Consultant. Placement operations shall be such that nesting of oversized material does not occur and such that oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 vertical feet of finish grade or within 2 feet of future utilities or underground construction.

3.3 Import

If importing of fill material is required for grading, proposed import material shall meet the requirements of the geotechnical consultant. The potential import source shall be given to the Geotechnical Consultant at least 48 hours (2 working days) before importing begins so that its suitability can be determined and appropriate tests performed.

4.0 Fill Placement and Compaction

4.1 Fill Layers

Approved fill material shall be placed in areas prepared to receive fill (per Section 3.0) in near-horizontal layers not exceeding 8 inches in loose thickness. The Geotechnical Consultant may accept thicker layers if testing indicates the grading procedures can adequately compact the thicker layers. Each layer shall be spread evenly and mixed thoroughly to attain relative uniformity of material and moisture throughout.

4.2 Fill Moisture Conditioning

Fill soils shall be watered, dried back, blended, and/or mixed, as necessary to attain a relatively uniform moisture content at or slightly over optimum. Maximum density and optimum soil moisture content tests shall be performed in accordance with the American Society of Testing and Materials (ASTM Test Method D1557).

4.3 Compaction of Fill

After each layer has been moisture-conditioned, mixed, and evenly spread, it shall be uniformly compacted to not less than 90 percent of maximum dry density (ASTM Test Method D1557). Compaction equipment shall be adequately sized and be either specifically designed for soil compaction or of proven reliability to efficiently achieve the specified level of compaction with uniformity.

4.4 Compaction of Fill Slopes

In addition to normal compaction procedures specified above, compaction of slopes shall be accomplished by backrolling of slopes with sheepsfoot rollers at increments of 3 to 4 feet in fill elevation, or by other methods producing satisfactory results acceptable to the Geotechnical Consultant. Upon completion of grading, relative compaction of the fill, out to the slope face, shall be at least 90 percent of maximum density per ASTM Test Method D1557.

4.5 Compaction Testing

Field tests for moisture content and relative compaction of the fill soils shall be performed by the Geotechnical Consultant. Location and frequency of tests shall be at the Consultant's discretion based on field conditions encountered. Compaction test locations will not necessarily be selected on a random basis. Test locations shall be selected to verify adequacy of compaction levels in areas that are judged to be prone to inadequate compaction (such as close to slope faces and at the fill/bedrock benches).

4.6 ***Frequency of Compaction Testing***

Tests shall be taken at intervals not exceeding 2 feet in vertical rise and/or 1,000 cubic yards of compacted fill soils embankment. In addition, as a guideline, at least one test shall be taken on slope faces for each 5,000 square feet of slope face and/or each 10 feet of vertical height of slope. The Contractor shall assure that fill construction is such that the testing schedule can be accomplished by the Geotechnical Consultant. The Contractor shall stop or slow down the earthwork construction if these minimum standards are not met.

4.7 ***Compaction Test Locations***

The Geotechnical Consultant shall document the approximate elevation and horizontal coordinates of each test location. The Contractor shall coordinate with the project surveyor to assure that sufficient grade stakes are established so that the Geotechnical Consultant can determine the test locations with sufficient accuracy. At a minimum, two grade stakes within a horizontal distance of 100 feet and vertically less than
5 feet apart from potential test locations shall be provided.

5.0 ***Subdrain Installation***

Subdrain systems shall be installed in accordance with the approved geotechnical report(s), the grading plan, and the Standard Details. The Geotechnical Consultant may recommend additional subdrains and/or changes in subdrain extent, location, grade, or material depending on conditions encountered during grading. All subdrains shall be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys.

6.0 ***Excavation***

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.

7.0 ***Trench Backfills***

7.1 The Contractor shall follow all OHSA and Cal/OSHA requirements for safety of trench excavations.

7.2 All bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 (SE>30). The bedding shall be placed to 1 foot over

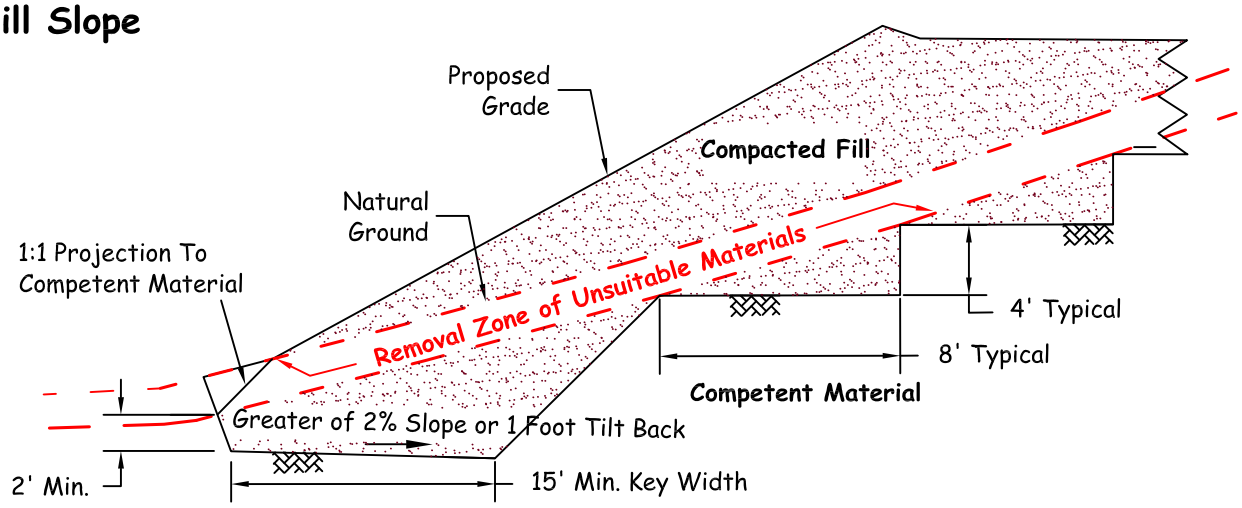
the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum of 90 percent of maximum from 1 foot above the top of the conduit to the surface.

7.3 The jetting of the bedding around the conduits shall be observed by the Geotechnical Consultant.

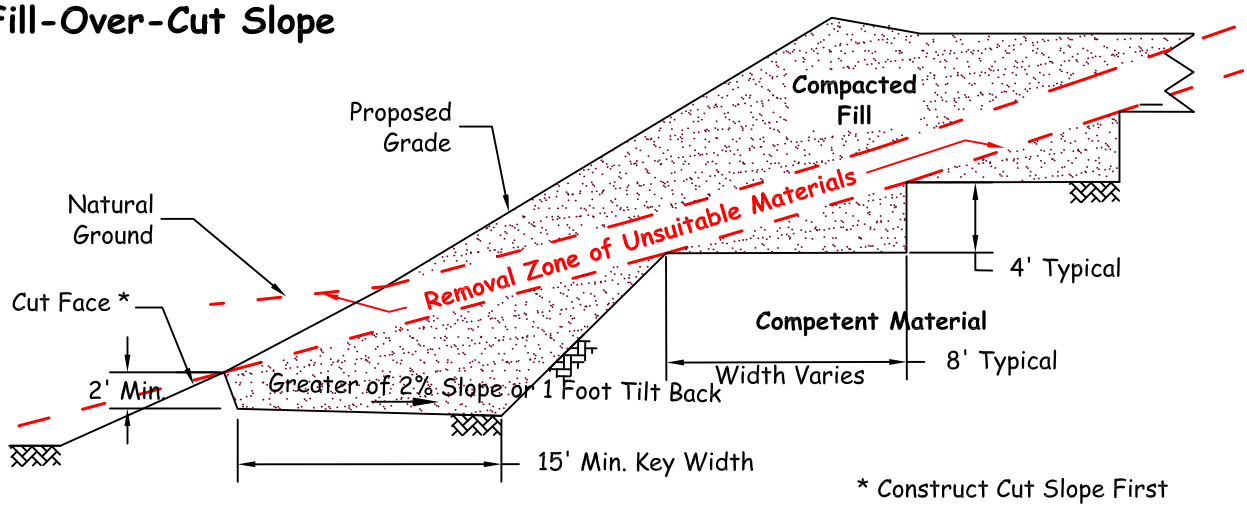
7.4 The Geotechnical Consultant shall test the trench backfill for relative compaction. At least one test should be made for every 300 feet of trench and 2 feet of fill.

7.5 Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.

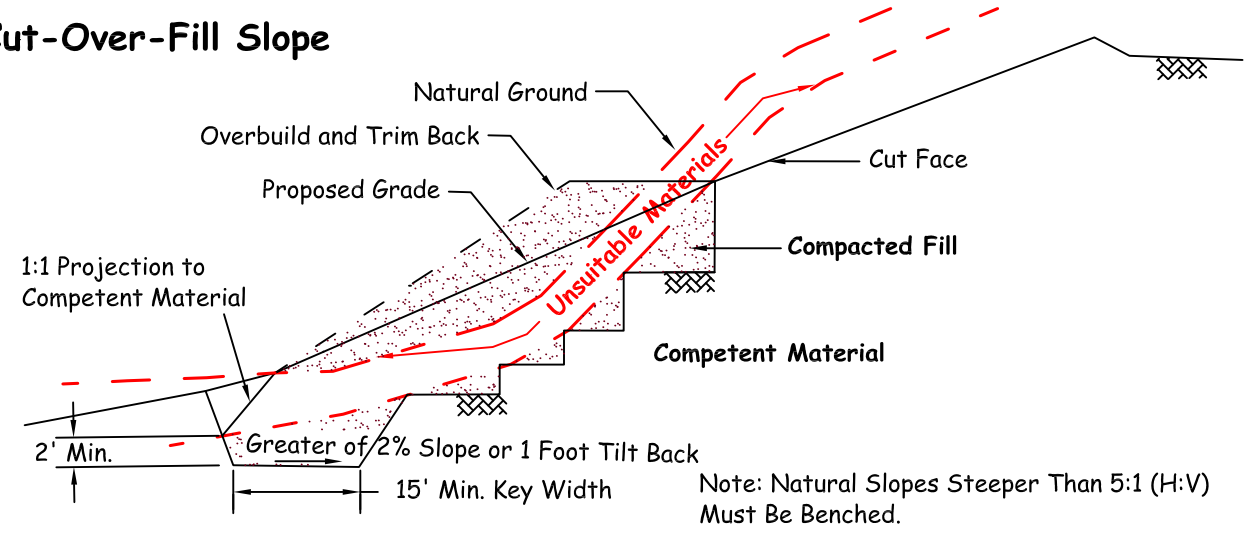
Fill Slope



Fill-Over-Cut Slope



Cut-Over-Fill Slope



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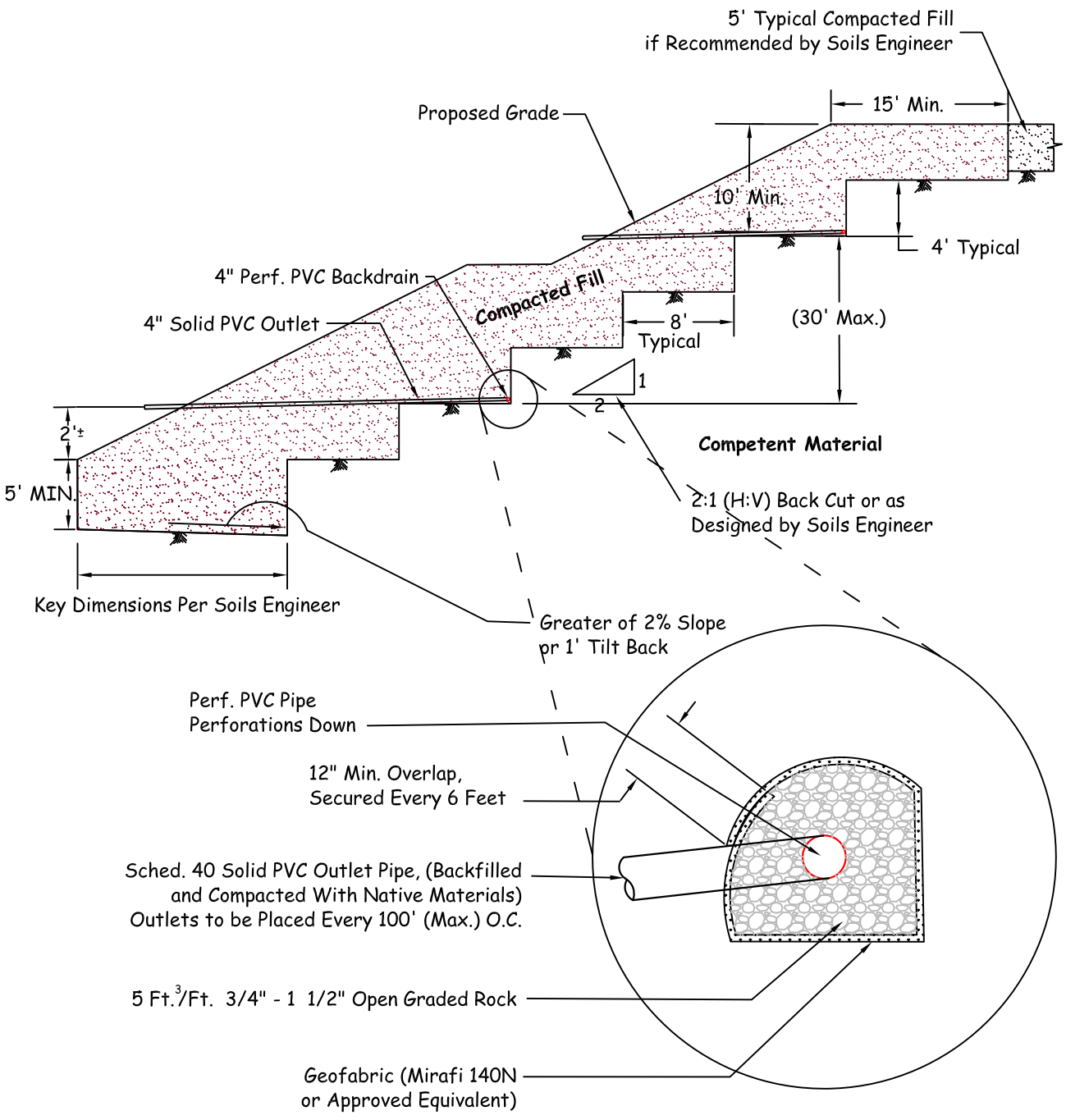
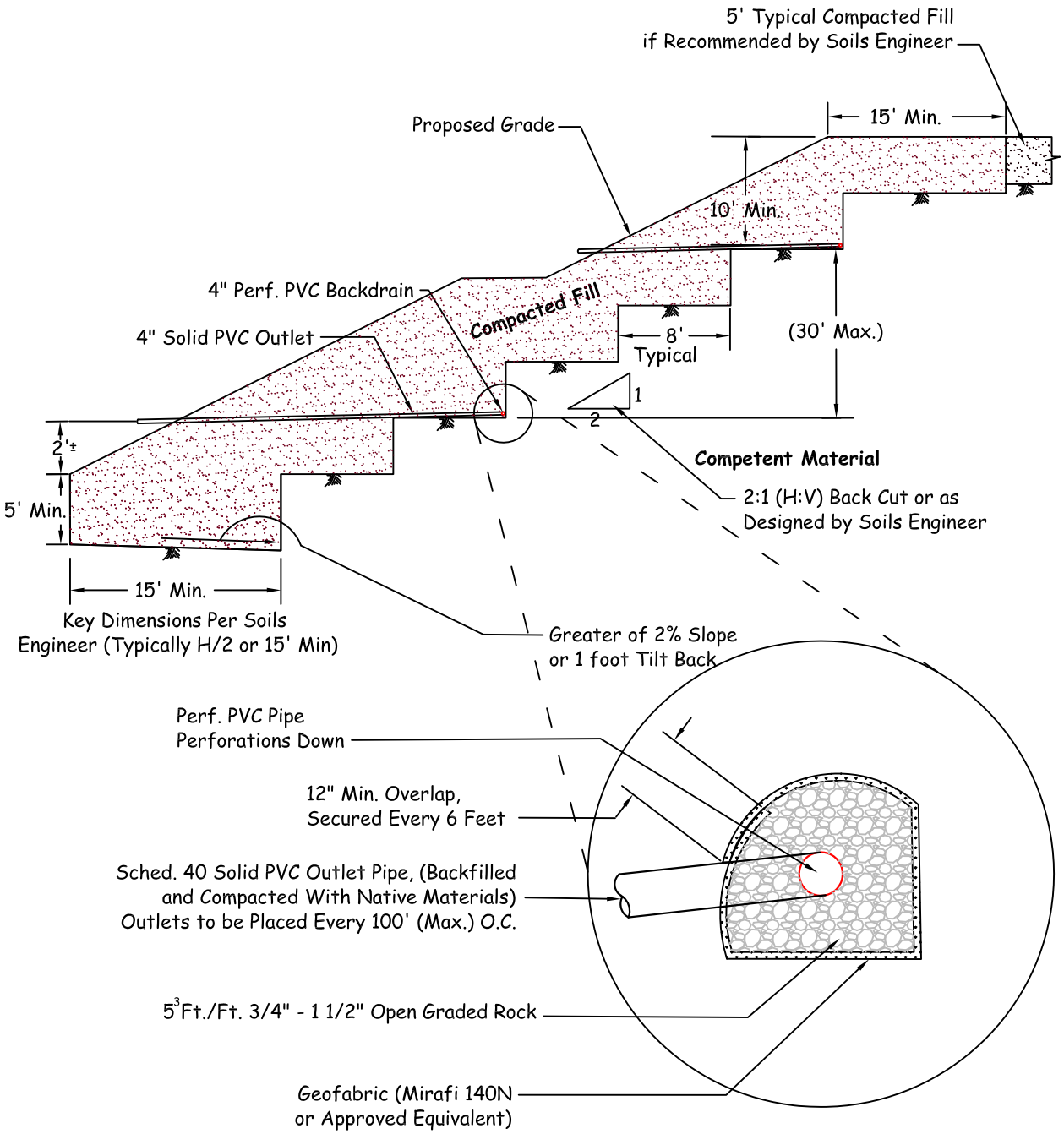
KEYING AND BENCHING



LGC Geotechnical, Inc.

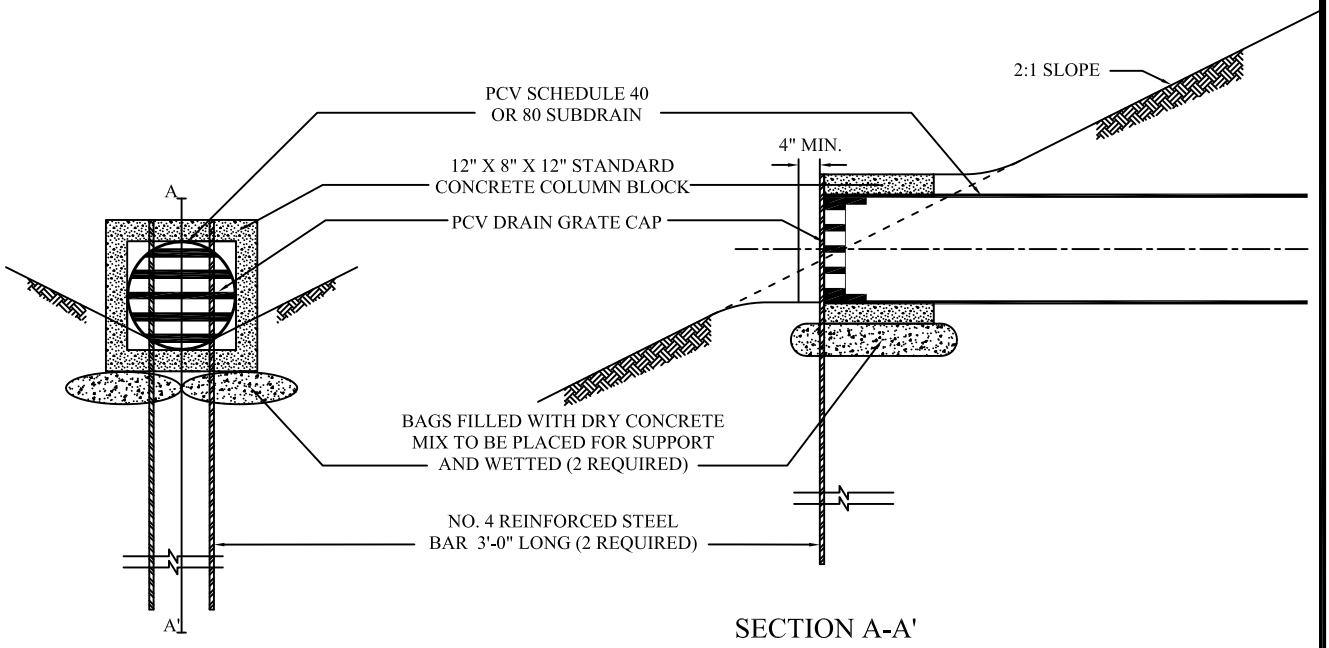
TYPICAL BUTTRESS DETAIL



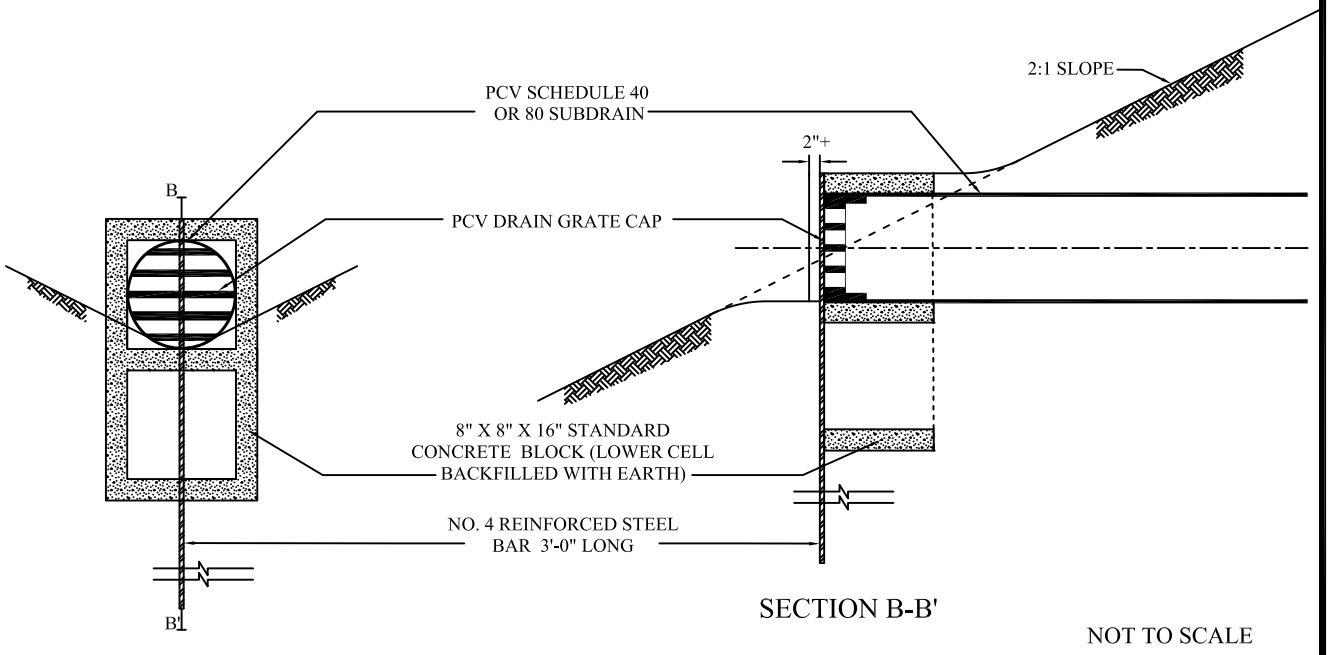
LGC Geotechnical, Inc.

TYPICAL STABILIZATION FILL DETAIL

SUBDRAIN OUTLET MARKER -6" & 8" PIPE



SUBDRAIN OUTLET MARKER -4" PIPE

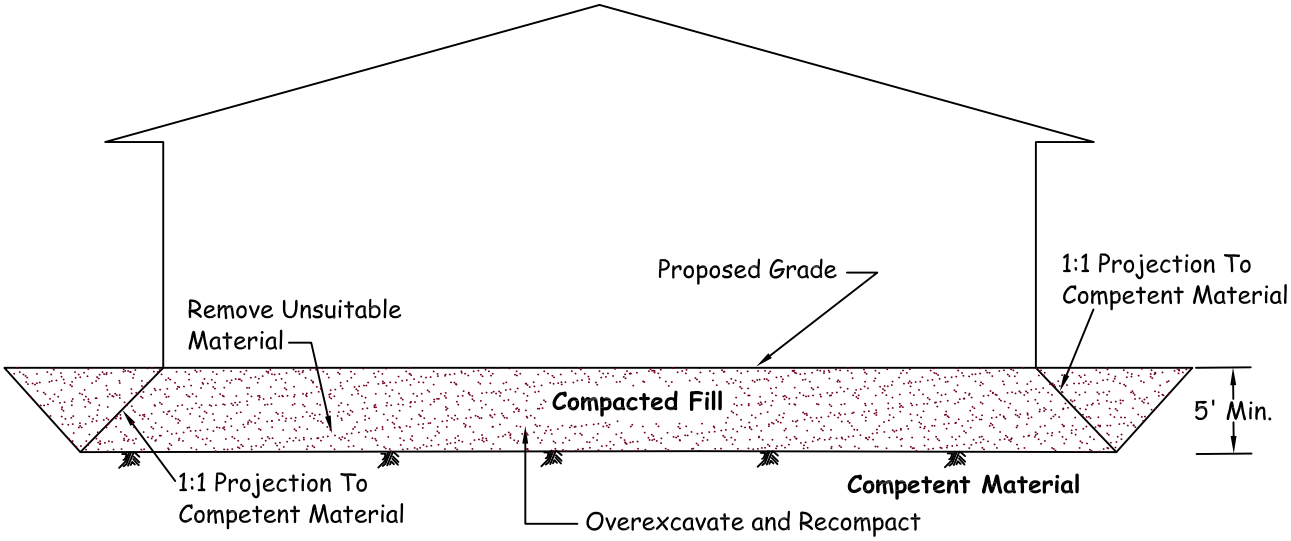


NOT TO SCALE

LGC Geotechnical, Inc.

SUBDRAIN OUTLET MARKER DETAIL

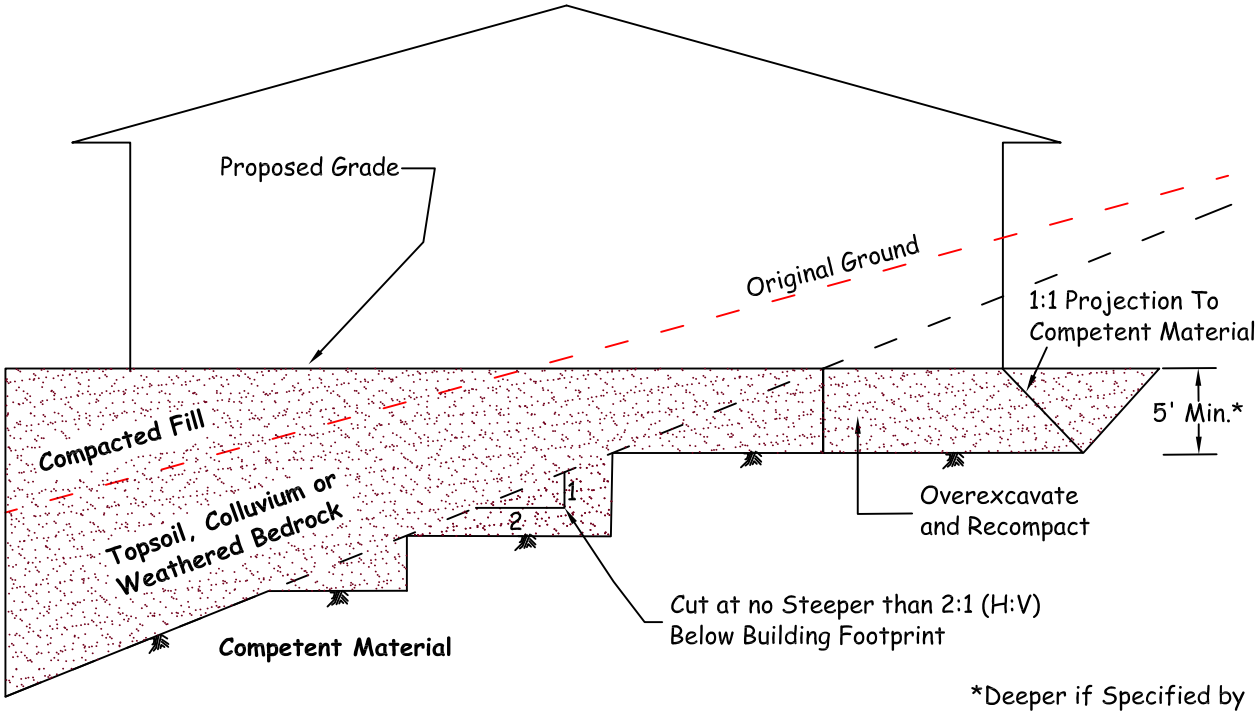
Cut Lot
(Exposing Unsuitable Soils at Design Grade)



Note 1: Removal Bottom Should be Graded With Minimum 2% Fall Towards Street or Other Suitable Area (as Determined by Soils Engineer) to Avoid Ponding Below Building

Note 2: Where Design Cut Lots are Excavated Entirely Into Competent Material, Overexcavation May Still be Required for Hard-Rock Conditions or for Materials With Variable Expansion Characteristics.

Cut/Fill Transition Lot



*Deeper if Specified by Soils Engineer

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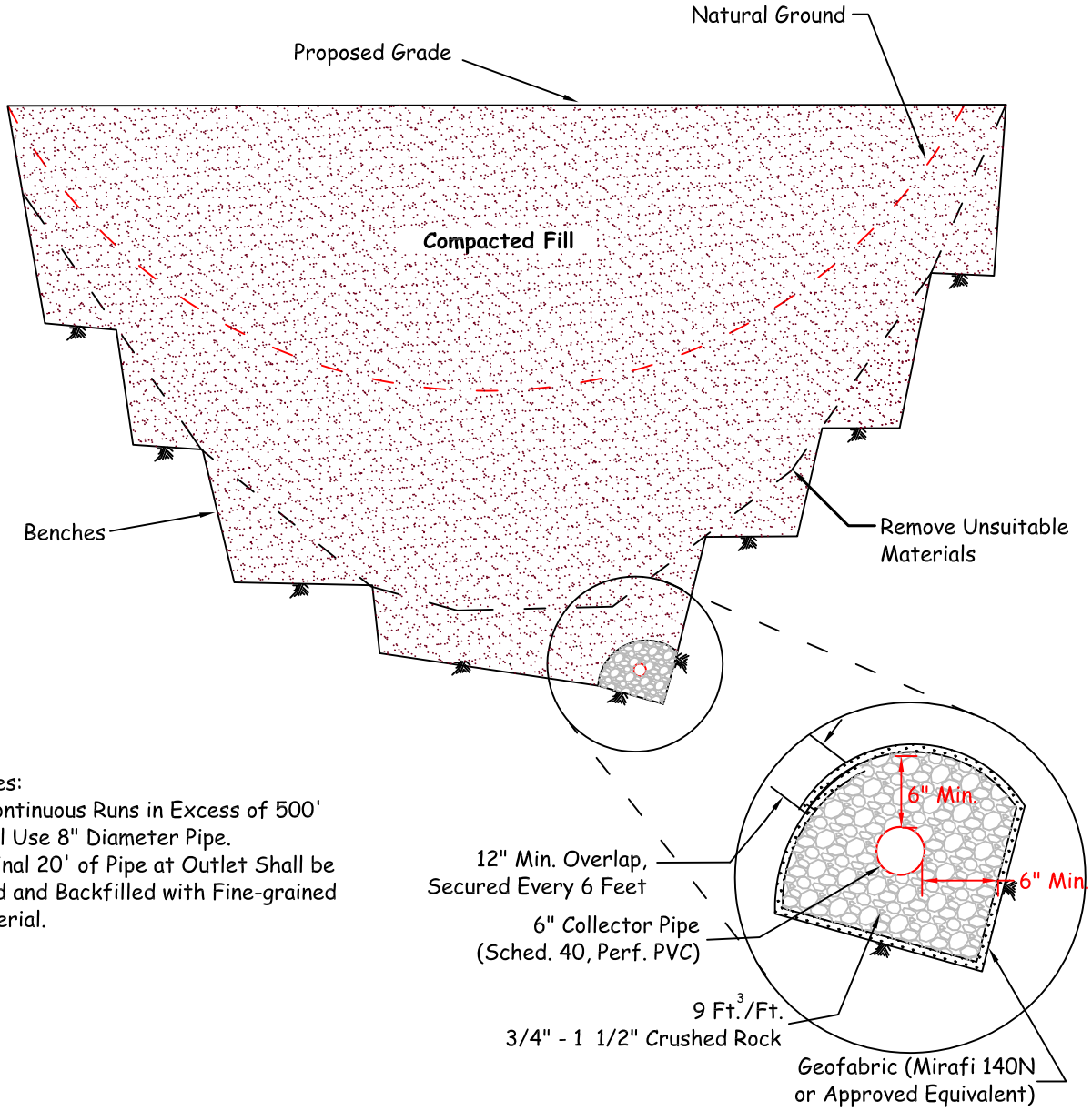
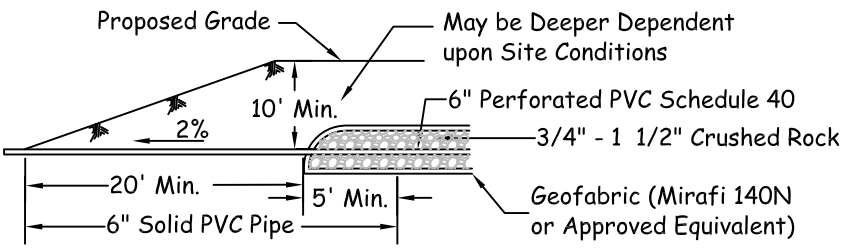
CUT AND TRANSITION LOT OVEREXCAVATION DETAIL



Notes:
1) Continuous Runs in Excess of 500' Shall Use 8" Diameter Pipe.
2) Final 20' of Pipe at Outlet Shall be Solid and Backfilled with Fine-grained Material.

Proposed Outlet Detail



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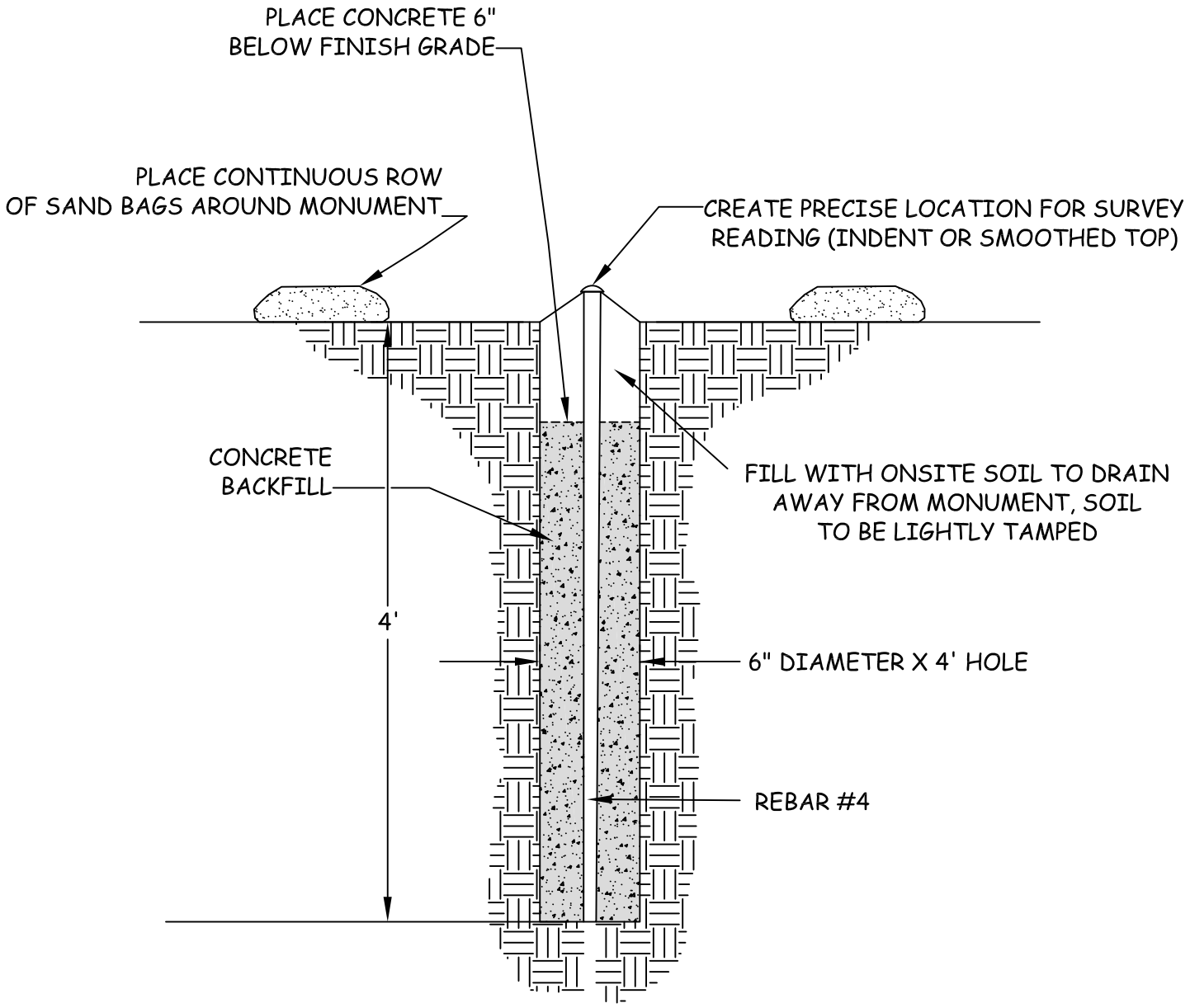
CANYON SUBDRAINS



NO CONSTRUCTION EQUIPMENT WITHIN 25 FEET
OF ANY INSTALLED SETTLEMENT MONUMENTS

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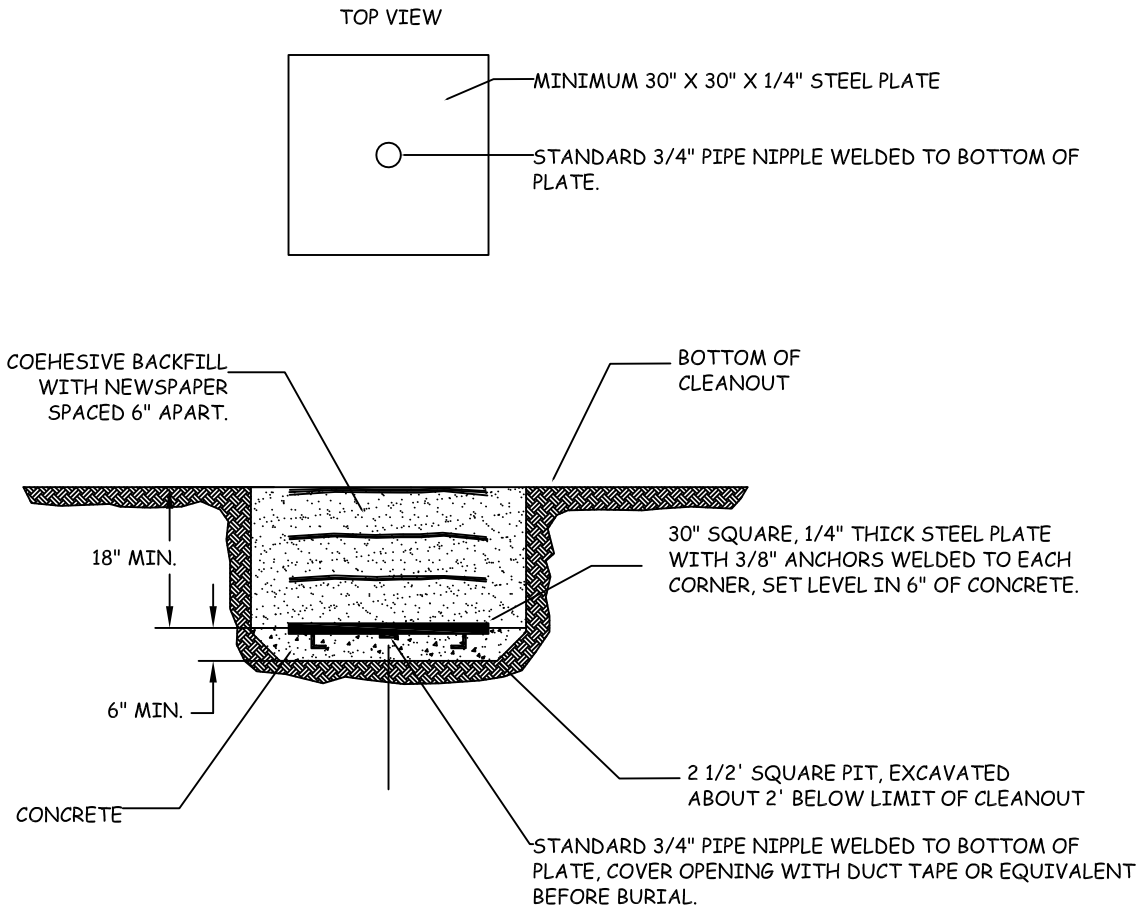
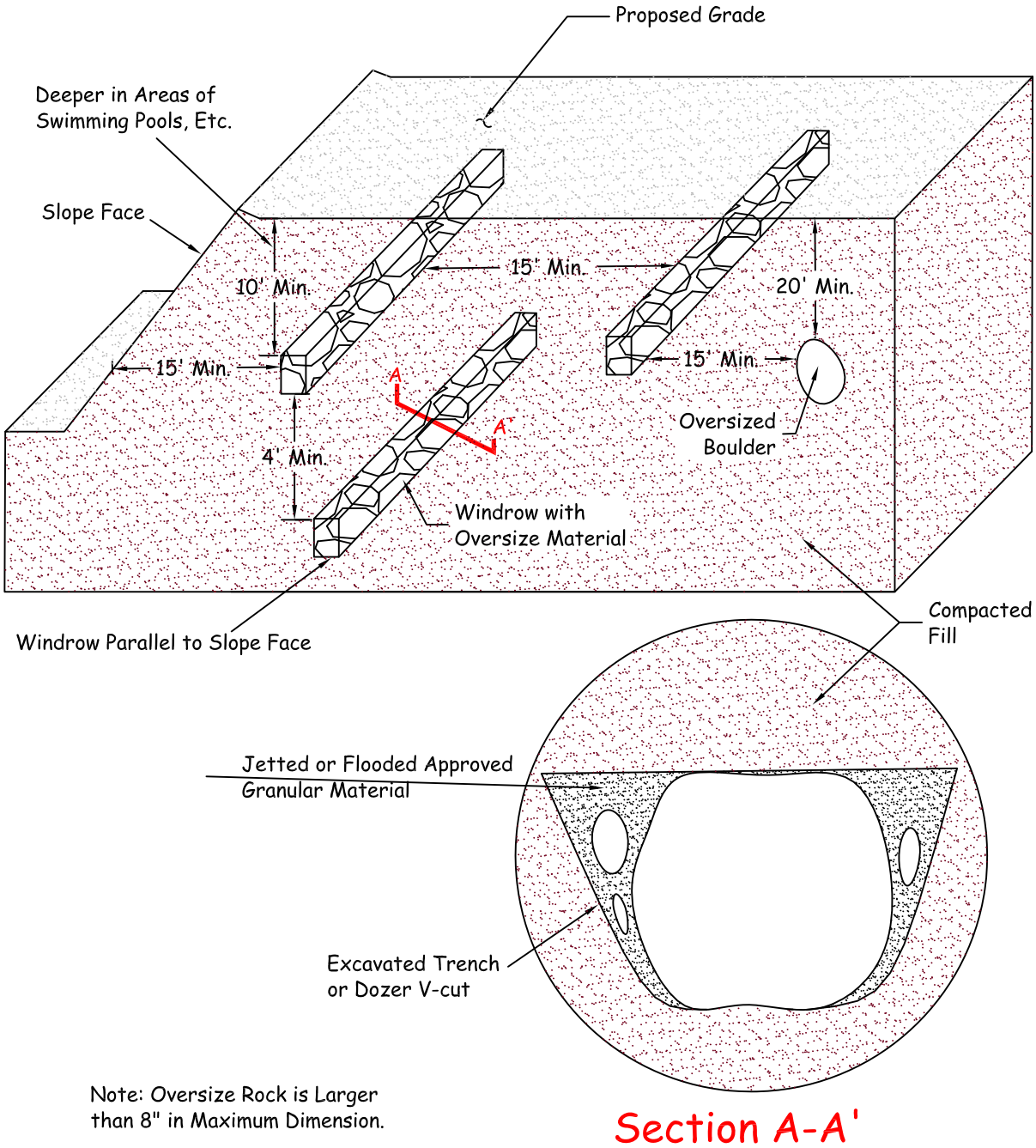
TYPICAL SURFACE SETTLEMENT MONUMENT



1. SURVEY FOR HORIZONTAL AND VERTICAL LOCATION TO NEAREST .01 INCH PRIOR TO BACKFILL USING KNOW LOCATIONS THAT WILL REMAIN INTACT DURING THE DURATION OF THE MONITORING PROGRAM. KNOW POINTS EXPLICITELY NOT ALLOWED ARE THOSE LOCATED ON FILL OR THAT WILL BE DESTROYED DURING GRADING.
2. IN THE EVENT OF DAMAGE TO SETTLEMENT PLATE DURING GRADING, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE GEOTECHNICAL ENGINEER AND SHALL BE RESPONSIBLE FOR RESTORING THE SETTLEMENT PLATES TO WORKING ORDER.
3. DRILL TO RECOVER AND ATTACH RISER PIPE.

LGC Geotechnical, Inc.

TYPICAL SETTLEMENT PLATE AND RISER



Note: Oversize Rock is Larger than 8" in Maximum Dimension.

Section A-A'

LGC Geotechnical, Inc.

OVERSIZE ROCK DISPOSAL DETAIL

April 5, 2022 Project No. 21116-01

Mr. A.J. Jarvis
The New Home Company
85 Enterprise, Suite 450
Aliso Viejo, CA 92656

Subject: ***Geotechnical Responses to City Reviewer Geotechnical Review Comments dated February 16, 2022 for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California***

Introduction

In accordance with your request, LGC Geotechnical, Inc. has prepared this geotechnical response-report to the Eastvale City Reviewer's (Michael Baker International) geotechnical review comments dated February 16, 2022 (Michael Baker, 2022) regarding the proposed approximately 160-acre residential development located known as "Leal" in the City of Eastvale, California. It is our understanding the review comments are based on the review of the referenced geotechnical evaluation (LGC Geotechnical, 2021).

This response report should be considered as part of the project design documents in conjunction with our referenced geotechnical report (LGC Geotechnical, 2021). In the case of conflict, the recommendations contained herein should supersede those provided in our previous reports. The remaining recommendations provided in our reference geotechnical reports (LGC Geotechnical, 2021) remain valid and applicable.

GEOTECHNICAL REVIEW COMMENT DATED February 16, 2022

For your convenience, the geotechnical review comments have been repeated below along with our response.

First Comment

"Suggest including a brief description of potential erosion impacts.in response to CEQA Appendix G Checklist question for Geology and Soils b) "Would the project result in substantial soil erosion of the loss of topsoil?"

Response to First Comment

The proposed grading activities that will be part of the development of the subject site will include removal of the topsoil across the site and replacement with engineered fill material. The proposed grading plan does not have any natural or steep slopes that would be subject to excessive erosion. The ground surface at the completion of grading will be engineered fill with typical site drainage and typical slope inclinations.

Second Comment

"Please indicate whether the project site has a low or high potential for expansive soil."

Response to Second Comment

As mentioned within sections 1.4, 3.0 and 4.2, along with the lab test result presented in Appendix C, of the provided geotechnical report (LGC, 2021) the site soils expansion potential is classified as "Very Low".

Should you have any questions regarding this report, please do not hesitate to contact this office.

Sincerely,

LGC Geotechnical, Inc.

Blake J. Elliott, RCE 70705
Project Engineer

BJE

Attachments: References
Review Comments

Distribution: (1) Addressee (electronic copy)
(1) Carlson Strategic Land Solutions
Attn: Mr. Peter Carlson

References

LGC Geotechnical, Inc., 2021, Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California, Project No. 21116-01, dated June 21, 2021

Michael Baker International, 2022, Leal Master Plan EIR Addendum Peer Review, dated February 16, 2022

Appendix F

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

Leal Ranch
12741 and 12745 Limonite Avenue and 12740 58th Street
Eastvale, California 92880

Prepared For:

The New Home Company
15231 Laguna Canyon Road, Suite 250
Irvine, California 92618

September 20, 2021
Revised March 23, 2022

Hillmann Project Number C3-8458

Your Property. Our Priority.
Making a better future for all the communities we touch.
www.HillmannConsulting.com

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CONSULTING

September 20, 2021

Mr. Matt Gibson
The New Home Company
15231 Laguna Canyon Road, Suite 250
Irvine, California 92618

RE: Phase I Environmental Site Assessment
Leal Ranch
12741 and 12745 Limonite Avenue and 12740 58th Street
Eastvale, California 92880
Hillmann Project No: C3-8458

Dear Mr. Gibson:

Hillmann Consulting LLC is pleased to provide the results of our Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in general accordance with the scope and limitations of ASTM Practice E1527-13, which is the latest version of the E1527 standard published by the ASTM.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact our office at 714-634-9500.

Sincerely,

Hillmann Consulting, LLC

Gabriela Cyrulik
Environmental Technician

Ryan Terwilliger
Western Operations Manager

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List of Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	– Asbestos Containing Material
AOC	– Area of Concern
AST	– Aboveground Storage Tank
ASTM	– American Society for Testing Materials
BER	– Business Environmental Risk
CEA	– Classification Exception Area
CERCLA	– Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	– Comprehensive Environmental Response Compensation and Liability Information System
CESQG	– Conditionally Exempt Small Quantity Generator
COC	– Chemicals of Concern
CORRACTS	– Corrective Action Sites
CREC	– Controlled Recognized Environmental Condition
DNPL	– Delisted National Priority List
DTSC	– Department of Toxic Substances Control
ENG	– Engineering
ERNS	– Emergency Response Notification System
FDEP	– Florida Department of Environmental Protection
FDNY	– Fire Department, City of New York
FDOT	– Florida Department of Transportation
FOI/FOIA/FOIL	– Freedom of Information / Freedom of Information Act / Freedom of Information Letter
HVAC	– Heating Ventilation & Air Conditioning
HREC	– Historic Recognized Environmental Condition
IAQ	– Indoor Air Quality
ISRA	– Industrial Site Recovery Act
LBP	– Lead-Based Paint
LQG	– Large Quantity Generator
LTANK	– Leaking Storage Tank
LUST	– Leaking Underground Storage Tank
MassDEP	– Massachusetts Department of Environmental Protection
SDS/MSDS	– Safety Data Sheet / Material Safety Data Sheet
NA	– Not Applicable
NCDOH	– Nassau County Department of Health
NFA	– No Further Action
NFRAP	– No Further Remedial Actions Planned
NJDEP	– New Jersey Department of Environmental Protection
NPDES	– National Pollutant Discharge Elimination System
NPL	– National Priority List
NYCDEP	– New York City Department of Environmental Protection
NYCDOB	– New York City Department of Buildings
NYCOER	– New York City Office of Environmental Remediation
NYSDEC	– New York State Department of Environmental Conservation
OPRA	– Open Public Records Act
PADEP	– Pennsylvania Department of Environmental Protection
PAH	– Polycyclic Aromatic Hydrocarbon
PCE	– Perchloroethylene
RAO	– Response Action Outcome
RCRA	– Resource Conservation and Recovery Act
RCRIS	– Resource Conservation and Recovery Information System
REC	– Recognized Environmental Condition
RWQCB	– Regional Water Quality Control Board
SCAQMD	– South Coast Air Quality Management District
SCDHS	– Suffolk County Department of Health Services
SDG	– Significant Data Gap
SEMS	– Superfund Enterprise Management System
SRP	– Site Remediation Program
SQG	– Small Quantity Generator
SVOC	– Semi-Volatile Organic Compound
TCE	– Trichloroethylene
TSDF	– Treatment Storage and/or Disposal Facility
USEPA	– United States Environmental Protection Agency
UST	– Underground Storage Tank
VEC	– Vapor Encroachment Condition
VOC	– Volatile Organic Compound

1.0 FINDINGS, OPINIONS, AND CONCLUSIONS

Hillmann Consulting, LLC (Hillmann) performed a Phase I Environmental Site Assessment (ESA) of 12741 and 12745 Limonite Avenue and 12740 58th Street, Eastvale, California (the "Property"). The assessment has been conducted in accordance with our contracted scope of work and the ASTM Standard Practice E 1527-13 for Phase I Environmental Site Assessments and All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312. This section contains a summary of findings, opinions and conclusions made by this assessment. However, this section, alone, does not constitute the complete assessment. The report must be read in its entirety.

1.1 Summary of Project Details

Primary Street Address:		12741 and 12745 Limonite Avenue and 12740 58th Street			
City:	Eastvale	**County:**	Riverside	**State:**	California
Tax ID/Parcel Number:		164030010, 164030012, 164030013, 164030014, 164030024, 162030025			
Property Owner:		James Borba			
Zoning Designation:		Leal Master Plan			
Approx. Property Area:		153.3 acres			
Buildings/# of Floors		Five (5), residential structures/single-story Dairy Barn Horse Barn Maintenance/Repair Structure			
Approx. Building Area:		N/A			
Approx. Year Built:		1931			
Commercial Occupants:		None			
Current Use:		Dairy farm with five (5) residential structures			
Prior Uses:		Dairy farm, horse ranch, orchard			
Inspected By:		Ms. Gabriela Cyrulik			
Site Contact/Company:		Mr. Matt Gibbson/New Home Company			
Site Escort/Company:		Mr. Craig Leal/Property Owner			
Inspection Date:		June 21, 2021			
Weather Conditions:		Sunny, 81 degrees F			

1.2 Findings Summary Table

Assessment Subject	No REC	REC	CREC	HREC	Rpt. Ref.
Property Regulatory Records Review:	X				4.3
Property Historical Records Review:	X				4.2
Bulk Petroleum Storage:	X				5.3
On-Site Operations:	X				5.3
On-Site Haz-Mat Storage/Use/Spills:	X				5.3
Transformers/Hydraulic Systems:	X				5.3
Waste Discharges:	X				5.3
Interviews:	X				6.0
Adjoining & Nearby Properties:	X				4.3 5.2
Prior Env. Reports/User Provided Info:	X				3.0
Data Gaps:	X				2.3

1.3 Findings, Opinions and Conclusions

1.3.1 Recognized Environmental Conditions

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E1527-13 of the Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property, except for the following:

RECOGNIZED ENVIRONMENTAL CONDITIONS	
	No RECs were identified.
HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS	
	No HRECs were identified.
CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS	
	No CRECs were identified.
SIGNIFICANT DATA GAPS	
	No SDGs were identified.

1.3.2 REC Response Action Recommendations

The following table presents recommended response actions to the issues noted for further investigation and/or corrective action:

REC RESPONSE ACTION SUMMARY TABLE	
REC	**Response Action**
	None identified

1.3.3 Notable Environmental Conditions / *De Minimis* Conditions

The following environmental conditions were identified, but are not considered to be a REC in connection with the Property:

NOTABLE ENVIRONMENTAL CONDITIONS / DE MINIMIS CONDITIONS	
1.	Leal Ranches at 12740 58th Street (Property) is listed on the FINDS, ECHO, ENF, CIWQS, CERS database. The FINDS listing is associated with the facility being registered as a NPDES point source. Available records identified no violations. The ECHO listing is related to the Clean Water Act compliance as administered by the state of California. No violations were noted for the past five years. The ENF listing is associated with an apparent violation observed and corrected during a 2008 inspection. The CIWQS listing identified no violations observed in the past five years. The CERS listing is associated with an inspection of the facility in accordance with the California Water Code. Violations were noted in 2007, 2008, and 2010 associated with animal waste disposal documentation and associated with implementing the BMP (Best Management Practices) for the facility. No additional violations were noted in the record. Because these listings do not indicate a material threat of a release, Hillmann concludes they are unlikely to represent an environmental concern to the Property and recommends no further investigation regarding this issue.
2.	Portions of the Property were utilized for dairy operations from approximately the 1970s to 2019. Hillmann observed areas of residual livestock waste accumulations on the east and west portions of the Property. Elevated concentrations of methane gas are sometimes associated with areas where livestock wastes accumulate, and can sometimes give rise to the need for mitigation prior to development. A methane survey was conducted in July of 2021, which indicated that most samples had insignificant concentrations of subsurface methane gas, and field screening indicated just three (3) samples (of 15) had detectable concentrations of methane. However, it is important to note that the methane distribution is not widespread and that the areas investigated are still covered with animal waste. This material should be removed in connection with site development activities. Ultimately, Hillmann concludes that the residual livestock does not indicate a REC with connection to the Property.
3.	The Property is registered as having a 550-gallon historical fuel UST present on the Property in 1988. The Property owner indicated that the UST was removed from the ground in the late 1980s and subsequently utilized as an AST. The former UST was reported to have been located on the northern portion of the Property. No tank closure records for the former were available. However, a Limited Phase II Investigation and GPR Investigation was conducted in July 2021 within the vicinity of the former UST. Soil and soil gas samples were collected within the historical UST, which indicated no detectable concentrations of petroleum hydrocarbons or VOC (*i.e.*, the results were "non-detect"), and no heavy metal concentrations exceeding residential screening levels. The results from soil gas sampling in these areas indicated no VOC concentrations exceeding current residential screening levels and these very low concentrations likely do not pose a significant environmental or human health concern for the proposed residential use. Additionally, the GPR Investigation identified no evidence of the presence of the former UST. Therefore, the historical 550-gallon UST on the Property does not indicate a REC with connection to the Property and Hillmann recommends no further investigation regarding this issue.
4.	Maintenance and repair of farm equipment and vehicles appear to have been conducted for an extended period of time in an area of the northern portion of the Property. Hillmann observed a significant amount of equipment, vehicles, trash, drums, and other materials in this area. Soil staining was observed within the vicinity of the maintenance repair area, and by the entrance of the dairy barn at 12741 Limonite Avenue. However, a Limited Phase II Investigation was conducted in July 2021 within the vicinity of the former maintenance repair area. Soil and soil gas samples were collected within the targeted areas of the Property. Results from soil sampling in the maintenance areas were "non-detect" for petroleum hydrocarbons and VOCs, and no heavy metal concentrations were detected at levels exceeding residential screening levels. The results from soil gas sampling in these areas indicated no VOC concentrations exceeding current residential screening levels, and the very low

	concentrations of detected chemicals are unlikely to represent an environmental or human health concern for the proposed residential use. Therefore, the historical maintenance operations do not indicate a REC with connection to the Property and Hillmann recommends no further investigation regarding this issue.
5.	The Property was utilized as orchards since approximately 1931 to the 1950s. Concentrations of pesticides are commonly associated with shallow soils at sites with historical agricultural use. In addition, there is a potential for pesticide impacts to soil in the vicinity of the older farm structures along the northern perimeter of the Property where pesticide storage and mixing may have occurred. Accordingly, ninety-six (96) individual samples were collected, and analyzed for OCPs and Title 22 Metals, which are sometimes associated with the application of heavy-metal containing herbicides. Results of the OCP analysis indicated low levels of 4,4'-DDE and 4,4'-DDT which were below the applicable RSLs for residential applications. The results from heavy metal analysis indicate the samples had low, naturally-occurring background levels of metals, which did not exceed the applicable RSLs for residential applications. Therefore, the historical orchard operations on the Property do not indicate a REC with connection to the Property and Hillmann recommends no further investigation regarding this issue.
6.	Hillmann observed the presence of discarded drums located in the maintenance repair area. The drums indicated a concern due to the unknown content and possibility of undocumented chemical spills/releases to have occurred in the past and/or occur when the site is cleared for development. However, a Limited Phase II Investigation was conducted in July 2021 within the vicinity of the discarded industrial drums. Soil samples that were collected within the area indicated no detectable concentrations of petroleum hydrocarbons or VOCs, and no heavy metal concentrations exceeding residential screening levels. The results from soil gas sampling in these areas indicated no VOC concentrations exceeding current residential screening levels. These very low concentrations likely do not pose a significant environmental or human health concern for the proposed residential use. Therefore, the historical discarded industrial drums on the Property did not indicate a REC with connection to the Property. Hillmann recommends no further investigation regarding this issue.
7.	Hillmann observed piles of concrete, abandoned drums, heavy machinery, equipment, cars, tires, furniture, and other miscellaneous trash and debris present throughout the northern boundary of the Property. These features do not appear to represent an environmental concern to the Property. It is recommended all trash and debris be properly disposed off-site during Property redevelopment. Otherwise, Hillmann recommends no further action or investigation regarding this issue.
8.	Septic systems are present on the north side of the Property by the former residential homes. The Property owner indicated that there are two (2) 1,500-gallon, and one (1) 500-gallon septic tanks on the northern area of the Property, and that the tanks are utilized for the residential structures on the Property. Based on their use, these features appear unlikely to represent an environmental concern and Hillmann recommends no further investigation regarding this issue.
9.	Harada Elementary School - Echeverria Dairy/Cleveland Ave is listed on the Envirostor, LUST, SCH database. The site is adjacent to the southwest and is down gradient relative to the Property. The facility is incorrectly reported as being adjacent to the Property. The school is located approximately 1,200 feet south, and the facility has been investigated for potential contaminants of concern including arsenic, DDD, DDE, DDT and methane with a no further action status received. The LUST record is associated with a historic gasoline UST located approximately 1 mile south of the Property at the Eastvale Elementary School property. These issues do not represent an environmental concern and Hillmann recommends no further investigation regarding this issue.
10.	Ralphs Grocery #45 Fuel Center-12618 Limonite Avenue, is listed on the UST, CERS HAZ WASTE, CERS TANKS, HAZNET, CERS, HWTS, RCRA-LQG, CHMIRS databases. The site is adjacent to the south and is down-gradient relative to the Property. The facility is registered and currently operates as an automotive filling station utilizing USTs for petroleum storage. Minor violations associated with the fuel dispensing systems were historically noted and returned to compliance. A release of seven gallons of gasoline was reported to the concrete and asphalt and was cleaned up by a contractor. The waste disposal records did not identify any violations or releases to the Property. Based on the down-gradient location and lack of leaking UST database listings, the adjoining filling station is not considered to be a REC in connection to the Property. Hillmann recommends no further investigation regarding this issue.
11.	Vons Fuel Center #2688 at 6110 Hamner Ave is listed on the UST, CERS HAZ WASTE, CERS TANKS, HAZNET, CERS, HWTS, RCRA NonGen/NLR databases. The site is adjacent to the east, and is down-gradient relative to the Property. The facility operates a vehicular fuel dispensary utilizing USTs for petroleum distillate storage. The records indicate the facility is in compliance. A surficial, *de minimis* release of two (2) gallons of gasoline was reported in 2012. A surficial, *de minimis* release of four (4) gallons of diesel was reported in 2006.

	Minor violations associated with the fuel dispensing systems were historically noted and returned to compliance. No releases to soil or groundwater were identified. The waste disposal records did not identify any violations or releases to the Property. Based on the down-gradient location and lack of leaking UST database listings, the adjoining filling station is not considered to be a REC in connection to the Property.

1.3.4 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *property*. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Ryan Terwilliger
Environmental Professional

1.4 Business Environmental Risks / Non-ASTM Scope

Hillmann has performed a limited review of the following potential Business Environmental Risks (BER), also known as "Non-ASTM Scope concerns", in accordance with the contracted scope of work scope for this assessment. The following is a summary of findings for applicable BERs. For a more detailed discussion of the findings and contracted scope of work, please see the referenced report section.

BUSINESS ENVIRONMENTAL RISKS / NON-ASTM SCOPE			
Subject	**Findings**	**Not Appl.**	**Rpt. Ref.**
Asbestos	Existing dwelling and farm structures may contain ACM and should undergo asbestos surveys and abatement prior to demolition. Suspected ACM noted during a cursory visual screening included sheetrock wall systems, brick and mastic, floor tile with associated mastics, and roofing materials.		7.1
Lead Paint	Existing dwelling and farm structures may have components coated with lead containing paint, and undergo testing to determine appropriate worker safety and waste handling/disposal practices.		7.2
Radon	Property is located in the USEPA radon designation Zone 2 or 'moderate risk' area for radon. According to the CA Radon database, fifteen (15) recorded tests in zip code 92880 recorded 1 pCi/L indoor concentrations. Radon appears unlikely to represent an environmental concern.		7.3
Mold / Microbial Damage	Hillmann did not observe any evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.		7.4
NWI Wetlands	No mapped wetland areas were depicted at the Property by NWI wetland maps.		7.5

Lead in Drinking Water	Potable water at the Property is provided via an on-site well installed in 2010. No water quality testing of the well water was available.		7.6

2.0 INTRODUCTION

2.1 Purpose and Scope

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E1527-13. The ASTM describes these methodologies as representing good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B). The primary goal of the processes established by ASTM E1527-13 is to identify *recognized environmental conditions* in connection with the Property.

The term *recognized environmental condition (REC)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The ASTM has also defined the terms *historical recognized environmental conditions* and *controlled recognized environmental conditions* as two additional types of RECs. The term *historical recognized environmental condition (HREC)* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls or engineering controls).

The term *controlled recognized environmental condition (CREC)* is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Conditions determined to be *"de minimis conditions"* are not considered to be RECs, HRECs or CRECs. *De minimis condition* is defined by the ASTM, "…as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

The chief components of this assessment are generally described as follows:

- A non-invasive visual reconnaissance of the Property and adjoining properties in accordance with ASTM guidelines for evidence of RECs.
- Interviews of past and present owners and occupants and state and local government officials, seeking information related to the potential presence of RECs at the Property.

- A review of standard physical record sources for available topographic, geologic and groundwater data.

- A review of standard historic record sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews, etc., to determine prior uses of the Property from the present, back to the Property's first developed use, or back to 1940, whichever is earlier.

- A review of standard environmental record sources including federal and state environmental databases, and additional environmental record sources, to identify potential regulatory concerns with the Property, adjoining properties and properties located within the surrounding area.

An evaluation of environmental or other regulatory compliance matters is excluded from the scope of this assessment.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

2.1.1 Business Environmental Risks/Non-ASTM Scope Considerations

In accordance with our contract agreement, Hillmann may have addressed the following potential environmental subject matters that are outside of the requirements of the ASTM E1527-13 standard:

Asbestos-Containing Materials (ACM): A non-intrusive visual screening for the presence of suspect ACM within the accessed areas of buildings built prior to 1990 on the Property. It is emphasized that this non-intrusive visual screening does not constitute an asbestos survey/inspection of the premises. An asbestos survey/inspection should be sought by the report User(s) if more certainty is desired regarding ACM and potential asbestos hazards at the Property. Furthermore, a review of regulatory compliance matters pertaining to asbestos is excluded from the scope of work.

Lead-Based Paint (LBP): A non-intrusive visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980 on the Property. It is emphasized that this non-intrusive visual screening does not constitute a comprehensive survey for LBP or potential lead hazards. A comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding LBP at the Property. Furthermore, a review of regulatory compliance matters pertaining to lead-based paint is excluded from the scope of work.

USEPA Designated Radon Potential: Review of general non-site specific data published by the USEPA regarding the Radon Zone classification for the area of the Property.

Mold/Microbial Damage: A non-intrusive visual screening within the accessed areas of buildings on the Property for evidence of systemic microbial problems, including visible mold growth, water damaged building materials or musty odors. It is emphasized that this non-intrusive visual screening does not constitute a comprehensive survey for moisture/mold/microbial damage. A more comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding the potential for moisture/mold/microbial damages at the Property.

NWI Wetlands: Review of US Fish and Wildlife Service National Wetland Inventory digitized data of mapped wetlands as presented in the attached EDR Radius Map plus Geocheck Report.

It is emphasized that, regardless of the wetlands data obtained via the EDR Geocheck-Physical Setting Source Addendum, a delineation of regulated wetlands by a qualified professional would be warranted to determine the presence or absence of regulated wetlands at the Property.

Lead in Drinking Water: Review of the potential for elevated levels of lead in the drinking water by determining the source of the drinking water supply and a review of available testing or compliance data reports.

2.2 Property Location/Legal Description

Property location and legal description details are described as follows:

Primary Street Address:	12741 and 12745 Limonite Avenue and 12740 58th Street				
City:	Eastvale	**County:**	Riverside	**State:**	California
Tax ID/Parcel Number:	164030010, 164030012, 164030013, 164030014, 164030024, 162030025				
Approx. Land Area:	153.3 acres				
Apprx. Latitude/Longitude:	North 33.9791850 degrees/West 117.5629320 degrees				
Additional Details (if appl.):	N/A				
Property Owner:	James Borba				
Zoning Designation:	Leal Master Plan				

2.3 Data Gaps

A *data gap* is defined by the ASTM as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap and the ability to determine the presence or absence of recognized

environmental conditions. The following table summarizes data gaps encountered during the assessment as well as a discussion of their significance.

Data Gap:	Significant (Yes/No)?	Discussion
Historical records data failure	No	The date and/or type of the first developed use of the Property was not documented. Record gaps exceeding five years were encountered; however, no significant site use changes are suspected during these intervals. The lack of this information does not represent a significant data gap.
Response to agency records requests not received as of date of report.	No	Any additional information indicative of a REC will be forwarded upon receipt. Based on its review of information from other sources, however, Hillmann believes the lack of this information is unlikely to affect the conclusions or recommendations of this report. The lack of this information does not represent a significant data gap.

2.4 User Reliance

This report is for the exclusive use of the User(s) named on the front cover. No other party(ies) shall have any right to rely on the content of this report without first obtaining the consent of the original report User; and without obtaining written consent from Hillmann in the form of a letter of reliance or report recertification.

2.5 Significant Assumptions

The following significant assumptions are made:

- The site operations at the time of the site visit are assumed to reflect typical site conditions relative to potential environmental conditions and that no concealment of environmental conditions or releases by site owners or occupants has occurred. Likewise, it is assumed that no areas of the Property with potential environmental concerns or RECs were concealed or otherwise not reported, intentionally or unknowingly, by the Property owners/occupants and/or site escort at the time of the site visit.

- For the purpose of estimating the approximate direction of groundwater flow in the absence of site specific groundwater data, unless indicated otherwise, an assumption has been made that the gradient of groundwater flow follows the surface topography of the Property and immediate surrounding area.

2.6 General Limitations and Exceptions

2.6.1 Limitations

The report turnaround time specified by the contract agreement for this assessment may present a limitation to the availability of pertinent regulatory agency records. Such limitations, if encountered, are further specified in Section 4.4.

Significant limitations related to the condition or accessibility of the Property at the time of the site reconnaissance, if encountered, are reported in Section 5.1.

2.6.2 Other Exceptions or Deletions

No other exceptions or deletions from the ASTM Standard E1527-13 are reported.

2.6.3 Special Terms and Conditions

This Phase I Environmental Site Assessment has been prepared using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. Findings within this report are based on information collected from observations made on the day of the site reconnaissance and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, site development, redevelopment, or other construction purposes. No representation or warranty is made that the past or current operations at the Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes.

Findings, conclusions and recommendations presented in this report are based on visual observations of the Property, interviews conducted, the records reviewed, information provided by the Client, and/or a review of readily available and supplied drawings and documents. The accuracy and completeness of information obtained during the assessment, whether written, graphic or verbal, provided by the Property contact(s) or as shown on any documents reviewed or received from the Property contact, owner or agent, or government agency source can neither be warranted nor guaranteed. Independent verification of the accuracy or completeness of all information reviewed or received during the course of this assessment is not made and excluded from the scope of work for this assessment. No warranty or guarantee is made of the accuracy or completeness of information that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives or other secondary sources.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The regulatory research is designed to meet the requirements of ASTM Standard E1527-13. Hillmann can neither warrant nor guarantee the accuracy or completeness of the information obtained from the regulatory database report provider during the course of this assessment.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. Reasonable efforts are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify surficial and subsurface features that may have been hidden from view due to parked automobiles and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

No guarantee, explicit or implied, is made that the records pertaining to historical ownership or occupancy which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

The ASTM E1527-13 standard states that recommendations are not required to be included in a Phase I ESA report; however, further that recommendations are an additional service that may be useful in the User's analysis of landowner liability protections or business environmental risks; and that the User should consider whether recommendations for additional inquiries or other services are desired.

The recommended response actions to the identified RECs presented in Section 1.3, if any, are not intended to represent the only course(s) of action to take; nor does it imply any opinion as to the timing of the action. Furthermore, it is emphasized that additional response actions may become warranted depending on the outcome of the initial action(s) taken. Hillmann advises that consultation with legal counsel familiar with environmental and real estate law may be beneficial to the decision making process for the type and timing of a response action to identified RECs, if any.

Due to the limited nature of our review of potential Business Environmental Risks, the User of the report should consider whether to take additional action(s) to further define, properly manage and/or mitigate potential BERs.

In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement for this project, the consulting services agreement shall control.

3.0 USER PROVIDED INFORMATION

The term "User" is defined by ASTM as the party seeking to use Practice E1527 to complete an environmental site assessment of the Property; specifically, the entities named on the front cover to which the report has been addressed.

3.1 Prior Environmental Reports/Documentation

No prior environmental reports/documentation were provided.

3.2 User Questionnaire

Section 6 of the ASTM E1527-13 standard describes certain tasks required to be performed by the report User in order to qualify for landowner liability protections to CERCLA liability. To assist the report User to meet these requirements, the ASTM E1527-13 standard recommends a questionnaire of inquiries (User Questionnaire) specified in 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31 be provided to the original report User. The following is a summary of the User's response:

Question:	Yes/No:	Detail:
Environmental liens that are filed or recorded against the property: Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	No	
Activity and use limitations that are in place on the property or that have been filed or recorded against the property: Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	No	
Specialized knowledge or experience of the person seeking to qualify for the LLP: Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No	
Relationship of the purchase price to the fair market value of the property if it were not contaminated: Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Yes	

Commonly Known or Reasonably Ascertainable Information: Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,		
-Do you know the past uses of the property?	Yes	Dairy Farm
-Do you know of specific chemicals that are present or were once present at the property?	No	
-Do you know of spills or other chemical releases that have taken place at the property?	No	
-Do you know of any environmental cleanups that have taken place at the property?	No	
The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation: Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?	No	
Litigation/Administrative Proceedings/Government Notices As the User of this ESA, do you have knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.	No	

NR-no response

3.3 Reason for Performing Phase I ESA

The User did not indicate the purpose of the assessment. In accordance with ASTM E1527-13, it is assumed that the Phase I ESA was being performed in order to qualify for landowner liability protection to CERCLA liability.

4.0 RECORDS REVIEW

4.1 Physical Setting Sources

The following physical setting sources were reviewed:

Source	Discussion
USGS 7.5 minute Topographic Map Data: (EDR Geocheck-Physical Setting Source Addendum)	The Property lies at an elevation of approximately 669 feet above mean sea level. An interpretation of topographic contour lines as well as a review of the EDR Geocheck-General Topographic Gradient suggested terrain sloping downward towards the south-southwest. The closest down-gradient waterbody is the Santa Ana River, located approximately 1.8 miles to the southeast.
USDA SCS Soil Data: (EDR Geocheck-Physical Setting Source Addendum)	The primary soil type at the Property is classified as "Hilmar". This soil type is described as soils with moderate infiltration rates, with deep and moderately deep, moderately well drained soils, loamy fine sand with a moderately coarse grain texture.
Geologic Data: (EDR Geocheck-Physical Setting Source Addendum)	The geologic formation in the vicinity of the Property is described as a stratified sequence of the Cenozoic Era, Quaternary System, and Quaternary Series.
Prior Env. Reports: (Section 3.1)	No additional relevant site specific geologic data was noted from a review of the prior environmental reports listed in Section 3.1.
Additional Sources/ Data:	No additional physical setting sources or data was obtained.
Groundwater Flow Discussion:	Based on a review of the above information as well as observation of the site, the direction of shallow groundwater flow at the site is inferred to be towards the south-southwest.
NWI Wetlands Data: (EDR Geocheck-Physical Setting Source Addendum)	No NWI mapped wetlands areas were depicted at the Property.

4.2 Historical Use – Property and Adjoining Properties

Research has been conducted in an attempt to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the property. Standard historical sources have been sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

4.2.1 Fire Insurance Maps

A Certified Sanborn Map Report was obtained from EDR for a review of published historic fire insurance maps for the Property and surrounding area. The following is a summary of site uses and notable details depicted by the available maps:

Year(s)	Prop/Adj	Depicted Use(s)	Notable Details
	Property:	(No coverage)	
	Adjoining:		

A copy of the Certified Sanborn Map Report is attached in Appendix D.

4.2.2 City Directories

An EDR City Directory Abstract report was reviewed for data of former occupants of the Property's street address. The following is a generalized summary of the findings of city directory research for past occupants of the Property.

Property	
Use(s) / Occupant(s):	**Years**
12740 58th Street – John Leal	2017
Jese Zunig	2014
Leal Ranches	2009
Leight Medbury	1999 - 2009
Sterling Silver Trucking	2009

The EDR City Directory Abstract report was also reviewed for listings of historical occupants of the adjoining properties. The following is a general summary of listings of historic adjoining property occupants:

Adjoining Properties	
Use and/or Occupant(s)	**Years**
12569 Limonite Avenue - Multi-tenant Commercial Shopping Plaza such as; restaurants, supermarket, banks, and retail stores	2009 – 2017
12762 Limonite Avenue - Cloverdale Marketplace, Soccer Warehouse, and Waba Grill	2014 - 2017
Residential	1999 – 2017

A copy of the EDR City Directory report is attached in Appendix D.

4.2.3 Historical Topographic Maps

Historical topographic maps of the Property and vicinity obtained from an EDR Historical Topographic Map report (as attached in Appendix D) have been reviewed. The following interpretation of land usage was made by review of the maps:

Year(s)	Summary of Interpretation	
1902	**Property:**	A roadway is depicted running from north to south in the eastern portion. A roadway is depicted in the southeast corner.
	Adjoining:	No improvements and/or special depictions are shown.
1942	**Property:**	A structure is depicted in the north central portion. An unimproved road is depicted running through the western portion then east along the north boundary.
	Adjoining:	An improved roadway is depicted to the east and south. Several structures are present to the south. An unimproved road is depicted to the east with a structure to the northeast.
1947	**Property:**	Four (4) structures are depicted on the north central portion. An orchard is depicted on the Property. The previous access road is depicted.
	Adjoining:	As previously described, orchards are depicted to the south and west. An unimproved roadway is present along the northern boundary connecting to the eastern roadway. A well is depicted in the southeast corner.

1954	**Property:**	Four (4) structures are depicted in the north central portion.
	Adjoining:	Shading indicative of orchards is present to the north and east. Several structures are depicted south of the improved roadway (Cloverdale Road). An unimproved road is present to the east with a structure depicted to the northwest.
1967	**Property:**	Five (5) structures are depicted in the north central portion. An access road is depicted on the western half terminating at the northern unimproved road. An unimproved road, indicative of a horse track, is depicted on the southeastern portion, looping around a previously identified well.
	Adjoining:	As previously described, Swan Lake Trailer Park is depicted to the east.
1973	**Property:**	As previously described, six (6) new structures are present in the northeast portion, consistent with the current dairy barn present today. A small pond is depicted in the east center portion.
	Adjoining:	As previously described, additional buildings are depicted to the southeast and south. An orchard is depicted to the northeast.
1981	**Property:**	As previously described, unimproved roadways are now depicted on the eastern portion around the presumed dairy barn. A structure is depicted in the east central portion at the apex of the presumed horse track on the southeast.
	Adjoining:	As previously described.
2012	**Property:**	Roadways are illustrated in the north portion.
	Adjoining:	Roadways are depicted on adjacent properties to the east and north.

4.2.4 Historical Aerial Photographs

Historical aerial photographs of the Property and vicinity obtained from an EDR Aerial Photo Decade Package report, as attached in Appendix D, were reviewed. The following interpretation of land usage was made by review of the aerial photographs:

Additional aerial photographs were reviewed online at the Riverside County Map My County website (Map My County v10 (countyofriverside.us))

Year(s)	Summary of Interpretation	
1931, 1938, 1948	**Property:**	Appears to be an active orchard, farm structures, and dwellings appear in north central portion. Apparent barns are present in north central portion. Parcel 064030013 appears densely vegetated and structures are present.
	Adjoining:	Orchards, residences, barns, row crops.
1953	**Property:**	As previously described, the eastern 2/3 of the orchard has been cleared and appears planted with row crops.
	Adjoining:	As previously described.
1967	**Property:**	Orchards no longer present; horse track is in southeast portion. Parcel 064030013 now cleared and part of the presumed horse track.
	Adjoining:	As previously described, adjacent eastern property now developed with trailer homes.
1975, 1985, 1989, 1990, 1994, 1996	**Property:**	As previously described, northeast portion now developed with a barn and apparent feeding shelters. Borrow area appears in central portion of west side.
	Adjoining:	As previously described.
2002	**Property:**	As previously described, portions of the northwest appear to be used as an equipment lay down area.
	Adjoining:	As previously described, northern properties are being or have been developed with residential structures.

2004, 2006, 2007, 2012	**Property:**	As previously described.
	Adjoining:	Residential to the north, northeast, and southwest. Shopping centers and out parcels to the south and south east, agriculture to the west. Commercial operation to the south, west portion. Apparent gasoline dispensary present to the east in 2007, and one (1) under construction to the south clearly visible in 2012.
2016	**Property:**	As previously described.
	Adjoining:	As previously described, residential structures and residential development to the west.
2019	**Property:**	As previously described.
	Adjoining:	As previously described.

4.2.5 EDR High-Risk Historical Records

The EDR Radius Map™ report, which is discussed in greater detail in Section 4.3, provided a search of proprietary databases of potential historical high-risk uses at or in the vicinity of the Property. These databases include EDR Historic Cleaners – a database of property addresses with records of historical occupancy by suspected cleaners businesses; EDR Historic Auto – a database of property addresses with records of historical occupancy by potential automotive gas/filling stations and repair facilities; and EDR MGP- a database of sites historically occupied by manufactured gas plants and related facilities.

EDR Database	On-site Listings:	Adjoining/Off-Site Listings
Historic Cleaners: (on-site/adjoining only)	None	None
Historic Auto: (on-site/adjoining only)	None	Tierra Fina, 12672 Limonite Ave; which adjoins the Property to southeast was listed as a gasoline service station for the year 2014.
MGP: (1-mile distance)	None	None

4.2.6 Petroleum/Natural Gas Well Review

The historical record sources and the California Geologic Energy Management Division (CalGEM) online mapping application were reviewed for records of historic petroleum and/or natural gas wells at the Property. No record of any historical petroleum/natural gas wells at or adjoining the Property was identified.

4.2.7 Additional Historical Data

Where applicable, the following additional pertinent historical data was obtained:

Interviews/Anecdotal:	The following additional pertinent historical data was obtained: Mr. Craig Leal, Property owner, indicated that a UST containing oil was excavated from the northern boundary of the Property in 1980. He indicated the UST was then utilized as an AST; however, there is no records associated with the closure documents for the historical UST. (Note: a Phase II subsurface investigation was subsequently performed in the specified area, the results of which are discussed herein.)

	Additionally, Mr. Leal indicated that the Property currently has two (2) 1,500-gallon septic tanks, and one (1) 500-gallon septic tank location within the vicinity of residential homes on the northern boundary of the Property.
Local Gov't Records:	No additional pertinent historical data was obtained.
Prior Env. Reports: (Section 3.1)	Not applicable; no prior reports were provided.
Site Observations:	Indications of historic uses of the Property or adjoining properties were not observed during the site reconnaissance.
Other Sources:	No additional pertinent historical data was obtained.

4.2.8 Summary of Identified Historic Uses

The following table presents a summary of the types and approximate date ranges of identified prior uses of the Property:

Property	
Date Range	**Use**
1931 to 1953	Orchard
1967 – 1975	Horse farm
2009	Trucking company; however, Property owner indicated that no trucking activities were done on the Property
1975 – Present	Dairy farm

The following table presents a summary of the types of identified prior uses of the adjoining properties:

Adjoining Properties	
Date Range	**Use**
1931 – 1953	Agriculture
1957 - 1996	Agriculture/residential
2002 – Present	Residential/commercial (shopping center, outparcels, gasoline station)

4.2.9 Historical Records Data Failure

The ASTM E1527-13 standard defines data failure as a failure to achieve the ASTM specified historical research objectives after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. The objective is to identify all obvious uses of the property from the present, back to the property's first developed use, or back to 1940, whichever is earlier. Furthermore, records of historic use/conditions should be sought in intervals no less than approximately five years, unless the property conditions appear unchanged over a longer interval.

Objective	Met?	Detail	Significant?
First developed use/date determined?	No	The earliest documented use of the Property was as orchards circa 1930s, the lack of further information does not represent a significant data gap.	No
Record sources at 5-year intervals back to 1940 or first developed use?	No	Historical record gaps exceeding five years were encountered. However, significant site-use changes or undiscovered site uses appear unlikely to have occurred	No

		during the record gaps. The lack of further information does not represent a significant data gap.	
All obvious prior uses identified?	Yes	See Section 4.2.8.	NA

Please refer to Section 2.3 for additional discussion of data gaps and their significance to the findings of the assessment.

4.2.10 Potential Environmental Issues Evaluated by Subsurface Investigation

- The Property was utilized as orchards since approximately 1931 to the 1950s. Concentrations of pesticides are commonly associated with shallow soils at sites with historical agricultural use. In addition, there is a potential for pesticide impacts to soil in the vicinity of the older farm structures along the northern perimeter of the Property where pesticide storage and mixing may have occurred. Accordingly, ninety-six (96) individual samples were collected, and analyzed for OCPs and Title 22 Metals, which are sometimes associated with the application of heavy-metal containing herbicides. Results of the OCP analysis indicated low levels of 4,4'-DDE and 4,4'-DDT which were below the applicable RSLs for residential applications. The results from heavy metal analysis indicate the samples had low, naturally-occurring background levels of metals, which did not exceed the applicable RSLs for residential applications. Therefore, the historical orchard operations on the Property do not indicate a REC with connection to the Property and Hillmann recommends no further investigation regarding this issue.

- Maintenance and repair of farm equipment and vehicles appear to have been conducted for an extended period of time in an area of the northern portion of the Property. Hillmann observed a significant amount of equipment, vehicles, trash, drums, and other materials in this area. Soil staining was observed within the vicinity of the maintenance repair area, and by the entrance of the dairy barn at 12741 Limonite Avenue. However, a Limited Phase II Investigation was conducted in July 2021 within the vicinity of the former maintenance repair area. Soil and soil gas samples were collected within the targeted areas of the Property. Results from soil sampling in the maintenance areas were "non-detect" for petroleum hydrocarbons and VOCs, and no heavy metal concentrations were detected at levels exceeding residential screening levels. The results from soil gas sampling in these areas indicated no VOC concentrations exceeding current residential screening levels, and the very low concentrations of detected chemicals are unlikely to represent an environmental or human health concern for the proposed residential use. Therefore, the historical maintenance operations do not indicate a REC with connection to the Property and Hillmann recommends no further investigation regarding this issue.

- The Property is registered as having a 550-gallon historical fuel UST present on the Property in 1988. The Property owner indicated that the UST was removed from the ground in the late 1980s and subsequently utilized as an AST. The former UST was reported to have been located on the northern portion of the Property. No tank closure records for the former were available. However, a Limited Phase II Investigation and GPR Investigation was conducted in July 2021 within the vicinity of the former UST. Soil and soil gas samples were collected

within the historical UST, which indicated no detectable concentrations of petroleum hydrocarbons or VOC (*i.e.*, the results were "non-detect"), and no heavy metal concentrations exceeding residential screening levels. The results from soil gas sampling in these areas indicated no VOC concentrations exceeding current residential screening levels and these very low concentrations likely do not pose a significant environmental or human health concern for the proposed residential use. Additionally, the GPR Investigation identified no evidence of the presence of the former UST. Therefore, the historical 550-gallon UST on the Property does not indicate a REC with connection to the Property and Hillmann recommends no further investigation regarding this issue.

- Portions of the Property were utilized for dairy operations from approximately the 1970s to 2019. Hillmann observed areas of residual livestock waste accumulations on the east and west portions of the Property. Elevated concentrations of methane gas are sometimes associated with areas where livestock wastes accumulate, and can sometimes give rise to the need for mitigation prior to development. A methane survey was conducted in July of 2021, which indicated that most samples had insignificant concentrations of subsurface methane gas, and field screening indicated just three (3) samples (of 15) had detectable concentrations of methane. However, it is important to note that the methane distribution is not widespread and that the areas investigated are still covered with animal waste. This material should be removed in connection with site development activities. Ultimately, Hillmann concludes that the residual livestock does not indicate a REC with connection to the Property.

- Hillmann observed the presence of discarded drums located in the maintenance repair area. The drums indicated a concern due to the unknown content and possibility of undocumented chemical spills/releases to have occurred in the past and/or occur when the site is cleared for development. However, a Limited Phase II Investigation was conducted in July 2021 within the vicinity of the discarded industrial drums. Soil samples that were collected within the area indicated no detectable concentrations of petroleum hydrocarbons or VOCs, and no heavy metal concentrations exceeding residential screening levels. The results from soil gas sampling in these areas indicated no VOC concentrations exceeding current residential screening levels. These very low concentrations likely do not pose a significant environmental or human health concern for the proposed residential use. Therefore, the historical discarded industrial drums on the Property did not indicate a REC with connection to the Property. Hillmann recommends no further investigation regarding this issue.

The Property was utilized as a dairy farm since approximately the 1970s. During the site visit, Mr. Leal, Property owner, indicated the dairy farm operational ceased in October 2019.

The review of historical records did not indicate evidence of a REC in connection with the Property.

4.3 Standard Environmental Record Sources

A regulatory database report, titled EDR Radius Map™ Report, prepared by Environmental Data Resources of Shelton, CT was obtained and reviewed. The report provided a search of standard

environmental record sources for listings of the Property, adjoining properties and sites within the surrounding area; and has been reviewed for the purpose of identifying listings suggesting a potential impact to the Property due to presence or migration of hazardous substances and/or petroleum products. Additional descriptions of the meaning and significance of the regulatory databases can be found in the regulatory database report in Appendix E. The EDR Radius Map™ Report provided a search of the following database categories in accordance with the requirements of the ASTM Standard E1527-13:

Regulatory Database	Search Distance
Fed. National Priorities List (NPL/a.k.a. "Superfund" sites) & Proposed NPL	1-mile
Fed. Delisted NPL	½-mile
Fed. Superfund Enterprise Management System (SEMS; formerly CERCLIS)	½-mile
Fed. SEMS-ARCHIVE (formerly known as CERCLIS NFRAP)	½-mile
Fed. RCRA Corrective Action Sites (CORRACTS)	1-mile
Fed. RCRA Transport/Storage/Disposal (TSD) sites	½-mile
Fed. RCRA Generators (LQG, SGQ & CESQG)	Site & Adjoining
Fed. Institutional Control/Engineering Control (IC/EC) Registries	Site only
Fed. Emergency Response Notification System (ERNS)	Site only
State/Tribal Hazardous Waste Sites (SHWS)	1-mile
State/Tribal Landfill and/or Solid Waste Disposal (LF/SWF)	½-mile
State/Tribal Leaking Storage Tanks	½-mile
State/Tribal Registered Storage Tanks	Site & Adjoining
State/Tribal IC/EC Registries	Site
State/Tribal Voluntary Cleanup Sites	½-mile
State/Tribal Brownfields	½-mile
Additional Federal, State, Tribal and Local Environmental Databases	Variable

Reported distances for adjoining listings discussed in Section 4.3.4, if applicable, are approximate and indicative of the presence of a public roadway or right-of-way between the adjoining site and Property.

The reported gradients indicated where applicable in Sections 4.3.4 and 4.3.5 have been estimated based on a number of factors including but not necessarily limited to field observation, review of topographic maps, database listing details and/or site specific geo-technical data.

4.3.1 Supplemental Database Listings

The regulatory database report was also reviewed for listings on supplemental databases, in addition to the Standard Environmental Record Sources. Any property or adjoining property listings on such databases of significant concern, if identified, is discussed in Sections 4.3.3 and 4.3.4. Otherwise, none of the other supplemental database listings identified by the regulatory database report are considered to be a REC in connection with the Property.

4.3.2 Limited Tier I Vapor Encroachment Screening

Limited analysis of the details of on-site, adjoining and vicinity database sites was conducted to identify potential sources of sub-surface vapor encroachment. This review was based on elements of the ASTM "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (ASTM E 2600-15); and also on elements of "Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources" (Buonicore, 2011-S-103-AWMA). Vicinity database sites pertaining to non-petroleum product releases within 1,760 feet of the Property in the up-gradient direction, 365 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction; and vicinity database sites pertaining to petroleum product releases within 528 feet of the Property in the up-gradient direction, 165 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction were reviewed to identify active contamination sites with the potential to affect subsurface vapor conditions at the subject property. The potential for vapor encroachment was considered in assessing whether or not a REC exists in connection with the Property when reviewing applicable sites within those distances.

Regulatory database sites with active petroleum or non-petroleum releases that have the potential to constitute a vapor encroachment condition (VEC) to the Property, if any, are evaluated in Sections 4.3.3, 4.3.4 and 4.3.5, below. Ultimately, Hillmann concludes that there are no VECs in relation to the Property.

4.3.3 Property Listings

The following listings of the Property were identified:

Name/Address:	Leal Ranches/12740 58th Street
Database(s):	FINDS, ECHO, ENF, CIWQS, CERS
Data Discussion:	The FINDS listing is associated with the facility being registered as a NPDES point source. Available records did not identify any violations. The ECHO listing is related to the Clean Water Act compliance as administered by the state of California. No violations were noted for the past five years. The ENF listing is associated with an apparent violation observed and corrected during a 2008 inspection. The CIWQS listing did not identify any violations observed in the past five years. The CERS listing is associated with an inspection of the facility in accordance with the California Water Code. Violations were noted in 2007, 2008, 2010 associated with animal waste disposal documentation and associated with implementing the BMP for the facility. No additional violations were noted in the record.
REC Discussion:	Based on the details provided above, this issue does not represent a REC.
VEC Discussion:	Based on the available data, this issue does not represent a VEC.

Name/Address:	Leal Ranches/12714 Cloverdale Ave.
Database(s):	HIST UST
Data Discussion:	The facility is registered as operating a 550-gallon gasoline UST in 1988. No records of spills, cleanup, or removal were identified.
REC Discussion:	Based on the details provided above, a REC is not suspected in connection with the Property.
VEC Discussion:	Based on the available data, a VEC is not suspected.

4.3.4 Adjoining Property Listings

The following adjoining property listings were identified. Reported distances, where applicable, are approximate and indicative of the presence of a public roadway or right-of-way between the adjoining site and Property. The reported gradient has been estimated based on a number of factors including but not necessarily limited to field observation, review of topographic maps, database listing details and/or site specific geo-technical data.

Name/Address:	Harada Elementary School - Echeverria Dairy/Cleveland Ave				
Database(s):	Envirostor, LUST, SCH				
Distance in feet:	1200	**Direction:**	SW	**Gradient:**	Down
Data Discussion:	The facility is incorrectly reported as adjacent to the Property, the school is actually located 1,200 feet to the south. The facility has been investigated for potential contaminants of concern including arsenic, DDD, DDE, DDT, and methane with a no further action status. The LUST record is associated with a historical gasoline UST located approximately 1 mile south of the Property at the Eastvale Elementary School property.				
REC Discussion:	Based on the details provided above, this issue does not represent a REC.				
VEC Discussion:	Based on the available data, this site does not represent a VEC.				

Name/Address:	Western Sky Dairy/6500 Hamner				
Database(s):	ENF, HIST CORTESE, NPDES, WDS, CIQS				
Distance in feet:	118	**Direction:**	SE	**Gradient:**	Down
Data Discussion:	The facility historically operated to the southeast. The facility is closed and has been redeveloped into residential subdivisions.				
REC Discussion:	Based on the details provided above, the facility does not represent a REC.				
VEC Discussion:	Based on the available data, this facility does not represent a VEC.				

Name/Address:	Mountain View Tire & Service/6080 Hamner Ave. #105				
Database(s):	CERS HAZ WASTE, CERS, RCRA NonGen/NLR,				
Distance in feet:	122	**Direction:**	E	**Gradient:**	Up
Data Discussion:	The facility is registered as a CERS hazardous waste generator. An inspection in 2020 identified a violation, which was that a bung cap was not present on an anti-freeze. Additionally, a violation for not inspecting hazardous waste storage weekly was noted. The records indicated the facility was in compliance eight days after the violations were noted. The RCRA NonGen/NLR listing is associated with the facility being a universal waste generator. No violations were reported.				
REC Discussion:	Based on the details provided above, this facility does not represent a REC.				
VEC Discussion:	Based on the available data, this facility does not represent a VEC.				

Name/Address:	Ralphs Grocery #45 Fuel Center/12618 Limonite Ave				
Database(s):	UST, CERS HAZ WASTE, CERS TANKS, HAZNET, CERS, HWTS, RCRA-LQG CHMIRS				
Distance in feet:	126	**Direction:**	S	**Gradient:**	Down
Data Discussion:	The facility is registered and currently operates as a vehicular fuel dispensary utilizing USTs for petroleum distillate storage. The records indicate the facility is in compliance. Minor violations associated with the fuel dispensing systems were historically noted and returned to compliance. A release of seven (7) gallons of gasoline was reported to the concrete and asphalt and was cleaned up by a contractor. The waste disposal records did not identify any violations or releases to the Property.				

REC Discussion:	Based on the details provided above, this facility does not represent a REC.
VEC Discussion:	Based on the available data, this facility does not represent a VEC.

Name/Address:	Ralphs Grocery #45/12618 Limonite Ave				
Database(s):	RCRA NonGen/NLR, CERS HAZ WASTE, CERS, HAZNET, HWTS				
Distance in feet:	463	**Direction:**	S	**Gradient:**	Down
Data Discussion:	The facility is identified as a USEPA non generator of hazardous waste. No violations were identified. The records identified that the facility disposes of pharmaceutical waste, off spec, aged or surplus organics, liquids with a pH <=2, other organic solids, aqueous solution containing reactive anions, alkaline solution without metals. No violations were noted.				
REC Discussion:	Based on the details provided above, this facility does not represent a REC.				
VEC Discussion:	Based on the available data, this facility does not represent a VEC.				

Name/Address:	Vons Fuel Center #2688/6110 Hamner Ave.				
Database(s):	UST, CERS HAZ WASTE, CERS TANKS, HAZNET, CERS, HWTS, RCRA NonGen/NLR				
Distance in feet:	122	**Direction:**	E	**Gradient:**	Up
Data Discussion:	The facility operates a vehicular fuel dispensary utilizing USTs for petroleum distillate storage. The records indicate the facility is in compliance. A surficial release of two (2) gallons of gasoline was reported in 2012. A surficial release of four (4) gallons of diesel was reported in 2006. Minor violations associated with the fuel dispensing systems were historically noted and returned to compliance. No releases to soil or groundwater were identified. The waste disposal records did not identify any violations or releases to the Property.				
REC Discussion:	Based on the details provided above, this facility does not represent a REC.				
VEC Discussion:	Based on the available data, this facility does not represent a VEC.				

Name/Address:	Vons A Safeway Company #2688/6110 Hamner Ave.				
Database(s):	CERS HAZ WASTE, CERS RCRA LQG, FINDS				
Distance in feet:	122	**Direction:**	E	**Gradient:**	Up
Data Discussion:	The records identify that the facility is designated as a state hazardous waste generator, chemical storage facility. Paperwork and filing violations were historically identified and promptly rectified. The RCRA LQG and FINDS listings did not identify any violations.				
REC Discussion:	Based on the details provided above, this facility does not represent a REC.				
VEC Discussion:	Based on the available data, this facility does not represent a VEC.				

Name/Address:	Pulte Homes Company, LLC/12774 Limonite Ave				
Database(s):	RCRA NonGen/NLR				
Distance in feet:	142	**Direction:**	S	**Gradient:**	Down
Data Discussion:	This listing is for a historic facility associated with the development of the residential community to the south. No violations were noted.				
REC Discussion:	Based on the details provided above, this facility does not represent a REC.				
VEC Discussion:	Based on the available data, this facility does not represent a VEC.				

Name/Address:	Walgreens #13657/12574 Limonite Ave				
Database(s):	RCRA NonGen/NLR, CERS HAZ WASTE, HAZNET, HWTS				
Distance in feet:	142	**Direction:**	S	**Gradient:**	Down
Data Discussion:	This listing is associated with an operating drug store. The data indicated the facility was listed as a Small Quantity Generator. and a Conditionally Exempt Small Quantity Generator. The records identified that the facility disposes of pharmaceutical waste, off spec, aged or surplus organics, liquids with a pH <=2, other organic solids, aqueous solution containing reactive anions, alkaline solution without metals. No violations were noted.				

REC Discussion:	Based on the details provided above, this facility does not represent a REC.
VEC Discussion:	Based on the available data, this facility does not represent a VEC.

Name/Address:	Riverside Medical Clinic/12742 Limonite Ave				
Database(s):	RCRA NonGen/NLR				
Distance in feet:	144	**Direction:**	S	**Gradient:**	Down
Data Discussion:	This listing is described as an office of all other miscellaneous health practitioners. The data indicated the facility not a generator of hazardous waste. No violations were noted.				
REC Discussion:	Based on the details provided above, this facility does not represent a REC.				
VEC Discussion:	Based on the available data, this facility does not represent a VEC.				

Name/Address:	Bright Now Dental A Dental Office of Sahawneh Dent/12636 Limonite Ave				
Database(s):	RCRA NonGen/NLR				
Distance in feet:	556	**Direction:**	S	**Gradient:**	Down
Data Discussion:	This listing is described as an offices of dentists. The data indicated the facility as not a generator of hazardous waste. No violations were noted.				
REC Discussion:	Based on the details provided above, this facility does not represent a REC.				
VEC Discussion:	Based on the available data, this facility does not represent a VEC.				

Name/Address:	Home Depot USA Inc HD1084/6140 Hamner Avenue				
Database(s):	RCRA SQG, CERS HAZ WASTE, CERS, HAZNET, HWTS				
Distance in feet:	463	**Direction:**	S	**Gradient:**	Down
Data Discussion:	The facility is identified as a USEPA small quantity generator of hazardous waste. No violations were identified. Further, the state records identified that the facility disposes of waste oil, unspecified solvent mixtures, other inorganic solid waste, unspecified organic liquid mixtures, off spec, aged or surplus organics, alkaline solution without metals, paperwork and filing violations were historically identified and promptly rectified. No violations associated with on-site releases were noted.				
REC Discussion:	Based on the details provided above, this facility does not represent a REC.				
VEC Discussion:	Based on the available data, this facility does not represent a VEC.				

4.3.5 ASTM Search Distance Findings

The following is a discussion of non-adjoining sites identified as located within the ASTM specified search distance surrounding the Property. In order to keep this discussion informative and concise, discussion(s) is/are provided of the listed site(s) for each database category that appears most likely to impact the Property based on distance, area topography and/or regulatory status. Listings of sites within the applicable search distances not specifically discussed below were reviewed and concluded not to be RECs in connection with the Property or VECs based on various factors including distance, area topography, known or inferred groundwater flow direction and/or regulatory status. Listings for the following databases, if identified, have been discussed above in Sections 4.3.3 and 4.3.4: Registered Storage Tanks, Federal RCRA Generators, Federal and State EC/IC, ERNS. A copy of the full regulatory database report, including available details of all listed sites, is included in Appendix E.

Federal NPL				**# of sites:**	0	**Search Distance:**	1-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

Federal Delisted NPL				**# of sites:**	0	**Search Distance:**	1-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

Federal SEMS				**# of sites:**	0	**Search Distance:**	½-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

Federal SEMS-ARCHIVE				**# of sites:**	0	**Search Distance:**	½-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

Federal CORRACTS				**# of sites:**	0	**Search Distance:**	1-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

Federal RCRA-TSD				**# of sites:**	0	**Search Distance:**	½-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							
VEC Discussion:							

State HAZARDOUS WASTE SITE				**# of sites:**	0	**Search Distance:**	1-mile
Notable Listing:	None						
Distance in feet:		**Direction:**		**Gradient:**			
Data Discussion:							
REC Discussion:							

VEC Discussion:	

State SOLID WASTE FACILITY/LANDFILL			**# of sites:**	0	**Search Distance:**	½-mile
Notable Listing:	None					
Distance in feet:		**Direction:**		**Gradient:**		
Data Discussion:						
REC Discussion:						
VEC Discussion:						

State LEAKING STORAGE TANKS			**# of sites:**	3	**Search Distance:**	½-mile
Notable Listing:	Texaco Swan Lake/5800 Hamner Avenue					
Distance in feet:	1417	**Direction:**	ENE	**Gradient:**	Up	
Data Discussion:	The closest LUST listing is described in Section 4.3.4. The second closest LUST listing indicated that soil was contaminated at the site with gasoline from a leaking UST, with a leak first being detected on August 1988; however, the contaminated soil was excavated and disposed off-site, and the Property was granted a no further action letter as of 12/12/1991.					
REC Discussion:	Based on the details provided above, this facility does not represent a REC.					
VEC Discussion:	Based on the available data, this facility does not represent a VEC.					

State VOLUNTARY CLEANUP SITES			**# of sites:**	0	**Search Distance:**	½-mile
Notable Listing:	None					
Distance in feet:		**Direction:**		**Gradient:**		
Data Discussion:						
REC Discussion:						
VEC Discussion:						

State BROWNFIELD SITES			**# of sites:**	0	**Search Distance:**	½-mile
Notable Listing:	None					
Distance in feet:		**Direction:**		**Gradient:**		
Data Discussion:						
REC Discussion:						
VEC Discussion:						

UNMAPPED/ORPHAN LIST SITES	
Notable Listings:	Hillmann has also reviewed a list of unmapped sites (a.k.a. "Orphan List" sites) indicated by the database report. Unmapped sites that were identified as falling within an applicable specific search distance or warranting discussion have either been discussed in the preceding tables or are detailed below: None

4.4 Additional Environmental Record Sources

Requests have been submitted to local, municipal and state agencies for pertinent records pertaining to the Property, particularly with regard to potential environmental concerns such as petroleum storage tanks, storage and usage of hazardous substances and petroleum products, and/or known or suspected environmental contamination. Where applicable, internet research of government

environmental regulatory databases was also conducted, as well as a general cursory internet search of the Property address, for information indicative of a REC. The following table summarizes the findings of the research:

Source	Type of Request	Outcome
EPA MyProperty	Online search	Hillmann searched online for records pertaining to the Property. No records pertaining to the property were found.
EPA Envirofacts	Online search	Hillmann searched online for records pertaining to the Property. No records pertaining to the property were found.
CA SWRCB (GeoTracker)	FOI request	Hillmann searched online for records pertaining to the Property. No records pertaining to the property were found.
CA DTSC (Envirostor)	FOI request	A response was recieved stating that no records were found.
Regional Water Quality Control Board (RWQCB)	FOI request	A response was recieved stating that no records were found.
South Coast Air Quality Management District (SCAQMD)	FOI request	A response was recieved stating that no records were found.
Fire Prevention/Marshall and Hazardous Material	FOI request	No response was received prior to report issuance.
Riverside Agricultural Commission	FOI request	A response was recieved stating that no records were found.
Health Department	FOI request	No response was received prior to report issuance.
Internet Search Engine	Online search	Hillmann searched online for records pertaining to the Property. No records pertaining to the property were found.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the Property and improvements, adjoining properties as viewed from the Property boundaries and the surrounding area based on visual observations from adjoining public thoroughfares. Building exteriors were observed at ground level, unless otherwise indicated. Where applicable, representative areas of building interiors were accessed and observed to the extent they were made safely accessible with the cooperation of the site escort.

Site Inspection Personnel:	Ms. Gabriela Cyrulik
Property Escort/Company:	Mr. Craig Leal/Property Owner
Inspection Date:	June 21, 2021
Weather Conditions:	Sunny, 81 degrees F

5.1.1 Significant Inaccessible Areas

The following significant areas of the Property were not accessed at the time of the site visit:

Hillmann did not gain access into the five (5) occupied residential structures on the Property.

5.1.2 Significant Limiting Site Conditions

No significant limiting site conditions were noted at the time of the site reconnaissance.

5.2 General Site Setting

5.2.1 Site and Vicinity Characteristics

Abutting Roadways:	58th Street to the north; Hamner Avenue to the east; Limonite Avenue to the south; Scholar Way to the west
Current Property Use:	Dairy farm with five (5) residential structures
Evidence of Past Property Uses:	Remnants of cattle maneuver were observed on the northeast and northwest corner of the Property
Evidence of Past Adjoining Property Uses:	None observed
Surrounding Area Uses:	Residential, commercial shopping plazas and institutional uses (i.e., Harada Elementary School)

5.2.2 Current Adjoining Property Uses

Dir	Street Address	Description
N	Rancho Vista Road	Residential
E	Swan Lake Apartments	Residential
S/SE	Limonite & Hamner Ave	Multi-tenant commercial shopping plaza with restaurants, retail stores, gas stations, banks
W	Scholar Way	Residential

No visual observations indicative of a potential environmental concern were noted on the adjoining properties.

5.2.3 Topographic Characteristics

Terrain:	Flat to gently sloping
Direction of Downward Slope:	Towards the south
On-site Water Bodies:	None observed
Other Significant Features:	None observed

5.2.4 General Description of Structures

Buildings/# of Floors	Five (5) residential structures/single-story
Approx. Building Area:	N/A
Approx. Year Built:	1931
Ancillary Structures:	None observed
Sources of Heating & Cooling:	Natural gas fired heating systems/no central cooling systems noted
Potable Water/Sewage Disposal:	Potable well and septic system. See Sections 5.3.15 and 5.3.16 for additional details.

5.3 Interior & Exterior Observations

5.3.1 Storage/Usage of Hazardous Substances and Petroleum Products

The following hazardous substances and petroleum products were observed to be stored and used by property occupants:

Occupant	Substance	Qty/Container Type	Storage Conditions
Leal Ranch	Hydraulic fluid	1-gallon/one	Good
Leal Ranch	Machine lubricant	5-gallon/one	Good

5.3.2 Drums

The following hazardous substance or petroleum product drums were noted on the Property:

Hillmann observed seven (7) unidentified drums stored in the same location, and in one area outside the maintenance repair station, along the northern perimeter of the Property. Seven (7) of the unidentified containers were located without secondary containment, and were placed on the pavement. Hillmann observed that one (1) of the unidentified substance containers was leaking and had stained the pavement along the maintenance repair area on the northeastern corner of the repair shop on the Property. This area was evaluated by a Phase II subsurface investigation and determined to not represent a Recognized Environmental Condition.

5.3.3 Unidentified Substance Containers

The following unidentified substance containers suspected of containing hazardous substance or petroleum product were noted on the Property:

Hillmann observed that drums described in Section 5.3.2 were unlabeled and unidentified, and could contain hazardous substance and/or petroleum products. In addition, Hillmann noted several unlabeled one-gallon and five-gallon containers in the maintenance repair area, within the northern perimeter of the Property. As discussed in this report, these features were determined to not represent a concern.

5.3.4 Other Hazardous Substances/Petroleum Products

No other containers of hazardous substances or petroleum products were noted on the Property.

5.3.5 Bulk Petroleum/Hazardous Material Storage Tanks

The following storage tanks for bulk petroleum or hazardous material storage were identified or reported to be present; or are suspected to be present based on visual observations:

AST/ UST	Product	Capacity	Construction	Year Installed	Status	Location/Notes
UST	Gasoline	550-gallon	Double-walled steel	1970s	Excavated	Mr. Leal indicated the UST was excavated in the late 1980s. Hillmann observed an unlabeled and unidentified UST along the Horse Barn on the north perimeter of the Property
AST	Petroleum	600-gallon	Metal	N/A	N/A	Located in the maintenance repair area

5.3.6 PCBs in Oil Filled Electrical/Hydraulic Equipment

No oil-filled electrical or hydraulic equipment was identified at the Property.

5.3.7 Odors

No strong, pungent or noxious odors were noted at the Property.

5.3.8 Pools of Liquid

No standing water or pools of liquid likely to contain hazardous substances or petroleum products were noted at the Property.

5.3.9 Interior Stains or Corrosion

The following interior stains and/or corrosion due to hazardous substance/petroleum products spills/releases were noted at the Property:

Hillmann observed spills/releases from one (1) out of seven (7) unidentified hazardous drums stored outside the northwest corner of the maintenance repair shop, along the northern perimeter of the Property. Additionally, another spill/release was observed within the vicinity of the Dairy Barn (12741 Limonite Ave), located on the gravel at the northeastern corner of the Property by the entrance of the building. The staining is considered to be *de minimis.*

5.3.10 Interior Drains/Sumps

No floor drains or sump pits were noted at the Property other than for storm water or sewage management.

5.3.11 Exterior Pits/Ponds/Lagoons

No exterior pits, ponds or lagoons was identified on the Property in connection with waste treatment or disposal.

5.3.12 Stained Soil, Pavement/Stressed Vegetation

The following stained soil, pavement and/or stressed vegetation was observed at the Property:

Hillmann observed tall grass and vegetation present throughout the southern perimeter of the Property.

5.3.13 On-Site Solid Waste Disposal/Fill Material

The following evidence of on-site solid waste dumping/disposal was observed:

Hillmann observed piles of concrete, abandoned drums, farm machinery/equipment, cars, tires, furniture, piping, wood, and other miscellaneous trash and debris present along two isolated on the northeastern and northwestern perimeter of the Property. As discussed in this report, these features are unlikely to represent an environmental concern.

5.3.14 Waste Water

Sanitary sewage generated at the Property is discharged via an on-site septic system. See Section 5.3.15 for additional details regarding the septic system.

5.3.15 Septic Systems

A septic system is present and utilized for on-site disposal of sanitary sewage. The system is located to the north side of the Property by the former residential homes. Mr. Leal, Property Owner, indicated that there is two (2) 1,500-gallon, and one (1) 500-gallon septic tanks located on the northern area of the Property, and utilized for the residential structures on the Property.

5.3.16 Wells

The following groundwater wells were identified at the Property:

Hillmann observed a water well on the east-southeast perimeter of the Property. Additionally, another groundwater production well, and storage cistern were observed on the northern perimeter of the Property.

5.3.17 Railroad Spurs

No railroad spurs were identified on the Property.

6.0 INTERVIEWS

6.1 Interviews with Past and Present Owners and Occupants

Subject	Name/Affiliation	Summary
Property Owner / Representative	Mr. Craig Leal/Property Owner	Mr. Leal was provided with an environmental questionnaire, and was interviewed during the site inspection. However, a completed environmental questionnaire has not been returned prior to report issuance.
Property Occupants	Not applicable	Property was occupied by Leal Ranch.
Past Owners, Occupants, Operators	Not applicable	Past owners/occupants of the Property were not available for interview at the time of the assessment.
Owners/Occupants of Adjoining or Nearby Properties	Not applicable	The Property was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews with adjoining or nearby property owners or occupants were not conducted.

6.2 Interviews with State and/or Local Government Officials

Written and on-line requests for environmental records of the Property from State and Local governmental agencies are detailed in Section 4.4.

7.0 BUSINESS ENVIRONMENTAL RISKS

In accordance with the contract agreement for this assessment, Hillmann has performed cursory reviews of several potential Business Environmental Risks (also known as "Non-Scope Considerations"). The ASTM E1527-13 standard defines the term business environmental risk (BER) as, *"a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice."*

7.1 Asbestos-Containing Material (ACM)

The contracted scope of work included a cursory visual screening of the accessed portions of buildings at the Property built prior to 1990 for suspect asbestos containing materials (ACM). The information provided in this section, where applicable, is limited to identification of potential suspect materials in the readily accessible and observed areas of the building, and their general condition. This is not intended to be a comprehensive survey for the presence of ACM, and no testing has been conducted.

Suspected ACM noted during a cursory visual screening included sheetrock wall systems, brick and mastic, and floor tile with associated mastics. Although not observed, the roofing materials may contain asbestos. Additional types of suspect ACM may exist in enclosed areas or areas not accessed during the assessment. It is emphasized that this limited screening does not constitute a comprehensive asbestos survey of the premises and is meant only to provide a cursory evaluation regarding the potential presence of ACM at the Property.

7.2 Lead-Based Paint

The contracted scope of work included a cursory visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980. This is not intended to constitute a comprehensive survey for LBP or potential lead hazards, and no testing has been conducted.

No access was available into the on-site dwelling structures. Dwelling and farm structures at the Property have the potential to have components coated with lead containing paint.

7.3 Radon

Data compiled by the USEPA, as summarized by the regulatory database report, indicated that the Property is located in an area classified as Zone 2 or 'moderate risk' area for radon. Radon testing was not included in the scope of this assessment. According to the CA Radon database, fifteen recorded tests in zip code 92880 recorded 1 pCi/L indoor concentrations. Radon appears unlikely to represent an environmental concern.

7.4 Mold/Microbial Damage

As per the contracted scope of work, Hillmann conducted a cursory visual screening of the accessed areas of the building for evidence of significant damage to building materials and finishes as result of moisture intrusion and/or mold/microbial growth. Hillmann did not observe evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.

7.5 NWI Mapped Wetlands

As indicated in the Physical Setting Source table of Section 4.1, no NWI mapped wetlands areas were depicted at the Property by the EDR Geocheck-Physical Setting Source Addendum (attached in Appendic E).

The scope of work for this assessment excludes a visual determination of regulated wetlands at the Property. It is emphasized that, regardless of the wetlands data obtained via the EDR Geocheck-Physical Setting Source Addendum, a delineation of regulated wetlands by a qualified professional would be warranted to determine the presence or absence of regulated wetlands at the Property.

7.6 Lead in Drinking Water

The scope of work for this assessment included a review of the potential for elevated levels of lead in drinking water by determining the source of the drinking water supply and a review of available compliance or testing data.

Potable water service at the Property is provided by a utility connection with the Western Municipal Water District. A recently published water quality report from the utility indicated compliance with USEPA water quality standards for lead in drinking water. A copy of the report has been attached in Appendix F.

8.0 REFERENCES

ASTM E1527-13-Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; ASTM International, 2013

ASTM E12600-15-Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction, ASTM International, 2015

EDR Radius Map Report with GeoCheck™, Environmental Data Resources, 2020

EDR City Directory Abstract Report, Environmental Data Resources, 2020

EDR Sanborn Map Report, Environmental Data Resources, 2020

Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources; A. Buonicore, 2011

9.0 APPENDICES

Appendix A	Site Diagram / Vicinity Map
Appendix B	Site Photographs
Appendix C	Questionnaires / User Provided Information
Appendix D	Historical Records Documentation
Appendix E	Regulatory Records Documentation
Appendix F	Other Documents / Lab Results
Appendix G	Project Personnel Qualifications

APPENDIX A

MAPS / DIAGRAMS

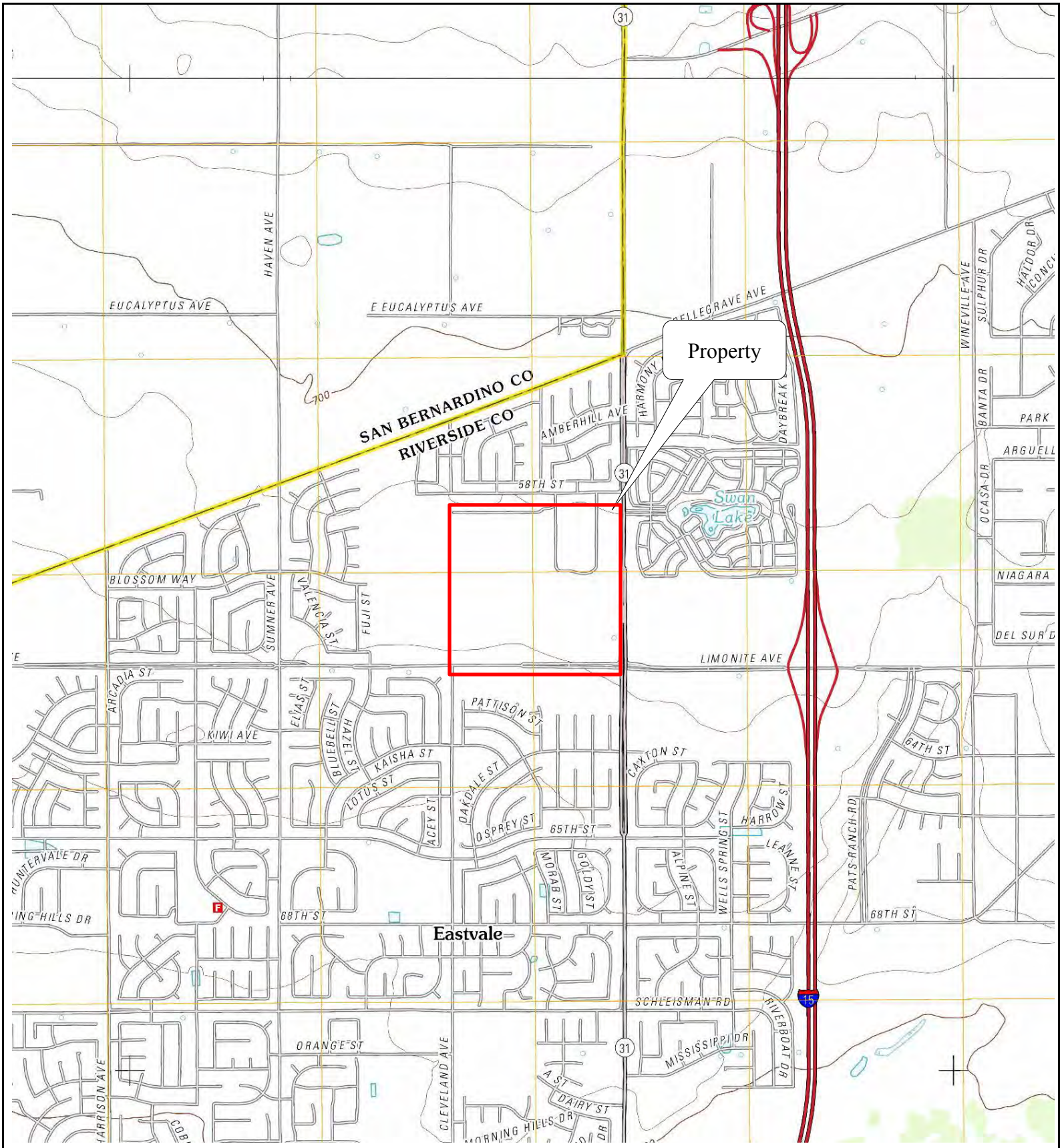

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Figure 1: Site Vicinity Map

12741 and 12745 Limonite Avenue and 12740 58th Street
Eastvale, California

N

SCALE: (NOT TO SCALE)

PROJECT No.: C3-84

HILLMANN CONSULTING

Figure 2: Site Diagram

12741 and 12745 Limonite Avenue and 12740 58th Street
Eastvale, California

N

SCALE: (NOT TO SCALE)

PROJECT No.: C3-8458

APPENDIX B

SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

Milking barn located at the northeast corner of the Property

Water tank located by the milking barn

Eastern perimeter of the Property, facing west

View of fried cattle manure located on the eastern boundary of the Property

Dark staining on gravel located by the milking barn on the northeast area of the Property

Vehicles and equipment at the east-northeastern perimeter of the Property

PHASE I ESA - SITE PHOTOGRAPHS

12741 and 12745 Limonite Avenue and 12740 58th Street,
Eastvale, California

Project No.:	C3-8458

HILLMANN CONSULTING

SITE PHOTOGRAPHS

Concrete remnants of farm structures on the northeastern portion of Property

Concrete remnants of farm structures on the northeastern portion of Property

Residential structures located on the mid-eastern portion of the Property

Residential structure located on the mid-eastern portion of the Property

View of the Property facing southeast

View of concrete slabs, tires, wood, drums, trash and debris located at the northwest boundary of the Property

PHASE I ESA - SITE PHOTOGRAPHS

12741 and 12745 Limonite Avenue and 12740 58th Street,
Eastvale, California

Project No.:	C3-8458

HILLMANN CONSULTING

SITE PHOTOGRAPHS

Northwestern area; farm remnants

View of the HIST UST located along the horse barn

Northwest adjoining properties

View of the Property facing southwest

Unoccupied residential structure #1 located on the northwest area of the Property

Barn/storage structure at northwestern Property area

PHASE I ESA - SITE PHOTOGRAPHS

12741 and 12745 Limonite Avenue and 12740 58th Street,
Eastvale, California

Project No.:	C3-8458

HILLMANN CONSULTING

SITE PHOTOGRAPHS

Interior view of the barn/storage structure

Occupied residential structure #2 located on the northern boundary of the Property

Interior of horse stable located at northern area of the Property

Former livestock pen at the northern area of the Property

Farm structure located at northern area of the Property

Occupied residential structure #3 located on the northern area of the Property

PHASE I ESA - SITE PHOTOGRAPHS

12741 and 12745 Limonite Avenue and 12740 58th Street,
Eastvale, California

Project No.:	C3-8458

HILLMANN CONSULTING

SITE PHOTOGRAPHS

Farm equipment/cistern at the northern area of the Property

Unoccupied residential structure #4 located at the northwest area of the Property

View of a well located by the maintenance repair area

Maintenance area on the northern portion of the Property

View of abandon drums located in the mechanical repair area with oil staining on the asphalt

Closer view of oil staining by the drums

PHASE I ESA - SITE PHOTOGRAPHS

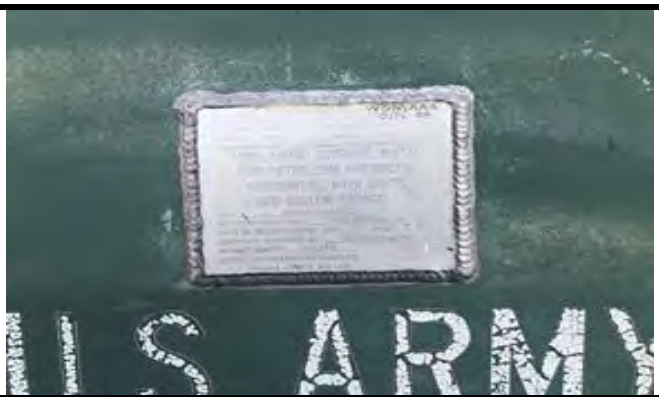
12741 and 12745 Limonite Avenue and 12740 58th Street,
Eastvale, California

Project No.:	C3-8458

HILLMANN CONSULTING

SITE PHOTOGRAPHS

600-g AST located in the maintenance area



600-g AST placard

Interior view of the maintenance auto repair shed

Maintenance area, misc. equipment, trash and storage

Equipment in maintenance shop

Equipment and machinery located in the maintenance area

PHASE I ESA - SITE PHOTOGRAPHS

12741 and 12745 Limonite Avenue and 12740 58th Street,
Eastvale, California

Project No.:	C3-8458

HILLMANN CONSULTING

SITE PHOTOGRAPHS

View of an abandon drum located by maintenance shop

View of concrete trash and debris present throughout the Property

View of the Property facing south

View of the Property facing northeast

View of the milking barn structure facing south

View of a historical well located on the east-southeast boundary of the Property

PHASE I ESA - SITE PHOTOGRAPHS

12741 and 12745 Limonite Avenue and 12740 58th Street,
Eastvale, California

Project No.:	C3-8458

HILLMANN CONSULTING

SITE PHOTOGRAPHS

View of the Property facing southwest

View of the southern boundary of the Property facing northeast

View of the southern boundary of the Property facing north

View of the southern boundary of the Property facing northwest

View of the southeast adjoining gas station

View of the southeast adjoining gas station

PHASE I ESA - SITE PHOTOGRAPHS

12741 and 12745 Limonite Avenue and 12740 58th Street,
Eastvale, California

Project No.:	C3-8458

HILLMANN CONSULTING

APPENDIX C

QUESTIONNAIRES/USER PROVIDED DOCUMENTATION

HILLMANN
CONSULTING

ASTM E 1527-13/AAI - USER QUESTIONNAIRE

Instructions: This form should be completed by a representative of the USER of the Phase I ESA report and returned to Hillmann via email or in-person. **The report USER is the entity on whose behalf the assessment is being prepared and that will be relying on the report for liability protections.**

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"),188 the USER must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete. Please complete the following questionnaire and provide any of the referenced information (if available) to Hillmann.

USER Company Name:	The New Home Company Southern California LLC	**USER Mailing Address:**	15231 Laguna Canyon Rd, suite 250 Irvine CA 92618
Respondent Name & Email Address:	Matt Blain mblain@nwhm.com	**Date of Completion:**	09/14/2021

Property Address: 12745 Limonite Avenue, Eastvale CA	**YES**	**NO**	**DETAIL (optional):**
Environmental liens that are filed or recorded against the property: Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	☐	✔	
Activity and use limitations that are in place on the property or that have been filed or recorded against the property: Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	☐	✔	
Specialized knowledge or experience of the person seeking to qualify for the LLP: Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	☐	✔	
Relationship of the purchase price to the fair market value of the property if it were not contaminated: Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	✔	☐	

HILLMANN CONSULTING

Property Address:	12745 Limonite Avenue, Eastvale CA	**YES**	**NO**	**DETAIL (optional):**
Commonly Known or Reasonably Ascertainable Information: Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? **ANSWER BELOW**				
- Do you know the past uses of the property?		☑	☐	Dairy Farm
- Do you know of specific chemicals that are present or were once present at the property?		☐	☑	
- Do you know of spills or other chemical releases that have taken place at the property?		☐	☑	
- Do you know of any environmental cleanups that have taken place at the property?		☐	☑	
The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation: Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?		☐	☑	
Litigation/Administrative Proceedings/Government Notices As the User of this ESA, do you have knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.		☐	☑	

Additional Details, if applicable:

APPENDIX D

HISTORICAL RECORDS DOCUMENTATION

Hamer Ave and 58th Street

Hamer Ave and 58th Street

Corona, CA 92880

Inquiry Number: 6529777.8

June 09, 2021

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

06/09/21

Site Name:

Hamer Ave and 58th Street
Hamer Ave and 58th Street
Corona, CA 92880
EDR Inquiry # 6529777.8

Client Name:

Hillmann Environmental Co.
1745 W Orangewood Avenue
Orange, CA 92868-0000
Contact: Gabby Cyrulik

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: August 29, 1990	USDA
1989	1"=500'	Flight Date: August 03, 1989	USDA
1985	1"=500'	Flight Date: July 28, 1985	USDA
1975	1"=500'	Flight Date: August 01, 1975	USGS
1967	1"=500'	Flight Date: May 15, 1967	USDA
1953	1"=500'	Flight Date: February 02, 1953	USDA
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: May 30, 1938	USDA
1931	1"=500'	Flight Date: September 18, 1931	FAIR

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INQUIRY #: 6529777.8
YEAR: 2016
= 500'
N
EDR

INQUIRY #: 6529777.8
YEAR: 2012
= 500'
N
EDR

INQUIRY #: 6529777.8
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 6529777.8
YEAR: 2006
= 500'
N
EDR

INQUIRY #: 6529777.8
YEAR: 2002
= 500'
N
EDR
972

INQUIRY #: 6529777.8
YEAR: 1994
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N
EDR

INQUIRY #: 6529777.8
YEAR: 1990
= 500'
N
EDR
974

Borrow Area
INQUIRY #: 6529777.8
YEAR: 1989
= 500'
N
EDR

INQUIRY #: 6529777.8
YEAR: 1985
= 500'
N
EDR

INQUIRY #: 6529777.8
YEAR: 1975
= 500'
N
EDR

INQUIRY #: 6529777.8
YEAR: 1967
= 500'
N
EDR

INQUIRY #: 6529777.8
YEAR: 1953
= 500'
N
EDR

INQUIRY #: 6529777.8
YEAR: 1948
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EDR
980

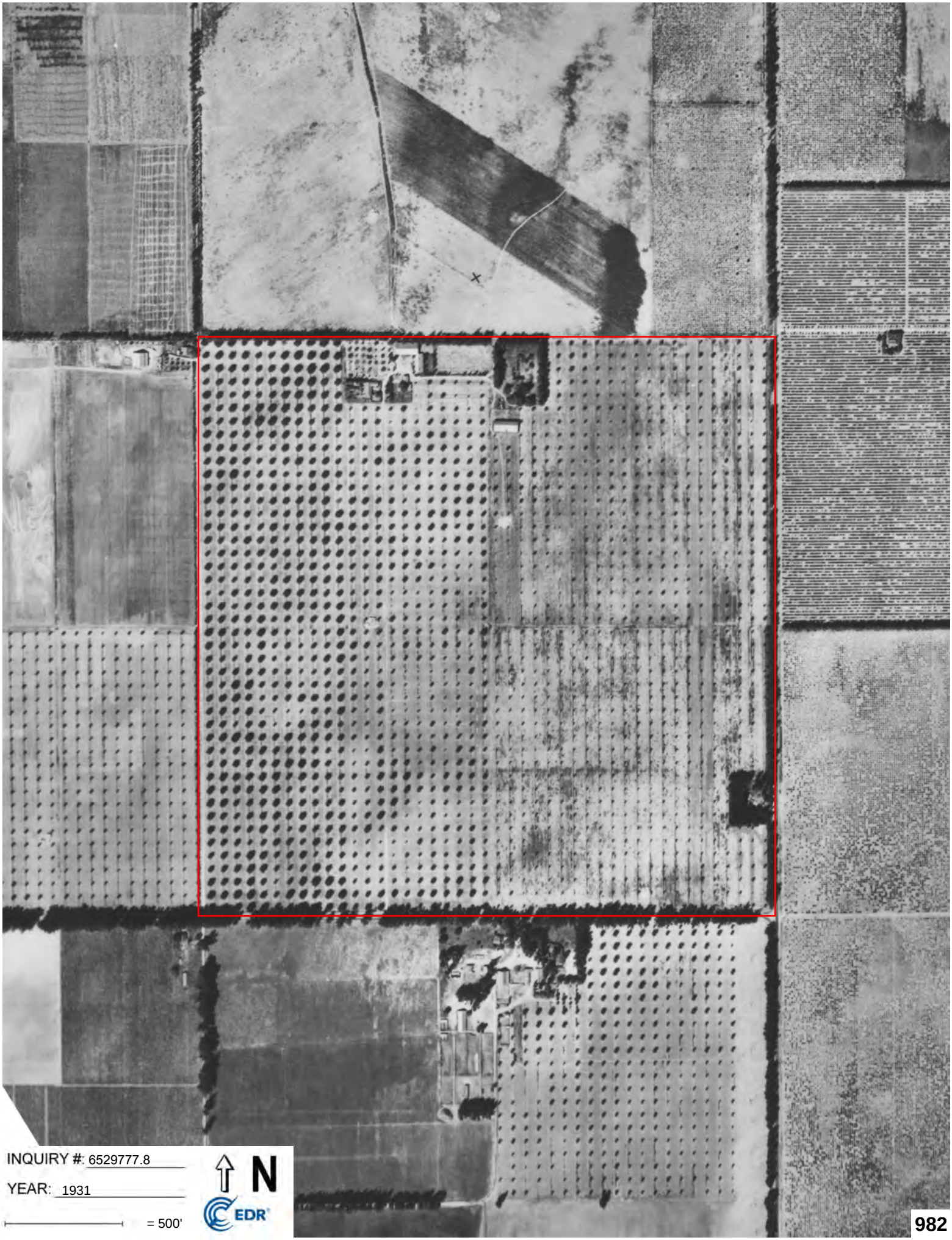
INQUIRY #: 6529777.8

YEAR: 1938

= 500'

N

EDR



INQUIRY #: 6529777.8

YEAR: 1931

= 500'

N

EDR

Hamer Ave and 58th Street

Hamer Ave and 58th Street

Corona, CA 92880

Inquiry Number: 6529777.4

June 09, 2021

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

06/09/21

Site Name:	Client Name:
Hamer Ave and 58th Street	Hillmann Environmental Co.
Hamer Ave and 58th Street	1745 W Orangewood Avenue
Corona, CA 92880	Orange, CA 92868-0000
EDR Inquiry # 6529777.4	Contact: Gabby Cyrulik

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Hillmann Environmental Co. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	Schoiar Way, 58th Ave, Hamne	**Latitude:**	33.979185 33° 58' 45" North
Project:	C3-8458	**Longitude:**	-117.562932 -117° 33' 47" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	448001.46
		UTM Y Meters:	3759990.82
		Elevation:	669.00' above sea level

Maps Provided:

2012
1981
1973
1967
1953, 1954
1947
1942
1902

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

Corona North
2012
7.5-minute, 24000

Guasti
2012
7.5-minute, 24000

1981 Source Sheets

Guasti
1981
7.5-minute, 24000
Aerial Photo Revised 1978

Corona North
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets

Guasti
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Corona North
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1967 Source Sheets

Corona North
1967
7.5-minute, 24000
Aerial Photo Revised 1966

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953, 1954 Source Sheets

Guasti
1953
7.5-minute, 24000
Aerial Photo Revised 1952

Corona North
1954
7.5-minute, 24000
Aerial Photo Revised 1952

1947 Source Sheets

CORONA
1947
15-minute, 50000

1942 Source Sheets

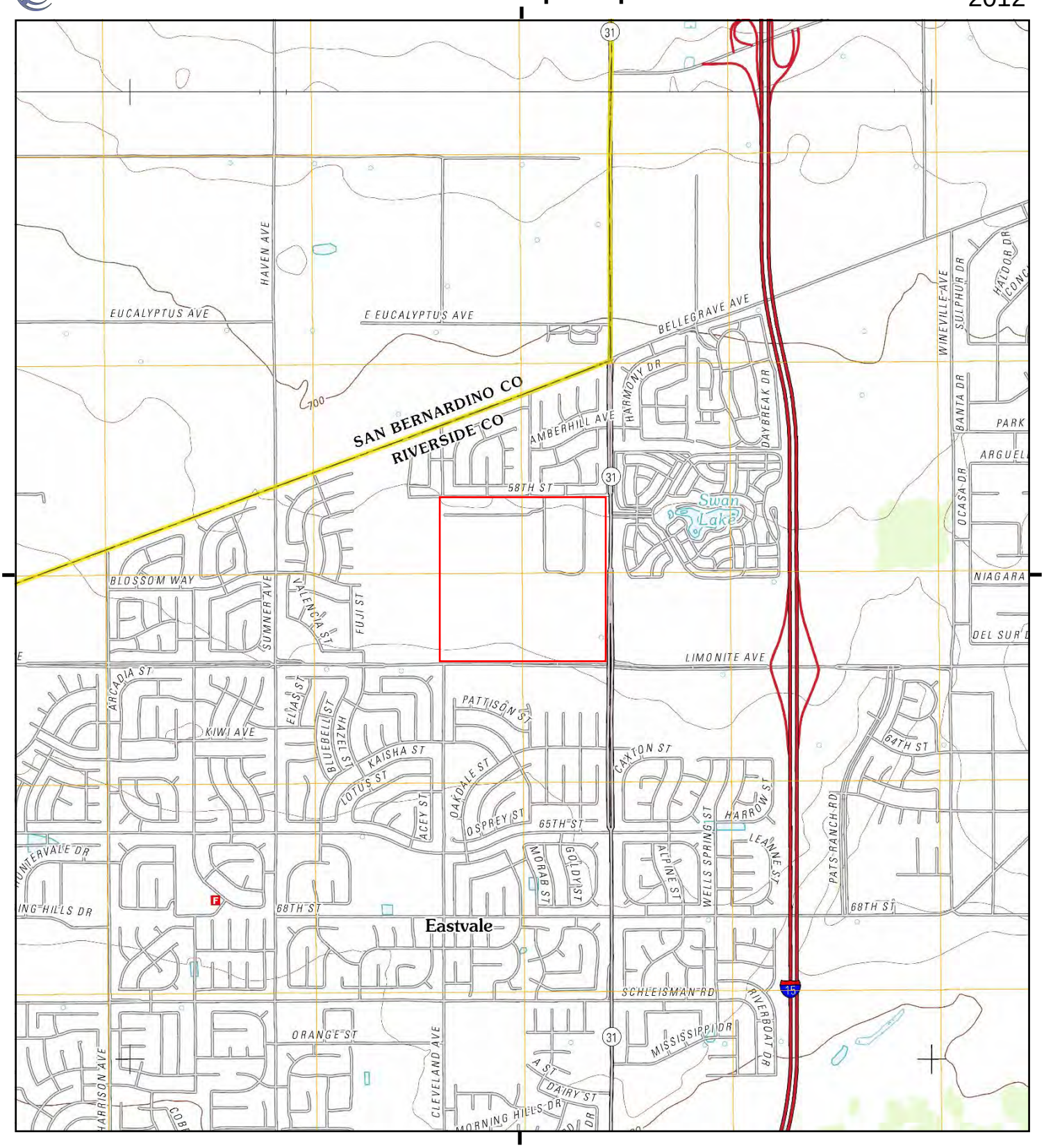
Corona and Vicinity
1942
7.5-minute, 31680

1902 Source Sheets

Corona
1902
30-minute, 125000

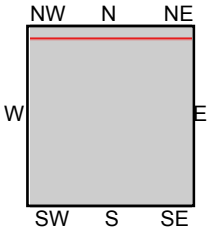
Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



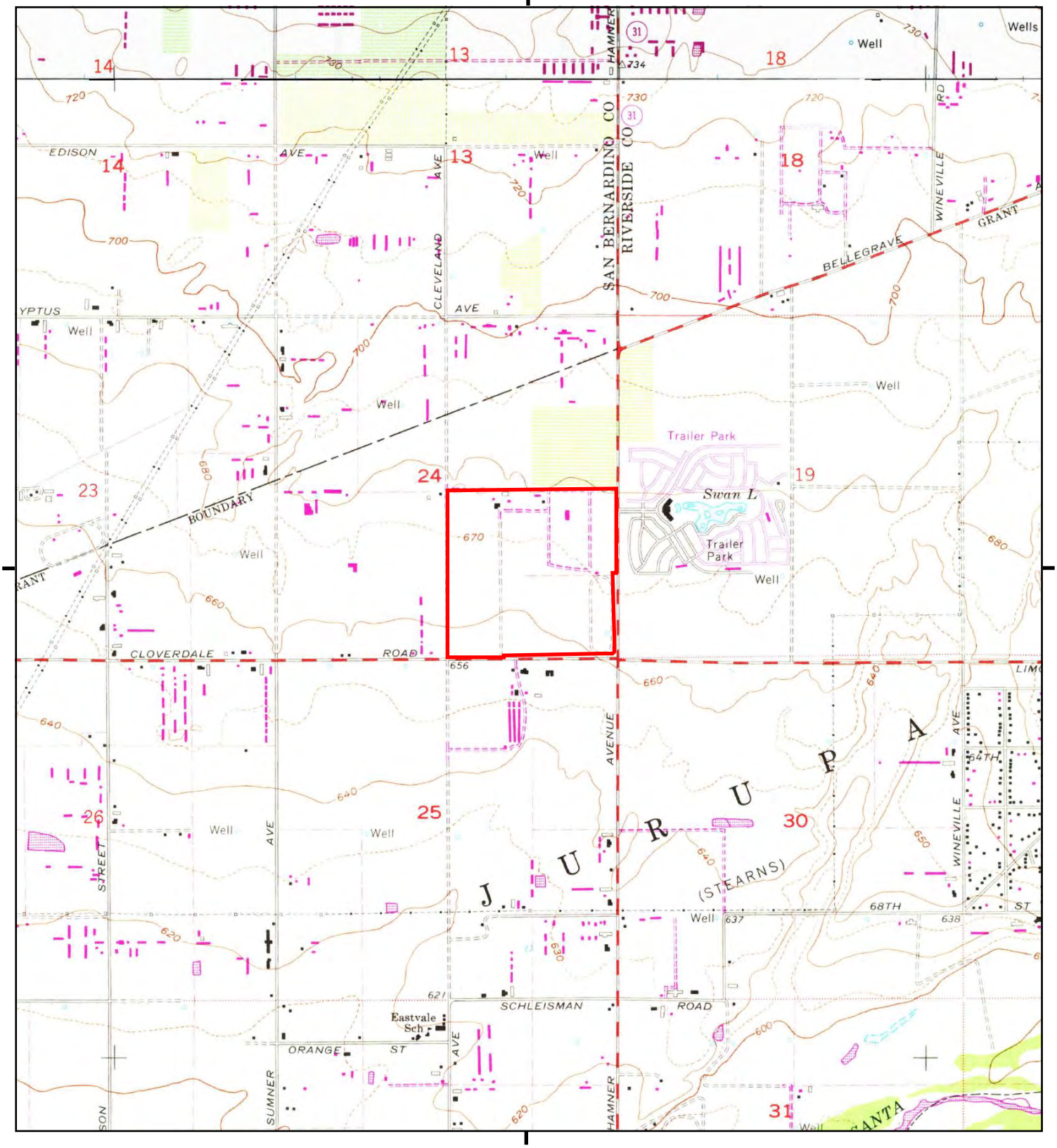
TP, Corona North, 2012, 7.5-minute
N, Guasti, 2012, 7.5-minute

SITE NAME: Hamer Ave and 58th Street
ADDRESS: Hamer Ave and 58th Street
Corona, CA 92880
CLIENT: Hillmann Environmental Co.

N

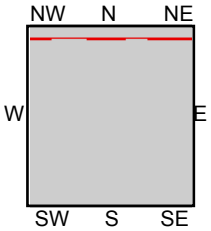
Historical Topo Map

1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



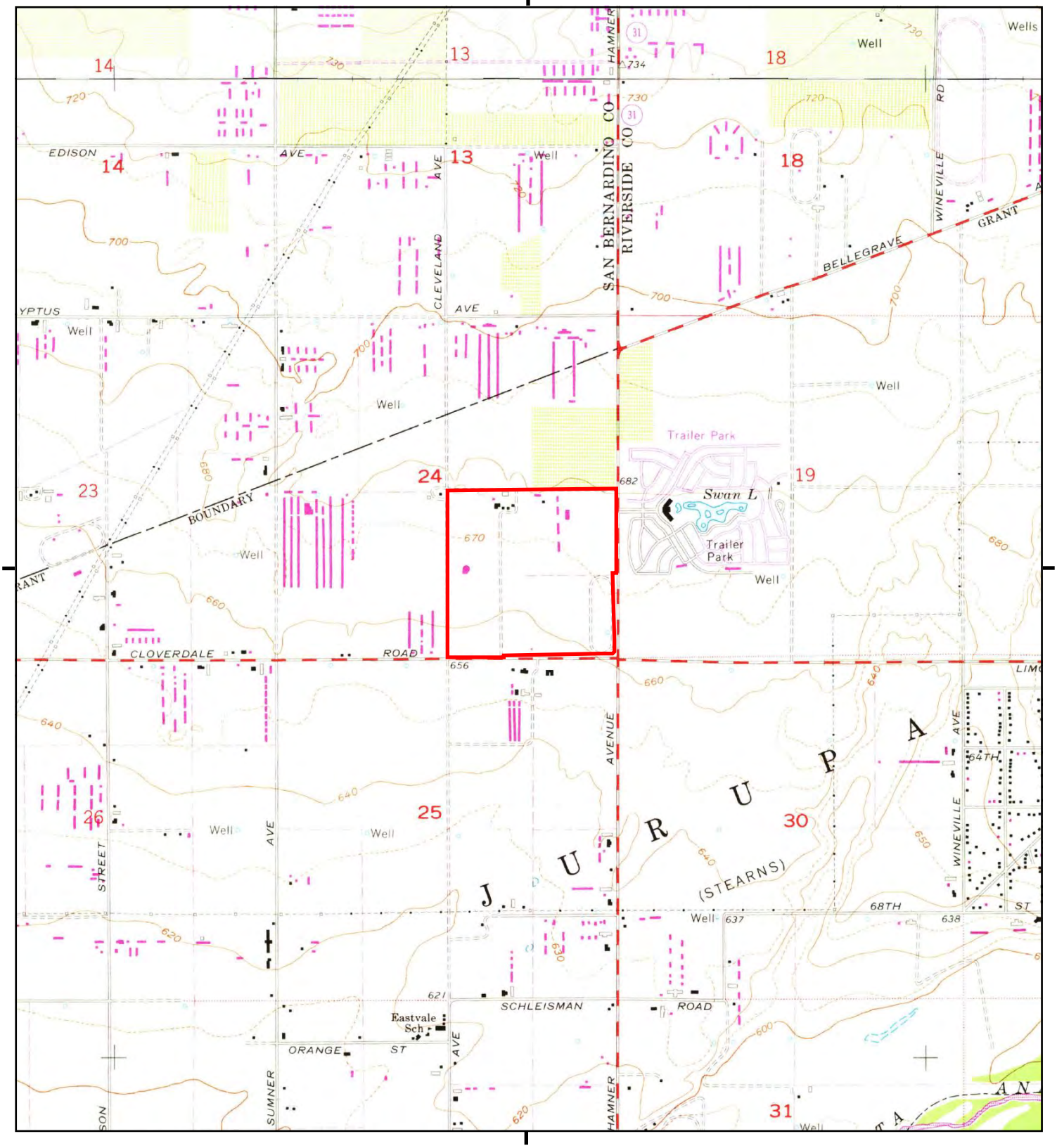
TP, Corona North, 1981, 7.5-minute
N, Guasti, 1981, 7.5-minute

SITE NAME: Hamer Ave and 58th Street
ADDRESS: Hamer Ave and 58th Street
Corona, CA 92880
CLIENT: Hillmann Environmental Co.

N

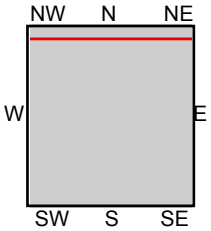
Historical Topo Map

1973



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



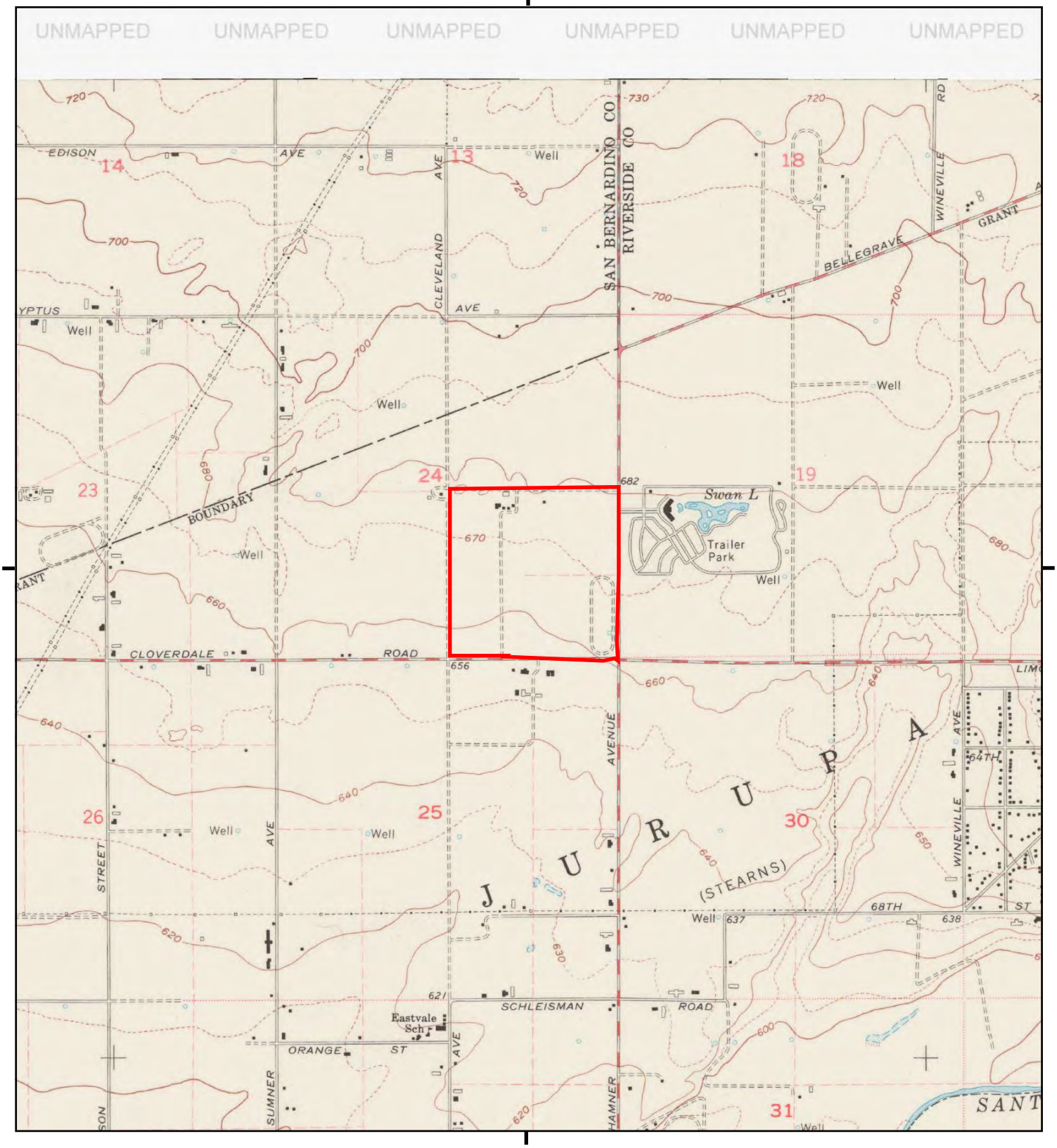
TP, Corona North, 1973, 7.5-minute
N, Guasti, 1973, 7.5-minute

SITE NAME: Hamer Ave and 58th Street
ADDRESS: Hamer Ave and 58th Street
Corona, CA 92880
CLIENT: Hillmann Environmental Co.

N

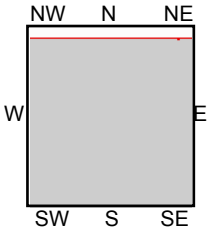
Historical Topo Map

1967



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



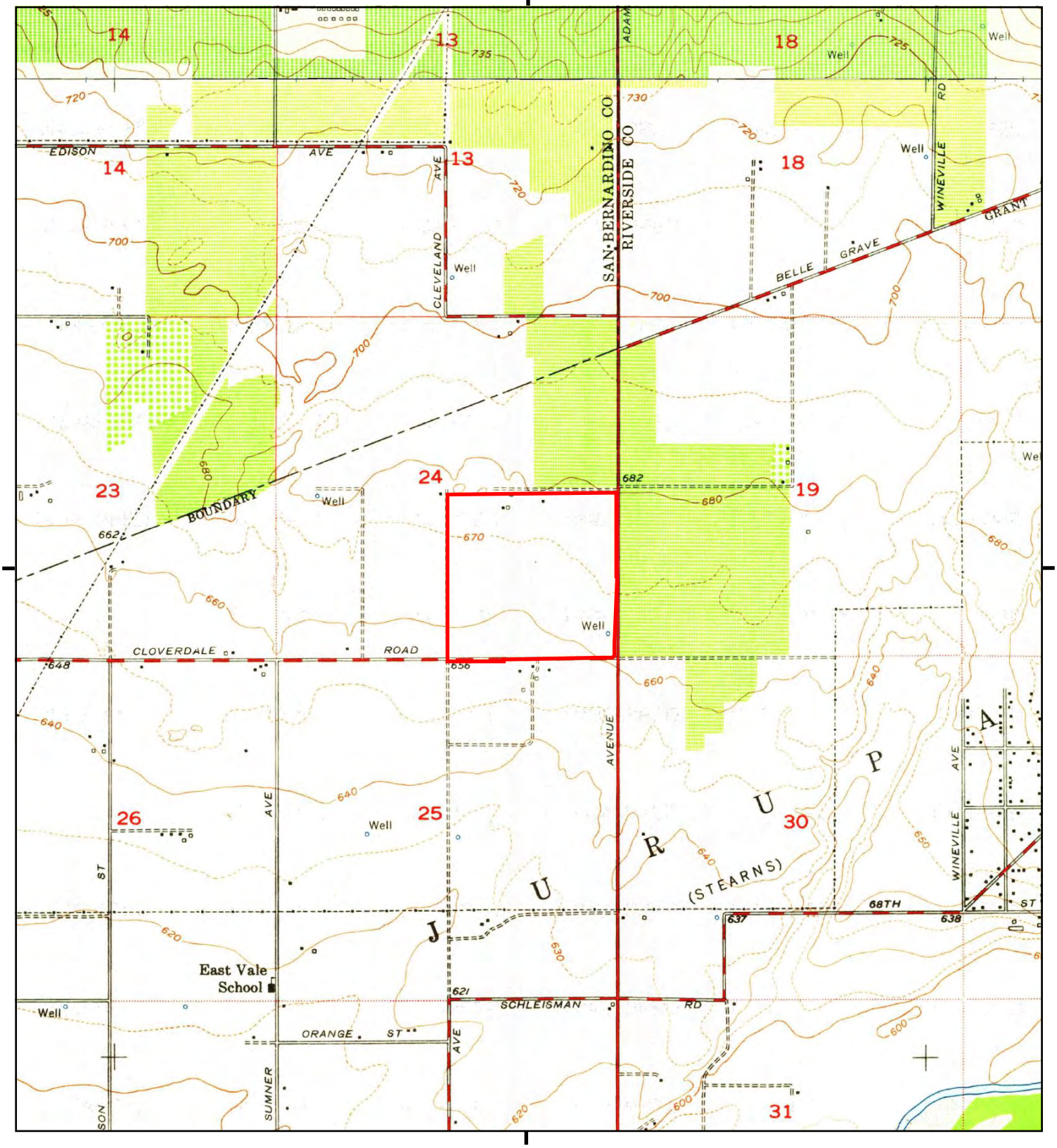
TP, Corona North, 1967, 7.5-minute

SITE NAME: Hamer Ave and 58th Street
ADDRESS: Hamer Ave and 58th Street
Corona, CA 92880
CLIENT: Hillmann Environmental Co.

N

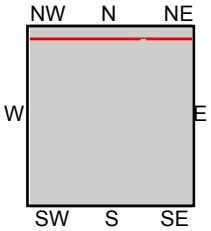
Historical Topo Map

1953, 1954



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



TP, Corona North, 1954, 7.5-minute
N, Guasti, 1953, 7.5-minute

SITE NAME: Hamer Ave and 58th Street
ADDRESS: Hamer Ave and 58th Street
Corona, CA 92880
CLIENT: Hillmann Environmental Co.

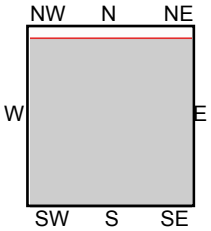
N

Historical Topo Map

1947

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



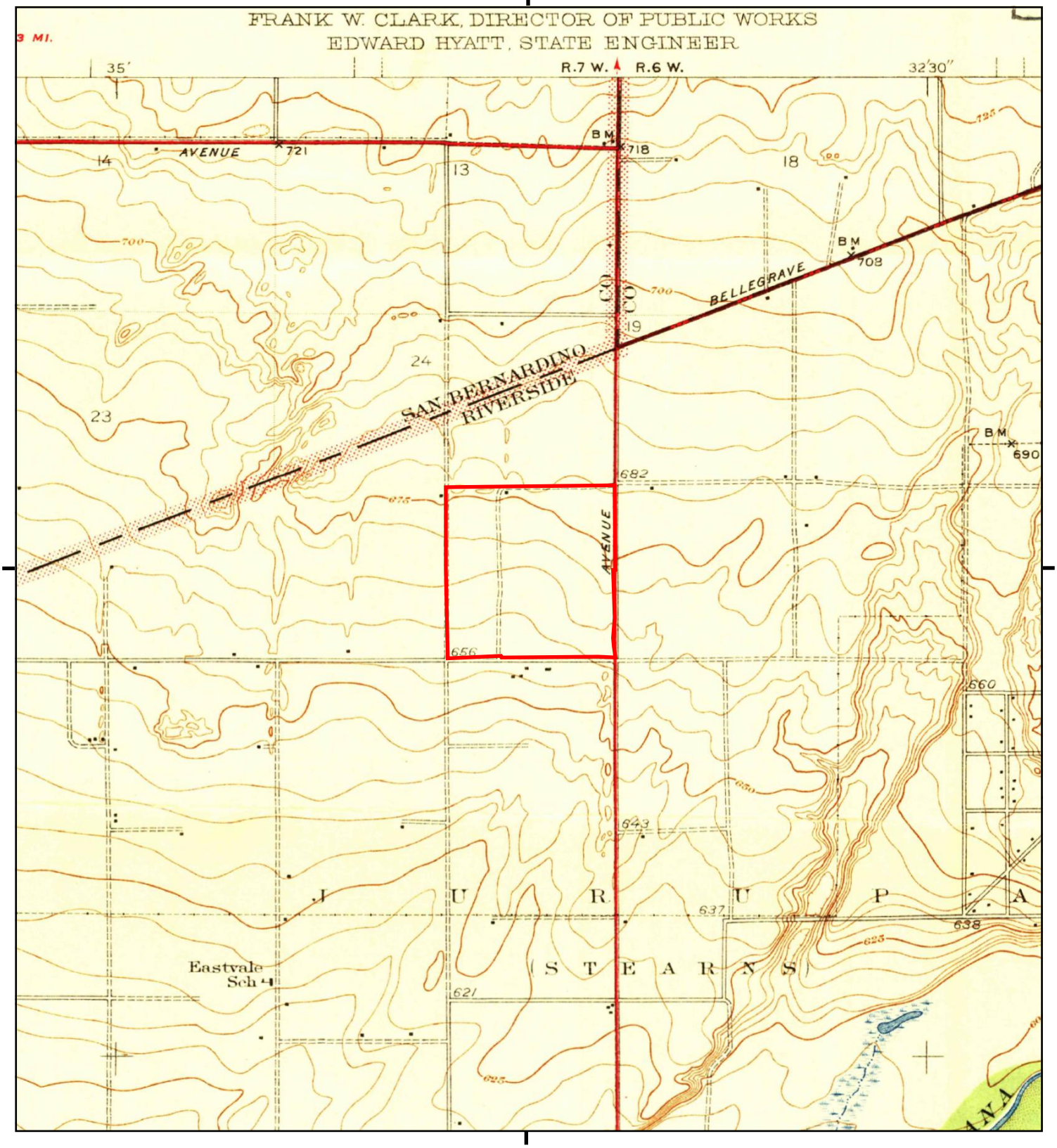
TP, CORONA, 1947, 15-minute

SITE NAME: Hamer Ave and 58th Street
ADDRESS: Hamer Ave and 58th Street
Corona, CA 92880
CLIENT: Hillmann Environmental Co.

N

Historical Topo Map

1942



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

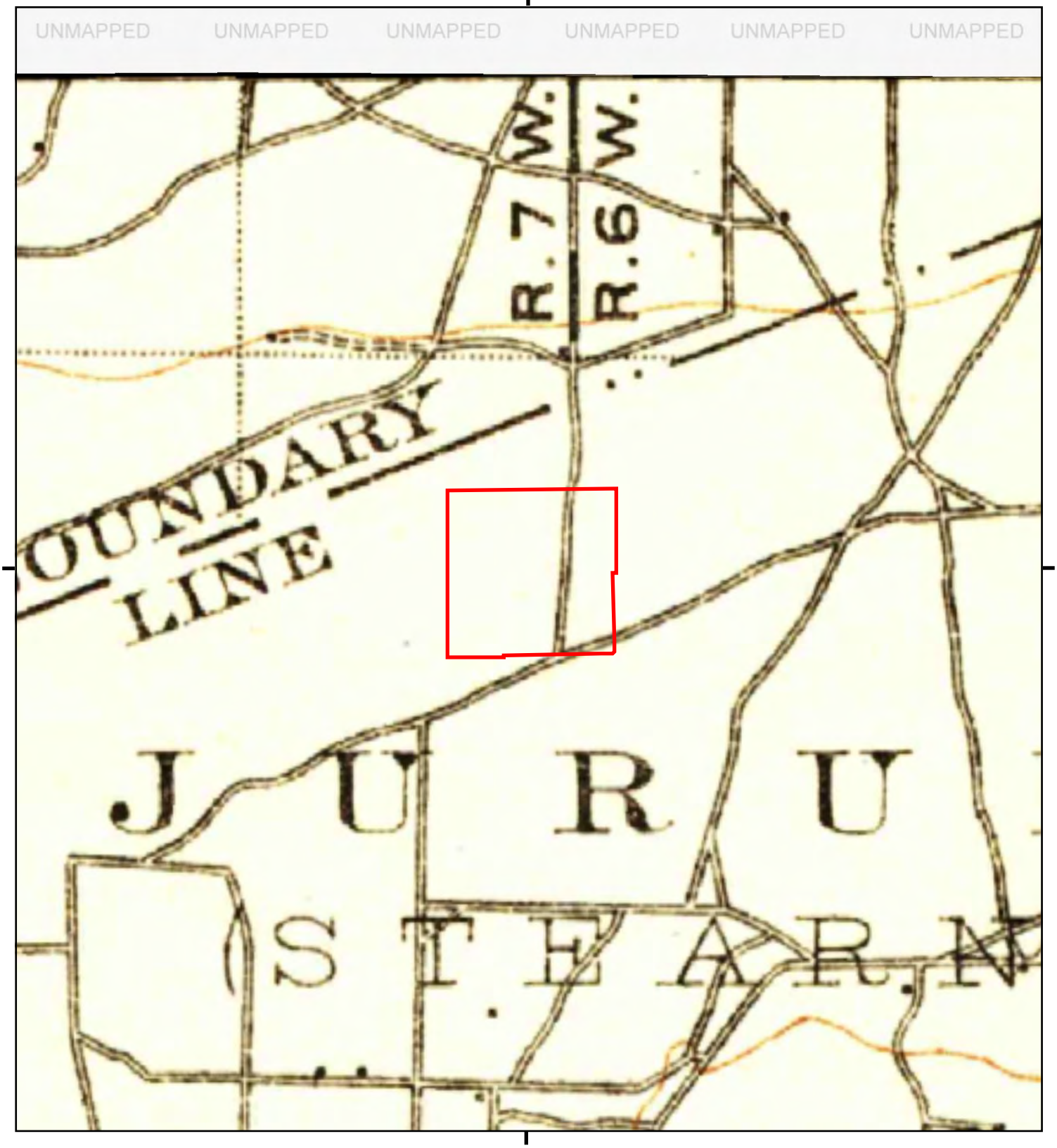
TP, Corona and Vicinity, 1942, 7.5-minute

SITE NAME: Hamer Ave and 58th Street
ADDRESS: Hamer Ave and 58th Street
Corona, CA 92880
CLIENT: Hillmann Environmental Co.

N

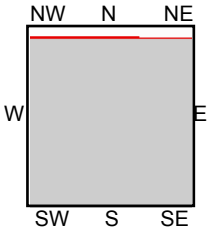
Historical Topo Map

1902



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



TP, Corona, 1902, 30-minute

SITE NAME: Hamer Ave and 58th Street
ADDRESS: Hamer Ave and 58th Street
Corona, CA 92880
CLIENT: Hillmann Environmental Co.

N

Hamer Ave and 58th Street

Hamer Ave and 58th Street

Corona, CA 92880

Inquiry Number: 6529777.3

June 09, 2021

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

06/09/21

Site Name:	Client Name:
Hamer Ave and 58th Street	Hillmann Environmental Co.
Hamer Ave and 58th Street	1745 W Orangewood Avenue
Corona, CA 92880	Orange, CA 92868-0000
EDR Inquiry # 6529777.3	Contact: Gabby Cyrulik

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 46C5-4AEA-9674

PO # Schoiar Way, 58th Ave, Hamner

Project C3-8458

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 46C5-4AEA-9674

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- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Hamer Ave and 58th Street
Hamer Ave and 58th Street
Corona, CA 92880

Inquiry Number: 6529777.5
June 21, 2021

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Executive Summary

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City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1921 through 2017. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 2640 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by infoUSA®

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2017	Cole Information Services	-	X	X	-
2014	Cole Information Services	-	X	X	-
2009	Cole Information Services	-	X	X	-
2004	Cole Information Services	-	X	X	-
2002	SBC PACIFIC BELL	-	X	X	-
2001	Haines & Company, Inc.	-	X	X	-
1999	Cole Information Services	-	X	X	-
1996	Pacific Bell	-	X	X	-
1994	Cole Information Services	-	X	X	-
1993	Pacific Bell	-	X	X	-
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell Yellow Pages	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1981	Pacific Telephone	-	X	X	-
1977	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	-	X	X	-
1967	Luskey Brothers & Co.	-	-	-	-
1966	Luskey Brothers & Company Inc.	-	X	X	-
1961	Luskey Brothers & Co.	-	-	-	-
1960	Luskeys Brothers & Co., Publishers	-	-	-	-
1956	Luskey Brothers & Co.	-	X	X	-
1955	Luskeys Brothers Co., Publishers	-	-	-	-
1951	Los Angeles Directory Co.	-	-	-	-
1946	Southern California Telephone Company	-	-	-	-
1945	Los Angeles Directory Co.	-	-	-	-
1941	Pacific Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	-	-	-
1931	Southern California Telephone Co.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Kaasen Directory Co.	-	-	-	-
1921	Riverside Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

Hamer Ave and 58th Street
Corona, CA 92880

FINDINGS DETAIL

Target Property research detail.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

58TH ST

12740 58TH ST

Year	Uses	Source
2017	JOHN LEAL	Cole Information Services
2014	JESE ZUNIGA	Cole Information Services
2009	LEAL RANCHES	Cole Information Services
	LEIGH MEDBURY	Cole Information Services
	STERLING SILVER TRUCKING	Cole Information Services
1999	LEIGH MEDBURY	Cole Information Services

ALEXANDRIA AVE

5509 ALEXANDRIA AVE

Year	Uses	Source
2017	MICHELE CINQUE	Cole Information Services
2014	WILLIAM BAIRD	Cole Information Services
2009	WILLIAM BAIRD	Cole Information Services
2004	JUDY NEGRI	Cole Information Services
1999	WILLIAM BAIRD	Cole Information Services

5514 ALEXANDRIA AVE

Year	Uses	Source
2017	BRADLEY MORTON	Cole Information Services
2014	BRADLEY MORTON	Cole Information Services
2009	BRADLEY MORTON	Cole Information Services
2004	BRADLEY MORTON	Cole Information Services
1999	BRADLEY MORTON	Cole Information Services

5519 ALEXANDRIA AVE

Year	Uses	Source
2017	SAMMIE CAYTON	Cole Information Services
2014	SAMMIE CAYTON	Cole Information Services
2009	QUICK TIME TRUCKING	Cole Information Services
2004	SAMMIE CAYTON	Cole Information Services
	QUICK TIME TRUCKING	Cole Information Services

FINDINGS

5524 ALEXANDRIA AVE

Year	Uses	Source
2017	DEBRA SOLIZ	Cole Information Services
2014	LORETO CARMONA	Cole Information Services
2009	VICTOR CARMONA	Cole Information Services
2004	RAMON CASTRO	Cole Information Services

5529 ALEXANDRIA AVE

Year	Uses	Source
2017	KEITH GREEN	Cole Information Services
2014	KEITH GREEN	Cole Information Services
2009	KEITH GREEN	Cole Information Services
2004	KEITH GREEN	Cole Information Services
1999	KEITH GREEN	Cole Information Services

5534 ALEXANDRIA AVE

Year	Uses	Source
2017	BARRY CHAPPELL	Cole Information Services
2014	BARRY CHAPPELL	Cole Information Services
2009	BARRY CHAPPELL	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	BARRY CHAPPELL	Cole Information Services

5539 ALEXANDRIA AVE

Year	Uses	Source
2017	JOSHUA BATES	Cole Information Services
2014	JOSHUA BATES	Cole Information Services
2009	JOSHUA BATES	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	JOSHUA BATES	Cole Information Services

5544 ALEXANDRIA AVE

Year	Uses	Source
2017	HEIDI BRUGGEMAN	Cole Information Services
2014	HEIDI BRUGGEMAN	Cole Information Services
2009	HEIDI BRUGGEMAN	Cole Information Services
2004	HEIDI BRUGGEMAN	Cole Information Services
1999	HEIDI BRUGGEMAN	Cole Information Services

FINDINGS

5549 ALEXANDRIA AVE

Year	Uses	Source
2014	KELLY DOMINICE	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	RAYMOND DOMINICE	Cole Information Services

5554 ALEXANDRIA AVE

Year	Uses	Source
2017	RAMON PENA	Cole Information Services
2014	RAMON PENA	Cole Information Services
2009	JOSE ARELLANO	Cole Information Services
2004	JOSE ARELLANO	Cole Information Services
1999	JOSE ARELLANO	Cole Information Services

5559 ALEXANDRIA AVE

Year	Uses	Source
2017	OLUBUKOLA OGUNPOLA	Cole Information Services
2014	JAMES DOUGLAS	Cole Information Services
2009	OLUBUKOLA OGUNPOLA	Cole Information Services
2004	OLUBUKOLA OGUNPOLA	Cole Information Services
1999	OLUBUKOLA OGUNPOLA	Cole Information Services

5564 ALEXANDRIA AVE

Year	Uses	Source
2017	RAUL FONSECA	Cole Information Services
2014	RAUL FONSECA	Cole Information Services
2009	EDWARD BLAZER	Cole Information Services
2004	EDWARD BLAZER	Cole Information Services
1999	EDWARD BLAZER	Cole Information Services

5569 ALEXANDRIA AVE

Year	Uses	Source
2017	QIWEN WU	Cole Information Services
2014	OWEN LAYUGAN	Cole Information Services
2009	JAMES LAYUGAN	Cole Information Services
2004	ROBERT NEGRI	Cole Information Services
1999	JAMES LAYUGAN	Cole Information Services

5574 ALEXANDRIA AVE

Year	Uses	Source
2017	BETTY KNIGHT	Cole Information Services

FINDINGS

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	CYNTHIA HARMON	Cole Information Services

5579 ALEXANDRIA AVE

Year	Uses	Source
2017	NICHOLAS MARTINEZ	Cole Information Services
2014	LUIS MARTINEZ	Cole Information Services
2009	LUIS MARTINEZ	Cole Information Services
2004	LUIS MARTINEZ	Cole Information Services

5584 ALEXANDRIA AVE

Year	Uses	Source
2017	EDWARD BRUGGEMAN	Cole Information Services
2014	EDWARD BRUGGEMAN	Cole Information Services
2009	EDWARD BRUGGEMAN	Cole Information Services
2004	EDWARD BRUGGEMAN	Cole Information Services
1999	EDWARD BRUGGEMAN	Cole Information Services

5589 ALEXANDRIA AVE

Year	Uses	Source
2017	FELICIA MA	Cole Information Services
2014	QIN LUO	Cole Information Services
2009	RANDOLPH LASCURAIN	Cole Information Services
2004	RANDOLPH LASCURAIN	Cole Information Services
1999	RANDOLPH LASCURAIN	Cole Information Services

5594 ALEXANDRIA AVE

Year	Uses	Source
2017	JULIE TRAXLER	Cole Information Services
2014	JOSH SOKOLOFF	Cole Information Services
2009	HELEN MALSTER	Cole Information Services
2004	ERIC ROSENTHAL	Cole Information Services

5599 ALEXANDRIA AVE

Year	Uses	Source
2017	DIANA BEACH	Cole Information Services
2014	ANTONIO BAEZ	Cole Information Services
2004	GLEN CONRAD	Cole Information Services

FINDINGS

5604 ALEXANDRIA AVE

Year	Uses	Source
2017	JACQUELINE MCGILL	Cole Information Services
2014	JOHN GARCIA	Cole Information Services
2009	JOHN GARCIA	Cole Information Services
2004	EDDIE SHANNON	Cole Information Services
1999	JOHN GARCIA	Cole Information Services

5609 ALEXANDRIA AVE

Year	Uses	Source
2017	RICHARD VILLASENOR	Cole Information Services
2014	RICHARD VILLASENOR	Cole Information Services
2009	RICHARD VILLASENOR	Cole Information Services
2004	RICHARD VILLASENOR	Cole Information Services
1999	RICHARD VILLASENOR	Cole Information Services

5614 ALEXANDRIA AVE

Year	Uses	Source
2017	BOK CHOE	Cole Information Services
2014	HYON CHOE	Cole Information Services
2009	HYON CHOE	Cole Information Services
2004	HYON CHOE	Cole Information Services
1999	HYON CHOE	Cole Information Services

5619 ALEXANDRIA AVE

Year	Uses	Source
2017	ARWIN PABLO	Cole Information Services
2014	ARWIN PABLO	Cole Information Services
2009	ARWIN PABLO	Cole Information Services
1999	ARWIN PABLO	Cole Information Services

5629 ALEXANDRIA AVE

Year	Uses	Source
2017	HAROLD GARCEZ	Cole Information Services
2014	HAROLD GARCEZ	Cole Information Services
2009	STEPHEN BROOKS	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	STEPHEN BROOKS	Cole Information Services

FINDINGS

5639 ALEXANDRIA AVE

Year	Uses	Source
2017	HELMUTH ARAYA	Cole Information Services
2014	HELMUTH ARAYA	Cole Information Services
2009	LEOBARDO MARTINEZ	Cole Information Services
2004	JASON UNDERHILL	Cole Information Services

5644 ALEXANDRIA AVE

Year	Uses	Source
2017	ARMANDO GARCIA	Cole Information Services
2014	ARMANDO GARCIA	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services

5649 ALEXANDRIA AVE

Year	Uses	Source
2017	SCOTT JOINES	Cole Information Services
2014	SCOTT JOINES	Cole Information Services
2009	SCOTT JOINES	Cole Information Services
2004	TROY DAVIS	Cole Information Services
1999	SCOTT JOINES	Cole Information Services

5654 ALEXANDRIA AVE

Year	Uses	Source
2017	ZEHRA HANIF	Cole Information Services
2014	DAVID MCCULLY	Cole Information Services
2009	JORGE RAMIREZ	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	JORGE RAMIREZ	Cole Information Services

5659 ALEXANDRIA AVE

Year	Uses	Source
2017	WILLIAM DOUTHIT	Cole Information Services
2014	WILLIAM DOUTHIT	Cole Information Services
2009	JOHN DOUTHIT	Cole Information Services
2004	HOWARD DOUTHIT	Cole Information Services
1999	JOHN DOUTHIT	Cole Information Services

5664 ALEXANDRIA AVE

Year	Uses	Source
2017	TREVOR PAINTON	Cole Information Services
2014	TREVOR PAINTON	Cole Information Services

FINDINGS

Year	Uses	Source
2004	TREVOR PAINTON	Cole Information Services

5669 ALEXANDRIA AVE

Year	Uses	Source
2017	ISMAEL MARTIN	Cole Information Services
2014	ISMAEL MARTIN	Cole Information Services
2009	ISMAEL MARTIN	Cole Information Services
2004	ISMAEL MARTIN	Cole Information Services

5674 ALEXANDRIA AVE

Year	Uses	Source
2014	LELAND SPARKS	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	LELAND SPARKS	Cole Information Services

5684 ALEXANDRIA AVE

Year	Uses	Source
2017	MELISSA HORTON	Cole Information Services
2014	EVERETT SMIT	Cole Information Services
2009	JOSEPH HORTON	Cole Information Services
2004	EVERETT SMIT	Cole Information Services
1999	JOSEPH HORTON	Cole Information Services

5694 ALEXANDRIA AVE

Year	Uses	Source
2017	MARK ESTEP	Cole Information Services
2014	MARK ESTEP	Cole Information Services
2009	MARK ESTEP	Cole Information Services
2004	JOSE DELATORRE	Cole Information Services
1999	MARK ESTEP	Cole Information Services

5704 ALEXANDRIA AVE

Year	Uses	Source
2017	JOSHUA MORGAN	Cole Information Services
2014	JOSHUA MORGAN	Cole Information Services
2009	JOSHUA MORGAN	Cole Information Services
2004	JOSHUA MORGAN	Cole Information Services
1999	JOSHUA MORGAN	Cole Information Services

FINDINGS

5709 ALEXANDRIA AVE

Year	Uses	Source
2017	MICHAEL MCGROARTY	Cole Information Services
2009	JOHN MCGROARTY	Cole Information Services
1999	JOHN MCGROARTY	Cole Information Services

5714 ALEXANDRIA AVE

Year	Uses	Source
2017	MARK HERNANDEZ	Cole Information Services
2014	SANDER LAVAU	Cole Information Services
2009	SANDER LAVAU	Cole Information Services
2004	SANDER LAVAU	Cole Information Services
1999	SANDER LAVAU	Cole Information Services

5719 ALEXANDRIA AVE

Year	Uses	Source
2017	KIET NGUYEN	Cole Information Services
2014	KIET NGUYEN	Cole Information Services
2009	ERIN BRILEY	Cole Information Services
1999	ERIN BRILEY	Cole Information Services

5724 ALEXANDRIA AVE

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	JASON MCCARRON	Cole Information Services
2004	MICHAEL MCCARRON	Cole Information Services
1999	JASON MCCARRON	Cole Information Services

5729 ALEXANDRIA AVE

Year	Uses	Source
2017	HENRY CAMPBELL	Cole Information Services
2014	JACQUELYN JONES	Cole Information Services
2009	JACQUELYN JONES	Cole Information Services
1999	JACQUELYN JONES	Cole Information Services

5734 ALEXANDRIA AVE

Year	Uses	Source
2017	BONNIE MOORE	Cole Information Services
2014	BONNIE MOORE	Cole Information Services
2009	BONNIE MOORE	Cole Information Services
2004	BONNIE MOORE	Cole Information Services

FINDINGS

Year	Uses	Source
1999	BONNIE MOORE	Cole Information Services

5744 ALEXANDRIA AVE

Year	Uses	Source
2017	PAMELA BRADFORD	Cole Information Services
2014	REGINA STONE	Cole Information Services
2009	PAMELA BRADFORD	Cole Information Services
2004	PAMELA BRADFORD	Cole Information Services
1999	PAMELA BRADFORD	Cole Information Services

5749 ALEXANDRIA AVE

Year	Uses	Source
2017	ROBERTO SANCHEZ	Cole Information Services
2014	ROBERTO SANCHEZ	Cole Information Services
2009	ROBERTO SANCHEZ	Cole Information Services
1999	ROBERTO SANCHEZ	Cole Information Services

5754 ALEXANDRIA AVE

Year	Uses	Source
2017	CHARLES MCDOUGALL	Cole Information Services
2014	CHARLES MCDOUGALL	Cole Information Services
2009	ERIN CARROLL	Cole Information Services
	CHARLES MCDOUGALL	Cole Information Services
2004	DERRIC WAGNER	Cole Information Services
1999	CHARLES MCDOUGALL	Cole Information Services

5759 ALEXANDRIA AVE

Year	Uses	Source
2017	ADAM FORT	Cole Information Services
2014	ADAM FORT	Cole Information Services
2009	AARON HALLENBECK	Cole Information Services
1999	AARON HALLENBECK	Cole Information Services

5764 ALEXANDRIA AVE

Year	Uses	Source
2017	STACY FULLER	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	SPRING MCWATERS	Cole Information Services
2004	JOEL MCWATERS	Cole Information Services
1999	SPRING MCWATERS	Cole Information Services

FINDINGS

5769 ALEXANDRIA AVE

Year	Uses	Source
2017	THEODORE TIPTON	Cole Information Services
2014	CESAR TLILAYATZI	Cole Information Services
2009	LILIA TLILAYATZI	Cole Information Services
1999	LILIA TLILAYATZI	Cole Information Services

5774 ALEXANDRIA AVE

Year	Uses	Source
2017	JOHN SCRANTON	Cole Information Services
2014	JOHN SCRANTON	Cole Information Services
2009	JEFFREY SCRANTON	Cole Information Services
2004	JEFFREY SCRANTON	Cole Information Services
1999	JEFFREY SCRANTON	Cole Information Services

5779 ALEXANDRIA AVE

Year	Uses	Source
2017	TITO STOKES	Cole Information Services
2014	ROBERT YOUNG	Cole Information Services
2009	RUBY SMOAK	Cole Information Services
1999	RUBY SMOAK	Cole Information Services

5784 ALEXANDRIA AVE

Year	Uses	Source
2017	ARMANDO FREGOSO	Cole Information Services
2014	ARMANDO ALVAREZ	Cole Information Services
2009	ALEJANDRO JIMENEZ	Cole Information Services
2004	ALEJANDRO JIMENEZ	Cole Information Services
1999	ALEJANDRO JIMENEZ	Cole Information Services

5789 ALEXANDRIA AVE

Year	Uses	Source
2017	ENRIQUETA BUSTAMANTE	Cole Information Services
2014	ELI PRITCHARD	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5799 ALEXANDRIA AVE

Year	Uses	Source
2017	CLAIRA VILLARCE	Cole Information Services
2014	CLAIRA VILLARCE	Cole Information Services
2009	STEVEN WALLER	Cole Information Services

FINDINGS

Year	Uses	Source
1999	STEVEN WALLER	Cole Information Services

AMBER DR

688 AMBER DR

Year	Uses	Source
2001	ADSPCLTYMDSGCO	Haines & Company, Inc.

689 AMBER DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

690 AMBER DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	SMITH, WILLIAM P	Cole Information Services
1986	Smith William P	Pacific Bell Yellow Pages

691 AMBER DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Ball Goldie	Pacific Bell Yellow Pages

692 AMBER DR

Year	Uses	Source
2004	JOSE BARBOA	Cole Information Services
2001	OLDHAMDaryl M	Haines & Company, Inc.

693 AMBER DR

Year	Uses	Source
2001	ZEPEDAFedenco	Haines & Company, Inc.
1986	Kennedy Paul & Donna	Pacific Bell Yellow Pages

694 AMBER DR

Year	Uses	Source
2004	LAURA LOZANO	Cole Information Services
2001	LOZANO Laura E	Haines & Company, Inc.

FINDINGS

695 AMBER DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Cooper Geo E	Pacific Bell Yellow Pages

696 AMBER DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Plitt Paul K	Pacific Bell Yellow Pages

697 AMBER DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Peel Rex A	Pacific Bell Yellow Pages
	Peel Richard J	Pacific Bell Yellow Pages

698 AMBER DR

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services

699 AMBER DR

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services

700 AMBER DR

Year	Uses	Source
2004	ANTHONY RICE	Cole Information Services

701 AMBER DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

702 AMBER DR

Year	Uses	Source
2004	NICOLE HANKINSON	Cole Information Services
1994	MAREAN, JULIA	Cole Information Services

703 AMBER DR

Year	Uses	Source
2004	NICOLE SOLDAN	Cole Information Services

FINDINGS

704 AMBER DR

Year	Uses	Source
2004	ROSE ROSAS	Cole Information Services
	BRENT TEGTMEYER	Cole Information Services
2001	TEGTMEYERBren IS	Haines & Company, Inc.

705 AMBER DR

Year	Uses	Source
2004	MAXIMO OLLADO	Cole Information Services

706 AMBER DR

Year	Uses	Source
2004	ALFONSO ARREOLA	Cole Information Services
2001	ARREOLAAIlonso	Haines & Company, Inc.

707 AMBER DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Frazier Wm A	Pacific Bell Yellow Pages
	Frazier Wm	Pacific Bell Yellow Pages

708 AMBER DR

Year	Uses	Source
2004	ANTONIA DELL	Cole Information Services
1986	Bentley Toni	Pacific Bell Yellow Pages
	Williams Mark	Pacific Bell Yellow Pages

709 AMBER DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

710 AMBER DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Beuthlen Howard	Pacific Bell Yellow Pages

711 AMBER DR

Year	Uses	Source
2004	DEREK KING	Cole Information Services
2001	GOULDBruce	Haines & Company, Inc.

FINDINGS

Year	Uses	Source
1994	GOULD, BRUCE	Cole Information Services
1986	Gould Bruce	Pacific Bell Yellow Pages

712 AMBER DR

Year	Uses	Source
2004	TOD HASLAM	Cole Information Services
1986	Peterson T	Pacific Bell Yellow Pages

713 AMBER DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	RIVERABlanca 90 B	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services

714 AMBER DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2002	Birenbaum Dawn	SBC PACIFIC BELL
2001	XXXX	Haines & Company, Inc.

715 AMBER DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Klelty Frank M	Pacific Bell Yellow Pages

716 AMBER DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Wertens Douglas & Conchita	Pacific Bell Yellow Pages
1981	Country Style Mobile Homes Inc	Pacific Telephone

782 AMBER DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

AMBERHILL AVE

12602 AMBERHILL AVE

Year	Uses	Source
2017	WALTER RIOS	Cole Information Services

FINDINGS

Year	Uses	Source
2014	BO CHEN	Cole Information Services
2009	ALEX ATILANO	Cole Information Services
2004	ALEX ATILANO	Cole Information Services
1999	ALEX ATILANO	Cole Information Services

12614 AMBERHILL AVE

Year	Uses	Source
2017	JAMES HARRIS	Cole Information Services
2014	JAMES HARRIS	Cole Information Services
2009	JAMES HARRIS	Cole Information Services
2004	JAMES HARRIS	Cole Information Services
1999	JAMES HARRIS	Cole Information Services

12626 AMBERHILL AVE

Year	Uses	Source
2017	LORENZO MARTINEZ	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	LUIS MARTINEZ	Cole Information Services
2004	LORENZO MARTINEZ	Cole Information Services

12633 AMBERHILL AVE

Year	Uses	Source
2017	CHRISTINE CARLOS	Cole Information Services
2014	STEPHEN VALDEZ	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	JOSE CHAVEZ	Cole Information Services

12638 AMBERHILL AVE

Year	Uses	Source
2017	ELVIA TAMAYO	Cole Information Services
2014	ELVIA TAMAYO	Cole Information Services
2009	ANTONINO TAMAYO	Cole Information Services
2004	GRACIELA TAMAYO	Cole Information Services
1999	ANTONINO TAMAYO	Cole Information Services

12645 AMBERHILL AVE

Year	Uses	Source
2017	AARON PAN	Cole Information Services
2014	AARON PAN	Cole Information Services
2009	MATTHEW TURNER	Cole Information Services

FINDINGS

Year	Uses	Source
1999	MATTHEW TURNER	Cole Information Services

12657 AMBERHILL AVE

Year	Uses	Source
2017	OSCAR MANALO	Cole Information Services
2014	OSCAR MANALO	Cole Information Services
2009	OSCAR MANALO	Cole Information Services
2004	OSCAR MANALO	Cole Information Services

12662 AMBERHILL AVE

Year	Uses	Source
2017	MATT RAMIREZ	Cole Information Services
2014	COURTNEY LUONG	Cole Information Services
2004	COURTNEY LUONG	Cole Information Services

12669 AMBERHILL AVE

Year	Uses	Source
2017	MICHELLE LOCKETT	Cole Information Services
2014	FRANK LOCKETT	Cole Information Services
2009	FRANK LOCKETT	Cole Information Services
2004	FRANK LOCKETT	Cole Information Services
1999	FRANK LOCKETT	Cole Information Services

12674 AMBERHILL AVE

Year	Uses	Source
2017	HUNG LE	Cole Information Services
2014	HUNG LE	Cole Information Services
2009	KOHNSON CHAN	Cole Information Services
2004	CHRIS CHAN	Cole Information Services
1999	KOHNSON CHAN	Cole Information Services

12681 AMBERHILL AVE

Year	Uses	Source
2017	JASPER LIM	Cole Information Services
2014	JASPER LIM	Cole Information Services
2009	JASPER LIM	Cole Information Services
2004	JASPER LIM	Cole Information Services
1999	JASPER LIM	Cole Information Services

FINDINGS

12686 AMBERHILL AVE

Year	Uses	Source
2017	RONALD WELCH	Cole Information Services
2014	RONALD WELCH	Cole Information Services
2009	RONALD WELCH	Cole Information Services
2004	RONALD WELCH	Cole Information Services
1999	RONALD WELCH	Cole Information Services

12693 AMBERHILL AVE

Year	Uses	Source
2017	JUAN HARO	Cole Information Services
2014	JUAN HARO	Cole Information Services
2009	GLORIA HARO	Cole Information Services
2004	JUAN HARO	Cole Information Services
1999	GLORIA HARO	Cole Information Services

12698 AMBERHILL AVE

Year	Uses	Source
2014	SHENG LIU	Cole Information Services
2009	SHENG LIU	Cole Information Services
2004	SHENG LIU	Cole Information Services
1999	SHENG LIU	Cole Information Services

12705 AMBERHILL AVE

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	YOUNG KIM	Cole Information Services
2004	FRANK LIN	Cole Information Services
1999	YOUNG KIM	Cole Information Services

12717 AMBERHILL AVE

Year	Uses	Source
2014	BIANCA AVALOS	Cole Information Services
2009	HONG DU	Cole Information Services
2004	DUNG QUACH	Cole Information Services
1999	HONG DU	Cole Information Services

12722 AMBERHILL AVE

Year	Uses	Source
2017	BALVANT GORAJIA	Cole Information Services
2014	BALVANT GORAJIA	Cole Information Services

FINDINGS

Year	Uses	Source
2009	BALVANT GORAJIA	Cole Information Services
2004	BALVANT GORAJIA	Cole Information Services
1999	BALVANT GORAJIA	Cole Information Services

12729 AMBERHILL AVE

Year	Uses	Source
2017	BARBARA WOOD	Cole Information Services
2014	JANET GOTOC	Cole Information Services
2009	RODOLFO VICTORIO	Cole Information Services
2004	JEFFREY MURILLO	Cole Information Services
1999	RODOLFO VICTORIO	Cole Information Services

12734 AMBERHILL AVE

Year	Uses	Source
2017	GARY PRATT	Cole Information Services
2014	CHAD DECKER	Cole Information Services
2009	ACCURATE COMPUTER SOLUTIONS IN	Cole Information Services
	CHAD DECKER	Cole Information Services
2004	E FLEMMING	Cole Information Services
1999	CHAD DECKER	Cole Information Services

12753 AMBERHILL AVE

Year	Uses	Source
2017	LANREI CHUARN	Cole Information Services
2014	JAMES GIBSON	Cole Information Services
2009	TUAN QUACH	Cole Information Services
2004	TUAN QUACH	Cole Information Services
1999	TUAN QUACH	Cole Information Services

12758 AMBERHILL AVE

Year	Uses	Source
2017	KURT KNIEPKAMP	Cole Information Services
2009	KURT KNIEPKAMP	Cole Information Services
2004	KURT KNIEPKAMP	Cole Information Services
1999	KURT KNIEPKAMP	Cole Information Services

12765 AMBERHILL AVE

Year	Uses	Source
2017	LOI TRAN	Cole Information Services
2009	LOI TRAN	Cole Information Services

Year	Uses	Source
1999	LOI TRAN	Cole Information Services

12776 AMBERHILL AVE

Year	Uses	Source
2017	NATALIE WRAY	Cole Information Services
2014	NATALIE WRAY	Cole Information Services
2004	RAYMOND DOMINICE	Cole Information Services

12777 AMBERHILL AVE

Year	Uses	Source
2017	ESTELA BRITO	Cole Information Services
2014	FRANCISCO CAMARENA	Cole Information Services
2009	ESTELA BRITO	Cole Information Services
2004	MY LO	Cole Information Services
1999	ESTELA BRITO	Cole Information Services

12789 AMBERHILL AVE

Year	Uses	Source
2017	CAROL BROADWELL	Cole Information Services
2014	NORBERT BREITKOPF	Cole Information Services
2009	NORBERT BREITKOPF	Cole Information Services
2004	NORBERT BREITKOPF	Cole Information Services
1999	NORBERT BREITKOPF	Cole Information Services

ANNANDALE PL

5537 ANNANDALE PL

Year	Uses	Source
2017	TRENT SPAULDING	Cole Information Services
2014	TRENT SPAULDING	Cole Information Services
2009	TRAVIS WOOLDRIDGE	Cole Information Services
2004	TRAVIS WOOLDRIDGE	Cole Information Services
1999	TRAVIS WOOLDRIDGE	Cole Information Services

5542 ANNANDALE PL

Year	Uses	Source
2017	JOSE HUERTA	Cole Information Services
2014	JOSE HUERTA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	JOSE HUERTA	Cole Information Services

FINDINGS

5547 ANNANDALE PL

Year	Uses	Source
2017	PAULO BETTENCOURT	Cole Information Services
2014	PAULO BETTENCOURT	Cole Information Services
2009	PAULO BETTENCOURT	Cole Information Services
2004	PAULO BETTENCOURT	Cole Information Services
1999	PAULO BETTENCOURT	Cole Information Services

5552 ANNANDALE PL

Year	Uses	Source
2017	REGINALD STALLWORTH	Cole Information Services
2014	DERRICK STALLWORTH	Cole Information Services
2009	SHAREN STALLWORTH	Cole Information Services
2004	SHAREN STALLWORTH	Cole Information Services
1999	SHAREN STALLWORTH	Cole Information Services

5557 ANNANDALE PL

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	TRUNITA KNIGHTON	Cole Information Services
2004	CHRIS KNIGHTON	Cole Information Services
1999	TRUNITA KNIGHTON	Cole Information Services

5567 ANNANDALE PL

Year	Uses	Source
2017	RICHARD SORIANO	Cole Information Services
2014	JESUS SORIANO	Cole Information Services
2009	MARIA GONZALEZ	Cole Information Services
1999	MARIA GONZALEZ	Cole Information Services

5572 ANNANDALE PL

Year	Uses	Source
2017	ELISSA HEATH	Cole Information Services
2014	ELISSA HEATH	Cole Information Services
2009	FRED VARGAS	Cole Information Services
2004	MARC LAUREN	Cole Information Services
1999	FRED VARGAS	Cole Information Services

5577 ANNANDALE PL

Year	Uses	Source
2017	CHRIS WEBB	Cole Information Services

FINDINGS

Year	Uses	Source
2014	CHRISTOPHER HADNOT	Cole Information Services
2009	CHRISTOPHER HADNOT	Cole Information Services
2004	CHRISTOPHER HADNOT	Cole Information Services
1999	CHRISTOPHER HADNOT	Cole Information Services

5582 ANNANDALE PL

Year	Uses	Source
2017	RAMIRO DIAZ	Cole Information Services
2014	RAMIRO DIAZ	Cole Information Services
2009	RAMIRO DIAZ	Cole Information Services
1999	RAMIRO DIAZ	Cole Information Services

5587 ANNANDALE PL

Year	Uses	Source
2017	JOHN PITT	Cole Information Services
2014	JOHN PITT	Cole Information Services
2009	JOHN PITT	Cole Information Services
1999	JOHN PITT	Cole Information Services

5597 ANNANDALE PL

Year	Uses	Source
2017	ROBERTO TORRES	Cole Information Services
2014	JEFFREY QUAM	Cole Information Services
2009	JEFFREY QUAM	Cole Information Services
2004	JEFFREY QUAM	Cole Information Services
	LEGACY GIFTS	Cole Information Services
1999	JEFFREY QUAM	Cole Information Services

5602 ANNANDALE PL

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	HUGO VIRUETE	Cole Information Services
2004	VIRUETE ELVIRA	Cole Information Services
1999	HUGO VIRUETE	Cole Information Services

5607 ANNANDALE PL

Year	Uses	Source
2017	JERYKA EMMONS	Cole Information Services
2014	MOISES MARTIN	Cole Information Services
2009	MOISES MARTIN	Cole Information Services

FINDINGS

Year	Uses	Source
2004	ESEQUIEL OCHOA	Cole Information Services

5612 ANNANDALE PL

Year	Uses	Source
2017	ANTHONY RODRIGUEZ	Cole Information Services
2014	ANTONIO RAMIREZ	Cole Information Services
2009	ADAM RAMIREZ	Cole Information Services
2004	TONY RAMIREZ	Cole Information Services
1999	ADAM RAMIREZ	Cole Information Services

5617 ANNANDALE PL

Year	Uses	Source
2017	JACOB COPELAND	Cole Information Services
2014	JACOB COPELAND	Cole Information Services
2009	SUSAN HAZBUON	Cole Information Services
2004	SUSAN HAZBUON	Cole Information Services
1999	SUSAN HAZBUON	Cole Information Services

5622 ANNANDALE PL

Year	Uses	Source
2017	AMIT ANGRISH	Cole Information Services
2014	MARLEN RUELAS	Cole Information Services
2009	DANIEL SEYMOUR	Cole Information Services
2004	DANIEL SEYMOUR	Cole Information Services
1999	DANIEL SEYMOUR	Cole Information Services

5642 ANNANDALE PL

Year	Uses	Source
2017	ALEX VAZQUEZ	Cole Information Services
2014	ALEX VAZQUEZ	Cole Information Services
2009	ALEX VAZQUEZ	Cole Information Services
2004	ALEX VAZQUEZ	Cole Information Services
	DENNIS FOLLIOTT	Cole Information Services
1999	ALEX VAZQUEZ	Cole Information Services

5647 ANNANDALE PL

Year	Uses	Source
2017	THOMAS MUMMERT	Cole Information Services
2014	MICHAEL WHITTEN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

Year	Uses	Source
2009	TOMS AMERICAN FIRE SAFETY	Cole Information Services

5667 ANNANDALE PL

Year	Uses	Source
2017	RICK MORTON	Cole Information Services
2014	M FONNET	Cole Information Services
2009	JUDITH FLEISCHHACKER	Cole Information Services
2004	JESUS SORIANO	Cole Information Services
1999	JUDITH FLEISCHHACKER	Cole Information Services

5672 ANNANDALE PL

Year	Uses	Source
2017	ERICK ESTRADA	Cole Information Services
2014	ERICK ESTRADA	Cole Information Services
2009	LATRINA WADDIS	Cole Information Services
2004	KELVIN YOUNG	Cole Information Services
1999	LATRINA WADDIS	Cole Information Services

5677 ANNANDALE PL

Year	Uses	Source
2017	MICHAEL BAILEY	Cole Information Services
2014	DANIEL FLORES	Cole Information Services
2009	GUADALUPE ZAZUETA	Cole Information Services
2004	MICHAEL BAILEY	Cole Information Services
1999	GUADALUPE ZAZUETA	Cole Information Services

5687 ANNANDALE PL

Year	Uses	Source
2017	LYDIA DELTORO	Cole Information Services
2014	MARKE MEDINA	Cole Information Services
2009	JULIAN MEDINA	Cole Information Services
2004	JULIAN MEDINA	Cole Information Services
1999	JULIAN MEDINA	Cole Information Services

5692 ANNANDALE PL

Year	Uses	Source
2017	TONY GARCIA	Cole Information Services
2014	ROBERT SANDOVAL	Cole Information Services
2009	JOSE CASTILLO	Cole Information Services
2004	MILTON DONERSON	Cole Information Services

FINDINGS

5707 ANNANDALE PL

Year	Uses	Source
2017	ROBERT GONZALEZ	Cole Information Services
2014	CELERINO CASTRO	Cole Information Services
2009	CELERINO CASTRO	Cole Information Services
2004	JUAN CASTRO	Cole Information Services

5712 ANNANDALE PL

Year	Uses	Source
2017	JENNIFER MAYVILLE	Cole Information Services
2014	EDMUND ZENDEJAS	Cole Information Services
2009	ZOILA LOZANO	Cole Information Services
2004	JAMES BUTLER	Cole Information Services
1999	ZOILA LOZANO	Cole Information Services

5727 ANNANDALE PL

Year	Uses	Source
2014	RANDOLPH CARDONA	Cole Information Services
2009	EMILLIANO CASTILLO	Cole Information Services
2004	MISAEL RIVERA	Cole Information Services

5732 ANNANDALE PL

Year	Uses	Source
2014	PABLO MENDOZA	Cole Information Services
2009	PABLO MENDOZA	Cole Information Services
2004	ULYSSES SANTANA	Cole Information Services
1999	PABLO MENDOZA	Cole Information Services

5737 ANNANDALE PL

Year	Uses	Source
2017	WILL SLATER	Cole Information Services
2014	MACY CHUNG	Cole Information Services
2009	MINDY CHAI	Cole Information Services
2004	STEVEN LONG	Cole Information Services
1999	MINDY CHAI	Cole Information Services

5742 ANNANDALE PL

Year	Uses	Source
2017	JOSEPH SANTOS	Cole Information Services
2014	JOSEPH SANTOS	Cole Information Services
2009	JOSEPH SANTOS	Cole Information Services

FINDINGS

Year	Uses	Source
2004	JOSEPH SANTOS	Cole Information Services
	JLB PRODUCTIONS	Cole Information Services
1999	JOSEPH SANTOS	Cole Information Services

5747 ANNANDALE PL

Year	Uses	Source
2014	VICTOR LAINEZ	Cole Information Services
2004	VICTOR LAINEZ	Cole Information Services

5752 ANNANDALE PL

Year	Uses	Source
2017	DONALD MALLOY	Cole Information Services
2014	EMAD BENJAMIN	Cole Information Services
2009	MOODA MANTARA	Cole Information Services
2004	MOODA MANTARA	Cole Information Services

5757 ANNANDALE PL

Year	Uses	Source
2017	ENRIQUE OCHOA	Cole Information Services
2014	AUGUSTIN MAGANA	Cole Information Services
2009	AGUSTINE RAYA	Cole Information Services
2004	BEDELIA BARRAGAN	Cole Information Services
1999	AGUSTINE RAYA	Cole Information Services

5762 ANNANDALE PL

Year	Uses	Source
2017	RUBEN FERNANDEZ	Cole Information Services
2014	RUBEN FERNANDEZ	Cole Information Services
2009	RUBEN FERNANDEZ	Cole Information Services
2004	RUBEN FERNANDEZ	Cole Information Services
1999	RUBEN FERNANDEZ	Cole Information Services

5767 ANNANDALE PL

Year	Uses	Source
2017	RUSS BROWN	Cole Information Services
2014	RUSS BROWN	Cole Information Services
2009	SWIM CLEAN POOL & SPA SERVICE	Cole Information Services
	RUSS BROWN	Cole Information Services
2004	RUSS BROWN	Cole Information Services
1999	RUSS BROWN	Cole Information Services

FINDINGS

5772 ANNANDALE PL

Year	Uses	Source
2017	MAXINE HALL	Cole Information Services
2014	PATRICE STREET	Cole Information Services
2009	RICHARD STREET	Cole Information Services
2004	RICHARD STREET	Cole Information Services
1999	RICHARD STREET	Cole Information Services

5777 ANNANDALE PL

Year	Uses	Source
2017	JOHN METTER	Cole Information Services
2014	JOHN METTERS	Cole Information Services
2009	SAMS COMPUTER SERVICE	Cole Information Services
	SAMUEL MATTERS	Cole Information Services
2004	RAMIRO CASTRO	Cole Information Services
	SWIM CLEAN POOL & SPA SERV	Cole Information Services

5782 ANNANDALE PL

Year	Uses	Source
2017	CHARLES OFORAH	Cole Information Services
2014	CHARLES OFORAH	Cole Information Services
2009	CHARLES OFORAH	Cole Information Services
2004	CHARLES OFORAH	Cole Information Services
1999	CHARLES OFORAH	Cole Information Services

5787 ANNANDALE PL

Year	Uses	Source
2014	RANDY BOEHMER	Cole Information Services
2009	MATTHEW HERNANDEZ	Cole Information Services
2004	ANTONIO MORALES	Cole Information Services
1999	MATTHEW HERNANDEZ	Cole Information Services

5797 ANNANDALE PL

Year	Uses	Source
2014	AGUSTIN RAYA	Cole Information Services

ASHWELL CT

5605 ASHWELL CT

Year	Uses	Source
2014	SEAN BRADY	Cole Information Services

FINDINGS

Year	Uses	Source
2009	SEAN BRADY	Cole Information Services
1999	SEAN BRADY	Cole Information Services

5617 ASHWELL CT

Year	Uses	Source
2017	JOSEPH MALTESE	Cole Information Services
2014	JOSEPH MALTESE	Cole Information Services
2009	JOSEPH MALTESE	Cole Information Services

5620 ASHWELL CT

Year	Uses	Source
2017	ANTHONY ARCHER	Cole Information Services
2014	ANTHONY ARCHER	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5629 ASHWELL CT

Year	Uses	Source
2017	RICHARD VALENZUELA	Cole Information Services
2014	RICHARD VALENZUELA	Cole Information Services
2009	RICHARD VALENZUELA	Cole Information Services
1999	RICHARD VALENZUELA	Cole Information Services

5632 ASHWELL CT

Year	Uses	Source
2014	DONEL COULSON	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5641 ASHWELL CT

Year	Uses	Source
2017	SONG JIN	Cole Information Services
2014	SONG JIN	Cole Information Services
2009	LISA TAING	Cole Information Services
1999	LISA TAING	Cole Information Services

5644 ASHWELL CT

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	KARLENE DAVIS	Cole Information Services
1999	KARLENE DAVIS	Cole Information Services

FINDINGS

5653 ASHWELL CT

Year	Uses	Source
2017	MARIE GOFF	Cole Information Services
2014	NGUI QUAN	Cole Information Services
2009	MARYELIZA QUAN	Cole Information Services
1999	MARYELIZA QUAN	Cole Information Services

5656 ASHWELL CT

Year	Uses	Source
2017	ROBERT MCCULLOUGH	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	ALEJANDRO DELCAMPO	Cole Information Services
1999	ALEJANDRO DELCAMPO	Cole Information Services

5677 ASHWELL CT

Year	Uses	Source
2017	VINEET VYAS	Cole Information Services
2014	VINEET VYAS	Cole Information Services
2009	VINEET VYAS	Cole Information Services
1999	VINEET VYAS	Cole Information Services

5680 ASHWELL CT

Year	Uses	Source
2014	JONATHAN DUAG	Cole Information Services
2009	JONATHAN DUAG	Cole Information Services
1999	JONATHAN DUAG	Cole Information Services

5689 ASHWELL CT

Year	Uses	Source
2017	RYDELL PRESCOTT	Cole Information Services
2014	ROBERTO ROMAN	Cole Information Services
2009	JON LEE	Cole Information Services
1999	JON LEE	Cole Information Services

5692 ASHWELL CT

Year	Uses	Source
2017	ADOLFO LLAMAS	Cole Information Services
2014	ADOLFO LLAMAS	Cole Information Services
2009	ADOLFO LLAMAS	Cole Information Services
1999	ADOLFO LLAMAS	Cole Information Services

FINDINGS

5701 ASHWELL CT

Year	Uses	Source
2017	QUINCY LEJAY	Cole Information Services
2014	QUINCY LEJAY	Cole Information Services
2009	JIMMY LEJAY	Cole Information Services
1999	JIMMY LEJAY	Cole Information Services

5704 ASHWELL CT

Year	Uses	Source
2017	MONFREEDD GUATEMALA	Cole Information Services
2014	MONFREEDD GUATEMALA	Cole Information Services
2009	MONFREEDD GUATEMALA	Cole Information Services
1999	MONFREEDD GUATEMALA	Cole Information Services

5713 ASHWELL CT

Year	Uses	Source
2017	GLENN CLEMENTE	Cole Information Services
2014	GLENN CLEMENTE	Cole Information Services
2009	GLENN CLEMENTE	Cole Information Services
1999	GLENN CLEMENTE	Cole Information Services

5716 ASHWELL CT

Year	Uses	Source
2017	HONG WANG	Cole Information Services
2014	HONG WANG	Cole Information Services
2009	BAIYANG LIU	Cole Information Services
	JIANG DAI	Cole Information Services
	HONG WANG	Cole Information Services
1999	HONG WANG	Cole Information Services
	BAIYANG LIU	Cole Information Services
	JIANG DAI	Cole Information Services

5725 ASHWELL CT

Year	Uses	Source
2017	JOSHUA TAYLOR	Cole Information Services
2014	JOSHUA TAYLOR	Cole Information Services
2009	MARCOS RIOS	Cole Information Services
1999	MARCOS RIOS	Cole Information Services

FINDINGS

5728 ASHWELL CT

Year	Uses	Source
2017	RICARDO VELASCO	Cole Information Services
2014	VERONICA MARTIN	Cole Information Services
2009	LUHUI PENG	Cole Information Services
1999	LUHUI PENG	Cole Information Services

5740 ASHWELL CT

Year	Uses	Source
2017	JOSE LOPEZ	Cole Information Services
2014	JOSE LOPEZ	Cole Information Services
2009	JOSE LOPEZ	Cole Information Services
1999	JOSE LOPEZ	Cole Information Services

5752 ASHWELL CT

Year	Uses	Source
2017	MICHAEL PINGOL	Cole Information Services
2014	MICHAEL PINGOL	Cole Information Services
2009	MICHAEL PINGOL	Cole Information Services
1999	MICHAEL PINGOL	Cole Information Services

5764 ASHWELL CT

Year	Uses	Source
2014	ISHAK IHMUD	Cole Information Services
2009	ISHAK IHMUD	Cole Information Services
1999	ISHAK IHMUD	Cole Information Services

5776 ASHWELL CT

Year	Uses	Source
2017	ERNESTO CASAS	Cole Information Services
2014	ERNESTO CASAS	Cole Information Services
2009	ERNESTO CASAS	Cole Information Services

5788 ASHWELL CT

Year	Uses	Source
2017	JOSHUA LEMIEUX	Cole Information Services
2014	JOSHUA LEMIEUX	Cole Information Services
2009	MANDY LEMIEUX	Cole Information Services
1999	MANDY LEMIEUX	Cole Information Services

FINDINGS

5800 ASHWELL CT

Year	Uses	Source
2014	ROBERT FIRMAN	Cole Information Services
2009	ROBERT SANDOVAL	Cole Information Services
1999	ROBERT SANDOVAL	Cole Information Services

BAY ST

6219 BAY ST

Year	Uses	Source
2017	MARIO LOPEZ	Cole Information Services
2014	JOSEPH LOPEZ	Cole Information Services
2009	ANGEL LOPEZ	Cole Information Services
1999	ANGEL LOPEZ	Cole Information Services

6229 BAY ST

Year	Uses	Source
2017	JORGE OLVERA	Cole Information Services
2014	JORGE OLVERA	Cole Information Services
2009	FELIPE MARTINEZ	Cole Information Services

6239 BAY ST

Year	Uses	Source
2017	ANASTASIA GLASHEEN	Cole Information Services
2014	ANASTASIA GLASHEEN	Cole Information Services
2009	GREGORY PRAVEDNIKOV	Cole Information Services
1999	GREGORY PRAVEDNIKOV	Cole Information Services

6249 BAY ST

Year	Uses	Source
2014	TRACEY PONDILLO	Cole Information Services

6259 BAY ST

Year	Uses	Source
2017	CECILIA RIVERA	Cole Information Services
2014	JOSE SAUCEDO	Cole Information Services
2009	JOSE GONZALES	Cole Information Services
1999	JOSE GONZALES	Cole Information Services

FINDINGS

BEACHWOOD DR

665 BEACHWOOD DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

674 BEACHWOOD DR

Year	Uses	Source
2004	DAN KENNEDY	Cole Information Services
2001	KENNEDYDan	Haines & Company, Inc.
1977	Singdale Stewart W	Pacific Telephone

675 BEACHWOOD DR

Year	Uses	Source
2001	BELMONT	Haines & Company, Inc.
1994	BELMONTE, MARY	Cole Information Services
1986	Belmonte Mary	Pacific Bell Yellow Pages
1981	Belmonte Mary	Pacific Telephone

676 BEACHWOOD DR

Year	Uses	Source
2001	NORVELLWayne A	Haines & Company, Inc.

677 BEACHWOOD DR

Year	Uses	Source
2004	MANEZHA MOQIMI	Cole Information Services
1981	Burreo AG	Pacific Telephone

678 BEACHWOOD DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Thomas John P & Vera C	Pacific Bell Yellow Pages
	Thomas Johnnie	Pacific Bell Yellow Pages
1981	Thomas John P & Vera C	Pacific Telephone

679 BEACHWOOD DR

Year	Uses	Source
2001	FOREMAN JR	Haines & Company, Inc.
	FOREMAN JR	Haines & Company, Inc.
1986	Marfleet Donald	Pacific Bell Yellow Pages
1981	Marfleet Donald	Pacific Telephone

FINDINGS

680 BEACHWOOD DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Hanrahan Frank S	Pacific Bell Yellow Pages
1981	Henrehan Frank S	Pacific Telephone

681 BEACHWOOD DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

682 BEACHWOOD DR

Year	Uses	Source
2004	MIKE LIPKE	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Boucek Kenneth	Pacific Bell Yellow Pages
	Boucher Fernand	Pacific Bell Yellow Pages
	Bouchard P	Pacific Bell Yellow Pages
	Boucher Craig	Pacific Bell Yellow Pages

683 BEACHWOOD DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

684 BEACHWOOD DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1981	Carstensen Gerald W	Pacific Telephone

685 BEACHWOOD DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

686 BEACHWOOD DR

Year	Uses	Source
2004	RAMZY HENEIN	Cole Information Services
1994	RYAN, HAROLD C	Cole Information Services
1986	Ryan Harold C	Pacific Bell Yellow Pages
1981	Ryan Harold C	Pacific Telephone

687 BEACHWOOD DR

Year	Uses	Source
2004	JANICE MASON	Cole Information Services

Year	Uses	Source
1986	Berthelot Joseph & Maudryn	Pacific Bell Yellow Pages

BOXWOOD DR

556 BOXWOOD DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

638 BOXWOOD DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

646 BOXWOOD DR

Year	Uses	Source
2001	SHOOKW	Haines & Company, Inc.
1994	SHOOK, W A	Cole Information Services
1977	Shook W A	Pacific Telephone

647 BOXWOOD DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Igo T P	Pacific Bell Yellow Pages
1981	Piper K F	Pacific Telephone

648 BOXWOOD DR

Year	Uses	Source
2004	DANIEL FERNANDEZ	Cole Information Services
2001	DEMASE	Haines & Company, Inc.
1994	DEMASE, JOE	Cole Information Services
1986	De Mase Joe & Ann	Pacific Bell Yellow Pages
1981	De Mase Joe & Ann	Pacific Telephone

649 BOXWOOD DR

Year	Uses	Source
2004	FRANCES FOSTER	Cole Information Services
1986	Shindelus D	Pacific Bell Yellow Pages
	Shine Gary & Brian	Pacific Bell Yellow Pages
1981	Seitz H Gregg	Pacific Telephone

FINDINGS

650 BOXWOOD DR

Year	Uses	Source
2004	BLANCA RIVERA	Cole Information Services
2001	BATTEN Essoe M	Haines & Company, Inc.

651 BOXWOOD DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1981	Leighty Neal	Pacific Telephone

652 BOXWOOD DR

Year	Uses	Source
2001	MEADDR	Haines & Company, Inc.
	MEADKJ	Haines & Company, Inc.
1986	Ritzman Vernon G	Pacific Bell Yellow Pages
1981	Ritzman Vernon G	Pacific Telephone

653 BOXWOOD DR

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Taylor Riter C	Pacific Telephone

654 BOXWOOD DR

Year	Uses	Source
2004	FEDORA E HARRIS	Cole Information Services
	FEDORA HARRIS	Cole Information Services
2001	EVELYN	Haines & Company, Inc.
	HARRIS FEDORA	Haines & Company, Inc.
1999	HARRIS FEDORA EVELYN	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1994	CRAVENS, MARY	Cole Information Services
1986	Hoeft Merlin E	Pacific Bell Yellow Pages

656 BOXWOOD DR

Year	Uses	Source
2004	BASILIO URENA	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Gibbs Derren	Pacific Bell Yellow Pages
1977	Moody Florence M	Pacific Telephone

FINDINGS

657 BOXWOOD DR

Year	Uses	Source
2004	ALFRED MCCARTHY	Cole Information Services
1986	Easton R	Pacific Bell Yellow Pages
	Easton Paul	Pacific Bell Yellow Pages
1981	Easton Paul & Geneva	Pacific Telephone
1977	Rock Martin G	Pacific Telephone

659 BOXWOOD DR

Year	Uses	Source
2004	CHARLES SMITH	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1994	LITTLE, JOHN G	Cole Information Services

BRIAR ST

13112 BRIAR ST

Year	Uses	Source
2017	RICHARD GABRIEL	Cole Information Services
2014	RICHARD GABRIEL	Cole Information Services
2009	RICHARD GABRIEL	Cole Information Services
1999	RICHARD GABRIEL	Cole Information Services

13115 BRIAR ST

Year	Uses	Source
2017	PAUL FLITCRAFT	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	ALEJANDRO GARCIA	Cole Information Services
1999	ALEJANDRO GARCIA	Cole Information Services

13122 BRIAR ST

Year	Uses	Source
2017	STEPHEN GRAVES	Cole Information Services
2014	STEPHEN GRAVES	Cole Information Services
2009	STEPHEN GRAVES	Cole Information Services
1999	STEPHEN GRAVES	Cole Information Services

13125 BRIAR ST

Year	Uses	Source
2017	JESUS GARIBAY	Cole Information Services
2014	JESSICA MORAN	Cole Information Services

Year	Uses	Source
2009	JESUS GARIBAY	Cole Information Services
1999	JESUS GARIBAY	Cole Information Services

13132 BRIAR ST

Year	Uses	Source
2017	ROLLAND KORNBLAU	Cole Information Services
2014	ANTONIO CASTRO	Cole Information Services
2009	RICHARD HAWKINS	Cole Information Services
1999	RICHARD HAWKINS	Cole Information Services

13135 BRIAR ST

Year	Uses	Source
2017	NATHAN ISAAC	Cole Information Services
2014	JIM RICKER	Cole Information Services
2009	FRANCISCO ZUBIATE	Cole Information Services
1999	FRANCISCO ZUBIATE	Cole Information Services

BRIDGEWATER DR

12605 BRIDGEWATER DR

Year	Uses	Source
2017	ANTONIO TORRES	Cole Information Services
2014	ANTONIO TORRES	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

12611 BRIDGEWATER DR

Year	Uses	Source
2017	SERGIO TOPETE	Cole Information Services
2014	SERGIO TOPETE	Cole Information Services
2009	JOAN DAWSON	Cole Information Services
2004	ANTHONY DAWSON	Cole Information Services
1999	JOAN DAWSON	Cole Information Services

12617 BRIDGEWATER DR

Year	Uses	Source
2017	ROBERT BUSTOS	Cole Information Services
2014	ROBERT BUSTOS	Cole Information Services
2009	WARREN WEAVER	Cole Information Services
2004	WARREN WEAVER	Cole Information Services
1999	WARREN WEAVER	Cole Information Services

FINDINGS

12629 BRIDGEWATER DR

Year	Uses	Source
2017	ARTURO RUBIO	Cole Information Services
2014	ARTURO RUBIO	Cole Information Services
2009	ARTURO RUBIO	Cole Information Services
2004	ARTURO RUBIO	Cole Information Services
1999	ARTURO RUBIO	Cole Information Services

12641 BRIDGEWATER DR

Year	Uses	Source
2017	PATRICK BIRKETT	Cole Information Services
2014	A ALVARADO	Cole Information Services
2009	ALEX ALVARADO	Cole Information Services
2004	NORCO REGENT	Cole Information Services
1999	ALEX ALVARADO	Cole Information Services

12653 BRIDGEWATER DR

Year	Uses	Source
2017	RONALD TZALL	Cole Information Services
2014	RONALD TZALL	Cole Information Services
2009	RONALD TZALL	Cole Information Services
2004	NORCO REGENT	Cole Information Services
1999	RONALD TZALL	Cole Information Services

12665 BRIDGEWATER DR

Year	Uses	Source
2017	MARKUS MALDONADO	Cole Information Services
2014	FRANCISCO BENTO	Cole Information Services
2009	FRANCISCO BENTO	Cole Information Services
1999	FRANCISCO BENTO	Cole Information Services

12677 BRIDGEWATER DR

Year	Uses	Source
2017	JOHN MIELE	Cole Information Services
2014	SUSAN CRAFA	Cole Information Services
2009	SUSAN CRAFA	Cole Information Services
2004	NORCO REGENT	Cole Information Services
1999	SUSAN CRAFA	Cole Information Services

FINDINGS

12682 BRIDGEWATER DR

Year	Uses	Source
2017	JAMES BENTSON	Cole Information Services
2014	PATTI SUBIA	Cole Information Services
2009	EMILY PERDREAUVILLE	Cole Information Services
1999	EMILY PERDREAUVILLE	Cole Information Services

12694 BRIDGEWATER DR

Year	Uses	Source
2017	PARKER BERRY	Cole Information Services
2014	SHIRLEY KENT	Cole Information Services
2004	CAREN SERGUIFF	Cole Information Services

12701 BRIDGEWATER DR

Year	Uses	Source
2017	GARY HUMMEL	Cole Information Services
2014	GARY HUMMEL	Cole Information Services
2009	GARY HUMMEL	Cole Information Services
2004	GARY HUMMEL	Cole Information Services
1999	GARY HUMMEL	Cole Information Services

12706 BRIDGEWATER DR

Year	Uses	Source
2017	ROBERTO SANCHEZ	Cole Information Services
2014	ROBERTO SANCHEZ	Cole Information Services
2004	ROBERTO SANCHEZ	Cole Information Services

12713 BRIDGEWATER DR

Year	Uses	Source
2017	SUSIE SUN	Cole Information Services
2014	SUSIE SUN	Cole Information Services
2009	SUSIE SUN	Cole Information Services
2004	TINA SUN	Cole Information Services
1999	SUSIE SUN	Cole Information Services

12718 BRIDGEWATER DR

Year	Uses	Source
2017	CHRISTOPHER GRAJEDA	Cole Information Services
2014	GABRIEL DUENAS	Cole Information Services
2009	GABRIEL DUENAS	Cole Information Services
2004	JAMIE LOPEZ	Cole Information Services

FINDINGS

Year	Uses	Source
1999	GABRIEL DUENAS	Cole Information Services

12725 BRIDGEWATER DR

Year	Uses	Source
2017	ROBERT AGDEPPA	Cole Information Services
2014	SHERILL AGDEPPA	Cole Information Services
2009	SHERILL AGDEPPA	Cole Information Services
2004	SHERILL AGDEPPA	Cole Information Services
1999	SHERILL AGDEPPA	Cole Information Services

12730 BRIDGEWATER DR

Year	Uses	Source
2017	RYAN JUNSAY	Cole Information Services
2014	WENDELYN DELGADO	Cole Information Services
2009	ALFRED ALBARRAN	Cole Information Services
2004	ALFRED SIXTOS	Cole Information Services
1999	ALFRED ALBARRAN	Cole Information Services

12737 BRIDGEWATER DR

Year	Uses	Source
2017	LINDA FLORES	Cole Information Services
2014	LINDA MAZUR	Cole Information Services
2009	LINDA FLORES	Cole Information Services
2004	LINDA MAZUR	Cole Information Services
1999	LINDA FLORES	Cole Information Services

12742 BRIDGEWATER DR

Year	Uses	Source
2017	DOUGLAS KIM	Cole Information Services
2014	YING BAI	Cole Information Services
2009	P LEE	Cole Information Services
2004	P LEE	Cole Information Services
1999	P LEE	Cole Information Services

12749 BRIDGEWATER DR

Year	Uses	Source
2017	GEORGE KAN	Cole Information Services
2014	ERNIE PADEREZ	Cole Information Services
2009	ERNIE PADEREZ	Cole Information Services
2004	JUI TSENG	Cole Information Services

FINDINGS

Year	Uses	Source
1999	ERNIE PADEREZ	Cole Information Services

12755 BRIDGEWATER DR

Year	Uses	Source
2017	ELISEO RENTERIA	Cole Information Services
2014	ELISEO RENTERIA	Cole Information Services
2009	ELISEO RENTERIA	Cole Information Services
2004	ELISEO RENTERIA	Cole Information Services
1999	ELISEO RENTERIA	Cole Information Services

12761 BRIDGEWATER DR

Year	Uses	Source
2017	MARIO MARQUEZ	Cole Information Services
2014	MARIO MARQUEZ	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	RUVEN MARQUEZ	Cole Information Services

12767 BRIDGEWATER DR

Year	Uses	Source
2017	ALBERTO GARNICA	Cole Information Services
2014	ALBERTO GARNICA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	JESUS ROMERO	Cole Information Services

12779 BRIDGEWATER DR

Year	Uses	Source
2017	GEORGE GIORGETTI	Cole Information Services
2014	GEORGE GIORGETTI	Cole Information Services
2009	G & A INVESTMENTS	Cole Information Services
	GEORGE GIORGETTI	Cole Information Services
2004	GEORGE GIORGETTI	Cole Information Services
1999	GEORGE GIORGETTI	Cole Information Services

12791 BRIDGEWATER DR

Year	Uses	Source
2017	MICHAEL WHITTEN	Cole Information Services
2014	ANGELA KATSILIANOS	Cole Information Services
2009	MICHAEL WHITTEN	Cole Information Services
2004	MICHAEL WHITTEN	Cole Information Services
1999	MICHAEL WHITTEN	Cole Information Services

12797 BRIDGEWATER DR

Year	Uses	Source
2017	MICHAEL MANERI	Cole Information Services
2014	MICHAEL MANERI	Cole Information Services
2009	MICHAEL MANERI	Cole Information Services
2004	MICHAEL MANERI	Cole Information Services

CAIRO CT

5758 CAIRO CT

Year	Uses	Source
2014	CARL BOOKER	Cole Information Services
2009	CARL BOOKER	Cole Information Services
2004	CARL BOOKER	Cole Information Services
1999	CARL BOOKER	Cole Information Services

5763 CAIRO CT

Year	Uses	Source
2017	JINSONG WU	Cole Information Services
2009	ESTEBAN MARTINEZ	Cole Information Services
2004	FRANK RIVERA	Cole Information Services

5766 CAIRO CT

Year	Uses	Source
2017	TAM NGUYEN	Cole Information Services
2014	TAM NGUYEN	Cole Information Services
2009	KURT ZIOLA	Cole Information Services
2004	KURT ZIOLA	Cole Information Services
1999	KURT ZIOLA	Cole Information Services

5771 CAIRO CT

Year	Uses	Source
2017	CORONA CORY	Cole Information Services
2014	LING ZHOU	Cole Information Services
2009	MICHAEL GRAYCHIK	Cole Information Services
2004	RAY GUO	Cole Information Services
1999	MICHAEL GRAYCHIK	Cole Information Services

5774 CAIRO CT

Year	Uses	Source
2017	JOHN MARTINEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2014	JOHN MARTINEZ	Cole Information Services
2009	JOHN MARTINEZ	Cole Information Services
2004	NORCO REGENT	Cole Information Services

5779 CAIRO CT

Year	Uses	Source
2017	CASPER FREEMAN	Cole Information Services
2014	ALEXIS LUNNEY	Cole Information Services
2009	ADRIAN KOVAL	Cole Information Services
2004	NORCO REGENT	Cole Information Services
1999	ADRIAN KOVAL	Cole Information Services

5782 CAIRO CT

Year	Uses	Source
2017	JOHN VU	Cole Information Services
2014	JOHN VU	Cole Information Services
2009	JOHN VU	Cole Information Services
2004	NORCO REGENT	Cole Information Services
1999	JOHN VU	Cole Information Services

5787 CAIRO CT

Year	Uses	Source
2017	RUSSELL BECKER	Cole Information Services
2014	RUSSELL BECKER	Cole Information Services
2009	RUSSELL BECKER	Cole Information Services
2004	RUSSELL BECKER	Cole Information Services
1999	RUSSELL BECKER	Cole Information Services

5790 CAIRO CT

Year	Uses	Source
2014	RUDA SIREGAR	Cole Information Services
2009	RUDA SIREGAR	Cole Information Services
2004	NORCO REGENT	Cole Information Services
1999	RUDA SIREGAR	Cole Information Services

5795 CAIRO CT

Year	Uses	Source
2017	NOEL LOPEZ	Cole Information Services
2014	DARIUS JAMISON	Cole Information Services
2009	UNIQUE TRENDZ	Cole Information Services

Year	Uses	Source
2009	MARK FITZPATRICK	Cole Information Services
2004	NORCO REGENT	Cole Information Services
1999	MARK FITZPATRICK	Cole Information Services

5798 CAIRO CT

Year	Uses	Source
2017	RAMA KUMAR	Cole Information Services
2014	REGINALD KUMAR	Cole Information Services
2009	REGINALD KUMAR	Cole Information Services
2004	REGINALD KUMAR	Cole Information Services
1999	REGINALD KUMAR	Cole Information Services

CALITERRA CT

5650 CALITERRA CT

Year	Uses	Source
2017	RUBEN MAGANA	Cole Information Services
2014	RUBEN MAGANA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5662 CALITERRA CT

Year	Uses	Source
2017	CELY COBIAN	Cole Information Services
2014	CELY COBIAN	Cole Information Services
2009	LEONARD COBIAN	Cole Information Services
1999	LEONARD COBIAN	Cole Information Services

5671 CALITERRA CT

Year	Uses	Source
2017	BRYAN PEASE	Cole Information Services
2014	BRYAN PEASE	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5674 CALITERRA CT

Year	Uses	Source
2017	ROBERT FREIRE	Cole Information Services
2014	JIM HANSON	Cole Information Services
2009	JIM HANSON	Cole Information Services
1999	JIM HANSON	Cole Information Services

FINDINGS

5683 CALITERRA CT

Year	Uses	Source
2017	JASON OLVERA	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	MARY CODILLA	Cole Information Services
1999	MARY CODILLA	Cole Information Services

5686 CALITERRA CT

Year	Uses	Source
2017	BRIAN KALLAHER	Cole Information Services
2014	BRIAN KALLAHER	Cole Information Services
2009	BRIAN KALLAHER	Cole Information Services
1999	BRIAN KALLAHER	Cole Information Services

5695 CALITERRA CT

Year	Uses	Source
2017	EDDIE ROCHA	Cole Information Services
2014	KAREN MALDONADO	Cole Information Services
2009	KELLY ROCHA	Cole Information Services
1999	KELLY ROCHA	Cole Information Services

5698 CALITERRA CT

Year	Uses	Source
2014	ALDO SANTOS	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5707 CALITERRA CT

Year	Uses	Source
2017	DANILO DUELAS	Cole Information Services
2014	DAN DUELAS	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5710 CALITERRA CT

Year	Uses	Source
2017	JOAQUIN FRANCO	Cole Information Services
2014	JOAQUIN FRANCO	Cole Information Services
2009	JOAQUIN FRANCO	Cole Information Services
1999	JOAQUIN FRANCO	Cole Information Services

FINDINGS

5719 CALITERRA CT

Year	Uses	Source
2017	ALFREDO CASTILLO	Cole Information Services
2014	ALFREDO CASTILLO	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5722 CALITERRA CT

Year	Uses	Source
2014	BARBARA SALAS	Cole Information Services
2009	ELIZABETH SANTILAN	Cole Information Services
1999	ELIZABETH SANTILAN	Cole Information Services

5731 CALITERRA CT

Year	Uses	Source
2017	JOHN MOUSAW	Cole Information Services
2014	JOHN MOUSAW	Cole Information Services
2009	JOHN MOUSAW	Cole Information Services
1999	JOHN MOUSAW	Cole Information Services

5734 CALITERRA CT

Year	Uses	Source
2017	CHENGHAO ZHANG	Cole Information Services
2014	ALAN PESCHANSKY	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5743 CALITERRA CT

Year	Uses	Source
2017	ALEJANDRO CORIA	Cole Information Services
2014	ALEJANDRO CORIA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5746 CALITERRA CT

Year	Uses	Source
2017	JOHN LOPEZ	Cole Information Services
2014	CYNTHIA LOPEZ	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

5755 CALITERRA CT

Year	Uses	Source
2017	LAWRENCE GAN	Cole Information Services
2014	AMBER SCHAAF	Cole Information Services

FINDINGS

Year	Uses	Source
2009	OCCUPANT UNKNOWN	Cole Information Services

5758 CALITERRA CT

Year	Uses	Source
2017	LEO RAMOS	Cole Information Services
2014	MARTIN PALOS	Cole Information Services
2009	MARTIN R PALOS	Cole Information Services
	PALSOFT INC	Cole Information Services
	MARTIN PALOS	Cole Information Services
1999	MARTIN PALOS	Cole Information Services

5767 CALITERRA CT

Year	Uses	Source
2014	IGNACIO CASTRO	Cole Information Services
2009	IGNACIO CASTRO	Cole Information Services

5779 CALITERRA CT

Year	Uses	Source
2017	LOWIGIE BATHAN	Cole Information Services
2014	MARIA DINGLE	Cole Information Services
2009	JENNY RAMIREZ	Cole Information Services
1999	JENNY RAMIREZ	Cole Information Services

5791 CALITERRA CT

Year	Uses	Source
2017	SOURIDETH SIHANANTHARA	Cole Information Services
2014	CLIFFORD CULLEN	Cole Information Services
2009	KIM THACH	Cole Information Services
1999	KIM THACH	Cole Information Services

CAMBRIA DR

5621 CAMBRIA DR

Year	Uses	Source
2017	JEFF CLARKE	Cole Information Services
2014	MELISSA BIAZO	Cole Information Services
2009	PATRICK CAMPBELL	Cole Information Services
1999	PATRICK CAMPBELL	Cole Information Services

FINDINGS

5626 CAMBRIA DR

Year	Uses	Source
2017	CARLA DAVIS	Cole Information Services
2014	CARLA DAVIS	Cole Information Services
	MARION EARLS	Cole Information Services
	MARY FINNIE	Cole Information Services
2009	MARION EARLS	Cole Information Services
1999	MARION EARLS	Cole Information Services

5629 CAMBRIA DR

Year	Uses	Source
2017	MARVIS ALEXANDER	Cole Information Services
2014	MIGUEL GONZALEZ	Cole Information Services
2009	MIGUEL GONZALEZ	Cole Information Services
1999	MIGUEL GONZALEZ	Cole Information Services

5634 CAMBRIA DR

Year	Uses	Source
2017	HAI SU	Cole Information Services
2014	HAI SU	Cole Information Services
2009	RICHARD FANN	Cole Information Services
1999	RICHARD FANN	Cole Information Services

5637 CAMBRIA DR

Year	Uses	Source
2014	JAMES LEE	Cole Information Services
2009	JEREMY LYE	Cole Information Services
1999	JEREMY LYE	Cole Information Services

5642 CAMBRIA DR

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	SHAWN CALDARELLA	Cole Information Services
1999	SHAWN CALDARELLA	Cole Information Services

5645 CAMBRIA DR

Year	Uses	Source
2017	FRANK SILVEIRA	Cole Information Services
2014	FRANK SILVEIRA	Cole Information Services
2009	FRANK SILVEIRA	Cole Information Services
1999	FRANK SILVEIRA	Cole Information Services

FINDINGS

5650 CAMBRIA DR

Year	Uses	Source
2017	CHRISTINA GARCIA	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	T VO	Cole Information Services
1999	T VO	Cole Information Services

5653 CAMBRIA DR

Year	Uses	Source
2017	VOLTAIRE PEREZ	Cole Information Services
2014	MARCELINO PEREZ	Cole Information Services
2009	CARLOS FUENTES	Cole Information Services
1999	CARLOS FUENTES	Cole Information Services

5658 CAMBRIA DR

Year	Uses	Source
2014	FRANK TORRES	Cole Information Services
2009	JENNIFER WIENS	Cole Information Services
1999	JENNIFER WIENS	Cole Information Services

5674 CAMBRIA DR

Year	Uses	Source
2017	CARLOS RIOS	Cole Information Services
2014	CARLOS RIOS	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5677 CAMBRIA DR

Year	Uses	Source
2017	CARLOS MUNOZ	Cole Information Services
2014	CARLOS MUNOZ	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5682 CAMBRIA DR

Year	Uses	Source
2017	MOMO KIMURA	Cole Information Services
2014	CHAD BLOTZER	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

5685 CAMBRIA DR

Year	Uses	Source
2014	DAVID SCOW	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5686 CAMBRIA DR

Year	Uses	Source
2017	LINO ARTEAGA	Cole Information Services
2014	CELESTE JIMENEZ	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5689 CAMBRIA DR

Year	Uses	Source
2017	JULIO KUNHARDT	Cole Information Services
2014	JULIO KUNHARDT	Cole Information Services

5690 CAMBRIA DR

Year	Uses	Source
2017	DANNY CHOW	Cole Information Services
2014	DANNY CHOW	Cole Information Services

5693 CAMBRIA DR

Year	Uses	Source
2017	VICTOR SALAS	Cole Information Services
2014	VICTOR SALAS	Cole Information Services

5698 CAMBRIA DR

Year	Uses	Source
2017	HESHAM HASSAN	Cole Information Services
2014	HESHAM HASSAN	Cole Information Services

CAROLINAS LN

5703 CAROLINAS LN

Year	Uses	Source
2017	FRANCISCO ZARABIA	Cole Information Services
2014	BOBBY ALVARADO	Cole Information Services
2009	BOBBY ALVARADO	Cole Information Services
2004	BOBBY ALVARADO	Cole Information Services

FINDINGS

Year	Uses	Source
1999	BOBBY ALVARADO	Cole Information Services

5713 CAROLINAS LN

Year	Uses	Source
2017	ENRIQUE LOPEZ	Cole Information Services
2014	FRANCES HIDALGO	Cole Information Services
2009	MARIA RODRIGUEZ	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	MARIA RODRIGUEZ	Cole Information Services

5723 CAROLINAS LN

Year	Uses	Source
2017	DAVID CAMARGO	Cole Information Services
2014	DAVID CAMARGO	Cole Information Services
2009	DAVID CAMARGO	Cole Information Services
2004	DAVID CAMARGO	Cole Information Services

5733 CAROLINAS LN

Year	Uses	Source
2014	MAI YANG	Cole Information Services
2009	LUIS CHAVEZ	Cole Information Services
2004	LUIS CHAVEZ	Cole Information Services
	LRC & ASSOCS	Cole Information Services
1999	LUIS CHAVEZ	Cole Information Services

5743 CAROLINAS LN

Year	Uses	Source
2017	RAYMOND ROSAS	Cole Information Services
2014	CHITO DIMACULANGAN	Cole Information Services
2009	CHITO DIMACULANGAN	Cole Information Services
2004	CHITO DIMACULANGAN	Cole Information Services
1999	CHITO DIMACULANGAN	Cole Information Services

5753 CAROLINAS LN

Year	Uses	Source
2017	CHARLIE CHENG	Cole Information Services
2014	CHARLIE CHENG	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	LOUIS MANGENE	Cole Information Services

5763 CAROLINAS LN

Year	Uses	Source
2017	SANDRA GOOD	Cole Information Services
2014	SANDRA MARTINEZ-GOOD	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	JOHN GOOD	Cole Information Services

5773 CAROLINAS LN

Year	Uses	Source
2017	BRIAN FRILOUX	Cole Information Services
2014	STEPHANIE HASLERIG	Cole Information Services
2009	TINA GALLAWAY	Cole Information Services
2004	CARLOS VASQUEZ	Cole Information Services
1999	TINA GALLAWAY	Cole Information Services

5783 CAROLINAS LN

Year	Uses	Source
2014	HARRY GREEN	Cole Information Services
2009	HARRY GREEN	Cole Information Services
2004	HARRY GREEN	Cole Information Services
1999	HARRY GREEN	Cole Information Services

CASTLE CREST DR

612 CASTLE CREST DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	CHAVEZJuan J	Haines & Company, Inc.
1986	Norman Geneva M	Pacific Bell Yellow Pages
1981	Norman Geneva M	Pacific Telephone
	Norman Geneva M	Pacific Telephone

613 CASTLE CREST DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Navarro Mitzie B	Pacific Bell Yellow Pages
1981	Navarro Mitzie B	Pacific Telephone

614 CASTLE CREST DR

Year	Uses	Source
2004	FRANCES BRODA	Cole Information Services

FINDINGS

Year	Uses	Source
2001	BRODAFA	Haines & Company, Inc.
1986	Stephens R	Pacific Bell Yellow Pages
1981	Stephens R	Pacific Telephone

615 CASTLE CREST DR

Year	Uses	Source
2004	SHIRLEY MCINTOSH	Cole Information Services
2001	JAGOStacy A	Haines & Company, Inc.
1994	GRAVITT, LLOYD M	Cole Information Services
1986	Gravitt Lloyd M	Pacific Bell Yellow Pages
1981	Williams Jack Mrs	Pacific Telephone

616 CASTLE CREST DR

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services

617 CASTLE CREST DR

Year	Uses	Source
2004	GERARD KELLY	Cole Information Services
2001	XXXX	Haines & Company, Inc.

618 CASTLE CREST DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

619 CASTLE CREST DR

Year	Uses	Source
2004	CHARLES KEEL	Cole Information Services
1986	Keel Chas H	Pacific Bell Yellow Pages
1981	Keel Chas H	Pacific Telephone

620 CASTLE CREST DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Hammer R A	Pacific Bell Yellow Pages
1981	Hammer R A	Pacific Telephone

621 CASTLE CREST DR

Year	Uses	Source
1986	Newby Dale & Doris	Pacific Bell Yellow Pages

FINDINGS

622 CASTLE CREST DR

Year	Uses	Source
2004	JOSE RIVERA	Cole Information Services
1994	HANCOCK, JOHN	Cole Information Services
1986	ancock John	Pacific Bell Yellow Pages
1981	Hancock John	Pacific Telephone

623 CASTLE CREST DR

Year	Uses	Source
2004	MICHAEL HASKINS	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Palm Arthur A	Pacific Telephone

624 CASTLE CREST DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

625 CASTLE CREST DR

Year	Uses	Source
2004	LILLYAM MORAN	Cole Information Services

660 CASTLE CREST DR

Year	Uses	Source
1999	EUNICE MALONE	Cole Information Services
1986	Martin Bernard	Pacific Bell Yellow Pages

661 CASTLE CREST DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	GRAY, L N	Cole Information Services
1986	Gray L N	Pacific Bell Yellow Pages
1981	Gray L N	Pacific Telephone

662 CASTLE CREST DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Thomas W C	Pacific Telephone

663 CASTLE CREST DR

Year	Uses	Source
2004	EVELYN COOK	Cole Information Services

Year	Uses	Source
1986	Horten Lawrence E	Pacific Bell Yellow Pages

664 CASTLE CREST DR

Year	Uses	Source
2004	SCOTT EAST	Cole Information Services
1986	Mason Jack M & Sarah M	Pacific Bell Yellow Pages
1981	Skinner J M	Pacific Telephone

CASTLE VREST DR

612 CASTLE VREST DR

Year	Uses	Source
1994	PRADO, R	Cole Information Services

CATTLEMAN DR

6245 CATTLEMAN DR

Year	Uses	Source
2014	KRISH WHITE	Cole Information Services

6274 CATTLEMAN DR

Year	Uses	Source
2014	PRESCIOUS VALDES	Cole Information Services
2009	TAM TRINH	Cole Information Services
1999	TAM TRINH	Cole Information Services

6277 CATTLEMAN DR

Year	Uses	Source
2017	MICHELLE SNOWBALL	Cole Information Services
2014	ATHENIA CHIN	Cole Information Services
2009	HATHENIA CHIN	Cole Information Services
1999	HATHENIA CHIN	Cole Information Services

6282 CATTLEMAN DR

Year	Uses	Source
2017	NATHAN MUSTAFA	Cole Information Services
2014	NATHAN MUSTAFA	Cole Information Services

6285 CATTLEMAN DR

Year	Uses	Source
2017	LAZARO ECHEVERRIA	Cole Information Services

Year	Uses	Source
2014	DAVID GARCIA	Cole Information Services
2009	TRACY ENRIQUEZ	Cole Information Services
1999	TRACY ENRIQUEZ	Cole Information Services

6290 CATTLEMAN DR

Year	Uses	Source
2017	JACKSON LAI	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	LAI JACKSON	Cole Information Services
1999	LAI JACKSON	Cole Information Services

6293 CATTLEMAN DR

Year	Uses	Source
2017	LAYNE HOANG	Cole Information Services
2014	LAYNE HOANG	Cole Information Services
2009	LAYNE HOANG	Cole Information Services
1999	LAYNE HOANG	Cole Information Services

CHAPARRAL DR

586 CHAPARRAL DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Wright Robt P & Edna	Pacific Bell Yellow Pages
1981	Wright Robt	Pacific Telephone
	Wright Robt	Pacific Telephone
1977	Mackenzie John B	Pacific Telephone

587 CHAPARRAL DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1994	KOSSOUDJI, CRAIG	Cole Information Services
1986	Maupln Fred E	Pacific Bell Yellow Pages
1981	Maupin Fred E	Pacific Telephone
1977	Perysian Lawrence	Pacific Telephone

588 CHAPARRAL DR

Year	Uses	Source
2004	MANUEL PEREZ	Cole Information Services
2001	PEREZManuee	Haines & Company, Inc.

FINDINGS

Year	Uses	Source
1986	Darrah Wallace & Katherine	Pacific Bell Yellow Pages

589 CHAPARRAL DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1994	ANDREWS, C E	Cole Information Services
1986	Andrews C E	Pacific Bell Yellow Pages

590 CHAPARRAL DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Briggs E M	Pacific Bell Yellow Pages
1981	Briggs E M	Pacific Telephone

626 CHAPARRAL DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	SWARTOUTDarhane	Haines & Company, Inc.
1986	Seps David L	Pacific Bell Yellow Pages
1981	Seps David L	Pacific Telephone

627 CHAPARRAL DR

Year	Uses	Source
2004	VERNETTA GREEN	Cole Information Services
2001	MAYO Frank M	Haines & Company, Inc.
1999	FRANK MAYO	Cole Information Services
1994	MAYO, FRANK M	Cole Information Services
1986	Mayo Frank M	Pacific Bell Yellow Pages
1977	Mayo Frank M	Pacific Telephone

628 CHAPARRAL DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	WHITE, GLENDA J	Cole Information Services
1977	Beukelman Ned	Pacific Telephone

FINDINGS

629 CHAPARRAL DR

Year	Uses	Source
2004	DONALD CHRISTY	Cole Information Services
2002	Roundtree Mark	SBC PACIFIC BELL

630 CHAPARRAL DR

Year	Uses	Source
2004	MATTHEW CASTROREALE	Cole Information Services
2001	XXXX	Haines & Company, Inc.

631 CHAPARRAL DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

632 CHAPARRAL DR

Year	Uses	Source
2004	ROBBIE BROWN	Cole Information Services
	LARRY BROOKS	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1994	PHILLIPS, DANIEL L	Cole Information Services
1986	Reed Claire C	Pacific Bell Yellow Pages
1981	Reed Claire C	Pacific Telephone
1977	Reed Claire C	Pacific Telephone

633 CHAPARRAL DR

Year	Uses	Source
2004	JOHN JACKSON	Cole Information Services
1986	Root Julia	Pacific Bell Yellow Pages
1981	Root Julia	Pacific Telephone

634 CHAPARRAL DR

Year	Uses	Source
2004	CORA JACKSON	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Tomkins Gertrude	Pacific Bell Yellow Pages
1981	Tomkins Gertrude	Pacific Telephone

635 CHAPARRAL DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

636 CHAPARRAL DR

Year	Uses	Source
2004	TIMOTHY ORMONDE	Cole Information Services
1994	JAIME, GERARDO	Cole Information Services
1981	Rockwell M	Pacific Telephone

637 CHAPARRAL DR

Year	Uses	Source
2004	RICHARD ARIAS	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Christie Isabel L	Pacific Telephone
1977	Christie Isabel L L	Pacific Telephone

639 CHAPARRAL DR

Year	Uses	Source
2004	BILLY ROLES	Cole Information Services
1986	Taylor Riter C	Pacific Bell Yellow Pages

640 CHAPARRAL DR

Year	Uses	Source
2004	CHRIS MCCLOUD	Cole Information Services
2001	ROMEROCeba L	Haines & Company, Inc.

641 CHAPARRAL DR

Year	Uses	Source
2004	BRANDY LEE	Cole Information Services
1986	Rogahn Harry A	Pacific Bell Yellow Pages
1981	Rogahn Harry A	Pacific Telephone

642 CHAPARRAL DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	PONCEKelly	Haines & Company, Inc.
	PONCE Ben 909 6 B	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	IHaskvitz Harry & Rose	Pacific Bell Yellow Pages
1981	Haskvitz Harry & Rose	Pacific Telephone

643 CHAPARRAL DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

644 CHAPARRAL DR

Year	Uses	Source
2004	GENE WHITTINGTON	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

645 CHAPARRAL DR

Year	Uses	Source
2004	LETICIA GUERRERO	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Rehm Robt H	Pacific Bell Yellow Pages
1981	Rehm Robt H	Pacific Telephone
1977	Rehm Robt H	Pacific Telephone

CLOVERDALE RD

12741 CLOVERDALE RD

Year	Uses	Source
1956	Hamson A L	Luskey Brothers & Co.
	Hamsons Clocerdale Rnch	Luskey Brothers & Co.
	Lamb J H	Luskey Brothers & Co.

12745 CLOVERDALE RD

Year	Uses	Source
1956	Barcus N W	Luskey Brothers & Co.

12774 CLOVERDALE RD

Year	Uses	Source
2002	HARADA FARMS	SBC PACIFIC BELL
1996	Harada Gary	Pacific Bell
	HARADA FARMS	Pacific Bell
1993	Harada Farms	Pacific Bell
	Harada Gary	Pacific Bell
	Harada Hisako	Pacific Bell
1990	HARADA FARMS	Pacific Bell
	Harada Gary	Pacific Bell
1981	Harada Brothers	Pacific Telephone
	Harado Speed Adams Av & Cloverdale Rd @Corona@	Pacific Telephone
1977	Harada Brothers	Pacific Telephone
	Harada Roy Y	Pacific Telephone

Year	Uses	Source
1977	Harado Speed Adams Av&Cloverdale Rd @Corona@	Pacific Telephone
1970	Harada Brothers	Pacific Telephone
	Harada Jas	Pacific Telephone
	Bosma Cattle Co	Pacific Telephone
1956	Bockemann C O	Luskey Brothers & Co.
	Poulson D A	Luskey Brothers & Co.
	Eldridge F L	Luskey Brothers & Co.
	Premier Rnch	Luskey Brothers & Co.

CLOVERDALE ST

12745 CLOVERDALE ST

Year	Uses	Source
2001	LEALJohn 00 C	Haines & Company, Inc.

12774 CLOVERDALE ST

Year	Uses	Source
2001	RAYGOZARober 00 C	Haines & Company, Inc.
	HARADA FARMS	Haines & Company, Inc.
1977	Crown Feed Products Inc	Pacific Telephone

CYPRESS DR

665 CYPRESS DR

Year	Uses	Source
1981	Jenkins Geo D Jr	Pacific Telephone
1977	Clay M H	Pacific Telephone

666 CYPRESS DR

Year	Uses	Source
2004	JOHN COLEMAN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Hasten A	Pacific Bell Yellow Pages
	Hasten B J	Pacific Bell Yellow Pages
	Hasten Mike	Pacific Bell Yellow Pages
1981	Hasten Norman & Anita	Pacific Telephone

667 CYPRESS DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Bagaeff John	Pacific Bell Yellow Pages
	Bagby Ken H	Pacific Bell Yellow Pages
1981	Begaeff John	Pacific Telephone

668 CYPRESS DR

Year	Uses	Source
1986	Murrell Vivien L	Pacific Bell Yellow Pages
1981	Faith Norman	Pacific Telephone

669 CYPRESS DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

670 CYPRESS DR

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	St Hill Kenneth I	Pacific Telephone

671 CYPRESS DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

673 CYPRESS DR

Year	Uses	Source
1986	Maynard Dan & Cindi	Pacific Bell Yellow Pages
	Maynard A	Pacific Bell Yellow Pages
	Maynarl D L	Pacific Bell Yellow Pages
	Maymon Robt	Pacific Bell Yellow Pages
1977	Maymon Robt	Pacific Telephone

CYPRESS DR MIRA LMNIA

670 CYPRESS DR MIRA LMNIA

Year	Uses	Source
1986	Rueter Vern E	Pacific Bell Yellow Pages

FINDINGS

DANCY ST

13228 DANCY ST

Year	Uses	Source
2017	ROBERT BORNEMANN	Cole Information Services
2014	ROBERT BORNEMANN	Cole Information Services

DAPHNE ST

6308 DAPHNE ST

Year	Uses	Source
2017	PIPPO SALVIA	Cole Information Services
2014	PIPPO SALVIA	Cole Information Services
2009	PIPPO SALVIA	Cole Information Services
1999	PIPPO SALVIA	Cole Information Services

6318 DAPHNE ST

Year	Uses	Source
2017	CLINT CAVANESS	Cole Information Services
2014	CLINT CAVANESS	Cole Information Services
2009	CLINT CAVANESS	Cole Information Services

DEL MAR CIR

113 DEL MAR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Mone Frank	Pacific Bell Yellow Pages
1981	Hoover Roscoe	Pacific Telephone
1977	Schnur eldon T	Pacific Telephone

114 DEL MAR CIR

Year	Uses	Source
2004	ZULMA PEREZ	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Blessin Chas W	Pacific Telephone

FINDINGS

115 DEL MAR CIR

Year	Uses	Source
2001	TURCZENE	Haines & Company, Inc.
1986	Turczen E	Pacific Bell Yellow Pages
1981	Turczen E	Pacific Telephone

116 DEL MAR CIR

Year	Uses	Source
2001	CLENNYAM	Haines & Company, Inc.
1986	Clenny A M	Pacific Bell Yellow Pages
	Cteo	Pacific Bell Yellow Pages
1981	Cenny A M	Pacific Telephone
1977	Liliibridge M E	Pacific Telephone

117 DEL MAR CIR

Year	Uses	Source
2001	SANCHEZDebra K	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services

118 DEL MAR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Shelford Wm T	Pacific Bell Yellow Pages
1981	Shelford Wm T	Pacific Telephone

119 DEL MAR CIR

Year	Uses	Source
2004	DANIEL PEREZ	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Ray Roland	Pacific Bell Yellow Pages
1977	Pettibone Donald S	Pacific Telephone

120 DEL MAR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Stembridge N	Pacific Bell Yellow Pages
	Stelzner Sam I	Pacific Bell Yellow Pages
1981	Stelzner Sam I	Pacific Telephone
1977	Stelzner Sam I	Pacific Telephone

FINDINGS

121 DEL MAR CIR

Year	Uses	Source
1977	Hunter W	Pacific Telephone
1970	Newcombe Le Roy	Pacific Telephone

122 DEL MAR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	SEEDORF, RUDY	Cole Information Services
1986	Pool M	Pacific Bell Yellow Pages
1981	Pool Myrtle	Pacific Telephone
	Pool aark L	Pacific Telephone
1977	Pool Clark L	Pacific Telephone
	Pool Myrtle	Pacific Telephone

123 DEL MAR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1977	Majewski Ann	Pacific Telephone

124 DEL MAR CIR

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Hendrickson Don	Pacific Bell Yellow Pages
1981	Hendrickson C F	Pacific Telephone
1977	Hendrickson C F	Pacific Telephone

125 DEL MAR CIR

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Roche Leo	Pacific Bell Yellow Pages
	Roche Robt P Jr	Pacific Bell Yellow Pages
1977	Company	Pacific Telephone

126 DEL MAR CIR

Year	Uses	Source
2004	WILLIE ABARCA	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

127 DEL MAR CIR

Year	Uses	Source
2004	VALERIE DELTORO	Cole Information Services
1981	Rolen Raymond F	Pacific Telephone

128 DEL MAR CIR

Year	Uses	Source
2004	HERIBERTA VARGAS	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	CLAYTON, T	Cole Information Services
1986	Turner International Exports P O Box	Pacific Bell Yellow Pages
	Turner Geo A	Pacific Bell Yellow Pages
1981	Turner Geo A	Pacific Telephone
1977	Turner Geo A	Pacific Telephone

129 DEL MAR CIR

Year	Uses	Source
2004	CHARLES FREEMAN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1977	Benbow Dora	Pacific Telephone

130 DEL MAR CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Long Wm S	Pacific Bell Yellow Pages
	Long Willard E	Pacific Bell Yellow Pages
1981	Long Willard E	Pacific Telephone
1977	Long Willard E	Pacific Telephone

131 DEL MAR CIR

Year	Uses	Source
2004	MANUEL RODRIGUEZ	Cole Information Services
2001	ORTIZJIoe	Haines & Company, Inc.
1981	Fox Ira	Pacific Telephone
1977	Santarini Elmo	Pacific Telephone

132 DEL MAR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Scott Geo K	Pacific Bell Yellow Pages
1981	Scott Geo K	Pacific Telephone
1977	Scott Geo K	Pacific Telephone

133 DEL MAR CIR

Year	Uses	Source
2004	JIMMY CHRISTIAN	Cole Information Services
2001	CHRISTIANC	Haines & Company, Inc.
1986	Reed Carl M	Pacific Bell Yellow Pages
	Reed Chas & Lynda @Grand Terrace@	Pacific Bell Yellow Pages
1981	Reed Carl M	Pacific Telephone
1977	Ratchford Howard	Pacific Telephone
	Ratchford Howard	Pacific Telephone

DEL MAR WAY

107 DEL MAR WAY

Year	Uses	Source
2001	BOOREPeggy	Haines & Company, Inc.
	GANCARCZYKKen	Haines & Company, Inc.
	BOOREGregory	Haines & Company, Inc.

113 DEL MAR WAY

Year	Uses	Source
1970	Schnur Seldon T	Pacific Telephone

114 DEL MAR WAY

Year	Uses	Source
1970	Downing Kenneth P	Pacific Telephone

116 DEL MAR WAY

Year	Uses	Source
1970	Fischer Paul	Pacific Telephone

118 DEL MAR WAY

Year	Uses	Source
1970	Shelford Wm T	Pacific Telephone

FINDINGS

119 DEL MAR WAY

Year	Uses	Source
1970	Oehmcke Richard R	Pacific Telephone

120 DEL MAR WAY

Year	Uses	Source
1970	Stelzner Saml	Pacific Telephone

121 DEL MAR WAY

Year	Uses	Source
1970	Hunter W J	Pacific Telephone
	Newcombe Le Roy	Pacific Telephone

124 DEL MAR WAY

Year	Uses	Source
1970	Haueter Otto	Pacific Telephone

125 DEL MAR WAY

Year	Uses	Source
1970	Truscott Arthur R	Pacific Telephone

126 DEL MAR WAY

Year	Uses	Source
1970	Reynolds Ralph	Pacific Telephone

127 DEL MAR WAY

Year	Uses	Source
1970	Turner Geo A	Pacific Telephone

129 DEL MAR WAY

Year	Uses	Source
1970	Snavely Listle L	Pacific Telephone
	Dawson Jack L	Pacific Telephone

131 DEL MAR WAY

Year	Uses	Source
1970	Santarini Elmo	Pacific Telephone

132 DEL MAR WAY

Year	Uses	Source
1970	Scott Geo K	Pacific Telephone

FINDINGS

DORSETT GOLDEN ST

13204 DORSETT GOLDEN ST

Year	Uses	Source
2017	TENGJIANG YANG	Cole Information Services
2014	HERBERT SMITH	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

13207 DORSETT GOLDEN ST

Year	Uses	Source
2017	SHAUN GLENN	Cole Information Services
2014	JIMMY HWANG	Cole Information Services
2009	OLADELE AINA	Cole Information Services
1999	OLADELE AINA	Cole Information Services

DRAKE DR

566 DRAKE DR

Year	Uses	Source
2004	ROGER MANIS	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	HOEFS, K C	Cole Information Services
1993	Hoefs K C	Pacific Bell
1986	Hoefs K C	Pacific Bell Yellow Pages
1981	Hoets K C	Pacific Telephone
	Hoefs K C	Pacific Telephone
1977	Hoefs Louis N	Pacific Telephone
	Hoefs Kathleen	Pacific Telephone

567 DRAKE DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Busby L F	Pacific Bell Yellow Pages
1977	Bundy Mildred	Pacific Telephone

568 DRAKE DR

Year	Uses	Source
2004	RANDALL SMITH	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1977	Pecher Dorothy	Pacific Telephone

FINDINGS

569 DRAKE DR

Year	Uses	Source
2004	MARY BARNES	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Barnes Mary C	Pacific Bell Yellow Pages
1981	Barnes Mary C	Pacific Telephone
1977	Ehrnman Austin W	Pacific Telephone

570 DRAKE DR

Year	Uses	Source
2004	EVELYN MAKI	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Feldmann Merrick R	Pacific Bell Yellow Pages
1981	Feldmann Merrick R	Pacific Telephone

571 DRAKE DR

Year	Uses	Source
2004	MARCY RICHARDSON	Cole Information Services
1994	GRIFFITHS, LLOYD	Cole Information Services
1986	Griffiths Lloyd	Pacific Bell Yellow Pages
1981	Griffiths Lloyd	Pacific Telephone

572 DRAKE DR

Year	Uses	Source
1986	Miller Harold	Pacific Bell Yellow Pages
1981	Miller Harold	Pacific Telephone
1977	Miller Harold	Pacific Telephone

573 DRAKE DR

Year	Uses	Source
1986	Hughes Geo	Pacific Bell Yellow Pages
1981	Hughes Geo	Pacific Telephone
1977	Hughes Geo	Pacific Telephone

574 DRAKE DR

Year	Uses	Source
2001	BAKER Kenneth W	Haines & Company, Inc.
1986	Baker Kenneth W	Pacific Bell Yellow Pages
1981	Baker Kenneth W	Pacific Telephone
1977	Baker Kenneth W	Pacific Telephone

FINDINGS

575 DRAKE DR

Year	Uses	Source
2004	ALICIA RAMOS	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	WALTER, RALPH H	Cole Information Services
1986	Walter Ralph H	Pacific Bell Yellow Pages
1981	Snider Geoffrey H	Pacific Telephone
1977	Snider Geoffrey H	Pacific Telephone

576 DRAKE DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	BERG, L R	Cole Information Services
1986	Berg L R	Pacific Bell Yellow Pages
1977	Berg Ken	Pacific Telephone

577 DRAKE DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

578 DRAKE DR

Year	Uses	Source
2004	PAULA MORROW	Cole Information Services
1994	GARDNER, EUGENE F	Cole Information Services
1981	Gardner Eugene F	Pacific Telephone
1977	Gardner Eugene F	Pacific Telephone

579 DRAKE DR

Year	Uses	Source
2001	MOCZULSKIJohn	Haines & Company, Inc.
	MOCZULSKI Elwand	Haines & Company, Inc.
1993	I Moczulski John & Elwanda	Pacific Bell
1986	From Corona Telephones Call	Pacific Bell Yellow Pages

580 DRAKE DR

Year	Uses	Source
2004	GABRIELA HERRERA	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

581 DRAKE DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	PEREZRaudel	Haines & Company, Inc.
1994	CASSELBERRY, GILBERT II	Cole Information Services
1986	Casselberry Gilbert II	Pacific Bell Yellow Pages
1981	Casselberry Gilbert II	Pacific Telephone

582 DRAKE DR

Year	Uses	Source
2004	PHILIP DENNY	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1981	Wylie Wm	Pacific Telephone
1977	Wylie Wm	Pacific Telephone

583 DRAKE DR

Year	Uses	Source
2004	ROSA CALDERON	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Mc Cluskey B E	Pacific Bell Yellow Pages
	Mc Cluskey Casey J	Pacific Bell Yellow Pages
1981	Mc Cluskey B E	Pacific Telephone
1977	Mc Cluskey B E	Pacific Telephone

584 DRAKE DR

Year	Uses	Source
2004	ELISA PALOMARES	Cole Information Services
2002	Palomares Elisa	SBC PACIFIC BELL
1986	Hellwagen Everett	Pacific Bell Yellow Pages
1981	Hellwegen Everett	Pacific Telephone

585 DRAKE DR

Year	Uses	Source
2004	JEFFERY VICK	Cole Information Services
2002	Vick Jeffery	SBC PACIFIC BELL
1994	HAILE, WILLIAM	Cole Information Services
1986	Haile J	Pacific Bell Yellow Pages
	Hailey Chas D Jr	Pacific Bell Yellow Pages
1981	Halle J	Pacific Telephone
1977	Haile J	Pacific Telephone
	Haile J	Pacific Telephone

DRAKE DR MIRALMA

578 DRAKE DR MIRALMA

Year	Uses	Source
1986	Gardner Eugene F	Pacific Bell Yellow Pages

DRIFTW QOD CIR

182 DRIFTW QOD CIR

Year	Uses	Source
1977	Denison Ethel 3347 A Bernard	Pacific Telephone

DRIFTWOOD CIR

163 DRIFTWOOD CIR

Year	Uses	Source
2001	BARNSTerry	Haines & Company, Inc.
1986	Sayre Edwin D	Pacific Bell Yellow Pages
1981	Sayre Edwni D	Pacific Telephone

164 DRIFTWOOD CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

165 DRIFTWOOD CIR

Year	Uses	Source
2004	SHANE DUBYAK	Cole Information Services
2001	ROORIGUEZCecrtla	Haines & Company, Inc.
1986	Tenney Leeland R	Pacific Bell Yellow Pages
	Tennies M C	Pacific Bell Yellow Pages
1981	Tenney Leeland R	Pacific Telephone
1977	Tenney Leeland R	Pacific Telephone

167 DRIFTWOOD CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Stroberg Christine L DVM	Pacific Bell Yellow Pages
	Strobehn Floyd T	Pacific Bell Yellow Pages
1977	Matchett Robt S	Pacific Telephone

FINDINGS

168 DRIFTWOOD CIR

Year	Uses	Source
1977	Leamon Katherine L b	Pacific Telephone
	Nelson Jean B	Pacific Telephone

169 DRIFTWOOD CIR

Year	Uses	Source
2004	PATRICIA HIDALGO	Cole Information Services
1986	Smith Louise B Mrs	Pacific Bell Yellow Pages
1981	Smith Louise B Mrs	Pacific Telephone
1977	Smith Louise B Mrs	Pacific Telephone

170 DRIFTWOOD CIR

Year	Uses	Source
1981	Rorick Jay T	Pacific Telephone
1977	Rorick Jay T	Pacific Telephone

174 DRIFTWOOD CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	BARNARD, KENNETH	Cole Information Services
1981	Wirtz Richard J	Pacific Telephone

175 DRIFTWOOD CIR

Year	Uses	Source
1986	Leochner Orval G	Pacific Bell Yellow Pages
1981	Leochner Orval G	Pacific Telephone
1977	Leochner Orval G	Pacific Telephone

176 DRIFTWOOD CIR

Year	Uses	Source
2004	DENNIS BUSSARD	Cole Information Services

177 DRIFTWOOD CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	KOCH, LONA M	Cole Information Services
1986	Koch L	Pacific Bell Yellow Pages
1981	Koch L	Pacific Telephone
1977	Koch Rudolf John	Pacific Telephone

FINDINGS

178 DRIFTWOOD CIR

Year	Uses	Source
2001	HERNANDEZJohnny	Haines & Company, Inc.
1986	Foster Vera A	Pacific Bell Yellow Pages
1981	Foster Vera A	Pacific Telephone
1977	Foster Vera A	Pacific Telephone

179 DRIFTWOOD CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1977	Nanfito Sam N	Pacific Telephone

180 DRIFTWOOD CIR

Year	Uses	Source
1986	La Sarge E	Pacific Bell Yellow Pages
1981	La Sarge W	Pacific Telephone
	Johnston C E	Pacific Telephone
1977	La Sarge W	Pacific Telephone

181 DRIFTWOOD CIR

Year	Uses	Source
2004	JOSHUA BOWERS	Cole Information Services

182 DRIFTWOOD CIR

Year	Uses	Source
1986	Denison Guy L	Pacific Bell Yellow Pages
1981	Denison Guy L	Pacific Telephone

183 DRIFTWOOD CIR

Year	Uses	Source
2004	ALVARO CASTELLANOS	Cole Information Services
1981	Steel Homer J	Pacific Telephone
1977	Steel Homer J	Pacific Telephone

184 DRIFTWOOD CIR

Year	Uses	Source
2001	AYERSP	Haines & Company, Inc.
1986	Guilfoyle Thos F	Pacific Bell Yellow Pages
1981	Guilfoyle Thos F	Pacific Telephone
1977	Meehan Robt E	Pacific Telephone

185 DRIFTWOOD CIR

Year	Uses	Source
2004	GLORIA VILLALPA	Cole Information Services
	MAGDALENA CABALLERO	Cole Information Services
1977	Johnston C E	Pacific Telephone

186 DRIFTWOOD CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Mahoney D	Pacific Bell Yellow Pages
	Mahnkey C	Pacific Bell Yellow Pages
	Mahnken R M	Pacific Bell Yellow Pages
1981	Mahnken R M	Pacific Telephone
1977	Mahnken R M	Pacific Telephone

187 DRIFTWOOD CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

DRIFTWOOD ST

117 DRIFTWOOD ST

Year	Uses	Source
1977	Coombes Lester J Jr O	Pacific Telephone

163 DRIFTWOOD ST

Year	Uses	Source
1970	Gambell Lester O	Pacific Telephone
	Sayre Edwin D	Pacific Telephone

165 DRIFTWOOD ST

Year	Uses	Source
1970	Tenney Leeland R	Pacific Telephone

167 DRIFTWOOD ST

Year	Uses	Source
1970	Matejovsky Wm J	Pacific Telephone

168 DRIFTWOOD ST

Year	Uses	Source
1970	Leamon Katherine L	Pacific Telephone
	Nelson Jean B	Pacific Telephone

169 DRIFTWOOD ST

Year	Uses	Source
1970	Cummings N Geo	Pacific Telephone

173 DRIFTWOOD ST

Year	Uses	Source
1970	Tegethoff August	Pacific Telephone

175 DRIFTWOOD ST

Year	Uses	Source
1970	Hoeveke S Jean	Pacific Telephone

176 DRIFTWOOD ST

Year	Uses	Source
1970	Phillips Grace D	Pacific Telephone

177 DRIFTWOOD ST

Year	Uses	Source
1970	Koch Rudolf John	Pacific Telephone

178 DRIFTWOOD ST

Year	Uses	Source
1970	Schuster John E	Pacific Telephone

179 DRIFTWOOD ST

Year	Uses	Source
1970	Nanfito Sam N	Pacific Telephone

180 DRIFTWOOD ST

Year	Uses	Source
1970	La Sarge W	Pacific Telephone

181 DRIFTWOOD ST

Year	Uses	Source
1970	Moody Ralph C	Pacific Telephone

182 DRIFTWOOD ST

Year	Uses	Source
1970	Denison Guy L	Pacific Telephone

183 DRIFTWOOD ST

Year	Uses	Source
1970	Argus Oliver J	Pacific Telephone

184 DRIFTWOOD ST

Year	Uses	Source
1970	Meehan Robt E	Pacific Telephone

185 DRIFTWOOD ST

Year	Uses	Source
1970	Seares Robert	Pacific Telephone

186 DRIFTWOOD ST

Year	Uses	Source
1970	Hohn W C	Pacific Telephone

EARLY CRIMSON ST

13208 EARLY CRIMSON ST

Year	Uses	Source
2017	JAIME ONEAL	Cole Information Services
2014	T HARGROVE	Cole Information Services

13215 EARLY CRIMSON ST

Year	Uses	Source
2017	RALPH AMARATUNGA	Cole Information Services
2014	RALPH AMARATUNGA	Cole Information Services
2009	HECTOR CARDENAS	Cole Information Services

13225 EARLY CRIMSON ST

Year	Uses	Source
2017	RUBEN ZUNIGA	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	MARIA FLORES	Cole Information Services
1999	MARIA FLORES	Cole Information Services

EDGEMONT DR

557 EDGEMONT DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.

558 EDGEMONT DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

FINDINGS

Year	Uses	Source
1986	Spinelli M	Pacific Bell Yellow Pages
1981	Spinelli M	Pacific Telephone
1977	Spinelli M	Pacific Telephone

559 EDGEMONT DR

Year	Uses	Source
2001	HORTEMILLERGM	Haines & Company, Inc.
1986	Hughes L J	Pacific Bell Yellow Pages
1981	Hughes L J	Pacific Telephone

560 EDGEMONT DR

Year	Uses	Source
2004	JACK WYTTENBACH	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Conrad Frank J	Pacific Bell Yellow Pages
1981	Conrad Frank J	Pacific Telephone

561 EDGEMONT DR

Year	Uses	Source
2004	DANTE MEDINA	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Appel A	Pacific Bell Yellow Pages
1981	Appel A	Pacific Telephone

562 EDGEMONT DR

Year	Uses	Source
2004	SHALONDA DOMASIN	Cole Information Services
2002	Domasin Shalonda	SBC PACIFIC BELL
	Domasini Shalonda	SBC PACIFIC BELL
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	COUCH, TOMMY	Cole Information Services
1981	Hiayashlbara Wayne & S	Pacific Telephone
1977	Gorsuch Donald	Pacific Telephone

563 EDGEMONT DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1981	Redman David F	Pacific Telephone

564 EDGEMONT DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Jura Michael E	Pacific Bell Yellow Pages
1981	Jura Michael E	Pacific Telephone
1977	Jura Michael E	Pacific Telephone

565 EDGEMONT DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

FAIRLANE CIR

134 FAIRLANE CIR

Year	Uses	Source
2004	TIMOTHY LINEHAN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	MADALLANES, MARIA	Cole Information Services
1986	Miller Frank L & June F	Pacific Bell Yellow Pages
	Miller G	Pacific Bell Yellow Pages
	Miller G	Pacific Bell Yellow Pages
	Miller Fred L	Pacific Bell Yellow Pages

135 FAIRLANE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Wolfe M K	Pacific Telephone
1977	Wolfe M K	Pacific Telephone

136 FAIRLANE CIR

Year	Uses	Source
2004	PATSY TAYLOR	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services

137 FAIRLANE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Gilligan C	Pacific Telephone

138 FAIRLANE CIR

Year	Uses	Source
2004	JUAN MARTINEZ	Cole Information Services
1981	Lapins Marion A	Pacific Telephone
1977	Lapins Marion A	Pacific Telephone

139 FAIRLANE CIR

Year	Uses	Source
2004	HANNA URIBES	Cole Information Services
2002	Uribes Casey	SBC PACIFIC BELL
1981	Casey Margaret I	Pacific Telephone
	Casey Jas S	Pacific Telephone
1977	Casey Margaret I	Pacific Telephone
	Casey Jas S	Pacific Telephone

140 FAIRLANE CIR

Year	Uses	Source
2004	PATRICK HOY	Cole Information Services
2001	NUNEZSnora	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	SORENSEN, LARRY	Cole Information Services
1986	Sorensen Larry	Pacific Bell Yellow Pages
1981	Mayer Alfred & Irene	Pacific Telephone
1977	Stern Sidney	Pacific Telephone

141 FAIRLANE CIR

Year	Uses	Source
2002	Kincaid Sarah	SBC PACIFIC BELL
2001	ROGERSJennifer E	Haines & Company, Inc.
1986	Pulliam Harold H	Pacific Bell Yellow Pages
1981	Pulliam Harold H	Pacific Telephone
1977	Pulliam Harold H	Pacific Telephone

142 FAIRLANE CIR

Year	Uses	Source
2004	MATTHEW HASKINS	Cole Information Services

FINDINGS

143 FAIRLANE CIR

Year	Uses	Source
1986	Sheldon Lyle M	Pacific Bell Yellow Pages
1981	Sheldon Lyle MI	Pacific Telephone
1977	Sheldon Lyle M	Pacific Telephone

144 FAIRLANE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Schnur Frances	Pacific Bell Yellow Pages
1981	Schnur Frances	Pacific Telephone

145 FAIRLANE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1981	Risolo Marie	Pacific Telephone
1977	Risner Henry C	Pacific Telephone

146 FAIRLANE CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Landis Harold R	Pacific Bell Yellow Pages
	Landis Kenneth E	Pacific Bell Yellow Pages
1981	Landis Harold R	Pacific Telephone
1977	Landis Harold R	Pacific Telephone

147 FAIRLANE CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1981	Nelson G K	Pacific Telephone
1977	Whitneck Ralph	Pacific Telephone

148 FAIRLANE CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1994	HEGGEM, C	Cole Information Services
1986	Mc Whorter Chas H	Pacific Bell Yellow Pages
1981	Mc Whorter Chas H	Pacific Telephone
1977	Mc Waters David	Pacific Telephone
	Mc Whorter Margaret I	Pacific Telephone

FAIRLANE CT

134 FAIRLANE CT

Year	Uses	Source
1970	Crabtree R L	Pacific Telephone

136 FAIRLANE CT

Year	Uses	Source
1970	Huber W F	Pacific Telephone

139 FAIRLANE CT

Year	Uses	Source
1970	Hay W W Jr	Pacific Telephone

140 FAIRLANE CT

Year	Uses	Source
1970	Thomas F A	Pacific Telephone

141 FAIRLANE CT

Year	Uses	Source
1970	Pulliam Harold H	Pacific Telephone

142 FAIRLANE CT

Year	Uses	Source
1970	Alleman F J	Pacific Telephone

143 FAIRLANE CT

Year	Uses	Source
1970	Palmer Howard C	Pacific Telephone

145 FAIRLANE CT

Year	Uses	Source
1970	Haueter Paul	Pacific Telephone

146 FAIRLANE CT

Year	Uses	Source
1970	Landis Harold R	Pacific Telephone

147 FAIRLANE CT

Year	Uses	Source
1970	Morris Orvil N	Pacific Telephone

FINDINGS

148 FAIRLANE CT

Year	Uses	Source
1970	Mc Whorter Chas H	Pacific Telephone
	Mc Whorter Margaret	Pacific Telephone

FUJI ST

6031 FUJI ST

Year	Uses	Source
2014	ADOLFO GAMINO	Cole Information Services
2009	YOLANDA VERNON	Cole Information Services
1999	YOLANDA VERNON	Cole Information Services

6038 FUJI ST

Year	Uses	Source
2017	SUONG LEE	Cole Information Services
2014	SUONG LEE	Cole Information Services
2009	ALEJANDRO CARMONA	Cole Information Services

6041 FUJI ST

Year	Uses	Source
2017	RICARDO DEGUZMAN	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	FRANCISCO BENITEZ	Cole Information Services
1999	FRANCISCO BENITEZ	Cole Information Services

6048 FUJI ST

Year	Uses	Source
2017	KATHLEEN LACKSON	Cole Information Services
2014	STACI MIXON	Cole Information Services
2009	KEN BORG	Cole Information Services
1999	KEN BORG	Cole Information Services

6051 FUJI ST

Year	Uses	Source
2017	SANDRA BLANTON	Cole Information Services
2014	CHIN CHIANG	Cole Information Services
2009	STEPHANIE BRADLEY	Cole Information Services
1999	STEPHANIE BRADLEY	Cole Information Services

FINDINGS

6058 FUJI ST

Year	Uses	Source
2017	SCOTT JUE	Cole Information Services
2014	SCOTT JUE	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

6068 FUJI ST

Year	Uses	Source
2017	SILVIA LOPEZ	Cole Information Services
2014	SILVIA LOPEZ	Cole Information Services
2009	URBANO CRUZ	Cole Information Services
1999	URBANO CRUZ	Cole Information Services

6071 FUJI ST

Year	Uses	Source
2017	BRENDA KELLY	Cole Information Services
2014	BRENDA KELLY	Cole Information Services
2009	NATHAN HERNANDEZ	Cole Information Services
1999	NATHAN HERNANDEZ	Cole Information Services

6078 FUJI ST

Year	Uses	Source
2017	ADRIANA MIRANDA	Cole Information Services
2014	ALEJANDRO VILLEGAS	Cole Information Services
2009	ALEJANDRO VILLEGAS	Cole Information Services
1999	ALEJANDRO VILLEGAS	Cole Information Services

6081 FUJI ST

Year	Uses	Source
2014	PHILIP LE	Cole Information Services
2009	STEVE MILLER	Cole Information Services
1999	STEVE MILLER	Cole Information Services

6088 FUJI ST

Year	Uses	Source
2017	SAM KHUMOORO	Cole Information Services
2014	SAM KHUMOORO	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

6091 FUJI ST

Year	Uses	Source
2017	BARRETT KUETHEN	Cole Information Services
2014	BARRETT KUETHEN	Cole Information Services
2009	LEMUEL BRADFORD	Cole Information Services
1999	LEMUEL BRADFORD	Cole Information Services

6098 FUJI ST

Year	Uses	Source
2017	BRIAN AXUP	Cole Information Services
2014	JAMES WALTON	Cole Information Services
2009	JAMES WALTON	Cole Information Services
1999	JAMES WALTON	Cole Information Services

6101 FUJI ST

Year	Uses	Source
2017	SANDRA SAPIEN	Cole Information Services
2014	RUDOLFO SAPIEN	Cole Information Services
2009	RUDOLFO SAPIEN	Cole Information Services
1999	RUDOLFO SAPIEN	Cole Information Services

6108 FUJI ST

Year	Uses	Source
2017	JOSE MARCONI	Cole Information Services
2014	JOSE MARCONI	Cole Information Services
2009	ALVARO HUERTA	Cole Information Services
1999	ALVARO HUERTA	Cole Information Services

6111 FUJI ST

Year	Uses	Source
2017	STEPHANIE NAVARRO	Cole Information Services
2014	STEPHANIE NAVARRO	Cole Information Services
2009	MIGUEL NAVARRO	Cole Information Services
1999	MIGUEL NAVARRO	Cole Information Services

6118 FUJI ST

Year	Uses	Source
2017	ROBERT CARBAJAL	Cole Information Services
2014	ROBERT CARBAJAL	Cole Information Services
2009	MARIDZA SANCHEZ	Cole Information Services
1999	MARIDZA SANCHEZ	Cole Information Services

FINDINGS

6121 FUJI ST

Year	Uses	Source
2017	EDIH LOPEZ	Cole Information Services
2014	EMILY JUNG	Cole Information Services
2009	CHRISTOPHER RUNYAN	Cole Information Services
1999	CHRISTOPHER RUNYAN	Cole Information Services

6128 FUJI ST

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

6131 FUJI ST

Year	Uses	Source
2017	GRADY RISNER	Cole Information Services
2014	GRADY RISNER	Cole Information Services
2009	GRADY RISNER	Cole Information Services
1999	GRADY RISNER	Cole Information Services

6138 FUJI ST

Year	Uses	Source
2017	C HERNANDEZ	Cole Information Services
2014	MARK CARTER	Cole Information Services
2009	JOSE RAMIREZ	Cole Information Services
1999	JOSE RAMIREZ	Cole Information Services

6141 FUJI ST

Year	Uses	Source
2017	RUDOLFO ANACOSTA	Cole Information Services
2014	ELIZABETH MIRANDA	Cole Information Services
2009	RODOLFO AMACOSTA	Cole Information Services
1999	RODOLFO AMACOSTA	Cole Information Services

6148 FUJI ST

Year	Uses	Source
2017	LUKE ISBELL	Cole Information Services
2014	BRIAN ISBELL	Cole Information Services
2009	B ISBELL	Cole Information Services
1999	B ISBELL	Cole Information Services

FINDINGS

6151 FUJI ST

Year	Uses	Source
2017	ANTHONY VEGA	Cole Information Services
2014	ANTON FLECKLIN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

6158 FUJI ST

Year	Uses	Source
2017	CORIE HARDIN	Cole Information Services
2014	ERIC RUBIO	Cole Information Services

6168 FUJI ST

Year	Uses	Source
2017	JUAN CERVANTES	Cole Information Services
2014	MANUEL FERNANDEZ	Cole Information Services
2009	MANUEL FERNANDEZ	Cole Information Services
1999	MANUEL FERNANDEZ	Cole Information Services

HAMNER AVE

5240 HAMNER AVE

Year	Uses	Source
1986	Hettinga Wilbur	Pacific Bell Yellow Pages
1977	Hettiriga Wilbur	Pacific Telephone

5780 HAMNER AVE

Year	Uses	Source
1981	Evans Martin J	Pacific Telephone

5800 HAMNER AVE

Year	Uses	Source
2017	EVA FLORES	Cole Information Services
	BOUNMY VONGAMATH	Cole Information Services
	STEVEN AGUILAR	Cole Information Services
	NANCY ALMAZAN	Cole Information Services
	ALVARO ALTAMIRANO	Cole Information Services
	RAMONA ANGULO	Cole Information Services
	OSCAR ARREOLA	Cole Information Services
	EDNA OBANDO	Cole Information Services
	PATRICIA OSORIO	Cole Information Services
	ROBERT PEARSON	Cole Information Services

FINDINGS

Year	Uses	Source
2017	SUZANNE PEBLEY	Cole Information Services
	JACKELINE HERNANDEZ	Cole Information Services
	NICASIO HERNANDEZ	Cole Information Services
	BENITA HOLLOWAY	Cole Information Services
	ANDRE HUNT	Cole Information Services
	CARL JAMES	Cole Information Services
	SANDOVAL LIDIA	Cole Information Services
	SHIRLEY MCINTOSH	Cole Information Services
	MARTIN MORENO	Cole Information Services
	FRANK GOYTIA	Cole Information Services
	BRIAN GREEN	Cole Information Services
	SWAN LAKE MOBILE COUNTRY ESTATES	Cole Information Services
	LAKE MARK	Cole Information Services
	COMMUNITY MOBILE HOME SALES	Cole Information Services
	THOMAS FERGUSON	Cole Information Services
	ERICKA FLORES	Cole Information Services
	ZEPEDA XICOTENCATL	Cole Information Services
	MARGARITA AHUMADA	Cole Information Services
	ERNEST ASCENCIO	Cole Information Services
	ARMANDO ASCENCIO	Cole Information Services
	I AYAU	Cole Information Services
	MARGARITA MUNOZ	Cole Information Services
	CARLOS NISTHAL	Cole Information Services
	MICHELLE NUNEZ	Cole Information Services
	DENNIS OMBAO	Cole Information Services
	LOUISE ORTIZ	Cole Information Services
	VERONICA PICAZO	Cole Information Services
	KIRBY LOFTON	Cole Information Services
	ROBERT SETTLES	Cole Information Services
	MICHELLE SIMMONS	Cole Information Services
	SALDANA LUIS	Cole Information Services
	MARIA MCHUGH	Cole Information Services
	JORGE FUNES	Cole Information Services
	JOSE GARCIA	Cole Information Services
	JEANNINE GOMEZ	Cole Information Services
	SANTIAGO GUERRERO	Cole Information Services
	WILLIAM HENRIQUEZ-JR	Cole Information Services
	ADRIAN SANDOVAL	Cole Information Services

FINDINGS

Year	Uses	Source
2017	JOHN BARRAZA	Cole Information Services
	JOSE BELTRAN	Cole Information Services
	EVELYN CALDERAS	Cole Information Services
	SHAWN CHAVEZ	Cole Information Services
	NOEMI CISNEROS	Cole Information Services
	RAMON CORNEJO	Cole Information Services
	AILEEN STEVENS	Cole Information Services
	JUNKOZ SZALAI	Cole Information Services
	TONY THEUS	Cole Information Services
	JOSEPH VALDEZ	Cole Information Services
	MARIA VALENCIA	Cole Information Services
	VICTORIA VASQUEZ	Cole Information Services
	GUSTAVO VAZQUEZ	Cole Information Services
	MARCO DAVILA	Cole Information Services
	LETICIA DELATORRE	Cole Information Services
	DANIEL DIAZ	Cole Information Services
	ROBERT SETSER	Cole Information Services
	MARIA MARTINEZ	Cole Information Services
	JOSE MARTINEZ	Cole Information Services
	JESUS MINCE	Cole Information Services
	ROSALBA GONZALEZ	Cole Information Services
	DINA HARTLEY	Cole Information Services
	MARGARITA HERNANDEZ	Cole Information Services
	JOSE RITO	Cole Information Services
	JUVENAL SAABEDRA	Cole Information Services
	JESUS SANTIAGO	Cole Information Services
	CRAIG BENNETT	Cole Information Services
	FRANCISCO CAMPOS	Cole Information Services
	JENKYNS CANDIA	Cole Information Services
	BRIANDA CELIS	Cole Information Services
	PATSY TAYLOR	Cole Information Services
	DOROTHY THATJE	Cole Information Services
	EVA VARGAS	Cole Information Services
	EDGAR VELASCO	Cole Information Services
	DEMETRIO VENEGAS	Cole Information Services
	MARIA CORTEZ	Cole Information Services
	ALEJANDRO CUENCA	Cole Information Services
	RUBEN DELATORRE	Cole Information Services

FINDINGS

Year	Uses	Source
2017	JOSEPH DELEON	Cole Information Services
	JUAN DESANTIAGO	Cole Information Services
	ANDREW KISTER	Cole Information Services
	TERESA LAVAU	Cole Information Services
	CAROLINE LEVICK	Cole Information Services
	LUIS LISAMA	Cole Information Services
	AGUILAR LUIS	Cole Information Services
	ELLEN MCCRAW	Cole Information Services
	TRACY MEDINA	Cole Information Services
	SABINO GONZALEZ	Cole Information Services
	FERNANDO GUTIERREZ	Cole Information Services
	NORMA REYES	Cole Information Services
	PHILIP RICHEY	Cole Information Services
	JACOB ROBERTSON	Cole Information Services
	JERROLD RODMAN	Cole Information Services
	TEODORO SALDANA	Cole Information Services
	MATTHEW SANCHEZ	Cole Information Services
	JOSE SANCHEZ	Cole Information Services
	SAMUEL SANTIAGO	Cole Information Services
	RAYMUNDO BONILLA	Cole Information Services
	PABLO CHINCHILLA	Cole Information Services
	ROSE SMITH	Cole Information Services
	CHRISTOPHER SOLOMON	Cole Information Services
	EFRAIN SORIANO	Cole Information Services
	ROBERT STEIGLEMAN	Cole Information Services
	MICHELLE STEPHENS	Cole Information Services
	GIMMI TREJO	Cole Information Services
	PENNY DEBRECENI	Cole Information Services
	RAFAEL DIAZ	Cole Information Services
	SHANNON ESTRADA	Cole Information Services
	TAMARA ANDERSON	Cole Information Services
	THOMAS ANGLIN	Cole Information Services
	EULALIO APARICIO	Cole Information Services
	ARTHUR AYERS	Cole Information Services
	BOBADILLA MUNOZ	Cole Information Services
	CARMEN ORTIZ	Cole Information Services
	KAREN IBARRA	Cole Information Services
	AMMAR LEBEN	Cole Information Services

FINDINGS

Year	Uses	Source
2017	ENEDINA LOPEZ	Cole Information Services
	RAMON MADRIGAL	Cole Information Services
	DELFINO MANJARREZ	Cole Information Services
	WILLIAM MARRISON	Cole Information Services
	FUENTE GUARDADO	Cole Information Services
	JOSE GUTIERREZ	Cole Information Services
	DAWNEEN HANES	Cole Information Services
	MONTY HENDERSON	Cole Information Services
	LINDA REAVES	Cole Information Services
	ANACLETO REYES	Cole Information Services
	ANGEL RIVAS	Cole Information Services
	ORLANDO ROBLEDO	Cole Information Services
	MARIO RODRIGUEZ	Cole Information Services
	JOSUE SALAZAR	Cole Information Services
	ROSA SALDANA	Cole Information Services
	LOURDES BRIONES	Cole Information Services
	SAMUEL BULLARD	Cole Information Services
	GORDON CARLSON	Cole Information Services
	JESUS CASTRO	Cole Information Services
	LINDA CLARK	Cole Information Services
	MICHELLE COLIN	Cole Information Services
	STYLIANO SMITH	Cole Information Services
	MARIBEL SOLIS	Cole Information Services
	SAMANTHA SPENCER	Cole Information Services
	RONALD STRIETZEL	Cole Information Services
	SUSAN TERRELL	Cole Information Services
	SOFIA VARGAS	Cole Information Services
	RONNIE CUNNIFF	Cole Information Services
	GILBERT FLORES	Cole Information Services
	ROBERT WAINWRIGHT	Cole Information Services
	GAIL WALLACE	Cole Information Services
	CARLOS ARREOLA	Cole Information Services
	TOM ASCENSIO	Cole Information Services
	NOE MOTTA	Cole Information Services
	PAMELA NORTON	Cole Information Services
	BASILIO PADILLA	Cole Information Services
	JUAN PEREZ	Cole Information Services
	ERICA QUINTANA	Cole Information Services

FINDINGS

Year	Uses	Source
2017	TEROY HILL	Cole Information Services
	GOLDIE HORTEMILLER	Cole Information Services
	OLYMPIA IBARRA	Cole Information Services
	MORGAN ISAACS	Cole Information Services
	MARNIE KING	Cole Information Services
	BEN LAMAS	Cole Information Services
	MARIA LOERA	Cole Information Services
	ARLENE MARTINEZ	Cole Information Services
	STEVEN MCGEORGE	Cole Information Services
	ELVIA MENDOZA	Cole Information Services
	HENRY MONCAYO	Cole Information Services
	GILBERT MORALES	Cole Information Services
	JOAQUIN MORALES	Cole Information Services
	EDWIN GARCIA	Cole Information Services
	MARIA GOMEZ	Cole Information Services
	MIGUEL GUTIERREZ	Cole Information Services
	NANCY HARRIS	Cole Information Services
	ERNESTO ROBLES	Cole Information Services
	FRANCISCO RUIZ	Cole Information Services
	ANTONIO SANCHEZ	Cole Information Services
	MARGRET BRIGGER	Cole Information Services
	JESSE CALDERON	Cole Information Services
	ANN CAMPBELL	Cole Information Services
	STEPHANIE CEJA	Cole Information Services
	JEFF CLEPPE	Cole Information Services
	JOHN COLEMAN	Cole Information Services
	JOSE TAPIA	Cole Information Services
	PABLO VAZQUEZ	Cole Information Services
	MELISSA VELAZQUEZ	Cole Information Services
	FRANCISCA VILLALPANDO	Cole Information Services
	RAUL ESTRELLA	Cole Information Services
	JACQUE FOREMAN	Cole Information Services
	VAO FUIMAONO	Cole Information Services
	WILLI VO	Cole Information Services
	LINDSAY WILSON	Cole Information Services
	JONATHAN ANAYA	Cole Information Services
	PAOLA ARAYALES	Cole Information Services
	JOSE BARBOA	Cole Information Services

FINDINGS

Year	Uses	Source
2017	BONIFACIO BARDALES	Cole Information Services
	LETICIA BARRAGAN	Cole Information Services
	DAVID NEZ	Cole Information Services
	JOHN OBRITZ	Cole Information Services
	GEORGE PADILLA	Cole Information Services
	GASTON PALMA	Cole Information Services
	WILLIAM PEARSON	Cole Information Services
	OLA PHILLIPS	Cole Information Services
	MIGUEL RAMIREZ	Cole Information Services
	FEDERICO RAMIREZ	Cole Information Services
	RAFAEL HERNANDEZ	Cole Information Services
	MARIA HERNANDEZ	Cole Information Services
	MELISSA HERNANDEZ	Cole Information Services
	SONIA JIMENEZ	Cole Information Services
	SERGIO JIMENEZ	Cole Information Services
	MARK JIMENEZ	Cole Information Services
	PAULA MORROW	Cole Information Services
	NAOMI GALLEGOS	Cole Information Services
	YADIRA GALVAN	Cole Information Services
	GABRIELA GALVEZ	Cole Information Services
	TERESA GARCIA	Cole Information Services
	KRYSTELYN GONZALES	Cole Information Services
	RAYMUNDO GONZALEZ	Cole Information Services
	JOSE RIVERA	Cole Information Services
	ROGER SCHMIDT	Cole Information Services
	RAMOS BAZAVILVAZO	Cole Information Services
	ISMAEL BECERRA	Cole Information Services
	STEPHEN BUNHAM	Cole Information Services
	THOMAS STEENBOCK	Cole Information Services
	DAVID TRAMELL	Cole Information Services
	HERNANDEZ VASQUEZ	Cole Information Services
	ANITA DAWSON	Cole Information Services
	GRISELDA DELAROSA	Cole Information Services
	NHU DO	Cole Information Services
	RICHARD ESSLINGER	Cole Information Services
	YVONNE EVANS	Cole Information Services
	KEVIN FALOON	Cole Information Services
	CASTRO FLORES	Cole Information Services

FINDINGS

Year	Uses	Source
2017	LILIANA FLORES	Cole Information Services
	JOSEPH FULCINITI	Cole Information Services
	DAMIAN AGUILAR	Cole Information Services
	CHARLES ARTRY	Cole Information Services
	FRANCES NADEAU	Cole Information Services
	PEDRO OMANA	Cole Information Services
	SARAI PALOMAREZ	Cole Information Services
	DEBBIE PYYKKO	Cole Information Services
	RAMIRO RAMIREZ	Cole Information Services
	MARIA IBARRA	Cole Information Services
	TANISHA JARMON-FLORES	Cole Information Services
	ELIZABETH SERRATO	Cole Information Services
	DANTE LONGINOS	Cole Information Services
	DAVID LYLE	Cole Information Services
	GRAGEOLA MADEL	Cole Information Services
	JOSE MARAVILLA	Cole Information Services
	GUADALUPE MARIN	Cole Information Services
	CHRISTOPHER MARTINEZ	Cole Information Services
	CLARA MCDONALD	Cole Information Services
	LEONARD MODEN	Cole Information Services
	OLLIE MOORE	Cole Information Services
	EDITH MORALES	Cole Information Services
	IVA MORGAN	Cole Information Services
	JOSE GOMEZ	Cole Information Services
	GOETHE GONZALEZ	Cole Information Services
	DEBBIE GUERRERO	Cole Information Services
	GUADALUPE HERNANDEZ	Cole Information Services
	MACEDONIOJUAN HERNANDEZ	Cole Information Services
	JOSE RAZO	Cole Information Services
	VIRGINIA RAZO	Cole Information Services
	FREDDY REYES	Cole Information Services
	FELIX RODRIGUEZ	Cole Information Services
	ANA SANCHEZ	Cole Information Services
	JENNIFER BENNET	Cole Information Services
	JULIAN BUTRON	Cole Information Services
	JANICE CAMERON	Cole Information Services
	JOSE CASTRO	Cole Information Services
	IRENE CONTRERAS	Cole Information Services

FINDINGS

Year	Uses	Source
2017	JAMES THOMPSON	Cole Information Services
	JOSE TORNERO	Cole Information Services
	REGINA TRUJILLO	Cole Information Services
	FRANCISCO DELARACORTES	Cole Information Services
	LEANDRO GARCIA	Cole Information Services
	HERNANDEZ GARRIDO	Cole Information Services
	EDMUNDO GOMEZ	Cole Information Services
	MARIO GONZALES	Cole Information Services
	PAULA GONZALEZ	Cole Information Services
	BILL HAMILTON	Cole Information Services
	ZULVI REYES	Cole Information Services
	WILLIAM ROBERTSON	Cole Information Services
	MANUEL ROBLES	Cole Information Services
	IBETH RUVALCABA	Cole Information Services
	ADELA SAAD	Cole Information Services
	SARA BRAY	Cole Information Services
	ANGEL CAZARES	Cole Information Services
	JOSE CHAVEZ	Cole Information Services
	REN CHAY	Cole Information Services
	SONJA COLACION	Cole Information Services
	NUBIA VAZQUEZ	Cole Information Services
	FLOR VEGA	Cole Information Services
	JESSICA DAVIDSOM	Cole Information Services
	DEBRA DICKEY	Cole Information Services
	PAUL EKLUND	Cole Information Services
	CARLOS FLORES	Cole Information Services
	AARON WALL	Cole Information Services
	JAIME YANEZ	Cole Information Services
	RANGEL ZARATE	Cole Information Services
	ERNESTO ZARATE	Cole Information Services
	WILLIAMS ABARCA	Cole Information Services
	MANUEL ALEJANDRE	Cole Information Services
	ROSENDO ALVAREZ	Cole Information Services
	PACHITA ALVAREZ	Cole Information Services
	ELIZABETH AUSTIN	Cole Information Services
	CHRISTIAN PALACIOS	Cole Information Services
	TERRY PERRY	Cole Information Services
	YANCY RAMIREZ	Cole Information Services

FINDINGS

Year	Uses	Source
2017	PATRICK HOY	Cole Information Services
	IVANA HUDSON	Cole Information Services
	KASHEED JOHNSON	Cole Information Services
	JOANIE KELL	Cole Information Services
	EDWARD KENNEDY	Cole Information Services
	SAM KIM	Cole Information Services
	MARISOL VILLEDA	Cole Information Services
	WILLIAM DALTON	Cole Information Services
	EMILIA ESCOBEDO	Cole Information Services
	STEVEN FELTS	Cole Information Services
	ELOISA FERNANDEZ	Cole Information Services
	ALICE FRIETZE	Cole Information Services
	FIDEL VIRAMONTES	Cole Information Services
	RAUL ALCARRAZ	Cole Information Services
	IGNACIO ALVAREZ	Cole Information Services
	HECTOR ANAYA	Cole Information Services
	YOLANDA ARCEO	Cole Information Services
	RAUL NAVARRETE	Cole Information Services
	ESTHER OCHOA	Cole Information Services
	DAISY OLIVAS	Cole Information Services
	JERRON PACK	Cole Information Services
	DARRYL PINK	Cole Information Services
	LYSA HUNT	Cole Information Services
	CORAZON LAGAT	Cole Information Services
	ALEJANDRA LEYVA	Cole Information Services
	RAUL LOPEZ	Cole Information Services
	LAZORO MARIN	Cole Information Services
	ELODIA MARTINEZ	Cole Information Services
	BERTHA MEREZKO	Cole Information Services
	EZEQUIEL MONTES	Cole Information Services
2014	JOSE RIVERA	Cole Information Services
	ANITA ROMERO-DAWSON	Cole Information Services
	ROGER SCHMIDT	Cole Information Services
	ROBERT SPEAKES	Cole Information Services
	RICHARD SUPPES	Cole Information Services
	AMALIA ALDAMA	Cole Information Services
	ROSENDO ALVAREZ	Cole Information Services
	ELIZABETH AUSTIN	Cole Information Services

FINDINGS

Year	Uses	Source
2014	SUSAN BOWERS	Cole Information Services
	JOSE CHAVEZ	Cole Information Services
	REN CHAY	Cole Information Services
	SONJA COLACION	Cole Information Services
	PAUL EKLUND	Cole Information Services
	STEVE FELTS	Cole Information Services
	CARLOS FLORES	Cole Information Services
	LORA FRIETZE	Cole Information Services
	TERRY GARKOW	Cole Information Services
	CHANCE HANES	Cole Information Services
	PATRICK HOY	Cole Information Services
	JOANIE KELL	Cole Information Services
	EDWARD KENNEDY	Cole Information Services
	SAM KIM	Cole Information Services
	JOSIE LEAL	Cole Information Services
	JOHN LEITLEIN	Cole Information Services
	ROBERT LEMMONS	Cole Information Services
	DAVID LYLE	Cole Information Services
	JOSE MARAVILLA	Cole Information Services
	EDUARDO MARTINEZ	Cole Information Services
	DANNY MORENO	Cole Information Services
	R NORTHCUTT	Cole Information Services
	CHRISTIAN PALACIOS	Cole Information Services
	ISAIAS PEREZ	Cole Information Services
	TERRY PERRY	Cole Information Services
	MICHAEL PRYCE	Cole Information Services
	JOSE RAMIREZGARCIA	Cole Information Services
	WILLIAM ROBERTSON	Cole Information Services
	TANIA SEYMOUR	Cole Information Services
	JACK THOMPSON	Cole Information Services
	AARON WALL	Cole Information Services
	ERNESTO ZARATE	Cole Information Services
	T SIMON	Cole Information Services
	JAMES THOMPSON	Cole Information Services
	REGINA TRUJILLO	Cole Information Services
	VIRGINIA VALENZUELA	Cole Information Services
	ROBERT WAINWRIGHT	Cole Information Services
	GAIL WALLACE	Cole Information Services

FINDINGS

Year	Uses	Source
2014	IGNACIO ALVAREZ	Cole Information Services
	MICHAEL AMACHER	Cole Information Services
	MARGRET BRIGGER	Cole Information Services
	JEFF CLEPPE	Cole Information Services
	JOHN COLEMAN	Cole Information Services
	CHARLES CRAWHORN	Cole Information Services
	WILLIAM DALTON	Cole Information Services
	SUSAN DRAKE	Cole Information Services
	BRENDA FARLEY	Cole Information Services
	ELOISA FERNANDEZ	Cole Information Services
	NOEMI GALLEGO	Cole Information Services
	MANUEL GARCIA	Cole Information Services
	MARIA GOMEZ	Cole Information Services
	DENNISE HERNANDEZ	Cole Information Services
	MARICELA HUERTA	Cole Information Services
	ARLENE MARTINEZ	Cole Information Services
	EDIS MARTINEZ	Cole Information Services
	STEVEN MCGEORGE	Cole Information Services
	KARA MCQUISTON	Cole Information Services
	KARI MEAD	Cole Information Services
	ELVIA MENDOZA	Cole Information Services
	HENRY MONCAYO	Cole Information Services
	GILBERT MORALES	Cole Information Services
	JOHN PECK	Cole Information Services
	DUNG PHAN	Cole Information Services
	JUAN RODRIGUEZ	Cole Information Services
	ALEJANDRO ROMERO	Cole Information Services
	FRANCISCO RUIZ	Cole Information Services
	RUBEN SAAVEDRA	Cole Information Services
	DAWNDI TRAMELL	Cole Information Services
	MANUELA VALENCIANA	Cole Information Services
	REBECCA VARGAS	Cole Information Services
	PABLO VAZQUEZ	Cole Information Services
	FRANCISCA VILLALPANDO	Cole Information Services
	FIDEL VIRAMONTES	Cole Information Services
	BEVERLY BARTILET	Cole Information Services
	ISMAEL BECERRA	Cole Information Services
	PEGGY BUSHMAN	Cole Information Services

FINDINGS

Year	Uses	Source
2014	HERMAN COLLINS	Cole Information Services
	GRISELDA DELAROSA	Cole Information Services
	RICHARD ESSLINGER	Cole Information Services
	KEVIN FALOON	Cole Information Services
	TISHA GAYTON	Cole Information Services
	LAWANDA GILMOUR	Cole Information Services
	KAYLA GINTHER	Cole Information Services
	SEGOVIA GONZALEZ	Cole Information Services
	ANGELA HILDERBRAND	Cole Information Services
	MARIA IBARRA	Cole Information Services
	FRANK LIGHT	Cole Information Services
	RAUL LOPEZ	Cole Information Services
	SABAS MARISCAL	Cole Information Services
	SANDRA MERCADO	Cole Information Services
	EZEQUIEL MONTES	Cole Information Services
	PAULA MORROW	Cole Information Services
	PEDRO OMANA	Cole Information Services
	RAUL PADILLA	Cole Information Services
	RAMIRO RAMIREZ	Cole Information Services
	RUVIE RIOS	Cole Information Services
	CARL STANLEY	Cole Information Services
	TONY THEUS	Cole Information Services
	MARIA TORNERO	Cole Information Services
	JOSEPH VALDEZ	Cole Information Services
	CARLOS VERDIN	Cole Information Services
	JOSE AMADOR	Cole Information Services
	ARTHUR AYERS	Cole Information Services
	JOHANA CORTEZ	Cole Information Services
	MARCO CORTEZ	Cole Information Services
	ROBERT CRAIG	Cole Information Services
	PENNY DEBRECENI	Cole Information Services
	ENRIQUE DIAZ	Cole Information Services
	RAFAEL DIAZ	Cole Information Services
	GRACE ESCOBEDO	Cole Information Services
	SHANNON ESTRADA	Cole Information Services
	MIKE FINN	Cole Information Services
	FERNANDO GUTIERREZ	Cole Information Services
	WILLIAM HENRIQUEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2014	LINDA KHACHATOORIAN	Cole Information Services
	CLAUDE LOFTON	Cole Information Services
	AGUILAR LUIS	Cole Information Services
	ELLEN MCCRAW	Cole Information Services
	TERRENCE MCHATTEN	Cole Information Services
	JORGE MILLAN	Cole Information Services
	MANUEL PENAFLOR	Cole Information Services
	LUIS RODRIGUEZ	Cole Information Services
	CHRISTOPHER SOLOMON	Cole Information Services
	EFRAIN SORIANO	Cole Information Services
	ROBERT STEIGLEMAN	Cole Information Services
	CURTIS TAYLOR	Cole Information Services
	BARRY WEISENBERG	Cole Information Services
	D WINKELMAN	Cole Information Services
	CARLOS ARREOLA	Cole Information Services
	TOM ASCENSIO	Cole Information Services
	MARIA AVALOS	Cole Information Services
	JAIME BARBOSA	Cole Information Services
	SANDRA BAUTISTA	Cole Information Services
	DANIEL BOUGHNER	Cole Information Services
	FRANCES BRODA	Cole Information Services
	SUE BROWN	Cole Information Services
	EDUARDO CALLEROS	Cole Information Services
	M CAROLYN	Cole Information Services
	JOSE CASTRO	Cole Information Services
	ISRAEL CUEVA	Cole Information Services
	FRANCISCO DELARACORTES	Cole Information Services
	KURT DOWNEY	Cole Information Services
	VICTOR ESPINOZA	Cole Information Services
	JOSE GOMEZ	Cole Information Services
	MARIA HERMOSILLO	Cole Information Services
	TEROY HILL	Cole Information Services
	TIMOTHY JASPER	Cole Information Services
	MAGDALENA JIMENEZ	Cole Information Services
	MARIA JIMENEZ	Cole Information Services
	CHARLES KEEL	Cole Information Services
	BEN LAMAS	Cole Information Services
	DAVID LONGCOR	Cole Information Services

FINDINGS

Year	Uses	Source
2014	DELFINO MANJARREZ	Cole Information Services
	WILLIAM MARRISON	Cole Information Services
	LEONARD MODEN	Cole Information Services
	AMATO MULITALO	Cole Information Services
	JULIE NUGENT	Cole Information Services
	OSCAR PADILLA	Cole Information Services
	AMANDA PENA	Cole Information Services
	RALPH RODARTE	Cole Information Services
	GORDON CARLSON	Cole Information Services
	JOSE CASTANEDA	Cole Information Services
	MICHELLE COLIN	Cole Information Services
	KIMBERLY EDWARDS	Cole Information Services
	CASHION ELENA	Cole Information Services
	FRED FUCHS	Cole Information Services
	ROSA GONZALES	Cole Information Services
	FRANK GOYTIA	Cole Information Services
	BRIAN GREEN	Cole Information Services
	HENRY HARRIS	Cole Information Services
	BRANDY JACKSON	Cole Information Services
	ARMANDO JUAREZ	Cole Information Services
	SHEILA LATHAM	Cole Information Services
	SHIRLEY MCINTOSH	Cole Information Services
	CHARLES MAKI	Cole Information Services
	SHELBY MCMASTER	Cole Information Services
	MARGARITA MUNOZ	Cole Information Services
	CARLOS NISTHAL	Cole Information Services
	LOUISE ORTIZ	Cole Information Services
	VERONICA PICAZO	Cole Information Services
	DAVID POLUS	Cole Information Services
	CARLOS RAMIREZ	Cole Information Services
	ANACLETO REYES	Cole Information Services
	MARCY RICHARDSON	Cole Information Services
	ORLANDO ROBLEDO	Cole Information Services
	MARIO RODRIGUEZ	Cole Information Services
	ROSA SALDANA	Cole Information Services
	TOM SELBY	Cole Information Services
	HELEN STONE	Cole Information Services
	TAMI ANDERSON	Cole Information Services

FINDINGS

Year	Uses	Source
2014	JOSE BARBOA	Cole Information Services
	JOHN BARRAZA	Cole Information Services
	JOSE BELTRAN	Cole Information Services
	EVELYN CALDERAS	Cole Information Services
	DANIEL CAMPANA	Cole Information Services
	NOEMI CISNEROS	Cole Information Services
	RAMON CORNEJO	Cole Information Services
	STEPHANIE DARLEY	Cole Information Services
	ELIZABETH DURAN	Cole Information Services
	GOMEZ EDMUNDO	Cole Information Services
	RAUL ESTRELLA	Cole Information Services
	ABRAHAM FUENTES	Cole Information Services
	JORGE FUNES	Cole Information Services
	GUADALUPE GOMEZ	Cole Information Services
	DOLORES HERNANDEZ	Cole Information Services
	MELISSA HERNANDEZ	Cole Information Services
	FLOYD KAMMERER	Cole Information Services
	ANDREW KISTER	Cole Information Services
	ANGEL LEMUS	Cole Information Services
	CLAUDIA LOPEZ	Cole Information Services
	EVERETT MALONE	Cole Information Services
	TONY MARTINEZ	Cole Information Services
	RANDY MICHAEL	Cole Information Services
	JESSICA OCANA	Cole Information Services
	GASTON PALMA	Cole Information Services
	MIGUEL RAMIREZ	Cole Information Services
	FEDERICO RAMIREZ	Cole Information Services
	PHILLIP REAMS	Cole Information Services
	CESAR REGALADO	Cole Information Services
	MARIA RICO	Cole Information Services
	ROSALIO ROBLES	Cole Information Services
	SALVADOR ROSEL	Cole Information Services
	JOSE SALAZAR	Cole Information Services
	ROBERT SETTLES	Cole Information Services
	MONA AGUILAR	Cole Information Services
	NANCY ALMAZAN	Cole Information Services
	YURI BALDERRAMA	Cole Information Services
	JOSEPH BENNETT	Cole Information Services

FINDINGS

Year	Uses	Source
2014	JENKYNS CANDIA	Cole Information Services
	MARYBELL CANTORAL	Cole Information Services
	ISRAEL CHAVEZ	Cole Information Services
	FAUSTINO CONTRERAS	Cole Information Services
	JUAN DESANTIAGO	Cole Information Services
	SCOTT DEWBERRY	Cole Information Services
	JOSEPH DELEON	Cole Information Services
	CATALINA DOW	Cole Information Services
	JOSE ESCOBAR	Cole Information Services
	RAUL FLORES	Cole Information Services
	JASON FOREMAN	Cole Information Services
	DINA HARTLEY	Cole Information Services
	NICASIO HERNANDEZ	Cole Information Services
	BENITA HOLLOWAY	Cole Information Services
	TYANA JACKSON	Cole Information Services
	CARL JAMES	Cole Information Services
	KEITH JOHNSON	Cole Information Services
	KATHRYN LEWIS	Cole Information Services
	JOSE MARTINEZ	Cole Information Services
	ERNEST MARTINEZ	Cole Information Services
	CARLOS ORTEGA	Cole Information Services
	SUZANNE PEBLEY	Cole Information Services
	JUANA PEREZ	Cole Information Services
	ALICIA RIOS	Cole Information Services
	MOEVASA SAGAPOLUTELE	Cole Information Services
	MICHAEL SANTARO	Cole Information Services
	JESUS SANTIAGO	Cole Information Services
	ROBERT SETSER	Cole Information Services
	DOROTHY THATJE	Cole Information Services
	BOUNMY VONGAMATH	Cole Information Services
	JUDY WULFF	Cole Information Services
	MARGARITA AHUMADA	Cole Information Services
	MICHAEL ANASTASI	Cole Information Services
	I AYAU	Cole Information Services
	AARON BLANCA	Cole Information Services
	LOURDES BRIONES	Cole Information Services
	SAMUEL BULLARD	Cole Information Services
	DANELLE CARLSEN	Cole Information Services

FINDINGS

Year	Uses	Source
2014	SWAN LAKE MOBILE COUNTRY ESTATES	Cole Information Services
	LAKE MART	Cole Information Services
	COMMUNITY MOBILE HOME SALES	Cole Information Services
2009	KARLA FRAZIER	Cole Information Services
	DARWIN FRINT	Cole Information Services
	FRANK LIGHT	Cole Information Services
	RAUL LOPEZ	Cole Information Services
	KEITH WALSH	Cole Information Services
	JAMES WRAY	Cole Information Services
	ABEL CALDERAS	Cole Information Services
	MARIA CAMBERO	Cole Information Services
	PRISCILA CASTLE	Cole Information Services
	ARABELIA CAZARES	Cole Information Services
	JUAN CONTRERAS	Cole Information Services
	RAUL PADILLA	Cole Information Services
	GUSTAVO PANTOJA	Cole Information Services
	DIEGO NEGRETE	Cole Information Services
	DOLORES JENKYNS	Cole Information Services
	THELMA BELTRAN	Cole Information Services
	TINOCO ZOLORZANO	Cole Information Services
	TIM ANHAISER	Cole Information Services
	ROSENDO ALVAREZ	Cole Information Services
	JOSE MARAVILLA	Cole Information Services
	FRANK MAYO	Cole Information Services
	ERNESTO MORENO	Cole Information Services
	ORLANDO SANTIAGO	Cole Information Services
	TANIA SEYMOUR	Cole Information Services
	SAM KIM	Cole Information Services
	JOSE RAMIREZGARCIA	Cole Information Services
	ANTONIO RAZOS	Cole Information Services
	GLORIA ROBLEDO	Cole Information Services
	ALVARO ROBLEDO	Cole Information Services
	MARCO RODAS	Cole Information Services
	MANUEL RODRIGUEZ	Cole Information Services
	STEVEN ROMO	Cole Information Services
	JOSE RICO	Cole Information Services
	WANDA HARRIS	Cole Information Services
	BLANCA HERNANDEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2009	JOSE HERNANDEZ	Cole Information Services
	PATRICK HOY	Cole Information Services
	RUTH TRUJILLO	Cole Information Services
	POZO DEL	Cole Information Services
	CRAIG DAYTON	Cole Information Services
	C DURAN	Cole Information Services
	DEBRA DICKEY	Cole Information Services
	MARINA GARCIA	Cole Information Services
	GERALD GARCIA	Cole Information Services
	EDUARDO GARCIA	Cole Information Services
	PAUL EKLUND	Cole Information Services
	LORNE GOODWON	Cole Information Services
	ADOLFO GELLI	Cole Information Services
	LESTER GREEN	Cole Information Services
	JOHN LEITLEIN	Cole Information Services
	ROBERT LEMMONS	Cole Information Services
	KATHERYN LEWIS	Cole Information Services
	MATTHEW LANE	Cole Information Services
	DAVID LYLE	Cole Information Services
	AARON WALL	Cole Information Services
	JENNIFER WONDERS	Cole Information Services
	KENNETH WULFF	Cole Information Services
	BRIAN CANNON	Cole Information Services
	ANDRES CASTILLO	Cole Information Services
	REN CHAY	Cole Information Services
	SONJA COLACION	Cole Information Services
	JOSE CUEVA	Cole Information Services
	TERRY PERRY	Cole Information Services
	MICHAEL PRYCE	Cole Information Services
	SUSAN BOWERS	Cole Information Services
	CHRISTINA ZUNIGA	Cole Information Services
	FRANCES BRODA	Cole Information Services
	MICHELLE BRUNSLOMA	Cole Information Services
	DANIEL BOUGHNER	Cole Information Services
	MICHAEL AMACHER	Cole Information Services
	MICKI MACINTOSH	Cole Information Services
	KARI MEAD	Cole Information Services
	ROBBIE MENDES	Cole Information Services

FINDINGS

Year	Uses	Source
2009	STEVEN MCGEORGE	Cole Information Services
	KARA MCQUISTON	Cole Information Services
	HENRY MONCAYO	Cole Information Services
	MARIA MORALES	Cole Information Services
	ANA MORENO	Cole Information Services
	RICHARD MIRAMONTES	Cole Information Services
	SUSAN STRAWBRIDGE	Cole Information Services
	LILIANA VILLA	Cole Information Services
	ISAAC VIRAMONTES	Cole Information Services
	MANUELA VALENCIANA	Cole Information Services
	GILBERTO VELASCO	Cole Information Services
	NICK KING	Cole Information Services
	GILBERT RAMIREZ	Cole Information Services
	DENNISE HERNANDEZ	Cole Information Services
	LAURA HOLST	Cole Information Services
	HOUSTON THOMPSON	Cole Information Services
	MARIA ORNELAS	Cole Information Services
	WILLIAM DALTON	Cole Information Services
	SUSAN DRAKE	Cole Information Services
	MARLENE DYE	Cole Information Services
	NOEMI GALLEGO	Cole Information Services
	SANDRA GOMEZ	Cole Information Services
	SANDRA GERLACH	Cole Information Services
	JILLIAN CARDIEL	Cole Information Services
	JEFF CLEPPE	Cole Information Services
	JOHN COLEMAN	Cole Information Services
	JOANNE CORLISS	Cole Information Services
	BRANDY CORONA	Cole Information Services
	DUNG PHAN	Cole Information Services
	LEON PIERCE	Cole Information Services
	CANDIA JENKYNS	Cole Information Services
	BECKY BABCOCK	Cole Information Services
	MARGRET BRIGGER	Cole Information Services
	MARCIE FONSECA	Cole Information Services
	ALICE FRIETZE	Cole Information Services
	D FUNES	Cole Information Services
	GINNA AGULARA	Cole Information Services
	MARGARET MATINIAN	Cole Information Services

FINDINGS

Year	Uses	Source
2009	PREDENCIO MENDOZA	Cole Information Services
	EZEQUIEL MONTES	Cole Information Services
	LOURDES MOTA	Cole Information Services
	COVARRUBIAS SAL	Cole Information Services
	JUNE SETSER	Cole Information Services
	ROBERT SPEAKES	Cole Information Services
	EDUARDA VINALAY	Cole Information Services
	PEDRO RODRIGUEZ	Cole Information Services
	JOHN ROHRER	Cole Information Services
	JUANA REYES	Cole Information Services
	WILLIAM HARRIS	Cole Information Services
	SERAFIN HERNANDEZ	Cole Information Services
	ANGELA HILDERBRAND	Cole Information Services
	J THIELEN	Cole Information Services
	RICHARD DELPOZO	Cole Information Services
	JUAN GARCIA	Cole Information Services
	DAVID GARDNER	Cole Information Services
	RICHARD ESSLINGER	Cole Information Services
	LAWANDA GILMOUR	Cole Information Services
	OMAR LOPEZ	Cole Information Services
	ALFREDO CALDERON	Cole Information Services
	ELENA CASHION	Cole Information Services
	LILI CAZARES	Cole Information Services
	GARY WILSON	Cole Information Services
	THOMAS YOUNG	Cole Information Services
	ROBERT CRAIG	Cole Information Services
	JUNE CROSS	Cole Information Services
	JONATHAN PORTER	Cole Information Services
	NANCY BRISTTON	Cole Information Services
	BRAD FLETCHER	Cole Information Services
	MIKE FINN	Cole Information Services
	CHRIS BUSH	Cole Information Services
	RANDI FOLEY	Cole Information Services
	ROSE FUQUA	Cole Information Services
	MIGUEL ALFARO	Cole Information Services
	JOSE ARGUETA	Cole Information Services
	P AYERS	Cole Information Services
	RAMON MADRIGAL	Cole Information Services

FINDINGS

Year	Uses	Source
2009	WILLIAM MARRISON	Cole Information Services
	TOM ASCENSIO	Cole Information Services
	MARIA AVALOS	Cole Information Services
	AIDA AVILA	Cole Information Services
	MABEL MCGILL	Cole Information Services
	OLLIE MOORE	Cole Information Services
	BEATRIZ MOSQUEDA	Cole Information Services
	PATRICK SATTERFIELD	Cole Information Services
	OLYMPIA IBARRA	Cole Information Services
	JOSE VALDERRAMA	Cole Information Services
	VIRGINIA VALENZUELA	Cole Information Services
	VERN VANDERVEEN	Cole Information Services
	MORGAN ISAACS	Cole Information Services
	CHARLES KEEL	Cole Information Services
	DAN KENNEDY	Cole Information Services
	GORDON RAY	Cole Information Services
	ROSA ROSAS	Cole Information Services
	MARIA HERMOSILLO	Cole Information Services
	MANUELA HERRERA	Cole Information Services
	DAVID HIXON	Cole Information Services
	JOSE TORNERO	Cole Information Services
	DANIEL TOSSOUNIAN	Cole Information Services
	JAMES THOMPSON	Cole Information Services
	KURT DOWNEY	Cole Information Services
	JOHN GARCIA	Cole Information Services
	VICTOR ESPINOZA	Cole Information Services
	SERGIO LEYVA	Cole Information Services
	DEBBIE GUERRERO	Cole Information Services
	CESAR GUERRERO	Cole Information Services
	MIDA LONGCOR	Cole Information Services
	T LOPEZ	Cole Information Services
	ROBERT WAINWRIGHT	Cole Information Services
	EDUARDO CALLEROS	Cole Information Services
	LARRY WIDENER	Cole Information Services
	C CHRISTIAN	Cole Information Services
	L YOUNG	Cole Information Services
	IRENE CONTRERAS	Cole Information Services
	JUAN CORTEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2009	ASAIS NOBERTO	Cole Information Services
	CORA JACKSON	Cole Information Services
	TIMOTHY JASPER	Cole Information Services
	DAVE BACKHAUS	Cole Information Services
	RUPERTO BARRERA	Cole Information Services
	SANDRA BAUTISTA	Cole Information Services
	JENNIFER BENNET	Cole Information Services
	SONIA MORALES	Cole Information Services
	RANDY MICHAEL	Cole Information Services
	STEVEN STAHL	Cole Information Services
	MARCIA VICK	Cole Information Services
	CARLOS VERDIN	Cole Information Services
	ANDREW KISTER	Cole Information Services
	JOSE RAMIREZ	Cole Information Services
	FEDERICO RAMIREZ	Cole Information Services
	MICHAEL ROBERTS	Cole Information Services
	JACQUELINE HAGEMAN	Cole Information Services
	MICHAEL HANER	Cole Information Services
	MODESTO HERNANDEZ	Cole Information Services
	GABRIELA HERRERA	Cole Information Services
	BEVERLY THIBODEAU	Cole Information Services
	KIDA THOMPSON	Cole Information Services
	ESTHER THOMPSON	Cole Information Services
	RAUL ESTRELLA	Cole Information Services
	GUADALUPE GOMEZ	Cole Information Services
	PATRICK LEE	Cole Information Services
	EUGENE WHITTINGTON	Cole Information Services
	ESPERANZA WONG	Cole Information Services
	ALEJANDRO CAISEDO	Cole Information Services
	EVELYN CALDERAS	Cole Information Services
	HEATHER WILLIAMS	Cole Information Services
	GUERRERO CESAR	Cole Information Services
	RAMON CORNEJO	Cole Information Services
	MARIA CRUZ	Cole Information Services
	GEORGE PADILLA	Cole Information Services
	CLARENCE PILARCZYK	Cole Information Services
	CRUZ BARBOA	Cole Information Services
	BONIFACIO BARDALES	Cole Information Services

FINDINGS

Year	Uses	Source
2009	MARY BARNES	Cole Information Services
	JOHN BARRAZA	Cole Information Services
	DOMINGA BONILLA	Cole Information Services
	VALINDA BURNFIN	Cole Information Services
	ABRAHAM FUENTES	Cole Information Services
	KIMBERLY MEANS	Cole Information Services
	JOSEFINA MELENDEZ	Cole Information Services
	JAMES MODEN	Cole Information Services
	JORGE MILLAN	Cole Information Services
	APOLINAR SANCHEZ	Cole Information Services
	CHRISTOPHER SOLOMON	Cole Information Services
	EFRAIN SORIANO	Cole Information Services
	ROBERT STEIGLEMAN	Cole Information Services
	IRENE SUMMONS	Cole Information Services
	ROSA VILLASANA	Cole Information Services
	LUIS QUIROZ	Cole Information Services
	GRACIELA INIGUEZ	Cole Information Services
	LINDA KHACHATOORIAN	Cole Information Services
	SHARON ROBERTSON	Cole Information Services
	LISA REED	Cole Information Services
	G HORTEMILLER	Cole Information Services
	CURTIS TAYLOR	Cole Information Services
	SANDOR DEBRECENI	Cole Information Services
	SHANE DUBYAK	Cole Information Services
	ENRIQUE DIAZ	Cole Information Services
	HECTOR DIOSDADO	Cole Information Services
	JANICE DIXON	Cole Information Services
	GRACE ESCOBEDO	Cole Information Services
	OLIVIA GOMEZ	Cole Information Services
	FERNANDO GUTIERREZ	Cole Information Services
	GUADALUPE GUTIERREZ	Cole Information Services
	CLAUDE LOFTON	Cole Information Services
	GERARDO LOPEZ	Cole Information Services
	VELIZA AMAYA	Cole Information Services
	I AYAU	Cole Information Services
	CHARLES MAKI	Cole Information Services
	GERARDO MANZON	Cole Information Services
	ANITA MERRYMAN	Cole Information Services

FINDINGS

Year	Uses	Source
2009	TERRANCE MCHATTEN	Cole Information Services
	SHIRLEY MCINTOSH	Cole Information Services
	GUADALUPE SAENZ	Cole Information Services
	ROSA SALDANA	Cole Information Services
	FRANCISCO SILVA	Cole Information Services
	ENRIQUE SOLIS	Cole Information Services
	BOB SWEARINGEN	Cole Information Services
	ESTEBAN VILLAR	Cole Information Services
	CATHY KAMMERER	Cole Information Services
	MARIA KARR	Cole Information Services
	DANETTE VERA	Cole Information Services
	KENNETH KINNEY	Cole Information Services
	PRISCILLA RAMOS	Cole Information Services
	TINA ROBICHAU	Cole Information Services
	ROBERT ROSS	Cole Information Services
	MARCY RICHARDSON	Cole Information Services
	ANTHONY HODGE	Cole Information Services
	BILLIE HOLGUIN	Cole Information Services
	DOLORES HOUSTON	Cole Information Services
	PANADDA THINASOOK	Cole Information Services
	MARIA OROZCO	Cole Information Services
	MARIA ORTIZ	Cole Information Services
	JOSE DEJESUS	Cole Information Services
	PAMELLA DUNCANTELL	Cole Information Services
	HELEN GOMEZ	Cole Information Services
	JESSIE GOODNIGHT	Cole Information Services
	FRANK GOYTIA	Cole Information Services
	ALBERTA ECHEVARRIA	Cole Information Services
	JOSE LARA	Cole Information Services
	SARAH LARIOS	Cole Information Services
	JOHN WELLER	Cole Information Services
	RICHARD WELLS	Cole Information Services
	MICHELLE LOMELI	Cole Information Services
	RICHARD WORLEY	Cole Information Services
	GORDON CARLSON	Cole Information Services
	KIRK WINTER	Cole Information Services
	LONNITA WIRT	Cole Information Services
	SALVADOR COVARRUBIAN	Cole Information Services

FINDINGS

Year	Uses	Source
2009	REBECA COVARRUBIAS	Cole Information Services
	JESUS CURIEL	Cole Information Services
	DAVID POLUS	Cole Information Services
	CARLOS NISTHAL	Cole Information Services
	VICKY NORTON	Cole Information Services
	BRANDY JACKSON	Cole Information Services
	MAGDELENA JIMENEZ	Cole Information Services
	JAMES BEAL	Cole Information Services
	ISMAEL BELLO	Cole Information Services
	HEIDI BLUFF	Cole Information Services
	CHRISTINE BRAUN	Cole Information Services
	LOURDES BRIONES	Cole Information Services
	MICHELLE FLICK	Cole Information Services
	TYRONNE FERNANDO	Cole Information Services
	KIMBERLY FALOON	Cole Information Services
	SAMUEL BULLARD	Cole Information Services
	ALFONSO ARREOLA	Cole Information Services
	TONY MARTINEZ	Cole Information Services
	MARIA MCHUGH	Cole Information Services
	ARAGON MONICA	Cole Information Services
	JENNIFER MONTEON	Cole Information Services
	OPEN SESAME OVERHEAD DOOR CO	Cole Information Services
	RAEL TRANSPORTS	Cole Information Services
	MOBILE COMMUNITY MANAGEMENT CO	Cole Information Services
	TAHQUITZ COMPUTER SERVICES	Cole Information Services
	CLASSIC HOMES	Cole Information Services
	ADT	Cole Information Services
	LAKE MART	Cole Information Services
	COMMUNITY MOBILE HOME SALES	Cole Information Services
	HARRIS FEDORA EVELYN	Cole Information Services
	HECTOR AGUIRRE	Cole Information Services
	JOSE MARTINEZ	Cole Information Services
	JUDY MARVAL	Cole Information Services
	LARRY MEREGILLANO	Cole Information Services
	JOSE MEZA	Cole Information Services
	RENE MONROY	Cole Information Services
	MICHAEL SANTARO	Cole Information Services
	JESUS SANTIAGO	Cole Information Services

FINDINGS

Year	Uses	Source
2009	PAUL SCHIPPNICK	Cole Information Services
	MARIA SOLIS	Cole Information Services
	CAROLYN SMITH	Cole Information Services
	GUADALUPE VALENCIANA	Cole Information Services
	LUZ ITURBIDE	Cole Information Services
	BOUNMY VONGAMATH	Cole Information Services
	LUIS RAMOS	Cole Information Services
	DONNA RICHEY	Cole Information Services
	WENDY RINCON	Cole Information Services
	ALICIA RIOS	Cole Information Services
	JOSE RITO	Cole Information Services
	GEORGE REYNOLDS	Cole Information Services
	DINA HARTLEY	Cole Information Services
	BENITA HOLLOWAY	Cole Information Services
	C THOMPSON	Cole Information Services
	RAFAEL DELATORRE	Cole Information Services
	JOSEPH DELEON	Cole Information Services
	HELEN DAVIS	Cole Information Services
	CATALINA DOW	Cole Information Services
	CHUCK EVANS	Cole Information Services
	ALIDA EBENOW	Cole Information Services
	JACKIE GONZALEZ	Cole Information Services
	JESUS LUPERCIO	Cole Information Services
	FRANK GUERRERO	Cole Information Services
	ROBERTO GUERRERO	Cole Information Services
	RON WELDEN	Cole Information Services
	PATRICK LOADER	Cole Information Services
	STACY LOPEZ	Cole Information Services
	CECILIA LOPEZ	Cole Information Services
	ISRAEL CHAVEZ	Cole Information Services
	FAUSTINO CONTRERAS	Cole Information Services
	IGNACIO PANGELINAN	Cole Information Services
	VICTOR PAREDES	Cole Information Services
	ROBERT PEARSON	Cole Information Services
	SUZANNE PEBLEY	Cole Information Services
	EDGAR PENA	Cole Information Services
	KAREN PENCE	Cole Information Services
	JUANA PEREZ	Cole Information Services

FINDINGS

Year	Uses	Source
2009	CECILIA NAVA	Cole Information Services
	CARL JAMES	Cole Information Services
	JANET BEARDEN	Cole Information Services
	RICHARD JOHNS	Cole Information Services
	EVA FLORES	Cole Information Services
	JEAN FARRA	Cole Information Services
	LIVIA BURGUENO	Cole Information Services
	JASON FOREMAN	Cole Information Services
	MICHAEL ANASTASI	Cole Information Services
2004	CHRISTOPHER STEPHENS	Cole Information Services
	GILBERT STUEVE	Cole Information Services
	RONALD SMITH	Cole Information Services
	MARY VICUNA	Cole Information Services
	JEFF KLEPPE	Cole Information Services
	ENRIQUE RAMIREZ	Cole Information Services
	PRISCILLA RAMOS	Cole Information Services
	BOB SWEARINGEN	Cole Information Services
	DIANE VANTREASE	Cole Information Services
	ISRAEL RODRIGUEZ	Cole Information Services
	BILLIE HOLGUIN	Cole Information Services
	PANADDA THINASOOK	Cole Information Services
	DAVID HEAPS	Cole Information Services
	JILL HERNANDEZ	Cole Information Services
	JOHN HERNANDEZ	Cole Information Services
	HECTOR HERNANDEZ	Cole Information Services
	DEAN DALESIO	Cole Information Services
	DORETHA DAVIS	Cole Information Services
	HECTOR ESTRADA	Cole Information Services
	PAMELLA DUNCANTELL	Cole Information Services
	EDUARADO GOMEZ	Cole Information Services
	GORDON CARLSON	Cole Information Services
	INLAND EMPIRE CMNCTN SRVC	Cole Information Services
	JL CO	Cole Information Services
	LAKE MART	Cole Information Services
	SWAN LAKE MOBILE COUNTRY ESTT	Cole Information Services
	SHILO COX	Cole Information Services
	BEN NORVELL	Cole Information Services
	GARY BRONSART	Cole Information Services

FINDINGS

Year	Uses	Source
2004	JEFFREY ZUPAN	Cole Information Services
	LEONA BUSKER	Cole Information Services
	ALICIA SANCHEZ	Cole Information Services
	PHILLIP VARGAS	Cole Information Services
	LUIS RODRIGUEZ	Cole Information Services
	HAROLD THOMAS	Cole Information Services
	TIM ORMONDE	Cole Information Services
	ENRIQUE DIAZ	Cole Information Services
	ALBERTO DELAHUERTA	Cole Information Services
	ANGELO DENOFRIO	Cole Information Services
	VICTORIA ESPINOZA	Cole Information Services
	JERRY DUNN	Cole Information Services
	CLAUDE LOFTON	Cole Information Services
	JOHN LOFTON	Cole Information Services
	JOSE GONZALES	Cole Information Services
	SUSAN WELLS	Cole Information Services
	THOMAS YOUNG	Cole Information Services
	KELLY PONCE	Cole Information Services
	KENNETH JACK	Cole Information Services
	MIKE FINN	Cole Information Services
	CARRIE BURGESS	Cole Information Services
	ORLANDO AGUILAR	Cole Information Services
	CARLOS ARREOLA	Cole Information Services
	RAMON MADRIGAL	Cole Information Services
	WILLIAM MAGALLON	Cole Information Services
	LEONARD MODEN	Cole Information Services
	BILL SCOTT	Cole Information Services
	PATRICK SATTERFIELD	Cole Information Services
	MICHELE SUDDERTH	Cole Information Services
	HECTOR AGUIRRE	Cole Information Services
	RAUL MARISCAL	Cole Information Services
	DONNA MONTRIE	Cole Information Services
	XIOMARA MORALES	Cole Information Services
	JUAN MORAN	Cole Information Services
	HECTOR MORENO	Cole Information Services
	MICHAEL SANTARO	Cole Information Services
	CHAUNTEL KELLEY	Cole Information Services
	GEORGE REYNOLDS	Cole Information Services

FINDINGS

Year	Uses	Source
2004	WILLIAM ROMERO	Cole Information Services
	SERGIO HURTADO	Cole Information Services
	EMMA HERNANDEZ	Cole Information Services
	HELEN DAVIS	Cole Information Services
	ANSELMO GARCIA	Cole Information Services
	RONALD EPPERSON	Cole Information Services
	JOSE ESCOBAR	Cole Information Services
	JILL ECKER	Cole Information Services
	ANGELICA GOMEZ	Cole Information Services
	RICHARD LIPSEY	Cole Information Services
	ARTHUR LAWRENCE	Cole Information Services
	ISRAEL CHAVEZ	Cole Information Services
	ALEJANDRO CUENCA	Cole Information Services
	DAWN PRATT	Cole Information Services
	EDGAR PENA	Cole Information Services
	SUSAN PENNINGTON	Cole Information Services
	CLIFFORD JOHNSON	Cole Information Services
	THERESA BLONDI	Cole Information Services
	RAUL FLORES	Cole Information Services
	JEAN FARRA	Cole Information Services
	CHARLES MAKI	Cole Information Services
	VALERIE SHEARER	Cole Information Services
	MARTHA SRISAMAI	Cole Information Services
	HENRY MONCAYO	Cole Information Services
	GILBERT MORALES	Cole Information Services
	ELDA SUAREZ	Cole Information Services
	DONNA SMITH	Cole Information Services
	ISAAC VIRAMONTES	Cole Information Services
	JOHNNIE RAMIREZ	Cole Information Services
	EFRAIN RAMIREZ	Cole Information Services
	MARICELA HUERTA	Cole Information Services
	LORI EVANS	Cole Information Services
	JOHN ELLISON	Cole Information Services
	GERARDO GUERRERO	Cole Information Services
	GLORIA GUTIERREZ	Cole Information Services
	JOSE LOPEZ	Cole Information Services
	DIANA WILLIAMS	Cole Information Services
	BRYAN PARKER	Cole Information Services

FINDINGS

Year	Uses	Source
2004	IRENE NELSON	Cole Information Services
	DONALD POULTER	Cole Information Services
	MARCIE FONSECA	Cole Information Services
	RALPH MARTINEZ	Cole Information Services
	EZEQUIEL MONTES	Cole Information Services
	MARTA REYES	Cole Information Services
	TIM VANOUS	Cole Information Services
	JUAN VAREZ	Cole Information Services
	BRENDA ROBINSON	Cole Information Services
	LYN ROWLEY	Cole Information Services
	PENELOPE HODGE	Cole Information Services
	DAVID TRAMELL	Cole Information Services
	BRYAN GUERRERO	Cole Information Services
	JAMES LAWSON	Cole Information Services
	BLANCA CALDERON	Cole Information Services
	ANTONIO CASTILLO	Cole Information Services
	PRISCILA CASTLE	Cole Information Services
	MARIA NAVARRO	Cole Information Services
	HUGHY PHILLIPS	Cole Information Services
	DANIEL PEREZ	Cole Information Services
	CHRISTINE BRAUN	Cole Information Services
	MICHELLE FLICK	Cole Information Services
	ROBERT BINGER	Cole Information Services
	FRED FUCHS	Cole Information Services
	SAMUEL BULLARD	Cole Information Services
	BENJAMIN ABADINES	Cole Information Services
	JOAN MCCABE	Cole Information Services
	SCOTT MARTINEZ	Cole Information Services
	RANDALL MICHAEL	Cole Information Services
	MARTIN SETTLES	Cole Information Services
	ANA SMITH	Cole Information Services
	SHEILA VEGA	Cole Information Services
	BEVERLY RANDALL	Cole Information Services
	ANDREW KISTER	Cole Information Services
	DOLORES HERNANDEZ	Cole Information Services
	ROSIE HERNANDEZ	Cole Information Services
	BERTHA TELEVARA	Cole Information Services
	RICHARD OGLE	Cole Information Services

FINDINGS

Year	Uses	Source
2004	NASH TURNER	Cole Information Services
	RICHARD TURNER	Cole Information Services
	JOSE GARCIA	Cole Information Services
	RAUL ESTRELLA	Cole Information Services
	JOHN DUNN	Cole Information Services
	ELEANOR LOPEZ	Cole Information Services
	JEFFREY CARLSEN	Cole Information Services
	ROGELIO CASTRO	Cole Information Services
	GLENN PALENSKY	Cole Information Services
	WANDA CROWSON	Cole Information Services
	GEORGE PADILLA	Cole Information Services
	BERTHA PADILLA	Cole Information Services
	STANLEY NEWMAN	Cole Information Services
	MABEL BARBER	Cole Information Services
	WILLIAM BIGGERS	Cole Information Services
	PEGGY BUSHMAN	Cole Information Services
	ELIZABETH AUSTIN	Cole Information Services
	EFREN MONROY	Cole Information Services
	EDWARD KENNEDY	Cole Information Services
	FANNIE RAMOS	Cole Information Services
	MANUEL ROBLES	Cole Information Services
	MANUEL RODRIGUEZ	Cole Information Services
	JOSE RICO	Cole Information Services
	PATRICK HOY	Cole Information Services
	ELBY HUFF	Cole Information Services
	JOSE HERNANDEZ	Cole Information Services
	RONALD DALTON	Cole Information Services
	JERRY GARCIA	Cole Information Services
	FRANCISCO GARCIA	Cole Information Services
	MOISES GOMEZ	Cole Information Services
	AARON WALL	Cole Information Services
	RICHARD WILDE	Cole Information Services
	MICHAEL WILLIAMS	Cole Information Services
	DAVID LYLE	Cole Information Services
	TINA WOODS	Cole Information Services
	FRANK WOOLEY	Cole Information Services
	KISHA WRIGHT	Cole Information Services
	KATHLEEN COLE	Cole Information Services

FINDINGS

Year	Uses	Source
2004	JESUS CORONA	Cole Information Services
	DOUGLAS PROULX	Cole Information Services
	JUAN PULIDO	Cole Information Services
	TERRY PERRY	Cole Information Services
	STEVE FELTS	Cole Information Services
	CHARLES SMITH	Cole Information Services
	ELWYN ROBINSON	Cole Information Services
	JOSE ROMERO	Cole Information Services
	BASILIO ROSALES	Cole Information Services
	FRANCISCO ROSAS	Cole Information Services
	JULIO DOMINGUEZ	Cole Information Services
	JUDITH DOOKIE	Cole Information Services
	KURT DOWNEY	Cole Information Services
	HAL DEMPSEY	Cole Information Services
	REGINA TRUJILLO	Cole Information Services
	LUPE GARCIA	Cole Information Services
	ELIZABETH DUBYAK	Cole Information Services
	DEBRA GRAHM	Cole Information Services
	MONIQUE GUTIERREZ	Cole Information Services
	ELDORA LOPEZ	Cole Information Services
	JAMES LEFFLER	Cole Information Services
	HENRY WATERS	Cole Information Services
	CECILIA LUNA	Cole Information Services
	KITTRELL WIRT	Cole Information Services
	BASILIO PADILLA	Cole Information Services
	HECTOR PEREZ	Cole Information Services
	JUAN PEREZ	Cole Information Services
	DANIEL BOUGHNER	Cole Information Services
	FRANCES BRODA	Cole Information Services
	JAMES BROWN	Cole Information Services
	MICHELLE BRUNSLOMA	Cole Information Services
	JOSE FIGUEROA	Cole Information Services
	MICHAEL AMACHER	Cole Information Services
	ERNEST AGUILAR	Cole Information Services
	ANASTASIA ANDERSON	Cole Information Services
	CHARLES MAGANA	Cole Information Services
	MARTIN MARIN	Cole Information Services
2002	COMMUNITY MOBILE HOME	SBC PACIFIC BELL

FINDINGS

Year	Uses	Source
2002	SALES	SBC PACIFIC BELL
	Bautista Sandra	SBC PACIFIC BELL
	Clenny A M	SBC PACIFIC BELL
	LAKEMART	SBC PACIFIC BELL
	Whittington Eugene	SBC PACIFIC BELL
	Bright David	SBC PACIFIC BELL
	Aguilar Mona	SBC PACIFIC BELL
	APARTMENTS	SBC PACIFIC BELL
	Joyce Bob	SBC PACIFIC BELL
	Cadena M	SBC PACIFIC BELL
	Brown Willie	SBC PACIFIC BELL
	Loader Patrick J	SBC PACIFIC BELL
	Acosta Anthony	SBC PACIFIC BELL
	Gama Yesenia	SBC PACIFIC BELL
	Davis Helen J	SBC PACIFIC BELL
	Rosales Jose G	SBC PACIFIC BELL
	Hernandez Rosie R	SBC PACIFIC BELL
	Navarro Jose	SBC PACIFIC BELL
	Houston Dolores A	SBC PACIFIC BELL
	Mercado Maria	SBC PACIFIC BELL
	Gardella David	SBC PACIFIC BELL
	Berlin Christina A	SBC PACIFIC BELL
	Perez Hector	SBC PACIFIC BELL
	Lauder Michelle E E	SBC PACIFIC BELL
	Hernandez Jose	SBC PACIFIC BELL
	Lopresto Joanna	SBC PACIFIC BELL
	Mc Mahan C & S	SBC PACIFIC BELL
	FC SWAN LAKE MOBILE COUNTRY	SBC PACIFIC BELL
	ESTATES	SBC PACIFIC BELL
	Covarrubias Maria M	SBC PACIFIC BELL
	Estrada Humberto	SBC PACIFIC BELL
	Edwardson Valerie J	SBC PACIFIC BELL
	Andrus Lorityn	SBC PACIFIC BELL
	Walker Robert J	SBC PACIFIC BELL
	Deltoro Valerie	SBC PACIFIC BELL
	Christian C	SBC PACIFIC BELL
	Haskins Matthew V Mrs	SBC PACIFIC BELL
	Garcia Jose	SBC PACIFIC BELL

FINDINGS

Year	Uses	Source
2002	Richey Raymond L	SBC PACIFIC BELL
	Hidalgo Patricia	SBC PACIFIC BELL
	Bussard Dennis R	SBC PACIFIC BELL
	Fletcher Walter E	SBC PACIFIC BELL
	Hines Willa	SBC PACIFIC BELL
	Ayala Lailani	SBC PACIFIC BELL
	Hodge Penelope F	SBC PACIFIC BELL
	Frietze Alice G	SBC PACIFIC BELL
	Thompson Jack & Anna May	SBC PACIFIC BELL
	Pence Karen	SBC PACIFIC BELL
	Pence Karen	SBC PACIFIC BELL
	Barrionuevo Martin	SBC PACIFIC BELL
	Leon Anna L	SBC PACIFIC BELL
	Bright David	SBC PACIFIC BELL
	Palensky Glenn L	SBC PACIFIC BELL
	Palensky Glenn L	SBC PACIFIC BELL
	Walsh Keith	SBC PACIFIC BELL
	Dodson Timothy J	SBC PACIFIC BELL
	Taylor Graham & Laurene	SBC PACIFIC BELL
	Zarate Marisela	SBC PACIFIC BELL
	Devore Robert	SBC PACIFIC BELL
	Lawson James	SBC PACIFIC BELL
	Lancaster David W	SBC PACIFIC BELL
	Barker Jack	SBC PACIFIC BELL
	Veyna Apolonio	SBC PACIFIC BELL
	Summons T I	SBC PACIFIC BELL
	Nixon Nicole	SBC PACIFIC BELL
	Gomez Moises & Christine	SBC PACIFIC BELL
	Cass M	SBC PACIFIC BELL
	Jones Ethel L	SBC PACIFIC BELL
	Medina Oscar	SBC PACIFIC BELL
	HAMMER AV CONT D	SBC PACIFIC BELL
	Cont d	SBC PACIFIC BELL
	Aguayo Guadalupe	SBC PACIFIC BELL
	St Amant Louis	SBC PACIFIC BELL
	Robinson Brenda	SBC PACIFIC BELL
	Thompson Greg	SBC PACIFIC BELL
	Vickers Howard Jr	SBC PACIFIC BELL

FINDINGS

Year	Uses	Source
2002	Smith Mark R	SBC PACIFIC BELL
	Hickman David M	SBC PACIFIC BELL
	Hernandez Salvador	SBC PACIFIC BELL
	Frazier Karla	SBC PACIFIC BELL
	Stewart Thomas R	SBC PACIFIC BELL
	Martinez Martin Marin	SBC PACIFIC BELL
	Strange Edward	SBC PACIFIC BELL
	Holmes David S	SBC PACIFIC BELL
	Medina Rodriguez Ismael	SBC PACIFIC BELL
	TAHQUITZ COMPUTER	SBC PACIFIC BELL
	SERVICES	SBC PACIFIC BELL
	Longcor David W & Mida R	SBC PACIFIC BELL
	Guterrez Arturo	SBC PACIFIC BELL
	Gutierrez Arturo	SBC PACIFIC BELL
	Cleppe Jeff W	SBC PACIFIC BELL
	Blanco Rocio	SBC PACIFIC BELL
	Little Jeri	SBC PACIFIC BELL
	Jozwiak David	SBC PACIFIC BELL
	De Baene Albert A	SBC PACIFIC BELL
	Wall Aaron S	SBC PACIFIC BELL
	Garcia Jose	SBC PACIFIC BELL
	Kister Andrew	SBC PACIFIC BELL
	Chavez Israel	SBC PACIFIC BELL
	Hernandez Raul A	SBC PACIFIC BELL
	Quinn Joyce M	SBC PACIFIC BELL
	Sak Dolores D	SBC PACIFIC BELL
	Ward Lanett & Jay	SBC PACIFIC BELL
	Thibodeau Beverly	SBC PACIFIC BELL
	Swearingen Theresa M	SBC PACIFIC BELL
	Gallegos Naomi	SBC PACIFIC BELL
	Lofton Claude	SBC PACIFIC BELL
	Cheros Debbie	SBC PACIFIC BELL
	Boughner Daniel R	SBC PACIFIC BELL
	Setser June	SBC PACIFIC BELL
	Bayles John E II	SBC PACIFIC BELL
	Ray Winona	SBC PACIFIC BELL
	Thompson James	SBC PACIFIC BELL
	Thompson James	SBC PACIFIC BELL

FINDINGS

Year	Uses	Source
2002	Salvatierra Constantino	SBC PACIFIC BELL
	Domelina	SBC PACIFIC BELL
	Faloon Kimberly J	SBC PACIFIC BELL
	Duncatell Paulette	SBC PACIFIC BELL
	Catalan Elizabeth	SBC PACIFIC BELL
	Mulkey Keith A	SBC PACIFIC BELL
	Martin C	SBC PACIFIC BELL
	Roman Lee B	SBC PACIFIC BELL
	Campbell Norma	SBC PACIFIC BELL
	Snyder Michael W Bill	SBC PACIFIC BELL
	Taylor Curtis	SBC PACIFIC BELL
	Torres Eugene M	SBC PACIFIC BELL
	Hernandez Edguardo	SBC PACIFIC BELL
	Guteiurez Ramona	SBC PACIFIC BELL
	Welden Ron	SBC PACIFIC BELL
	Marrison Wm R	SBC PACIFIC BELL
	Aguirre Hector N	SBC PACIFIC BELL
	Aguirre Daisy	SBC PACIFIC BELL
	Wright Keisha	SBC PACIFIC BELL
	Munar David	SBC PACIFIC BELL
	Falace Endora	SBC PACIFIC BELL
	Debreceni Penny	SBC PACIFIC BELL
	Hernandez Emma	SBC PACIFIC BELL
	Burnfin Valinda	SBC PACIFIC BELL
	Beal Carolyn & James	SBC PACIFIC BELL
	Williams Jeffery	SBC PACIFIC BELL
	Joya Yolanda	SBC PACIFIC BELL
	Dovel Opal R	SBC PACIFIC BELL
	Dominguez Eric	SBC PACIFIC BELL
	Brown Mary A	SBC PACIFIC BELL
	Hortemiller G M	SBC PACIFIC BELL
	Medina Dante E	SBC PACIFIC BELL
	Manis Roger	SBC PACIFIC BELL
	Smjth Randy	SBC PACIFIC BELL
	Baker Kenneth W	SBC PACIFIC BELL
	Moczulski John & Elwanda	SBC PACIFIC BELL
	Herrera Gabriela	SBC PACIFIC BELL
	Proulx Douglas E	SBC PACIFIC BELL

FINDINGS

Year	Uses	Source
2002	Beier Melissa L	SBC PACIFIC BELL
	Anderson Apollo	SBC PACIFIC BELL
	Garibay Pedro	SBC PACIFIC BELL
	Burda B	SBC PACIFIC BELL
	Chavez Juan J	SBC PACIFIC BELL
	Broda FA	SBC PACIFIC BELL
	Stephens Chris	SBC PACIFIC BELL
	Swartout Darlene	SBC PACIFIC BELL
	Ormonde Timothy	SBC PACIFIC BELL
	Ponce Ben & Kelly	SBC PACIFIC BELL
	Shook W A	SBC PACIFIC BELL
	Mead KJ & DR	SBC PACIFIC BELL
	HAMNER AV	SBC PACIFIC BELL
	Cont d	SBC PACIFIC BELL
	HARRIS FEDORA EVELYN	SBC PACIFIC BELL
	Briones Incoencio	SBC PACIFIC BELL
	Patel Mukeshbhai L	SBC PACIFIC BELL
	Kennedy Dan	SBC PACIFIC BELL
	Belmonte Mary	SBC PACIFIC BELL
	Foreman JR	SBC PACIFIC BELL
	Foreman JR	SBC PACIFIC BELL
	Oldham Daryl M	SBC PACIFIC BELL
	Lozano Laura E	SBC PACIFIC BELL
	Hankinson Nicole	SBC PACIFIC BELL
	Soldan Nicole	SBC PACIFIC BELL
	Tegtmeyer Brent S	SBC PACIFIC BELL
	Arreola Alfonso	SBC PACIFIC BELL
	Dell Antonia	SBC PACIFIC BELL
	Neeiey Victoria	SBC PACIFIC BELL
	Franco Sergio	SBC PACIFIC BELL
	CLUB MAPLE RIDGE MOBILE	SBC PACIFIC BELL
	HOMES INC	SBC PACIFIC BELL
2001	COMNTYMOBILHM	Haines & Company, Inc.
	SLS EV 1 AS CANDLELIGHT	Haines & Company, Inc.
	TREASURES HASKINS Matthew Mrs	Haines & Company, Inc.
	JOHNSONE	Haines & Company, Inc.
	LAKEMART	Haines & Company, Inc.
	MAPLERIDGE MOBILE	Haines & Company, Inc.

FINDINGS

Year	Uses	Source
2001	HOMES INC SWANLKMBL	Haines & Company, Inc.
	ESTATES WHITTINGTON Eugene	Haines & Company, Inc.
1999	ROBERT LEMMONS	Cole Information Services
	KATHERYN LEWIS	Cole Information Services
	MATTHEW LANE	Cole Information Services
	DAVID LYLE	Cole Information Services
	LESTER GREEN	Cole Information Services
	AARON WALL	Cole Information Services
	JENNIFER WONDERS	Cole Information Services
	KENNETH WULFF	Cole Information Services
	BRIAN CANNON	Cole Information Services
	ANDRES CASTILLO	Cole Information Services
	SONJA COLACION	Cole Information Services
	REN CHAY	Cole Information Services
	TERRY PERRY	Cole Information Services
	JOSE CUEVA	Cole Information Services
	MICHAEL PRYCE	Cole Information Services
	SUSAN BOWERS	Cole Information Services
	KARLA FRAZIER	Cole Information Services
	DARWIN FRINT	Cole Information Services
	CHRISTINA ZUNIGA	Cole Information Services
	PREDENCIO MENDOZA	Cole Information Services
	ROBERT SPEAKES	Cole Information Services
	JUNE SETSER	Cole Information Services
	COVARRUBIAS SAL	Cole Information Services
	EDUARDA VINALAY	Cole Information Services
	PEDRO RODRIGUEZ	Cole Information Services
	JOHN ROHRER	Cole Information Services
	JUANA REYES	Cole Information Services
	ANGELA HILDERBRAND	Cole Information Services
	WILLIAM HARRIS	Cole Information Services
	SERAFIN HERNANDEZ	Cole Information Services
	J THIELEN	Cole Information Services
	RICHARD DELPOZO	Cole Information Services
	LAWANDA GILMOUR	Cole Information Services
	RICHARD ESSLINGER	Cole Information Services
	JUAN GARCIA	Cole Information Services
	DAVID GARDNER	Cole Information Services

FINDINGS

Year	Uses	Source
1999	FRANK LIGHT	Cole Information Services
	RAUL LOPEZ	Cole Information Services
	KEITH WALSH	Cole Information Services
	JAMES WRAY	Cole Information Services
	PRISCILA CASTLE	Cole Information Services
	ARABELIA CAZARES	Cole Information Services
	ABEL CALDERAS	Cole Information Services
	MARIA CAMBERO	Cole Information Services
	JUAN CONTRERAS	Cole Information Services
	RAUL PADILLA	Cole Information Services
	GUSTAVO PANTOJA	Cole Information Services
	DIEGO NEGRETE	Cole Information Services
	THELMA BELTRAN	Cole Information Services
	DOLORES JENKYNS	Cole Information Services
	TINOCO ZOLORZANO	Cole Information Services
	ROSENDO ALVAREZ	Cole Information Services
	JOSE MARAVILLA	Cole Information Services
	FRANK MAYO	Cole Information Services
	TIM ANHAISER	Cole Information Services
	ERNESTO MORENO	Cole Information Services
	TANIA SEYMOUR	Cole Information Services
	ORLANDO SANTIAGO	Cole Information Services
	JOSE RAMIREZGARCIA	Cole Information Services
	ANTONIO RAZOS	Cole Information Services
	SAM KIM	Cole Information Services
	GLORIA ROBLEDO	Cole Information Services
	ALVARO ROBLEDO	Cole Information Services
	MARCO RODAS	Cole Information Services
	MANUEL RODRIGUEZ	Cole Information Services
	STEVEN ROMO	Cole Information Services
	JOSE RICO	Cole Information Services
	PATRICK HOY	Cole Information Services
	WANDA HARRIS	Cole Information Services
	BLANCA HERNANDEZ	Cole Information Services
	JOSE HERNANDEZ	Cole Information Services
	RUTH TRUJILLO	Cole Information Services
	POZO DEL	Cole Information Services
	CRAIG DAYTON	Cole Information Services

FINDINGS

Year	Uses	Source
1999	C DURAN	Cole Information Services
	PAUL EKLUND	Cole Information Services
	ADOLFO GELLI	Cole Information Services
	DEBRA DICKEY	Cole Information Services
	LORNE GOODWON	Cole Information Services
	MARINA GARCIA	Cole Information Services
	GERALD GARCIA	Cole Information Services
	EDUARDO GARCIA	Cole Information Services
	JOHN LEITLEIN	Cole Information Services
	CESAR GUERRERO	Cole Information Services
	MIDA LONGCOR	Cole Information Services
	ROBERT WAINWRIGHT	Cole Information Services
	T LOPEZ	Cole Information Services
	EDUARDO CALLEROS	Cole Information Services
	L YOUNG	Cole Information Services
	IRENE CONTRERAS	Cole Information Services
	JUAN CORTEZ	Cole Information Services
	LARRY WIDENER	Cole Information Services
	C CHRISTIAN	Cole Information Services
	CORA JACKSON	Cole Information Services
	TIMOTHY JASPER	Cole Information Services
	ASAIS NOBERTO	Cole Information Services
	JENNIFER BENNET	Cole Information Services
	DAVE BACKHAUS	Cole Information Services
	RUPERTO BARRERA	Cole Information Services
	SANDRA BAUTISTA	Cole Information Services
	FRANCES BRODA	Cole Information Services
	MICHELLE BRUNSLOMA	Cole Information Services
	DANIEL BOUGHNER	Cole Information Services
	MICKI MACINTOSH	Cole Information Services
	MICHAEL AMACHER	Cole Information Services
	STEVEN MCGEORGE	Cole Information Services
	KARA MCQUISTON	Cole Information Services
	HENRY MONCAYO	Cole Information Services
	MARIA MORALES	Cole Information Services
	ANA MORENO	Cole Information Services
	RICHARD MIRAMONTES	Cole Information Services
	KARI MEAD	Cole Information Services

FINDINGS

Year	Uses	Source
1999	ROBBIE MENDES	Cole Information Services
	SUSAN STRAWBRIDGE	Cole Information Services
	MANUELA VALENCIANA	Cole Information Services
	GILBERTO VELASCO	Cole Information Services
	ISAAC VIRAMONTES	Cole Information Services
	LILIANA VILLA	Cole Information Services
	GILBERT RAMIREZ	Cole Information Services
	NICK KING	Cole Information Services
	LAURA HOLST	Cole Information Services
	DENNISE HERNANDEZ	Cole Information Services
	MARIA ORNELAS	Cole Information Services
	HOUSTON THOMPSON	Cole Information Services
	WILLIAM DALTON	Cole Information Services
	MARLENE DYE	Cole Information Services
	SUSAN DRAKE	Cole Information Services
	SANDRA GERLACH	Cole Information Services
	SANDRA GOMEZ	Cole Information Services
	NOEMI GALLEGO	Cole Information Services
	JILLIAN CARDIEL	Cole Information Services
	JOHN COLEMAN	Cole Information Services
	JOANNE CORLISS	Cole Information Services
	BRANDY CORONA	Cole Information Services
	DUNG PHAN	Cole Information Services
	JEFF CLEPPE	Cole Information Services
	LEON PIERCE	Cole Information Services
	CANDIA JENKYNS	Cole Information Services
	BECKY BABCOCK	Cole Information Services
	MARGRET BRIGGER	Cole Information Services
	ALICE FRIETZE	Cole Information Services
	MARCIE FONSECA	Cole Information Services
	D FUNES	Cole Information Services
	GINNA AGULARA	Cole Information Services
	MARGARET MATINIAN	Cole Information Services
	EZEQUIEL MONTES	Cole Information Services
	LOURDES MOTA	Cole Information Services
	LINDA KHACHATOORIAN	Cole Information Services
	SHARON ROBERTSON	Cole Information Services
	LISA REED	Cole Information Services

FINDINGS

Year	Uses	Source
1999	LUIS QUIROZ	Cole Information Services
	G HORTEMILLER	Cole Information Services
	CURTIS TAYLOR	Cole Information Services
	SANDOR DEBRECENI	Cole Information Services
	SHANE DUBYAK	Cole Information Services
	ENRIQUE DIAZ	Cole Information Services
	HECTOR DIOSDADO	Cole Information Services
	JANICE DIXON	Cole Information Services
	OLIVIA GOMEZ	Cole Information Services
	GRACE ESCOBEDO	Cole Information Services
	FERNANDO GUTIERREZ	Cole Information Services
	GUADALUPE GUTIERREZ	Cole Information Services
	GERARDO LOPEZ	Cole Information Services
	OMAR LOPEZ	Cole Information Services
	CLAUDE LOFTON	Cole Information Services
	ELENA CASHION	Cole Information Services
	LILI CAZARES	Cole Information Services
	ALFREDO CALDERON	Cole Information Services
	THOMAS YOUNG	Cole Information Services
	GARY WILSON	Cole Information Services
	ROBERT CRAIG	Cole Information Services
	JUNE CROSS	Cole Information Services
	JONATHAN PORTER	Cole Information Services
	CHRIS BUSH	Cole Information Services
	NANCY BRISTTON	Cole Information Services
	BRAD FLETCHER	Cole Information Services
	MIKE FINN	Cole Information Services
	RANDI FOLEY	Cole Information Services
	ROSE FUQUA	Cole Information Services
	P AYERS	Cole Information Services
	MIGUEL ALFARO	Cole Information Services
	JOSE ARGUETA	Cole Information Services
	MARIA AVALOS	Cole Information Services
	AIDA AVILA	Cole Information Services
	RAMON MADRIGAL	Cole Information Services
	WILLIAM MARRISON	Cole Information Services
	MABEL MCGILL	Cole Information Services
	OLLIE MOORE	Cole Information Services

FINDINGS

Year	Uses	Source
1999	BEATRIZ MOSQUEDA	Cole Information Services
	TOM ASCENSIO	Cole Information Services
	PATRICK SATTERFIELD	Cole Information Services
	OLYMPIA IBARRA	Cole Information Services
	VIRGINIA VALENZUELA	Cole Information Services
	VERN VANDERVEEN	Cole Information Services
	JOSE VALDERRAMA	Cole Information Services
	MORGAN ISAACS	Cole Information Services
	GORDON RAY	Cole Information Services
	CHARLES KEEL	Cole Information Services
	DAN KENNEDY	Cole Information Services
	ROSA ROSAS	Cole Information Services
	DAVID HIXON	Cole Information Services
	MARIA HERMOSILLO	Cole Information Services
	MANUELA HERRERA	Cole Information Services
	JAMES THOMPSON	Cole Information Services
	JOSE TORNERO	Cole Information Services
	DANIEL TOSSOUNIAN	Cole Information Services
	KURT DOWNEY	Cole Information Services
	VICTOR ESPINOZA	Cole Information Services
	JOHN GARCIA	Cole Information Services
	SERGIO LEYVA	Cole Information Services
	DEBBIE GUERRERO	Cole Information Services
	VICKY NORTON	Cole Information Services
	CARLOS NISTHAL	Cole Information Services
	JAMES BEAL	Cole Information Services
	ISMAEL BELLO	Cole Information Services
	MAGDELENA JIMENEZ	Cole Information Services
	SAMUEL BULLARD	Cole Information Services
	CHRISTINE BRAUN	Cole Information Services
	LOURDES BRIONES	Cole Information Services
	HEIDI BLUFF	Cole Information Services
	MICHELLE FLICK	Cole Information Services
	KIMBERLY FALOON	Cole Information Services
	TYRONNE FERNANDO	Cole Information Services
	ALFONSO ARREOLA	Cole Information Services
	TONY MARTINEZ	Cole Information Services
	MARIA MCHUGH	Cole Information Services

FINDINGS

Year	Uses	Source
1999	ARAGON MONICA	Cole Information Services
	JENNIFER MONTEON	Cole Information Services
	SONIA MORALES	Cole Information Services
	RANDY MICHAEL	Cole Information Services
	STEVEN STAHL	Cole Information Services
	CARLOS VERDIN	Cole Information Services
	MARCIA VICK	Cole Information Services
	JOSE RAMIREZ	Cole Information Services
	FEDERICO RAMIREZ	Cole Information Services
	ANDREW KISTER	Cole Information Services
	MICHAEL ROBERTS	Cole Information Services
	JACQUELINE HAGEMAN	Cole Information Services
	MICHAEL HANER	Cole Information Services
	MODESTO HERNANDEZ	Cole Information Services
	GABRIELA HERRERA	Cole Information Services
	KIDA THOMPSON	Cole Information Services
	ESTHER THOMPSON	Cole Information Services
	BEVERLY THIBODEAU	Cole Information Services
	GUADALUPE GOMEZ	Cole Information Services
	RAUL ESTRELLA	Cole Information Services
	PATRICK LEE	Cole Information Services
	ESPERANZA WONG	Cole Information Services
	EUGENE WHITTINGTON	Cole Information Services
	ALEJANDRO CAISEDO	Cole Information Services
	EVELYN CALDERAS	Cole Information Services
	RAMON CORNEJO	Cole Information Services
	GUERRERO CESAR	Cole Information Services
	HEATHER WILLIAMS	Cole Information Services
	MARIA CRUZ	Cole Information Services
	GEORGE PADILLA	Cole Information Services
	CLARENCE PILARCZYK	Cole Information Services
	CRUZ BARBOA	Cole Information Services
	BONIFACIO BARDALES	Cole Information Services
	MARY BARNES	Cole Information Services
	JOHN BARRAZA	Cole Information Services
	VALINDA BURNFIN	Cole Information Services
	DOMINGA BONILLA	Cole Information Services
	ABRAHAM FUENTES	Cole Information Services

FINDINGS

Year	Uses	Source
1999	JAMES MODEN	Cole Information Services
	JORGE MILLAN	Cole Information Services
	KIMBERLY MEANS	Cole Information Services
	JOSEFINA MELENDEZ	Cole Information Services
	APOLINAR SANCHEZ	Cole Information Services
	ROBERT STEIGLEMAN	Cole Information Services
	CHRISTOPHER SOLOMON	Cole Information Services
	EFRAIN SORIANO	Cole Information Services
	IRENE SUMMONS	Cole Information Services
	GRACIELA INIGUEZ	Cole Information Services
	ROSA VILLASANA	Cole Information Services
	ISRAEL CHAVEZ	Cole Information Services
	ROBERT PEARSON	Cole Information Services
	SUZANNE PEBLEY	Cole Information Services
	EDGAR PENA	Cole Information Services
	KAREN PENCE	Cole Information Services
	JUANA PEREZ	Cole Information Services
	CARL JAMES	Cole Information Services
	IGNACIO PANGELINAN	Cole Information Services
	VICTOR PAREDES	Cole Information Services
	CECILIA NAVA	Cole Information Services
	JANET BEARDEN	Cole Information Services
	RICHARD JOHNS	Cole Information Services
	LIVIA BURGUENO	Cole Information Services
	EVA FLORES	Cole Information Services
	JASON FOREMAN	Cole Information Services
	JEAN FARRA	Cole Information Services
	I AYAU	Cole Information Services
	CHARLES MAKI	Cole Information Services
	GERARDO MANZON	Cole Information Services
	VELIZA AMAYA	Cole Information Services
	MICHAEL ANASTASI	Cole Information Services
	TERRANCE MCHATTEN	Cole Information Services
	SHIRLEY MCINTOSH	Cole Information Services
	ANITA MERRYMAN	Cole Information Services
	GUADALUPE SAENZ	Cole Information Services
	ROSA SALDANA	Cole Information Services
	FRANCISCO SILVA	Cole Information Services

FINDINGS

Year	Uses	Source
1999	ENRIQUE SOLIS	Cole Information Services
	DANETTE VERA	Cole Information Services
	ESTEBAN VILLAR	Cole Information Services
	PRISCILLA RAMOS	Cole Information Services
	KENNETH KINNEY	Cole Information Services
	BOB SWEARINGEN	Cole Information Services
	TINA ROBICHAU	Cole Information Services
	ROBERT ROSS	Cole Information Services
	CATHY KAMMERER	Cole Information Services
	MARIA KARR	Cole Information Services
	ANTHONY HODGE	Cole Information Services
	BILLIE HOLGUIN	Cole Information Services
	MARCY RICHARDSON	Cole Information Services
	DOLORES HOUSTON	Cole Information Services
	MARIA OROZCO	Cole Information Services
	MARIA ORTIZ	Cole Information Services
	ALBERTA ECHEVARRIA	Cole Information Services
	PANADDA THINASOOK	Cole Information Services
	JOSE DEJESUS	Cole Information Services
	PAMELLA DUNCANTELL	Cole Information Services
	HELEN GOMEZ	Cole Information Services
	JESSIE GOODNIGHT	Cole Information Services
	FRANK GOYTIA	Cole Information Services
	SARAH LARIOS	Cole Information Services
	JOSE LARA	Cole Information Services
	RICHARD WORLEY	Cole Information Services
	MICHELLE LOMELI	Cole Information Services
	GORDON CARLSON	Cole Information Services
	JOHN WELLER	Cole Information Services
	RICHARD WELLS	Cole Information Services
	SALVADOR COVARRUBIAN	Cole Information Services
	REBECA COVARRUBIAS	Cole Information Services
	KIRK WINTER	Cole Information Services
	LONNITA WIRT	Cole Information Services
	BRANDY JACKSON	Cole Information Services
	JESUS CURIEL	Cole Information Services
	DAVID POLUS	Cole Information Services
	HECTOR AGUIRRE	Cole Information Services

FINDINGS

Year	Uses	Source
1999	JOSE MARTINEZ	Cole Information Services
	JUDY MARVAL	Cole Information Services
	RENE MONROY	Cole Information Services
	LARRY MEREGILLANO	Cole Information Services
	JOSE MEZA	Cole Information Services
	PAUL SCHIPPNICK	Cole Information Services
	MICHAEL SANTARO	Cole Information Services
	JESUS SANTIAGO	Cole Information Services
	MARIA SOLIS	Cole Information Services
	CAROLYN SMITH	Cole Information Services
	LUZ ITURBIDE	Cole Information Services
	GUADALUPE VALENCIANA	Cole Information Services
	BOUNMY VONGAMATH	Cole Information Services
	LUIS RAMOS	Cole Information Services
	GEORGE REYNOLDS	Cole Information Services
	BENITA HOLLOWAY	Cole Information Services
	DONNA RICHEY	Cole Information Services
	WENDY RINCON	Cole Information Services
	ALICIA RIOS	Cole Information Services
	JOSE RITO	Cole Information Services
	DINA HARTLEY	Cole Information Services
	C THOMPSON	Cole Information Services
	RAFAEL DELATORRE	Cole Information Services
	JOSEPH DELEON	Cole Information Services
	HELEN DAVIS	Cole Information Services
	ALIDA EBENOW	Cole Information Services
	CATALINA DOW	Cole Information Services
	JACKIE GONZALEZ	Cole Information Services
	ROBERTO GUERRERO	Cole Information Services
	FRANK GUERRERO	Cole Information Services
	CHUCK EVANS	Cole Information Services
	JESUS LUPERCIO	Cole Information Services
	STACY LOPEZ	Cole Information Services
	CECILIA LOPEZ	Cole Information Services
	PATRICK LOADER	Cole Information Services
	RON WELDEN	Cole Information Services
	FAUSTINO CONTRERAS	Cole Information Services
	SWAN LAKE MOBILE COUNTRY ESTATES	Cole Information Services

FINDINGS

Year	Uses	Source
1999	LAKE MART	Cole Information Services
	COMMUNITY MOBILE HOME SALES	Cole Information Services
	MAPLE RIDGE MOBILE HOMES INCORPORATED	Cole Information Services
1994	MIDDLETON, MARYE E	Cole Information Services
	MAPLE RIDGE MOBILE HOMES INC	Cole Information Services
	MARTIN, ARTHUR	Cole Information Services
	WHITTINGTON, EUGENE	Cole Information Services
	DRUCKER, PAUL	Cole Information Services
	HOFFMAN, ORVILLE E	Cole Information Services
	PARRIERA, WILLIE L	Cole Information Services
	POLLARD, D M	Cole Information Services
	GRACEY, HARRY	Cole Information Services
	STIFF, V	Cole Information Services
	HASKINS, MATTHEW V	Cole Information Services
	LAKE MART MARKET	Cole Information Services
	ELVIAS BEAUTY BOUTQ	Cole Information Services
	SWAN LAKE SECURITY	Cole Information Services
	SWAN LAKE MOBILE COUNTRY ESTS	Cole Information Services
	DURST, CRAIG	Cole Information Services
1986	Drucker P & G	Pacific Bell Yellow Pages
	Rohrs James	Pacific Bell Yellow Pages
	A & W Cart Service	Pacific Bell Yellow Pages
	B & J Cart Shop	Pacific Bell Yellow Pages
	Bednarske Richard	Pacific Bell Yellow Pages
	Bennett R G W & Clover	Pacific Bell Yellow Pages
	Blackburn Marie M	Pacific Bell Yellow Pages
	Blair Fred Real Estate & Construction	Pacific Bell Yellow Pages
	Blajda Joseph Marian	Pacific Bell Yellow Pages
	Brody C E	Pacific Bell Yellow Pages
	Casady Robt W	Pacific Bell Yellow Pages
	Casagranda D	Pacific Bell Yellow Pages
	Cavanaugh William B	Pacific Bell Yellow Pages
	Durst Craig & Mary	Pacific Bell Yellow Pages
	Durst Kenneth W	Pacific Bell Yellow Pages
	Easter J D	Pacific Bell Yellow Pages
	Easter PS Central Av	Pacific Bell Yellow Pages
	Elvias Beauty Boutique	Pacific Bell Yellow Pages
	Elwell A	Pacific Bell Yellow Pages

FINDINGS

Year	Uses	Source
1986	Gracey Harry	Pacific Bell Yellow Pages
	Greenawalt John	Pacific Bell Yellow Pages
	Haskins Matthew V Mrs	Pacific Bell Yellow Pages
	Haskins R A	Pacific Bell Yellow Pages
	Hellrich N M	Pacific Bell Yellow Pages
	Hoffman Orville E	Pacific Bell Yellow Pages
	Hoffman R	Pacific Bell Yellow Pages
	Lackey Doyle & Norma	Pacific Bell Yellow Pages
	Lake Mart Mkt	Pacific Bell Yellow Pages
	Layden M M	Pacific Bell Yellow Pages
	Little John G	Pacific Bell Yellow Pages
	Locken Francis	Pacific Bell Yellow Pages
	Mc Callum John D Sr	Pacific Bell Yellow Pages
	Middleton Joseph H	Pacific Bell Yellow Pages
	Middleton Marye E	Pacific Bell Yellow Pages
	Montello Carmen W	Pacific Bell Yellow Pages
	Nichols Everett D	Pacific Bell Yellow Pages
	Parriera W L	Pacific Bell Yellow Pages
	Pollard D M	Pacific Bell Yellow Pages
	Pollard G	Pacific Bell Yellow Pages
	Pullin Thos L	Pacific Bell Yellow Pages
	Rienderhoff Bert & Wilhelmina	Pacific Bell Yellow Pages
	Ring Richard L	Pacific Bell Yellow Pages
	Ruffin L P	Pacific Bell Yellow Pages
	Shook W A	Pacific Bell Yellow Pages
	Subsurface Electric	Pacific Bell Yellow Pages
	From Corona Telephones Call	Pacific Bell Yellow Pages
	Swan Lake Sales Inc	Pacific Bell Yellow Pages
	Swan Lake Security	Pacific Bell Yellow Pages
	Tru illo M	Pacific Bell Yellow Pages
	Tru illo Max	Pacific Bell Yellow Pages
	Vanderwork Owen	Pacific Bell Yellow Pages
	Vibert L C	Pacific Bell Yellow Pages
	Watkins Herbert & Beverly	Pacific Bell Yellow Pages
	Whittington Eugene	Pacific Bell Yellow Pages
	Witten Carl	Pacific Bell Yellow Pages
	Young Robt B & Opal J	Pacific Bell Yellow Pages
1981	Robertson J W	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	Waters M	Pacific Telephone
	Blajda Joseph Marian	Pacific Telephone
	Brody C E	Pacific Telephone
	Easter J I	Pacific Telephone
	Elvias Beauty Boutique	Pacific Telephone
	Feldmann Alice J	Pacific Telephone
	Graaf A	Pacific Telephone
	Gracey Harry	Pacific Telephone
	Graham AL Shorty	Pacific Telephone
	Greenawalt John	Pacific Telephone
	Hoffman Orville E	Pacific Telephone
	Jenson Wilford W	Pacific Telephone
	Land Frank	Pacific Telephone
	La Plante Ernest E	Pacific Telephone
	Leprechaun Gifts	Pacific Telephone
	Lindenberg Ethel M	Pacific Telephone
	Martin Arthur	Pacific Telephone
	Martin Margaret	Pacific Telephone
	Mc Guire Harold W & Ruth E I	Pacific Telephone
	Middleton Joseph H	Pacific Telephone
	Middleton Peyton G	Pacific Telephone
	Mohnkem E	Pacific Telephone
	Mumford	Pacific Telephone
	Rienderhoff Bert & Wilheimina	Pacific Telephone
	Ring Richard L	Pacific Telephone
	Sak Leo J	Pacific Telephone
	Shook W A	Pacific Telephone
	S KYROOM THE	Pacific Telephone
	Souders Uoyd Jack	Pacific Telephone
	Swan E E Fashions	Pacific Telephone
	Swan Lake Sales Inc	Pacific Telephone
	Swan Lake Security	Pacific Telephone
	Sweeney Harold J	Pacific Telephone
	Toussaint Peggy	Pacific Telephone
	Vanderwork Owen	Pacific Telephone
	Watkins Herbert & Beverly	Pacific Telephone
	Whlttlngton Eugene	Pacific Telephone
	Witten Carl	Pacific Telephone

FINDINGS

Year	Uses	Source
1981	Witten Marie	Pacific Telephone
	Young Robt B & Opal J	Pacific Telephone
	Shook W A	Pacific Telephone
	Graham Doris L	Pacific Telephone
	Sak Leo	Pacific Telephone
	Skyroom The	Pacific Telephone
	Swan Lake	Pacific Telephone
	Swan Lake Security	Pacific Telephone
	Waters M	Pacific Telephone
	Watkns	Pacific Telephone
1977	C &S Gifts NThings	Pacific Telephone
	Elvias Beauty Boutique	Pacific Telephone
	Flint Bud	Pacific Telephone
	Jones Pearl L	Pacific Telephone
	Kurtz Clarence C	Pacific Telephone
	Lake Mart Mkt	Pacific Telephone
	Loyd Chas C	Pacific Telephone
	Martin Arthur	Pacific Telephone
	Martin Marcy	Pacific Telephone
	Middleton Peyton G I	Pacific Telephone
	Norman Lee	Pacific Telephone
	S KYROOM THE	Pacific Telephone
	Storch Gerald R	Pacific Telephone
	S W AN LAKE	Pacific Telephone
	Swan Lake Rentals	Pacific Telephone
	Swan Lake Security	Pacific Telephone
	Wiggins Virgil A	Pacific Telephone
	Flint Bud	Pacific Telephone
	Flint Shirl	Pacific Telephone
	Skyroom The	Pacific Telephone
	Swan Lake	Pacific Telephone

5888 HAMNER AVE

Year	Uses	Source
2014	JAMIE WILLIAMS	Cole Information Services
2009	JAMIE WILLIAMS	Cole Information Services
1999	JAMIE WILLIAMS	Cole Information Services

FINDINGS

5890 HAMNER AVE

Year	Uses	Source
2014	ELIZABETH ORTIZ	Cole Information Services
2009	ELIZABETH ORTIZ	Cole Information Services
2004	ELIZABETH ORTIZ	Cole Information Services
1999	ELIZABETH ORTIZ	Cole Information Services

6020 HAMNER AVE

Year	Uses	Source
2017	TUTOR TIME	Cole Information Services
2014	TUTOR TIME	Cole Information Services
2009	TUTOR TIME CHILD CARE LEARNING CENTE	Cole Information Services

6060 HAMNER AVE

Year	Uses	Source
2017	CHASE	Cole Information Services
2014	CHASE	Cole Information Services
	CHASE BANK	Cole Information Services
2009	WASHINGTON MUTUAL	Cole Information Services

6080 HAMNER AVE

Year	Uses	Source
2017	MOUNTAIN VIEW TIRES	Cole Information Services
	MOUNTAIN VIEW TIRE & AUTO SERVICE	Cole Information Services
	GM REALTY & MGMT	Cole Information Services
2014	MOUNTAIN VIEW TIRES	Cole Information Services
	DV URGENT CARE & OCCUPATIONAL HEAL	Cole Information Services

6140 HAMNER AVE

Year	Uses	Source
2017	THE HOME DEPOT	Cole Information Services
	HOME SERVICES AT THE HOME DEPOT	Cole Information Services
2014	THE HOME DEPOT	Cole Information Services
2009	HOME DEPOT U S A INC	Cole Information Services
	THE HOME DEPOT	Cole Information Services

6170 HAMNER AVE

Year	Uses	Source
2017	US BANK	Cole Information Services
	VONS	Cole Information Services
	STARBUCKS COFFEE	Cole Information Services
2014	VONS	Cole Information Services
	US BANK	Cole Information Services
2009	VONS	Cole Information Services
	VONS PHARMACY 2688	Cole Information Services
	U S BANK	Cole Information Services

6323 HAMNER AVE

Year	Uses	Source
1981	Af n	Pacific Telephone

HARMONY DR

5628 HARMONY DR

Year	Uses	Source
2017	NELSON PEREDIA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5631 HARMONY DR

Year	Uses	Source
2017	ANDY RAMIREZ	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5639 HARMONY DR

Year	Uses	Source
2017	Q LETHANH	Cole Information Services
2014	Q LETHANH	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5655 HARMONY DR

Year	Uses	Source
2017	ANTHONY DIAZ	Cole Information Services
2014	RICARDO CHACON	Cole Information Services

Year	Uses	Source
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5663 HARMONY DR

Year	Uses	Source
2017	BRANDON BRIDGEFORD	Cole Information Services
2014	BRANDON BRIDGEFORD	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

5671 HARMONY DR

Year	Uses	Source
2017	AHMED ELMLKI	Cole Information Services
2014	AHMED ELMLKI	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

IRIS CT

6310 IRIS CT

Year	Uses	Source
2017	MARK ROBLES	Cole Information Services
2014	MICHAEL HINES	Cole Information Services
2009	MICHAEL JUDD	Cole Information Services
2004	BILL BARELLA	Cole Information Services
1999	MICHAEL JUDD	Cole Information Services

6313 IRIS CT

Year	Uses	Source
2017	WEI HO	Cole Information Services
2014	WEI HO	Cole Information Services
2009	JAMES WICKHAM	Cole Information Services
2004	JAMES WICKHAM	Cole Information Services
1999	JAMES WICKHAM	Cole Information Services

6320 IRIS CT

Year	Uses	Source
2017	MARTIN SERRANO	Cole Information Services
2014	ARMANDO LEYVA	Cole Information Services
2009	JEROME RIDEAUX	Cole Information Services

FINDINGS

Year	Uses	Source
2004	JEROME RIDEAUX	Cole Information Services
1999	JEROME RIDEAUX	Cole Information Services

6323 IRIS CT

Year	Uses	Source
2017	JARED ROLLINS	Cole Information Services
2014	TIM WIDENER	Cole Information Services
2009	ROBERT THOMPSON	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	ROBERT THOMPSON	Cole Information Services

6330 IRIS CT

Year	Uses	Source
2017	HONGMIN LI	Cole Information Services
2014	NGOC TRINH	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	K KVENBO	Cole Information Services

6333 IRIS CT

Year	Uses	Source
2017	MARCO RODRIGUEZ	Cole Information Services
2014	MARCO RODRIGUEZ	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	DANIEL TARQUE	Cole Information Services
2002	Franco Maria T	SBC PACIFIC BELL

6340 IRIS CT

Year	Uses	Source
2014	SAPNA GANDHI	Cole Information Services
2009	ARUN GANDHI	Cole Information Services
2004	ARUN GANDHI	Cole Information Services
1999	ARUN GANDHI	Cole Information Services

6343 IRIS CT

Year	Uses	Source
2017	KENNETH AGUAYO	Cole Information Services
2014	TIMOTHY FARRELL	Cole Information Services
2004	TIMOTHY FARREL	Cole Information Services

FINDINGS

6350 IRIS CT

Year	Uses	Source
2017	SARABJIT KAUR	Cole Information Services
2014	SARABJIT KAUR	Cole Information Services
2009	JAVIER FIGUEROA	Cole Information Services
2004	JAVIER FIGUEROA	Cole Information Services
1999	JAVIER FIGUEROA	Cole Information Services

6353 IRIS CT

Year	Uses	Source
2017	TERI SHERMAN	Cole Information Services
2014	TERI SHERMAN	Cole Information Services
2009	TERI SHERMAN	Cole Information Services
2004	TERI SHERMAN	Cole Information Services
1999	TERI SHERMAN	Cole Information Services

6360 IRIS CT

Year	Uses	Source
2017	ELITE BALLOON DESIGN	Cole Information Services
2014	ELITE BALLOON DESIGN	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2009	TIMOTHY CROME	Cole Information Services
2004	VICTOR MILLER	Cole Information Services
1999	TIMOTHY CROME	Cole Information Services

6363 IRIS CT

Year	Uses	Source
2017	RYAN TUCKER	Cole Information Services
2014	RYAN TUCKER	Cole Information Services
2009	RYAN TUCKER	Cole Information Services
2004	SABRINA HYOUNG	Cole Information Services
2002	IRIS GROVE	SBC PACIFIC BELL
	CLOVERDALE FARMS	SBC PACIFIC BELL
2001	CLOVERDALE FARMS	Haines & Company, Inc.
1999	RYAN TUCKER	Cole Information Services

6370 IRIS CT

Year	Uses	Source
2017	IWAN SAFIE	Cole Information Services
2014	YU ZHANG	Cole Information Services
2009	IWAN SAFIE	Cole Information Services

FINDINGS

Year	Uses	Source
2004	TUYET NGUYEN	Cole Information Services
1999	IWAN SAFIE	Cole Information Services

6373 IRIS CT

Year	Uses	Source
2017	JIAQUAN DING	Cole Information Services
2014	ALLEN WILSON	Cole Information Services
2009	ALLEN WILSON	Cole Information Services
2004	ALLEN WILSON	Cole Information Services
1999	ALLEN WILSON	Cole Information Services

6380 IRIS CT

Year	Uses	Source
2017	EVANGELINA JIMENEZ	Cole Information Services
2014	EVANGELINA JIMENEZ	Cole Information Services
2009	EVANGELINA JIMENEZ	Cole Information Services
2004	ARTURO BUSTOS	Cole Information Services
1999	EVANGELINA JIMENEZ	Cole Information Services

6383 IRIS CT

Year	Uses	Source
2017	ALEXANDER MENDENHALL	Cole Information Services
2014	ALEXANDER MENDENHALL	Cole Information Services
2009	ALEX MENDENHALL	Cole Information Services
2004	LAURA PESTANO	Cole Information Services
1999	ALEX MENDENHALL	Cole Information Services

6390 IRIS CT

Year	Uses	Source
2017	PETER MCGOWAN	Cole Information Services
2014	PETER MCGOWAN	Cole Information Services
2009	PETER MCGOWAN	Cole Information Services
2004	LARRY SIMPSON	Cole Information Services
1999	PETER MCGOWAN	Cole Information Services

6393 IRIS CT

Year	Uses	Source
2017	EDUARDO BRIBIESCA	Cole Information Services
2014	EDUARDO BRIBIESCA	Cole Information Services
2009	VICTOR MARTINEZ	Cole Information Services

FINDINGS

Year	Uses	Source
2004	SATPAL TOORAY	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services

JAMESTOWN AVE

5621 JAMESTOWN AVE

Year	Uses	Source
2014	BRITTANY DITOMASSO	Cole Information Services
2009	ROBERT MCGARY	Cole Information Services
2004	ROBERT MCGRAY	Cole Information Services
1999	ROBERT MCGARY	Cole Information Services

5631 JAMESTOWN AVE

Year	Uses	Source
2014	STEVEN BEATTY	Cole Information Services
2009	MICHAEL DITOMASSO	Cole Information Services
2004	MALCOLM PAICE	Cole Information Services
1999	MICHAEL DITOMASSO	Cole Information Services

5641 JAMESTOWN AVE

Year	Uses	Source
2017	ALICIA STONE	Cole Information Services
2014	ALICIA STONE	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services

5651 JAMESTOWN AVE

Year	Uses	Source
2017	WILLIAM DEMOLAY	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	MINDY FINCHER	Cole Information Services
2004	ROOSEVELT ANDERSON	Cole Information Services
1999	MINDY FINCHER	Cole Information Services

5661 JAMESTOWN AVE

Year	Uses	Source
2017	EUGENIO VARGAS	Cole Information Services
2014	EUGENIO VARGAS	Cole Information Services
2009	EDWIN VARGAS	Cole Information Services
2004	CHRISTOPHER YONTS	Cole Information Services
	CHRISTOPHER M YONTS CASH RGSTR	Cole Information Services

FINDINGS

Year	Uses	Source
1999	EDWIN VARGAS	Cole Information Services

5671 JAMESTOWN AVE

Year	Uses	Source
2017	JOSE BERCIAN	Cole Information Services
2014	RIGOBERTO OCHOA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	MICHAEL MA	Cole Information Services

5681 JAMESTOWN AVE

Year	Uses	Source
2017	RYAN POWELL	Cole Information Services
2014	ROBERT HERNANDEZ	Cole Information Services
2009	DANIEL MERRITT	Cole Information Services
2004	ROBERT HERNANDEZ	Cole Information Services
1999	DANIEL MERRITT	Cole Information Services

5691 JAMESTOWN AVE

Year	Uses	Source
2017	ANTONIO JAUREGUI	Cole Information Services
2014	JOEL GARCIA	Cole Information Services
2009	ANTONIO JAUREGUI	Cole Information Services
1999	ANTONIO JAUREGUI	Cole Information Services

5701 JAMESTOWN AVE

Year	Uses	Source
2017	GARY BOYSE	Cole Information Services
2014	GARY BOYSE	Cole Information Services
2009	PEDRO RONCANCIO	Cole Information Services
1999	PEDRO RONCANCIO	Cole Information Services

5711 JAMESTOWN AVE

Year	Uses	Source
2017	MOHAMMED WARAICH	Cole Information Services
2004	IQBAL WARAICH	Cole Information Services

5721 JAMESTOWN AVE

Year	Uses	Source
2017	STEVEN WAGERS	Cole Information Services
2014	STEVEN WAGERS	Cole Information Services

FINDINGS

Year	Uses	Source
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	GLENN JOHNSON	Cole Information Services

5731 JAMESTOWN AVE

Year	Uses	Source
2017	HARDEEP SAMBI	Cole Information Services
2014	GLENN VELASCO	Cole Information Services
2009	OCTAVIO SILVA	Cole Information Services
2004	MIKE QUINN	Cole Information Services
1999	OCTAVIO SILVA	Cole Information Services

5741 JAMESTOWN AVE

Year	Uses	Source
2017	JEFFREY MICHAELS	Cole Information Services
2014	JEFFREY MICHAELS	Cole Information Services
2009	HUGO FRANCO	Cole Information Services
2004	HUGO FRANCO	Cole Information Services
1999	HUGO FRANCO	Cole Information Services

5751 JAMESTOWN AVE

Year	Uses	Source
2017	ROBERT QUESADA	Cole Information Services
2014	NOVELLA QUESADA	Cole Information Services
2009	MICHAEL KOZINSKI	Cole Information Services
2004	RONALD HOGAN	Cole Information Services
1999	MICHAEL KOZINSKI	Cole Information Services

5761 JAMESTOWN AVE

Year	Uses	Source
2017	FRANCISGIL CRUZ	Cole Information Services
2014	QUIN TOLBERT	Cole Information Services
2009	DENISE HALLION	Cole Information Services
2004	DENISE TOLBERT	Cole Information Services
1999	DENISE HALLION	Cole Information Services

5771 JAMESTOWN AVE

Year	Uses	Source
2017	IN CHANG	Cole Information Services
2014	IN CHANG	Cole Information Services
2009	INMO CHANG	Cole Information Services

Year	Uses	Source
2004	INMO CHANG	Cole Information Services
1999	INMO CHANG	Cole Information Services

5781 JAMESTOWN AVE

Year	Uses	Source
2017	JASON FLUM	Cole Information Services
2014	KRISTAL FLUM	Cole Information Services
2009	JASON FLUM	Cole Information Services
2004	PAUL PEREA	Cole Information Services
1999	JASON FLUM	Cole Information Services

5791 JAMESTOWN AVE

Year	Uses	Source
2017	RAUL HEREDERO	Cole Information Services
2014	FRANK HEREDERO	Cole Information Services
2009	GARY HOPPER	Cole Information Services
1999	GARY HOPPER	Cole Information Services

KARA CT

13209 KARA CT

Year	Uses	Source
2017	PEREZ GONZALEZ	Cole Information Services
2014	JOSE PEREZ	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

13216 KARA CT

Year	Uses	Source
2017	NANCY ACOSTA	Cole Information Services
2014	MOSTAFA HABBAS	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

13219 KARA CT

Year	Uses	Source
2017	JOHN DRUM	Cole Information Services
2014	DALE BOYD	Cole Information Services
2009	DALE BOYD	Cole Information Services
1999	DALE BOYD	Cole Information Services

13226 KARA CT

Year	Uses	Source
2017	ALBERT CEZAR	Cole Information Services
2014	ANTONIO REYES	Cole Information Services
2009	PETER SALGADO	Cole Information Services
1999	PETER SALGADO	Cole Information Services

LAKEVW CIR

263 LAKEVW CIR

Year	Uses	Source
1970	Johnston Merkle	Pacific Telephone

LARKDALE CIR

39 LARKDALE CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Meyer Frank & Martha	Pacific Bell Yellow Pages
1981	Walton Rena Mrs	Pacific Telephone
1977	Walton Rena Mfs	Pacific Telephone

40 LARKDALE CIR

Year	Uses	Source
1981	Webster H H	Pacific Telephone
	Webster H H	Pacific Telephone
1977	Webster HH	Pacific Telephone

41 LARKDALE CIR

Year	Uses	Source
2001	NAVARROJose	Haines & Company, Inc.
1986	Mc Dowell E B	Pacific Bell Yellow Pages
1981	Mc Dowell E B	Pacific Telephone
1977	Mc Dowell Hugh	Pacific Telephone
	Mc Dowell Ella	Pacific Telephone

42 LARKDALE CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Goreham Grace	Pacific Bell Yellow Pages
	Gorham	Pacific Bell Yellow Pages

FINDINGS

Year	Uses	Source
1981	Goreham Grace	Pacific Telephone
1977	Goreham Grace	Pacific Telephone

43 LARKDALE CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Lisko John	Pacific Bell Yellow Pages
1981	Lisko John	Pacific Telephone
1977	Lisko John	Pacific Telephone

44 LARKDALE CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	CARDOZA, RICHARD	Cole Information Services
1986	Warren Larry	Pacific Bell Yellow Pages
1977	Mc Namee Ben H	Pacific Telephone

45 LARKDALE CIR

Year	Uses	Source
2004	JUSTIN TISDALE	Cole Information Services
1986	Shaver Rexey	Pacific Bell Yellow Pages
1981	Shaver Rexey	Pacific Telephone
1977	Shaver Rexey	Pacific Telephone

46 LARKDALE CIR

Year	Uses	Source
2004	DAVID FARRAR	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

47 LARKDALE CIR

Year	Uses	Source
2004	JONATHAN WOODS	Cole Information Services
1981	Hester H C	Pacific Telephone
1977	Hester HC	Pacific Telephone

48 LARKDALE CIR

Year	Uses	Source
2001	BENGSON Karen	Haines & Company, Inc.

FINDINGS

49 LARKDALE CIR

Year	Uses	Source
2004	DANIEL MACIAS	Cole Information Services
2001	KERN Judy M	Haines & Company, Inc.
1986	Burns Scott	Pacific Bell Yellow Pages
1981	Haskins Paul E	Pacific Telephone

50 LARKDALE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.

51 LARKDALE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Feldmann Alice J	Pacific Bell Yellow Pages
1977	Eppard Vern	Pacific Telephone

52 LARKDALE CIR

Year	Uses	Source
2004	JOSE TINOCO	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Barbknecht Lee L	Pacific Bell Yellow Pages
1977	Barringer Sam I G	Pacific Telephone

53 LARKDALE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1981	Thoemmes Geo F	Pacific Telephone
1977	Thoemmes Geo F	Pacific Telephone

54 LARKDALE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Phillips Sarah L	Pacific Bell Yellow Pages
1981	Phillips Sarah	Pacific Telephone

FINDINGS

55 LARKDALE CIR

Year	Uses	Source
2004	DOLORES HOUSTON	Cole Information Services
1981	Lipscomb Edw	Pacific Telephone

56 LARKDALE CIR

Year	Uses	Source
1986	Richards Jess	Pacific Bell Yellow Pages
	Richards Jewelers	Pacific Bell Yellow Pages
1981	Richards Jess	Pacific Telephone

57 LARKDALE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	IWiggins Tom	Pacific Bell Yellow Pages
	Wiggins M M	Pacific Bell Yellow Pages
1981	Wiggins Virgil A	Pacific Telephone

58 LARKDALE CIR

Year	Uses	Source
2004	RAFAEL HERNANDEZ	Cole Information Services
2002	Missildine Melissa P	SBC PACIFIC BELL
1994	NICHOLS, CHUCK	Cole Information Services
1986	Nichols Chuck & Wanda	Pacific Bell Yellow Pages
	Nichols Damon	Pacific Bell Yellow Pages
	Nichols D	Pacific Bell Yellow Pages
1977	Cowing Jas A	Pacific Telephone

59 LARKDALE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	HALLCrai O	Haines & Company, Inc.
1977	Johnson Louise	Pacific Telephone

60 LARKDALE CIR

Year	Uses	Source
2004	DAVID GARDELLA	Cole Information Services
1981	Misch Chas	Pacific Telephone

61 LARKDALE CIR

Year	Uses	Source
2004	SANDRA BAUTISTA	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1994	THOMPSON, FLOYD C	Cole Information Services
1986	Thompson Floyd C	Pacific Bell Yellow Pages
1981	Thompson Floyd C	Pacific Telephone

62 LARKDALE CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1981	Sterling Theodore R	Pacific Telephone

63 LARKDALE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services

LARKDLE CIR

39 LARKDLE CIR

Year	Uses	Source
1970	Walton Rena Mrs	Pacific Telephone

41 LARKDLE CIR

Year	Uses	Source
1970	Mc Dowell Ella	Pacific Telephone
	Mc Dowell Hugh	Pacific Telephone

43 LARKDLE CIR

Year	Uses	Source
1970	Jeschke Dorothy C	Pacific Telephone

44 LARKDLE CIR

Year	Uses	Source
1970	Fast Henry K	Pacific Telephone

45 LARKDLE CIR

Year	Uses	Source
1970	Shaver Rexey	Pacific Telephone

FINDINGS

46 LARKDLE CIR

Year	Uses	Source
1970	Martin Chas E	Pacific Telephone

48 LARKDLE CIR

Year	Uses	Source
1970	Mason Jessie S	Pacific Telephone
	Wood Judson H	Pacific Telephone

49 LARKDLE CIR

Year	Uses	Source
1970	Haskins Paul E	Pacific Telephone

50 LARKDLE CIR

Year	Uses	Source
1970	Milwood Thos R	Pacific Telephone

52 LARKDLE CIR

Year	Uses	Source
1970	Barringer Saml G	Pacific Telephone

53 LARKDLE CIR

Year	Uses	Source
1970	Turner N M	Pacific Telephone

56 LARKDLE CIR

Year	Uses	Source
1970	Holt Sophie K	Pacific Telephone

59 LARKDLE CIR

Year	Uses	Source
1970	Johnson Louise	Pacific Telephone

60 LARKDLE CIR

Year	Uses	Source
1970	Misch Chas	Pacific Telephone

61 LARKDLE CIR

Year	Uses	Source
1970	Thompson Floyd C	Pacific Telephone

LAVENDER

6316 LAVENDER

Year	Uses	Source
2002	Harada Gary	SBC PACIFIC BELL

6346 LAVENDER

Year	Uses	Source
2002	Mock Travuth	SBC PACIFIC BELL

6349 LAVENDER

Year	Uses	Source
2002	Johnson Todd & Diane	SBC PACIFIC BELL

6356 LAVENDER

Year	Uses	Source
2002	Gilley Tina M	SBC PACIFIC BELL

6359 LAVENDER

Year	Uses	Source
2002	Navas Lillian	SBC PACIFIC BELL
	Navas Lillian	SBC PACIFIC BELL

6369 LAVENDER

Year	Uses	Source
2002	Chaprnan Terry & Pam	SBC PACIFIC BELL

6386 LAVENDER

Year	Uses	Source
2002	Rocha Joe J	SBC PACIFIC BELL

6389 LAVENDER

Year	Uses	Source
2002	Coopel MIary	SBC PACIFIC BELL

6396 LAVENDER

Year	Uses	Source
2002	Crowde Matthew	SBC PACIFIC BELL

6399 LAVENDER

Year	Uses	Source
2002	Morris Catalina R	SBC PACIFIC BELL

FINDINGS

LAVENDER ST

6316 LAVENDER ST

Year	Uses	Source
2017	GEORGE HARADA	Cole Information Services
2014	GEORGE HARADA	Cole Information Services
2009	GARY HARADA	Cole Information Services
2004	GARY HARADA	Cole Information Services
2001	HARADAGary	Haines & Company, Inc.
1999	GARY HARADA	Cole Information Services

6319 LAVENDER ST

Year	Uses	Source
2017	ROBERT WANG	Cole Information Services
2014	QINGLIANG WANG	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	DARLENE HARADA	Cole Information Services

6326 LAVENDER ST

Year	Uses	Source
2017	RICHARD ALEXANDER	Cole Information Services
2014	RICHARD ALEXANDER	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services

6329 LAVENDER ST

Year	Uses	Source
2017	RICARDO NAVES	Cole Information Services
2014	RICARDO NAVES	Cole Information Services
2009	RICARDO NAVES	Cole Information Services
1999	RICARDO NAVES	Cole Information Services

6336 LAVENDER ST

Year	Uses	Source
2017	RICHARD BARRON	Cole Information Services
2014	RICHARD BARRON	Cole Information Services
2009	RICHARD BARRON	Cole Information Services
2004	RICHARD BARRON	Cole Information Services
2001	BARRONC	Haines & Company, Inc.
	BARRONChanda	Haines & Company, Inc.
	BARRON Ricardo J	Haines & Company, Inc.
	BARRONF ichard J B	Haines & Company, Inc.

FINDINGS

Year	Uses	Source
1999	RICHARD BARRON	Cole Information Services

6339 LAVENDER ST

Year	Uses	Source
2017	ANTONIO MENDOZA	Cole Information Services
2014	HENRY LIVINGS	Cole Information Services
2009	ANTONIO MENDOZA	Cole Information Services
2004	ALBERTO RAMIREZ	Cole Information Services
1999	ANTONIO MENDOZA	Cole Information Services

6346 LAVENDER ST

Year	Uses	Source
2017	TRAVUTH MOCK	Cole Information Services
2014	TRAVUTH MOCK	Cole Information Services
2009	TRAVUTH MOCK	Cole Information Services
2004	TRAVUTH MOCK	Cole Information Services
	EMPIRE 3	Cole Information Services
2001	MOCKTravulh	Haines & Company, Inc.
1999	TRAVUTH MOCK	Cole Information Services

6349 LAVENDER ST

Year	Uses	Source
2017	SCOTT SEESE	Cole Information Services
2014	KRIS INGRAM	Cole Information Services
2009	KRIS INGRAM	Cole Information Services
2004	TODD JOHNSON	Cole Information Services
2001	JOHNSON Todd	Haines & Company, Inc.
	JOHNSON Dane	Haines & Company, Inc.
1999	KRIS INGRAM	Cole Information Services

6356 LAVENDER ST

Year	Uses	Source
2014	JEFF GILLEY	Cole Information Services
2009	JEFF GILLEY	Cole Information Services
2004	JEFF GILLEY	Cole Information Services
	USADK	Cole Information Services
2001	GILLEYTina M	Haines & Company, Inc.
1999	JEFF GILLEY	Cole Information Services

FINDINGS

6359 LAVENDER ST

Year	Uses	Source
2017	AHMAD NAVAS	Cole Information Services
2014	AHMAD NAVAS	Cole Information Services
2009	AHMAD AL-MISHARI	Cole Information Services
2004	LILLIAN NAVAS	Cole Information Services
2001	NAVAS Lillian	Haines & Company, Inc.
	NAVAS Lillan	Haines & Company, Inc.
1999	AHMAD AL-MISHARI	Cole Information Services

6366 LAVENDER ST

Year	Uses	Source
2017	YAOLIN WANG	Cole Information Services
2014	DAVID RICE	Cole Information Services
2009	RICHARD CLEMMER	Cole Information Services
2004	RICHARD CLEMMER	Cole Information Services
2001	CISNEROSBea Irice	Haines & Company, Inc.
1999	RICHARD CLEMMER	Cole Information Services

6369 LAVENDER ST

Year	Uses	Source
2017	TERRY CHAPMAN	Cole Information Services
2014	TERRY CHAPMAN	Cole Information Services
2009	TERRY CHAPMAN	Cole Information Services
2004	TERRY CHAPMAN	Cole Information Services
2001	CHAPMAN Pam	Haines & Company, Inc.
	CHAPMAN Terry	Haines & Company, Inc.
1999	TERRY CHAPMAN	Cole Information Services

6376 LAVENDER ST

Year	Uses	Source
2017	JR BANKS	Cole Information Services
2014	JR BANKS	Cole Information Services
2009	LONNIE BANKS	Cole Information Services
2004	LONNIE BANKS	Cole Information Services
1999	LONNIE BANKS	Cole Information Services

6379 LAVENDER ST

Year	Uses	Source
2017	LEITH CHACON	Cole Information Services
2014	JOSEPH HOATS	Cole Information Services

FINDINGS

Year	Uses	Source
2009	JASON LUNTZ	Cole Information Services
2004	LINDA LUNTZ	Cole Information Services
1999	JASON LUNTZ	Cole Information Services

6386 LAVENDER ST

Year	Uses	Source
2017	JOE ROCHA	Cole Information Services
2014	JOE ROCHA	Cole Information Services
2009	JOE ROCHA	Cole Information Services
2004	JOE ROCHA	Cole Information Services
2001	ROCHAJoe J	Haines & Company, Inc.
1999	JOE ROCHA	Cole Information Services

6389 LAVENDER ST

Year	Uses	Source
2017	SCOTT COOPER	Cole Information Services
2014	SCOTT COOPER	Cole Information Services
2009	SCOTT COOPER	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	SCOTT COOPER	Cole Information Services

6396 LAVENDER ST

Year	Uses	Source
2017	MATTHEW CROWDER	Cole Information Services
2014	MATTHEW CROWDER	Cole Information Services
2009	MATTHEW CROWDER	Cole Information Services
2004	MATTHEW CROWDER	Cole Information Services
2001	CROWDER Matlhew	Haines & Company, Inc.
1999	MATTHEW CROWDER	Cole Information Services

6399 LAVENDER ST

Year	Uses	Source
2014	MORRIS CHACON	Cole Information Services
2009	CATALINA CHACON	Cole Information Services
2004	JEFFREY MORRIS	Cole Information Services
2001	MORRIS Calalma R	Haines & Company, Inc.
1999	CATALINA CHACON	Cole Information Services

FINDINGS

LAVONDA ST

13100 LAVONDA ST

Year	Uses	Source
2017	CORRINE ALVAREZ	Cole Information Services
2014	CORRINE ALVAREZ	Cole Information Services
2009	AMIT MANCHANDA	Cole Information Services

13103 LAVONDA ST

Year	Uses	Source
2017	BRANT SANDOVAL	Cole Information Services
2014	MARK SANDOVAL	Cole Information Services
2009	MARK SANDOVAL	Cole Information Services
1999	MARK SANDOVAL	Cole Information Services

13110 LAVONDA ST

Year	Uses	Source
2017	MICHAEL ESCOBEDO	Cole Information Services
2014	JOSHUA ESCOBEDO	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

13113 LAVONDA ST

Year	Uses	Source
2017	JOSE RUIZ	Cole Information Services
2014	JOSE RUIZ	Cole Information Services
2009	JOSE RUIZ	Cole Information Services
1999	JOSE RUIZ	Cole Information Services

13120 LAVONDA ST

Year	Uses	Source
2017	AUGUSTINE JUAREZ	Cole Information Services
2014	AARON JUAREZ	Cole Information Services
2009	AUGUSTINE JUAREZ	Cole Information Services
1999	AUGUSTINE JUAREZ	Cole Information Services

13123 LAVONDA ST

Year	Uses	Source
2017	SYLVIA STRYKOWSKA	Cole Information Services
2014	SYLVIA STRYKOWSKA	Cole Information Services
2009	SYLVIA STRYKOWSKA	Cole Information Services
1999	SYLVIA STRYKOWSKA	Cole Information Services

FINDINGS

13130 LAVONDA ST

Year	Uses	Source
2017	BRENT ROBERSON	Cole Information Services
2014	RODRIGO DURAN	Cole Information Services
2009	KUMARAN PRAKASH	Cole Information Services
1999	KUMARAN PRAKASH	Cole Information Services

13133 LAVONDA ST

Year	Uses	Source
2017	LIHUA SHEN	Cole Information Services
2014	LIHUA SHEN	Cole Information Services
2009	LIHUA SHEN	Cole Information Services
1999	LIHUA SHEN	Cole Information Services

13140 LAVONDA ST

Year	Uses	Source
2017	CLINT KROESE	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	YI LU	Cole Information Services
1999	YI LU	Cole Information Services

13143 LAVONDA ST

Year	Uses	Source
2017	LORENA ESCOBAR	Cole Information Services
2014	LORENA ESCOBAR	Cole Information Services
2009	IVIS ESCOBAR	Cole Information Services
1999	IVIS ESCOBAR	Cole Information Services

13150 LAVONDA ST

Year	Uses	Source
2017	CASEY WALLEVAND	Cole Information Services
2014	MICHELE DEAN	Cole Information Services
2009	MICHELE DEAN	Cole Information Services
1999	MICHELE DEAN	Cole Information Services

13153 LAVONDA ST

Year	Uses	Source
2017	STEVEN LEFFLER	Cole Information Services
2014	MARC ALPHIN	Cole Information Services
2009	TONI NICOTERA	Cole Information Services
1999	TONI NICOTERA	Cole Information Services

FINDINGS

13163 LAVONDA ST

Year	Uses	Source
2017	ALAN ROJO	Cole Information Services
2014	ALAN ROJO	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

13173 LAVONDA ST

Year	Uses	Source
2017	ZHEN XIA	Cole Information Services
2014	RONALD HIGHFILL	Cole Information Services
2009	RONALD HIGHFILL	Cole Information Services
1999	RONALD HIGHFILL	Cole Information Services

LIMONITE AVE

12421 LIMONITE AVE

Year	Uses	Source
2009	LYLE PARKS JR INC	Cole Information Services
2004	LYLE PARKS JR INC	Cole Information Services

12423 LIMONITE AVE

Year	Uses	Source
2017	ULTA	Cole Information Services
	GSTAGE	Cole Information Services
2014	ULTA	Cole Information Services

12435 LIMONITE AVE

Year	Uses	Source
2017	PERALTA THE LOCKSMITH	Cole Information Services
	SUNRISE OPTOMETRY	Cole Information Services
	LEWIS OPERATING CORP	Cole Information Services
	CARTERS	Cole Information Services
	KAY JEWELERS	Cole Information Services
	MASSAGE ENVY EASTVALE	Cole Information Services
	TMOBILE	Cole Information Services
	GSTAGE	Cole Information Services
2014	TMOBILE	Cole Information Services
	SUNRISE OPTOMETRY	Cole Information Services
	G STAGE	Cole Information Services
	MASSAGE ENVY EASTVALE	Cole Information Services
	LEWIS OPERATING CORP	Cole Information Services

FINDINGS

Year	Uses	Source
2014	TMOBILE MIRA LOMA	Cole Information Services
2009	SUNRISE OPTOMETRY	Cole Information Services

12447 LIMONITE AVE

Year	Uses	Source
2017	CARINOS ITALIAN GRILL	Cole Information Services
2014	CARINOS ITALIAN GRILL	Cole Information Services
2009	CARINOS ITALIAN GRILL	Cole Information Services

12459 LIMONITE AVE

Year	Uses	Source
2017	RADIOSHACK	Cole Information Services
	ORANGE THEORY FITNESS EASTVALE	Cole Information Services
	VERIZON WIRELESS	Cole Information Services
2014	VERIZON WIRELESS	Cole Information Services
	RADIOSHACK	Cole Information Services

12471 LIMONITE AVE

Year	Uses	Source
2017	FANTASTIC SAMS	Cole Information Services
	AT&T	Cole Information Services
	BANK OF AMERICA	Cole Information Services
	CHIPOTLE MEXICAN GRILL	Cole Information Services
	DRESSBARN	Cole Information Services
	CVS PHAMACY	Cole Information Services
	DOMINOS PIZZA	Cole Information Services
	PICK UP STIX	Cole Information Services
	RADIOSHACK	Cole Information Services
	TJ MAXX	Cole Information Services
	JOHNNY ROCKETS	Cole Information Services
	NUTRISHOP EASTVALE GATEWAY	Cole Information Services
	TARGET	Cole Information Services
	ULTA	Cole Information Services
	GAMESTOP	Cole Information Services
	SPORT CHALET	Cole Information Services
	TUTTI FRUTTI	Cole Information Services
	BUFFALO WILD WINGS GRILL & BAR	Cole Information Services
	APPLEBEES NEIGHBORHOOD GRILL & BAR	Cole Information Services

Year	Uses	Source
2017	DV URGENT CARE EASTVALE GATEWAY	Cole Information Services
	EDWARDS CINEMAS EASTVALE GATEWAY	Cole Information Services
	GNC	Cole Information Services
	STAPLES EASTVALE GATEWAY	Cole Information Services
	WORKFORCE OUTSOURCING EASTVALE GATEW	Cole Information Services
	TRAN TANNIE OD	Cole Information Services
2014	GEMMAS JEWELERS EASTVALE GATEWAY	Cole Information Services
	EDWARDS CINEMAS EASTVALE GATEWAY	Cole Information Services
	FANTASTIC SAMS EASTVALE GATEWAY	Cole Information Services
	DRESS BARN EASTVALE GATEWAY	Cole Information Services
	CITY OF EASTVALE EASTVALE GATEWAY	Cole Information Services
	BANK OF AMERICA EASTVALE GATEWAY	Cole Information Services
	VERIZON WIRELESS EASTVALE GATEWAY	Cole Information Services
	THAI BAMBOO BISTRO EASTVALE GATEWAY	Cole Information Services
	TARGET	Cole Information Services
	NUTRISHOP EASTVALE GATEWAY	Cole Information Services
	WORKFORCE OUTSOURCING EASTVALE GATEW	Cole Information Services
	THE JOINT CHIROPRACTIC PLACE EASTVAL	Cole Information Services
	BUFFALO WILD WINGS GRILL & BAR EAS	Cole Information Services
2009	TARGET PHARMACY 1961	Cole Information Services

12483 LIMONITE AVE

Year	Uses	Source
2017	PETSMART	Cole Information Services
2014	PETSMART	Cole Information Services
2009	BANFIELD THE PET HOSPITAL	Cole Information Services

12495 LIMONITE AVE

Year	Uses	Source
2017	STAPLES	Cole Information Services
	VERIZON WIRELESS	Cole Information Services

FINDINGS

Year	Uses	Source
2017	STAPLES PRINT & MARKETING	Cole Information Services
2014	STAPLES	Cole Information Services

12511 LIMONITE AVE

Year	Uses	Source
2017	BANK OF AMERICA FINANCIAL CENTER	Cole Information Services
	BANK OF AMERICA	Cole Information Services
2014	BANK OF AMERICA	Cole Information Services
2009	STAPLES THE OFFICE SUPERSTORE LLC	Cole Information Services

12523 LIMONITE AVE

Year	Uses	Source
2017	BRADY & BRADY LLC	Cole Information Services
	EASTVALE OPTOMETRY	Cole Information Services
	FANTASTIC SAMS CUT & COLOR	Cole Information Services
	THE UPS STORE	Cole Information Services
	FOOT REFLEXOLOGY	Cole Information Services
	LUNA GRILL	Cole Information Services
	STAR NAILS & SPA	Cole Information Services
	GNC	Cole Information Services
	BLACK BELT INVESTORS	Cole Information Services
	DISH NETWORK	Cole Information Services
	FANTASTIC SAMS	Cole Information Services
	BLAZE	Cole Information Services
	HAIR ELEGANCE	Cole Information Services
	VALLEY PACIFIC LANDSCAPE INC	Cole Information Services
2014	JASON SALYWODA	Cole Information Services
	STAR NAILS & SPA	Cole Information Services
	CARMEN JOHNSON	Cole Information Services
	LESLIE PHELAN	Cole Information Services
	STEFAN RENER	Cole Information Services
	DYANN LANSING	Cole Information Services
	ERIC LEE	Cole Information Services
	JACK SHELBY	Cole Information Services
	RICHARD GILLILAND	Cole Information Services
	JESSICA JANUS	Cole Information Services
	BERNARDO BARRERA	Cole Information Services
	THOMAS FRY	Cole Information Services

FINDINGS

Year	Uses	Source
2014	BRADY & BRADY LLC	Cole Information Services
	EASTVALE OPTOMETRY	Cole Information Services
	BLOCKBUSTER	Cole Information Services
	THE UPS STORE	Cole Information Services
	FOOT REFLEXOLOGY	Cole Information Services
	AMERICAN SERVCO IMAGING SYSTEMS	Cole Information Services
	GNC	Cole Information Services
	VALLEY PACIFIC LANDSCAPE INC	Cole Information Services
	HAIR ELEGANCE	Cole Information Services
	PATTI MCNABB	Cole Information Services
2009	EASTVALE OPTOMETRY	Cole Information Services
	THOMAS FRY	Cole Information Services
	TUFF INC	Cole Information Services
	BLOCKBUSTER VIDEO	Cole Information Services
	GENERAL NUTRITION CENTER	Cole Information Services
	CALIFORNIA HAIR PHASES INTERNATIONAL	Cole Information Services
	ULTIMATE GEAR	Cole Information Services
	AUTOMATED CASH MGMT SYSTEMS	Cole Information Services
	HAIR ELEGANCE	Cole Information Services
	GILLILAND REAL ESTATE NETWORK	Cole Information Services
	STAR NAILS & SPA	Cole Information Services
	TIFFANY CHIZMAR	Cole Information Services
	VERONICA MADRIGAL	Cole Information Services
	ALBERT HAUSER	Cole Information Services
	BRENT WILLIAMS	Cole Information Services
	ANDREA CONTRERAS	Cole Information Services
	SHARON MORRISON	Cole Information Services
	CHOONG LEE	Cole Information Services
	TONY CHUNG	Cole Information Services
	MARYS HALLMARK SHOP	Cole Information Services
1999	TIFFANY CHIZMAR	Cole Information Services
	VERONICA MADRIGAL	Cole Information Services
	ALBERT HAUSER	Cole Information Services
	BRENT WILLIAMS	Cole Information Services
	TONY CHUNG	Cole Information Services
	SHARON MORRISON	Cole Information Services
	CHOONG LEE	Cole Information Services

FINDINGS

Year	Uses	Source
1999	THOMAS FRY	Cole Information Services
	ANDREA CONTRERAS	Cole Information Services

12525 LIMONITE AVE

Year	Uses	Source
2014	MARILYN MASON	Cole Information Services

12545 LIMONITE AVE

Year	Uses	Source
2017	FARMER BOYS	Cole Information Services
2014	FARMER BOYS	Cole Information Services

12569 LIMONITE AVE

Year	Uses	Source
2017	THE HABIT BURGER GRILL	Cole Information Services
	OCEANVIEW WIRELESS LLC	Cole Information Services
	JERSEY MIKES SUBS	Cole Information Services
	AT&T AUTHORIZED RETAILER	Cole Information Services
	DICKEYS BARBECUE PIT	Cole Information Services
	COLD STONE CREAMERY	Cole Information Services
2014	JERSEY MIKES SUBS	Cole Information Services
	DICKEYS BARBECUE PIT	Cole Information Services
	COLD STONE CREAMERY	Cole Information Services
	HABIT RESTAURANTS LLC	Cole Information Services
	OCEANVIEW WIRELESS LLC	Cole Information Services
2009	COFFEE BEAN & TEA LEAF	Cole Information Services
	RED BRICK PIZZA	Cole Information Services
	COLD STONE CREAMERY	Cole Information Services
	PLANET MARS FAST FOOD INC	Cole Information Services

12571 LIMONITE AVE

Year	Uses	Source
2017	PICK UP STIX	Cole Information Services
	EASTVALE DENTAL GROUP	Cole Information Services
	WELLS FARGO ATM	Cole Information Services
	EASTVALE GATEWAY	Cole Information Services
	RAMI DIMITRI DDS	Cole Information Services
	CPR CELL PHONE REPAIR EASTVALE	Cole Information Services
	SUPERCUTS	Cole Information Services

FINDINGS

Year	Uses	Source
2017	GATEWAY DENTAL GROUP & ORTHODONTIC	Cole Information Services
	CHARLES RODGERS DDS	Cole Information Services
	C2 EDUCATION	Cole Information Services
	PIOS MEXICAN RESTAURANT	Cole Information Services
2014	PICK UP STIX	Cole Information Services
	DIMITRI RAMI DDS	Cole Information Services
	C2 EDUCATION	Cole Information Services
	GATEWAY DENTAL GROUP	Cole Information Services
	TUTTI FRUTTI	Cole Information Services
	EASTVALE GATEWAY	Cole Information Services
	EASTVALE DENTAL GROUP	Cole Information Services
	CHARLES RODGERS DDS	Cole Information Services
	SUPERCUTS	Cole Information Services
2009	COOL CUTS 4 KIDS	Cole Information Services
	L & L HAWAIIAN BBQ	Cole Information Services
	CELLULAR WORLD	Cole Information Services
	MARKETPLACE CLEANERS	Cole Information Services
	RODGERS DENTAL CORP	Cole Information Services
	JEWELRY HEAVEN	Cole Information Services

12700 LIMONITE AVE

Year	Uses	Source
2017	STARBUCKS COFFEE	Cole Information Services
	STARBUCKS	Cole Information Services
2014	STARBUCKS COFFEE	Cole Information Services

12732 LIMONITE AVE

Year	Uses	Source
2017	THE PRETTY KITTY INC	Cole Information Services
	GOLDEN SPOON FROZEN YOGURT	Cole Information Services
2014	THE PRETTY KITTY INC	Cole Information Services
	GOLDEN SPOON FROZEN YOGURT	Cole Information Services
2009	GOLDEN SPOON FROZEN YOGURT	Cole Information Services

12741 LIMONITE AVE

Year	Uses	Source
2014	BRAD LEAL	Cole Information Services
2009	JOHN LEAL	Cole Information Services
	HAIMAN SHANDRA	Cole Information Services

Year	Uses	Source
1999	JOHN LEAL	Cole Information Services

12754 LIMONITE AVE

Year	Uses	Source
2017	THE LEARNING EXPERIENCE	Cole Information Services
	CLOVERDALE MARKETPLACE LLC	Cole Information Services
2014	THE LEARNING EXPERIENCE	Cole Information Services
	CLOVERDALE MARKETPLACE LLC	Cole Information Services

12762 LIMONITE AVE

Year	Uses	Source
2017	CLOVERDALE MARKETPLACE LLC	Cole Information Services
	SOCCER WEARHOUSE	Cole Information Services
	WABA GRILL	Cole Information Services
2014	CLOVERDALE MARKETPLACE LLC	Cole Information Services
	SOCCER WEARHOUSE	Cole Information Services
	WABA GRILL	Cole Information Services

12768 LIMONITE AVE

Year	Uses	Source
2017	PONINOS PIZZARENA	Cole Information Services
2014	PONINOS PIZZARENA	Cole Information Services

12774 LIMONITE AVE

Year	Uses	Source
2017	BRENDA GUZMAN	Cole Information Services
2014	BRENDA GUZMAN	Cole Information Services
2009	HARADA FARMS	Cole Information Services
	GIHA TRANSPORT INC	Cole Information Services

LONGHORNE DR

12601 LONGHORNE DR

Year	Uses	Source
2017	ANDY GARCIA	Cole Information Services
2014	ANDY GARCIA	Cole Information Services
2009	ANDY GARCIA	Cole Information Services
2004	ANDY GARCIA	Cole Information Services
1999	ANDY GARCIA	Cole Information Services

FINDINGS

12613 LONGHORNE DR

Year	Uses	Source
2017	DIEGO CARRILLO	Cole Information Services
2014	DIEGO CARRILLO	Cole Information Services
2009	DIEGO CARRILLO	Cole Information Services
2004	EDEANNE LINK	Cole Information Services

12625 LONGHORNE DR

Year	Uses	Source
2017	TOMMY NGUYEN	Cole Information Services
2014	MINH NGUYEN	Cole Information Services
2009	MINHMERIT NGUYEN	Cole Information Services
2004	MINH NGUYEN	Cole Information Services
1999	MINHMERIT NGUYEN	Cole Information Services

12637 LONGHORNE DR

Year	Uses	Source
2014	RAMY GHABOUR	Cole Information Services
2009	RAMY GHABOUR	Cole Information Services
2004	RAMY GHABOUR	Cole Information Services
1999	RAMY GHABOUR	Cole Information Services

12649 LONGHORNE DR

Year	Uses	Source
2014	MARIA BRAVO	Cole Information Services
2009	JOSE DAVALOS	Cole Information Services
2004	MICHAEL RANDALL	Cole Information Services
1999	JOSE DAVALOS	Cole Information Services

12654 LONGHORNE DR

Year	Uses	Source
2017	KENT ROBERTS	Cole Information Services
2014	KENT ROBERTS	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	NORCO REGENT	Cole Information Services

12661 LONGHORNE DR

Year	Uses	Source
2017	SON CHIEM	Cole Information Services
2014	SON CHIEM	Cole Information Services
2009	SON CHIEM	Cole Information Services

FINDINGS

Year	Uses	Source
2004	SON CHIEM	Cole Information Services
1999	SON CHIEM	Cole Information Services

12666 LONGHORNE DR

Year	Uses	Source
2017	JANES TWYFORD	Cole Information Services
2014	JANES TWYFORD	Cole Information Services
2009	JIM TWYFORD MAINTENANCE CO	Cole Information Services
	JIM TWYFORD	Cole Information Services
2004	JIM TWYFORD	Cole Information Services
1999	JIM TWYFORD	Cole Information Services

12673 LONGHORNE DR

Year	Uses	Source
2017	MARK BELL	Cole Information Services
2014	MARK BELL	Cole Information Services
2009	MARK BELL	Cole Information Services
2004	MARK BELL	Cole Information Services
1999	MARK BELL	Cole Information Services

12678 LONGHORNE DR

Year	Uses	Source
2017	VUI HUYNH	Cole Information Services
2014	TERESA CHANG	Cole Information Services
2009	YOUNG CHANG	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	YOUNG CHANG	Cole Information Services

12685 LONGHORNE DR

Year	Uses	Source
2017	QUANG VO	Cole Information Services
	V Q	Cole Information Services
2014	QUANG VO	Cole Information Services
2009	QUANG VO	Cole Information Services
2004	LEMA NGUYEN	Cole Information Services
1999	QUANG VO	Cole Information Services

12690 LONGHORNE DR

Year	Uses	Source
2017	CECILIA MENDOZA	Cole Information Services

FINDINGS

Year	Uses	Source
2014	NANCY MENDOZA	Cole Information Services
2009	WON HAM	Cole Information Services
2004	WILLIAM QUINONEZ	Cole Information Services
1999	WON HAM	Cole Information Services

12702 LONGHORNE DR

Year	Uses	Source
2017	DENNIS JAMES	Cole Information Services
2014	DENNIS JAMES	Cole Information Services
2009	DENNIS JAMES	Cole Information Services
2004	JAMES BERG	Cole Information Services
1999	DENNIS JAMES	Cole Information Services

12714 LONGHORNE DR

Year	Uses	Source
2017	GARY THOMPSON	Cole Information Services
2014	GARY THOMPSON	Cole Information Services
2009	GARY THOMPSON	Cole Information Services
2004	GARY THOMPSON	Cole Information Services
1999	GARY THOMPSON	Cole Information Services

12726 LONGHORNE DR

Year	Uses	Source
2017	CARLOS ESCUDERO	Cole Information Services
2014	CARLOS ESCUDERO	Cole Information Services
2009	CARLOS ESCUDERO	Cole Information Services
2004	CARLOS ESCUDERO	Cole Information Services
1999	CARLOS ESCUDERO	Cole Information Services

12733 LONGHORNE DR

Year	Uses	Source
2017	VIET HUYNH	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	VIET HUYNH	Cole Information Services
2004	VIET HUYNH	Cole Information Services
1999	VIET HUYNH	Cole Information Services

12738 LONGHORNE DR

Year	Uses	Source
2017	ABHISHEK JOSHI	Cole Information Services

FINDINGS

Year	Uses	Source
2014	ABHISHEK JOSHI	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	JOHN PRIOR	Cole Information Services

12745 LONGHORNE DR

Year	Uses	Source
2017	PETRONILO MEDINA	Cole Information Services
2014	PETRONILO MEDINA	Cole Information Services
2009	PETRONILO MEDINA	Cole Information Services
2004	PETRONILO MEDINA	Cole Information Services
1999	PETRONILO MEDINA	Cole Information Services

12757 LONGHORNE DR

Year	Uses	Source
2017	MANUEL VIRAMONTES	Cole Information Services
2014	MANUEL VIRAMONTES	Cole Information Services
2009	MANUEL VIRAMONTES	Cole Information Services
2004	MANUEL VIRAMONTES	Cole Information Services
1999	MANUEL VIRAMONTES	Cole Information Services

12762 LONGHORNE DR

Year	Uses	Source
2017	DAVID LEITAO	Cole Information Services
2014	DAVID LEITAO	Cole Information Services
2009	GEORGE GARIBAY	Cole Information Services
2004	DAVID LEITAO	Cole Information Services
1999	GEORGE GARIBAY	Cole Information Services

12769 LONGHORNE DR

Year	Uses	Source
2017	JOSEPHINE PORRECA	Cole Information Services
2014	JOSEPHINE PORRECA	Cole Information Services
2009	JOSEPHINE PORRECA	Cole Information Services
2004	WILLIAM PORRECA	Cole Information Services
1999	JOSEPHINE PORRECA	Cole Information Services

12774 LONGHORNE DR

Year	Uses	Source
2017	IL CHOI	Cole Information Services
2014	IL CHOI	Cole Information Services

Year	Uses	Source
2009	CHOICE TRADING CO INC	Cole Information Services
	DUCK CHOI	Cole Information Services
2004	DUCK CHOI	Cole Information Services
1999	DUCK CHOI	Cole Information Services

12786 LONGHORNE DR

Year	Uses	Source
2017	NHO VO	Cole Information Services
2009	NHO VO	Cole Information Services
2004	NHO VO	Cole Information Services
1999	NHO VO	Cole Information Services

12793 LONGHORNE DR

Year	Uses	Source
2017	SHAOTANG GUO	Cole Information Services
2014	PAUL CUMMINS	Cole Information Services
2009	PAUL CUMMINS	Cole Information Services
	JMP DESIGNS	Cole Information Services
2004	PAUL CUMMINS	Cole Information Services
1999	PAUL CUMMINS	Cole Information Services

12798 LONGHORNE DR

Year	Uses	Source
2017	MICHAEL PAYNE	Cole Information Services
2014	MICHAEL PAYNE	Cole Information Services
2009	MICHAEL PAYNE	Cole Information Services
1999	MICHAEL PAYNE	Cole Information Services

MARIGOLD

6325 MARIGOLD

Year	Uses	Source
2002	Beyers James	SBC PACIFIC BELL

6335 MARIGOLD

Year	Uses	Source
2002	Carletello Dawn	SBC PACIFIC BELL

6352 MARIGOLD

Year	Uses	Source
2002	Policky John S	SBC PACIFIC BELL

6362 MARIGOLD

Year	Uses	Source
2002	Jessop H Lynn	SBC PACIFIC BELL

6385 MARIGOLD

Year	Uses	Source
2002	Bow Andrew	SBC PACIFIC BELL

6392 MARIGOLD

Year	Uses	Source
2002	Dewhurst Roger	SBC PACIFIC BELL

MARIGOLD DR

6325 MARIGOLD DR

Year	Uses	Source
2001	BEYERSJames	Haines & Company, Inc.

6352 MARIGOLD DR

Year	Uses	Source
2001	POLICKYJohn S	Haines & Company, Inc.

6382 MARIGOLD DR

Year	Uses	Source
2001	JESSOPHLynn	Haines & Company, Inc.

6385 MARIGOLD DR

Year	Uses	Source
2001	BOWAndrew	Haines & Company, Inc.

6392 MARIGOLD DR

Year	Uses	Source
2001	DEWHURST Roger	Haines & Company, Inc.

MARIGOLD ST

6312 MARIGOLD ST

Year	Uses	Source
2017	ROBERT JACKSON	Cole Information Services
2014	ROBERT JACKSON	Cole Information Services
2009	ROBERT JACKSON	Cole Information Services

FINDINGS

Year	Uses	Source
2009	PEOPLE PROVIDING TRAINING SOLUTIONS	Cole Information Services
2004	ROBERT JACKSON	Cole Information Services
1999	ROBERT JACKSON	Cole Information Services

6315 MARIGOLD ST

Year	Uses	Source
2017	SANDRA NUNEZ	Cole Information Services
2014	EZEQUIEL VALENCIA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	DANIEL SALLARD	Cole Information Services

6322 MARIGOLD ST

Year	Uses	Source
2014	BRUCE SCHILLER	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	JOHN CROSSE	Cole Information Services

6325 MARIGOLD ST

Year	Uses	Source
2017	HONGBING YU	Cole Information Services
2014	JAMES BEYERS	Cole Information Services
2009	JAMES BEYERS	Cole Information Services
2004	JAMES BEYERS	Cole Information Services
1999	JAMES BEYERS	Cole Information Services

6328 MARIGOLD ST

Year	Uses	Source
2009	KENNETH GIDNEY	Cole Information Services
1999	KENNETH GIDNEY	Cole Information Services

6332 MARIGOLD ST

Year	Uses	Source
2017	THANG NGUYEN	Cole Information Services
2014	THANG NGUYEN	Cole Information Services
2009	THANG NGUYEN	Cole Information Services
2004	LAVAUGHN HARRIS	Cole Information Services
1999	THANG NGUYEN	Cole Information Services

FINDINGS

6335 MARIGOLD ST

Year	Uses	Source
2017	JOHN CARLETELLO	Cole Information Services
2014	JOHNNY CARLETELLO	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services

6342 MARIGOLD ST

Year	Uses	Source
2017	JERRY WOOD	Cole Information Services
2014	JERRY WOOD	Cole Information Services
2009	JERRY WOOD	Cole Information Services
1999	JERRY WOOD	Cole Information Services

6345 MARIGOLD ST

Year	Uses	Source
2017	EDGAR NOICE	Cole Information Services
2014	EDGAR NOICE	Cole Information Services
2009	EDGAR NOICE	Cole Information Services
2004	EDGAR NOICE	Cole Information Services
1999	EDGAR NOICE	Cole Information Services

6352 MARIGOLD ST

Year	Uses	Source
2017	ANDRE YANCEY	Cole Information Services
2014	MANUEL JAIME	Cole Information Services
2009	MANUEL JAIME	Cole Information Services
2004	CORINNA BAKER	Cole Information Services
1999	MANUEL JAIME	Cole Information Services

6355 MARIGOLD ST

Year	Uses	Source
2017	MANUEL CID	Cole Information Services
2014	MANUEL CID	Cole Information Services
2009	MANUEL CID	Cole Information Services
2004	DANIELLE CAROCCIA	Cole Information Services
1999	MANUEL CID	Cole Information Services

6358 MARIGOLD ST

Year	Uses	Source
2009	ANDREW BOW	Cole Information Services

FINDINGS

Year	Uses	Source
2004	ANDREW BOW	Cole Information Services
1999	ANDREW BOW	Cole Information Services

6362 MARIGOLD ST

Year	Uses	Source
2017	JASON BOSCH	Cole Information Services
2014	JASON BOSCH	Cole Information Services
2009	JASON BOSCH	Cole Information Services
2004	LOREN BJORN	Cole Information Services
1999	JASON BOSCH	Cole Information Services

6365 MARIGOLD ST

Year	Uses	Source
2017	TANYA AQUINO	Cole Information Services
2014	TANYA AQUINO	Cole Information Services
2009	JOSE PENA	Cole Information Services
2004	MORRIS SHUBIN	Cole Information Services
1999	JOSE PENA	Cole Information Services

6372 MARIGOLD ST

Year	Uses	Source
2017	TINA YBARRA	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	EASTVALE CLEANING SERVICES	Cole Information Services
	MELISSA TACKER	Cole Information Services
2004	NORMAN WARE	Cole Information Services
	PARALEGAL FINDERS	Cole Information Services
1999	MELISSA TACKER	Cole Information Services

6375 MARIGOLD ST

Year	Uses	Source
2014	GREGORY GALLINGTON	Cole Information Services
2009	GREGORY GALLINGTON	Cole Information Services
2004	GREGORY GALLINGTON	Cole Information Services
1999	GREGORY GALLINGTON	Cole Information Services

6382 MARIGOLD ST

Year	Uses	Source
2017	ROGELIO MELENDEZ	Cole Information Services
2014	ROGELIO MELENDEZ	Cole Information Services

Year	Uses	Source
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	KENNETH GIDNEY	Cole Information Services

6385 MARIGOLD ST

Year	Uses	Source
2017	MOHAMMAD IRFAN	Cole Information Services
2014	MOHAMMAD IRFAN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	NADIA ARIF	Cole Information Services

6392 MARIGOLD ST

Year	Uses	Source
2017	KRISTY CORTEZ	Cole Information Services
2014	RAUL CASANOVA	Cole Information Services
2009	SHANI PANGANIBAN	Cole Information Services
2004	ROGER DEWHURST	Cole Information Services
1999	SHANI PANGANIBAN	Cole Information Services

6395 MARIGOLD ST

Year	Uses	Source
2017	ROBERT SHELDON	Cole Information Services
2014	ROBERT SHELDON	Cole Information Services
2009	ROBERT SHELDON	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	ROBERT SHELDON	Cole Information Services

MARK TWAIN CT

5713 MARK TWAIN CT

Year	Uses	Source
2017	KYLE HILL	Cole Information Services
2014	KYLE HILL	Cole Information Services
2009	DEBORAH BALIJA	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	DEBORAH BALIJA	Cole Information Services

5716 MARK TWAIN CT

Year	Uses	Source
2017	ERNESTO NAVARRO	Cole Information Services
2014	ERNELYN NAVARRO	Cole Information Services

FINDINGS

Year	Uses	Source
2009	KENNETH CHEUNG	Cole Information Services
2004	ERNELYN NAVARRO	Cole Information Services
1999	KENNETH CHEUNG	Cole Information Services

5719 MARK TWAIN CT

Year	Uses	Source
2017	LAURA MACIAS	Cole Information Services
2014	RUBEN MACIAS	Cole Information Services
2009	FLOYD HENRY	Cole Information Services
2004	FLOYD HENRY	Cole Information Services
1999	FLOYD HENRY	Cole Information Services

5722 MARK TWAIN CT

Year	Uses	Source
2014	ALEX ALVARADO	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services

5725 MARK TWAIN CT

Year	Uses	Source
2017	JOHN WOO	Cole Information Services
2014	JOHN WOO	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	JOSE ROSALES	Cole Information Services

5728 MARK TWAIN CT

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	CURTIS ROBERSON	Cole Information Services
1999	CURTIS ROBERSON	Cole Information Services

5731 MARK TWAIN CT

Year	Uses	Source
2014	MY BUI	Cole Information Services
2009	BRIAN TRAN	Cole Information Services
2004	BRIAN TRAN	Cole Information Services
1999	BRIAN TRAN	Cole Information Services

FINDINGS

5734 MARK TWAIN CT

Year	Uses	Source
2017	ROBERTO HULSEY	Cole Information Services
2014	ROBERTO HULSEY	Cole Information Services
2009	ROBERTO HULSEY	Cole Information Services
2004	ROBERTO HULSEY	Cole Information Services
1999	ROBERTO HULSEY	Cole Information Services

5737 MARK TWAIN CT

Year	Uses	Source
2017	JAMES TOBIN	Cole Information Services
2014	JAMES TOBIN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	JAMES TOBIN	Cole Information Services
	JET ELECTRICAL CO	Cole Information Services

5740 MARK TWAIN CT

Year	Uses	Source
2017	ALFRED HORTA	Cole Information Services
2014	ALFRED HORTA	Cole Information Services
2009	JOSE HORTA	Cole Information Services
2004	JOSE HORTA	Cole Information Services
1999	JOSE HORTA	Cole Information Services

5743 MARK TWAIN CT

Year	Uses	Source
2017	PISETH CHRIN	Cole Information Services
2014	PISETH CHRIN	Cole Information Services
2009	MARGIE CHRIN	Cole Information Services
2004	MARGIE CHRIN	Cole Information Services
1999	MARGIE CHRIN	Cole Information Services

5749 MARK TWAIN CT

Year	Uses	Source
2017	JOHN RUBIO	Cole Information Services
2014	JOHN RUBIO	Cole Information Services
2009	ROBERT FIGUEROA	Cole Information Services
2004	JESUS MENA	Cole Information Services
1999	ROBERT FIGUEROA	Cole Information Services

FINDINGS

5755 MARK TWAIN CT

Year	Uses	Source
2017	SERGIO GONZALEZ	Cole Information Services
2014	DENISIA TALAVERA	Cole Information Services
2009	ALBERT LAPP	Cole Information Services
2004	ALBERT LAPP	Cole Information Services
1999	ALBERT LAPP	Cole Information Services

5761 MARK TWAIN CT

Year	Uses	Source
2017	EFREN DELGADO	Cole Information Services
2014	EFREN DELGADO	Cole Information Services
2009	EFREN DELGADO	Cole Information Services
2004	MICHAEL CONLEY	Cole Information Services
1999	EFREN DELGADO	Cole Information Services

5767 MARK TWAIN CT

Year	Uses	Source
2017	SHARON FLETCHER	Cole Information Services
2014	SHARON FLETCHER	Cole Information Services
2009	L CARDENAS	Cole Information Services
2004	SHARON FLETCHER	Cole Information Services

5773 MARK TWAIN CT

Year	Uses	Source
2017	RYAN CHRISTIAN	Cole Information Services
2014	RYAN CHRISTIAN	Cole Information Services
2009	RYAN CHRISTIAN	Cole Information Services
2004	RYAN CHRISTIAN	Cole Information Services
1999	RYAN CHRISTIAN	Cole Information Services

MARYLAND AVE

12830 MARYLAND AVE

Year	Uses	Source
2014	ELIZABETH SANTILLAN	Cole Information Services
2009	TODD NICHOLS	Cole Information Services
2004	TODD NICHOLS	Cole Information Services
1999	TODD NICHOLS	Cole Information Services

FINDINGS

12835 MARYLAND AVE

Year	Uses	Source
2017	RUSSELITO ALMANZOR	Cole Information Services
2014	RUSSELITO ALMANZOR	Cole Information Services
2009	RON HOGAN	Cole Information Services
1999	RON HOGAN	Cole Information Services

12840 MARYLAND AVE

Year	Uses	Source
2017	JAVIER SANTANA	Cole Information Services
2014	JAVIER SANTANA	Cole Information Services
2009	BLINDS TODAY	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2004	JAVIER SANTANA	Cole Information Services

12845 MARYLAND AVE

Year	Uses	Source
2017	CHEERAPORN CHAIYASIT	Cole Information Services
2014	CHEERAPORN CHAIYASIT	Cole Information Services
2009	CHEERAPORN CHAIYASIT	Cole Information Services
1999	CHEERAPORN CHAIYASIT	Cole Information Services

12850 MARYLAND AVE

Year	Uses	Source
2014	ERNESTINE BROWNING	Cole Information Services
2009	ERICK DOUGLAS	Cole Information Services
2004	DERRICK BROWNING	Cole Information Services
1999	ERICK DOUGLAS	Cole Information Services

12855 MARYLAND AVE

Year	Uses	Source
2017	JUNG KIM	Cole Information Services
2014	HYUN KIM	Cole Information Services
2009	TODSPORN BUNYAPANASARN	Cole Information Services
1999	TODSPORN BUNYAPANASARN	Cole Information Services

12860 MARYLAND AVE

Year	Uses	Source
2014	JORGE MEDRANO	Cole Information Services
2009	JORGE MEDRANO	Cole Information Services
2004	JORGE MEDRANO	Cole Information Services

FINDINGS

Year	Uses	Source
1999	JORGE MEDRANO	Cole Information Services

12865 MARYLAND AVE

Year	Uses	Source
2017	JOSE MAGALLON	Cole Information Services
2014	JOSE MAGALLON	Cole Information Services
2009	JOSE MAGALLON	Cole Information Services

12875 MARYLAND AVE

Year	Uses	Source
2017	BERNADETTE EZEKWE	Cole Information Services
2014	BERNADETTE EZEKWE	Cole Information Services
2009	ARTURO VASQUEZ	Cole Information Services
1999	ARTURO VASQUEZ	Cole Information Services

12885 MARYLAND AVE

Year	Uses	Source
2017	A AZILA	Cole Information Services
2014	CINDY AVILA	Cole Information Services
2009	RAMANI KETHIREDDY	Cole Information Services
1999	RAMANI KETHIREDDY	Cole Information Services

12895 MARYLAND AVE

Year	Uses	Source
2014	JOAN CUDE	Cole Information Services
2009	D RODRIGUEZ	Cole Information Services
1999	D RODRIGUEZ	Cole Information Services

12915 MARYLAND AVE

Year	Uses	Source
2017	DAVID BOSWELL	Cole Information Services
2014	DAVID BOSWELL	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	DAVID BOSWELL	Cole Information Services

12925 MARYLAND AVE

Year	Uses	Source
2017	JOSE MONTOYA	Cole Information Services
2014	ELIZABETH DIAZ	Cole Information Services
2009	TAIL WAG N FUN MOBILE PET SPAW	Cole Information Services

FINDINGS

Year	Uses	Source
2009	DONALD OCONNELL	Cole Information Services
2004	DONALD OCONNELL	Cole Information Services

12935 MARYLAND AVE

Year	Uses	Source
2017	JENNIFER MAURICIO	Cole Information Services
2014	JENNIFER MAURICIO	Cole Information Services
2009	RYAN PRITCHARD	Cole Information Services
2004	RYAN PRITCHARD	Cole Information Services
1999	RYAN PRITCHARD	Cole Information Services

12945 MARYLAND AVE

Year	Uses	Source
2014	ERNESTO GARCIA	Cole Information Services
2009	ERNESTO GARCIA	Cole Information Services
2004	MARTIN ESTRADA	Cole Information Services
	MCL ENTERPRISES	Cole Information Services
1999	ERNESTO GARCIA	Cole Information Services

12955 MARYLAND AVE

Year	Uses	Source
2017	TIMOTHY POLICY	Cole Information Services
2014	TIMOTHY POLICY	Cole Information Services
2009	TIMOTHY POLICY	Cole Information Services
2004	TIMOTHY POLICY	Cole Information Services
	TIMS WATER SERVICE	Cole Information Services
1999	TIMOTHY POLICY	Cole Information Services

12965 MARYLAND AVE

Year	Uses	Source
2017	GIOVANNI GHENT	Cole Information Services
2014	GIOVANNI GHENT	Cole Information Services
2009	GIOVANNI GHENT	Cole Information Services
2004	GIOVANNI GHENT	Cole Information Services
1999	GIOVANNI GHENT	Cole Information Services

12975 MARYLAND AVE

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	RICK ROOKER	Cole Information Services

Year	Uses	Source
2004	RICK ROOKER	Cole Information Services
1999	RICK ROOKER	Cole Information Services

12985 MARYLAND AVE

Year	Uses	Source
2017	MARTIN ZATARAIN	Cole Information Services
2014	MARTIN ZATARAIN	Cole Information Services
2009	MARTIN ZATARAIN	Cole Information Services
1999	MARTIN ZATARAIN	Cole Information Services

12995 MARYLAND AVE

Year	Uses	Source
2014	DAVE BOSWELL	Cole Information Services

MAYFAIR CIR

10 MAYFAIR CIR

Year	Uses	Source
1977	Manders Elmer F	Pacific Telephone

11 MAYFAIR CIR

Year	Uses	Source
1986	Hubbard Thos N	Pacific Bell Yellow Pages

96 MAYFAIR CIR

Year	Uses	Source
2004	LORETTA HERNANDEZ	Cole Information Services
1977	Papaleo Cataldo T	Pacific Telephone

97 MAYFAIR CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1994	STALLINGS, WILLIAM E	Cole Information Services
1986	Stallings Wm Earl	Pacific Bell Yellow Pages
1981	Stallings Wm Earl	Pacific Telephone
1977	Blue L M	Pacific Telephone

98 MAYFAIR CIR

Year	Uses	Source
2002	Gomez Angelica	SBC PACIFIC BELL
2001	GOMEZAngelica	Haines & Company, Inc.

FINDINGS

Year	Uses	Source
1986	Staerkel N E	Pacific Bell Yellow Pages
1981	Staerkel N E	Pacific Telephone
1977	Staerkel N E	Pacific Telephone

99 MAYFAIR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.

100 MAYFAIR CIR

Year	Uses	Source
2004	ANOTHER PLANT PLACE	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Conrad Clyde	Pacific Bell Yellow Pages
1977	Conrad Clyde	Pacific Telephone

101 MAYFAIR CIR

Year	Uses	Source
2004	JENNY HILL	Cole Information Services
2002	Hill Joe	SBC PACIFIC BELL

102 MAYFAIR CIR

Year	Uses	Source
2004	MARIA COVARRUBIAS	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1981	Callahan Lloyd J	Pacific Telephone
1977	Mc Quown P J	Pacific Telephone

103 MAYFAIR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
	HONDUMEX	Cole Information Services
1981	Reed John M	Pacific Telephone
1977	Reed John M	Pacific Telephone

104 MAYFAIR CIR

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	LAYTON, HENRY L	Cole Information Services
1986	Layton Henry L	Pacific Bell Yellow Pages

FINDINGS

Year	Uses	Source
1977	Layton Henry L	Pacific Telephone
	Layton Grace L	Pacific Telephone

105 MAYFAIR CIR

Year	Uses	Source
2004	JESUS LUPERCIO	Cole Information Services
2002	Lupercio Jesus	SBC PACIFIC BELL
2001	LUPERCIOJesus	Haines & Company, Inc.
1994	ANDERSON, DAVID	Cole Information Services
1977	Berger Clifford F	Pacific Telephone

106 MAYFAIR CIR

Year	Uses	Source
2017	PAULINE FLIPPO	Cole Information Services
2014	REGINA TRVJILLO	Cole Information Services
	PAULINE FLIPPO	Cole Information Services
2009	RAY TRVJILLO	Cole Information Services
2004	RAY TRVJILLO	Cole Information Services
2001	MORGAN Melissa L	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
	RAY TRVJILLO	Cole Information Services
1994	BOGDANOFF, NICK	Cole Information Services
	FUCHS, PAUL	Cole Information Services
1986	Fuchs Paul	Pacific Bell Yellow Pages
1981	Fuchs Paul	Pacific Telephone
1977	Fuchs Paul	Pacific Telephone

107 MAYFAIR CIR

Year	Uses	Source
2004	ALVARO ROBLEDO	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Beaver Pat	Pacific Bell Yellow Pages
1981	Nelson L H	Pacific Telephone
1977	Nelson Lee C	Pacific Telephone

108 MAYFAIR CIR

Year	Uses	Source
2004	HUMBERTO ESTRADA	Cole Information Services
2001	ESTRADAHum	Haines & Company, Inc.
1977	Heimerl Jos	Pacific Telephone

109 MAYFAIR CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Faulkner Danny & Toni	Pacific Bell Yellow Pages
1981	Hicks Braden W	Pacific Telephone
1977	Hicks Braden W	Pacific Telephone

110 MAYFAIR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1981	Manders Elmer F	Pacific Telephone

111 MAYFAIR CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1977	Novotny Arthur	Pacific Telephone

112 MAYFAIR CIR

Year	Uses	Source
2004	STEVEN ROMO	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Fitzgerald Bill	Pacific Bell Yellow Pages
1981	Pongetti Louis A	Pacific Telephone

MONTEREY CIR

149 MONTEREY CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1994	GORMLEY, LEE	Cole Information Services
1986	Gormley Lee	Pacific Bell Yellow Pages
1981	Gormley Lee	Pacific Telephone

150 MONTEREY CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1981	Seely Jinks	Pacific Telephone
1977	Seely Jas H	Pacific Telephone
	Seely Jinks	Pacific Telephone

FINDINGS

151 MONTEREY CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.

152 MONTEREY CIR

Year	Uses	Source
2004	JACK THOMPSON	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Manning Harold A	Pacific Telephone
1977	Manning Harold A	Pacific Telephone
	Manning J	Pacific Telephone

153 MONTEREY CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	MILLER, ELMER L	Cole Information Services
1986	Miller Elmer Lefty	Pacific Bell Yellow Pages
1981	Miller Elmer Lefty	Pacific Telephone
1977	Miller Elmer Lefty	Pacific Telephone

154 MONTEREY CIR

Year	Uses	Source
2004	RAYMOND RICHEY	Cole Information Services
2001	RICHEY Raymond L	Haines & Company, Inc.
1994	RICHEY, RAYMOND L	Cole Information Services
	RICHEY RAYMOND L	Cole Information Services
1986	Richey Raymond L	Pacific Bell Yellow Pages
1977	Morton Oscar W	Pacific Telephone

155 MONTEREY CIR

Year	Uses	Source
2004	ELIZABETH CASTRO	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1981	Moran Russell F	Pacific Telephone
1977	Moran Russell F	Pacific Telephone

156 MONTEREY CIR

Year	Uses	Source
1981	Hart Earl W	Pacific Telephone
1977	Hart Earl W	Pacific Telephone

FINDINGS

157 MONTEREY CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Macy Jas D Sr	Pacific Bell Yellow Pages
	Macy H M	Pacific Bell Yellow Pages

158 MONTEREY CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	LOCKWOOD, VERNON C	Cole Information Services
1986	Lockwood Vernon C	Pacific Bell Yellow Pages
1981	Schanbacher FE	Pacific Telephone
1977	Schanbacher F E	Pacific Telephone

159 MONTEREY CIR

Year	Uses	Source
2004	ROBERT SCHIELKE	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Snyder B V	Pacific Bell Yellow Pages
1981	Snyder B V	Pacific Telephone
1977	Snyder B V	Pacific Telephone

160 MONTEREY CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Penton Chas E	Pacific Bell Yellow Pages
	Pentoney Ken	Pacific Bell Yellow Pages
1981	Penton Chas E	Pacific Telephone
1977	Pentland Jeff	Pacific Telephone

161 MONTEREY CIR

Year	Uses	Source
2004	FRANCISCO RUIZ	Cole Information Services

162 MONTEREY CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Coker Wm C	Pacific Bell Yellow Pages
1981	Coker Wm C	Pacific Telephone

Year	Uses	Source
1981	Coker Wm C	Pacific Telephone

MONTEREY LN

150 MONTEREY LN

Year	Uses	Source
1970	Fogliasso Jinks	Pacific Telephone

151 MONTEREY LN

Year	Uses	Source
1970	Peek Robt Earl	Pacific Telephone

152 MONTEREY LN

Year	Uses	Source
1970	Bristow Wm A Lt Col	Pacific Telephone

153 MONTEREY LN

Year	Uses	Source
1970	Parker Chas S	Pacific Telephone

154 MONTEREY LN

Year	Uses	Source
1970	Morton Oscar W	Pacific Telephone

155 MONTEREY LN

Year	Uses	Source
1970	Cuddeback Du Wayne	Pacific Telephone
	Moran Russell F	Pacific Telephone

157 MONTEREY LN

Year	Uses	Source
1970	Dehlin Carl O	Pacific Telephone

158 MONTEREY LN

Year	Uses	Source
1970	Schanbacher F E	Pacific Telephone

160 MONTEREY LN

Year	Uses	Source
1970	Collins Edwin H	Pacific Telephone

161 MONTEREY LN

Year	Uses	Source
1970	Halliday John Sr	Pacific Telephone

162 MONTEREY LN

Year	Uses	Source
1970	Beutler Floyd	Pacific Telephone

MOUNTAIN VIEW CIR

1 MOUNTAIN VIEW CIR

Year	Uses	Source
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services

2 MOUNTAIN VIEW CIR

Year	Uses	Source
2009	RIGOBERTO MUNOZ	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	RIGOBERTO MUNOZ	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
1986	Meier V	Pacific Bell Yellow Pages
	Meier S E	Pacific Bell Yellow Pages
1981	Meier S E	Pacific Telephone

3 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

4 MOUNTAIN VIEW CIR

Year	Uses	Source
1981	Thibodeaux Lois Diane	Pacific Telephone
1977	Paris Clifford L	Pacific Telephone

5 MOUNTAIN VIEW CIR

Year	Uses	Source
2001	JOYCE Bob	Haines & Company, Inc.

FINDINGS

Year	Uses	Source
1986	Kufleitner John	Pacific Bell Yellow Pages
1981	Kufleitner John	Pacific Telephone

6 MOUNTAIN VIEW CIR

Year	Uses	Source
2009	ROBERT MONTENEGRO	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	CADENAM	Haines & Company, Inc.
1999	ROBERT MONTENEGRO	Cole Information Services
1981	Vandal Archie J	Pacific Telephone
1977	Gidney N HM	Pacific Telephone

7 MOUNTAIN VIEW CIR

Year	Uses	Source
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Watson T A	Pacific Bell Yellow Pages
1981	Watson T A	Pacific Telephone
1977	Hearn Jas R	Pacific Telephone
	Hearn Jas R	Pacific Telephone

8 MOUNTAIN VIEW CIR

Year	Uses	Source
1981	Porter Millburn	Pacific Telephone
1977	Porter Millburn	Pacific Telephone

9 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1981	Carlson Carl R	Pacific Telephone
1977	Carlson Carl R	Pacific Telephone

10 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	IPPOLITO, N M	Cole Information Services
1981	Ippolito Nicholas M	Pacific Telephone

FINDINGS

11 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Nousianen W W	Pacific Telephone

12 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	WILLIE BROWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Naber J	Pacific Bell Yellow Pages
1981	Naber J	Pacific Telephone
1977	N V Fashions	Pacific Telephone

13 MOUNTAIN VIEW CIR

Year	Uses	Source
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Myrdahl Jerry Paul Jr	Pacific Bell Yellow Pages

14 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	SAMANTHA SPENCER	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

15 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1977	Mertz S J	Pacific Telephone

16 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	M RAY	Cole Information Services
1994	RAY, M	Cole Information Services
1977	Carsell Haldon	Pacific Telephone

17 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	MARIA JIMEMEZ	Cole Information Services
2002	Jimemez Maria	SBC PACIFIC BELL
2001	XXXX	Haines & Company, Inc.
1986	Brown Harry H	Pacific Bell Yellow Pages

FINDINGS

Year	Uses	Source
1981	Brown Harry H	Pacific Telephone
1977	Brown Harry H	Pacific Telephone

18 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	ANTHONY ACOSTA	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1994	ACOSTA, ANTHONY J	Cole Information Services
1981	Rheberg Jos R	Pacific Telephone

19 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	ANTHONY MARQUEZ	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	LUIS MARTINEZ	Cole Information Services
1986	Vinding Betty	Pacific Bell Yellow Pages
	Vinding Donald A	Pacific Bell Yellow Pages
1977	Elkins OE	Pacific Telephone

20 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	YESENIA GAMA	Cole Information Services
1986	Robertson Earl R	Pacific Bell Yellow Pages
1981	Robertson Earl R	Pacific Telephone
1977	Robertson Earl R	Pacific Telephone
1970	Robertson Earl R	Pacific Telephone

21 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	HERMAN COLLINS	Cole Information Services
1981	Yocum Mel F	Pacific Telephone
1977	Yocum Mel F	Pacific Telephone

22 MOUNTAIN VIEW CIR

Year	Uses	Source
1986	Hinson Lester A	Pacific Bell Yellow Pages
1981	Hinson Lester A	Pacific Telephone
1977	Williams Jack Mrs	Pacific Telephone

FINDINGS

23 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Dougan David P	Pacific Bell Yellow Pages
1981	Dougan David P	Pacific Telephone
1977	Dougan David P	Pacific Telephone

24 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	NANCEE AVILA	Cole Information Services
1994	CURTIS, ANDY	Cole Information Services
1986	Foster Lloyd G	Pacific Bell Yellow Pages
1981	Foster Lloyd G	Pacific Telephone
1977	Westra Albert	Pacific Telephone

25 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	CHRISTINA RIVERA	Cole Information Services
1986	Davis Leland & Iva	Pacific Bell Yellow Pages
	Davis Argie L	Pacific Bell Yellow Pages
1981	Davs Argie L	Pacific Telephone
	Davis Leland & Iva	Pacific Telephone

26 MOUNTAIN VIEW CIR

Year	Uses	Source
1986	Drumm B R	Pacific Bell Yellow Pages
1981	Drumm B R	Pacific Telephone
1977	Drumm B R	Pacific Telephone

27 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	SILVADesiree	Haines & Company, Inc.
1986	Haskins Dale	Pacific Bell Yellow Pages
1981	Haskins Dale	Pacific Telephone
1977	Haskett Wm L	Pacific Telephone

28 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	RONALD DICKY	Cole Information Services
2002	Dickey Debra	SBC PACIFIC BELL

FINDINGS

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Bamberg B J	Pacific Bell Yellow Pages
	Balzer Max P	Pacific Bell Yellow Pages
1981	Balzer Max P	Pacific Telephone
1977	Baizer Max P	Pacific Telephone

29 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	PATRICK LEE	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1994	COZAD, ROBERT	Cole Information Services
1986	Cook Donald & Viola	Pacific Bell Yellow Pages

30 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	RUBEN BERNAL	Cole Information Services
	AMERICAN CENTRAL	Cole Information Services
1986	Callahan Jas E	Pacific Bell Yellow Pages
1981	Callahan Jas E	Pacific Telephone
1977	Callahan Jas E I	Pacific Telephone

31 MOUNTAIN VIEW CIR

Year	Uses	Source
2001	BLAZINA Peter	Haines & Company, Inc.
1986	Blazina Peter	Pacific Bell Yellow Pages
1981	Blazina Peter	Pacific Telephone
1977	Biazina Peter	Pacific Telephone

32 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	JUANITA STRAIT	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Plunkett J E	Pacific Bell Yellow Pages
	Plummer Walter B	Pacific Bell Yellow Pages
1981	Plummer Walter B	Pacific Telephone
1977	Plummer Walter B	Pacific Telephone

FINDINGS

33 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.

34 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Schesser Jasper	Pacific Bell Yellow Pages
1981	Schesser Jasper	Pacific Telephone
1977	De Mouth Melvin R	Pacific Telephone

35 MOUNTAIN VIEW CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Ricard Norman & Janice	Pacific Bell Yellow Pages
1981	Ricard Norman & Janice	Pacific Telephone
1977	Walls Rachel	Pacific Telephone

36 MOUNTAIN VIEW CIR

Year	Uses	Source
1986	Fellwock Walter A	Pacific Bell Yellow Pages
1981	Fellwock Walter A	Pacific Telephone
1977	Fellwock Walter A	Pacific Telephone

37 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1981	Claytor Geo V	Pacific Telephone
1977	Swearingen Jas F	Pacific Telephone

38 MOUNTAIN VIEW CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	TAMM, ROSE	Cole Information Services
1986	Tamm Rose Mrs	Pacific Bell Yellow Pages
1981	Tamm Rose Mrs	Pacific Telephone
1977	Tamm Rose Mrs	Pacific Telephone

FINDINGS

MOUNTAIN VIEW DR

8 MOUNTAIN VIEW DR

Year	Uses	Source
2001	9 AKER Wiliam B 90 B	Haines & Company, Inc.

MOUNTN VIEW CIR

12 MOUNTN VIEW CIR

Year	Uses	Source
1970	Gillespie Geo H	Pacific Telephone

15 MOUNTN VIEW CIR

Year	Uses	Source
1970	Hanson Walter	Pacific Telephone

17 MOUNTN VIEW CIR

Year	Uses	Source
1970	Brown Harry H	Pacific Telephone

18 MOUNTN VIEW CIR

Year	Uses	Source
1970	Rheberg Jos R	Pacific Telephone

19 MOUNTN VIEW CIR

Year	Uses	Source
1970	Elkins Olive	Pacific Telephone

20 MOUNTN VIEW CIR

Year	Uses	Source
1970	Robertson Earl R	Pacific Telephone

21 MOUNTN VIEW CIR

Year	Uses	Source
1970	Yocum Mel F	Pacific Telephone

22 MOUNTN VIEW CIR

Year	Uses	Source
1970	Voorhies John H	Pacific Telephone

23 MOUNTN VIEW CIR

Year	Uses	Source
1970	Dougan David P	Pacific Telephone

24 MOUNTN VIEW CIR

Year	Uses	Source
1970	Westra Albert	Pacific Telephone

25 MOUNTN VIEW CIR

Year	Uses	Source
1970	Braman Chas D	Pacific Telephone

26 MOUNTN VIEW CIR

Year	Uses	Source
1970	Hurley Gertrude M	Pacific Telephone

27 MOUNTN VIEW CIR

Year	Uses	Source
1970	Thomas Clayton	Pacific Telephone

28 MOUNTN VIEW CIR

Year	Uses	Source
1970	Cumming Estelle	Pacific Telephone

29 MOUNTN VIEW CIR

Year	Uses	Source
1970	Gidney Hallie M	Pacific Telephone

30 MOUNTN VIEW CIR

Year	Uses	Source
1970	Callahan Jas E	Pacific Telephone

31 MOUNTN VIEW CIR

Year	Uses	Source
1970	Mc Avoy Chas E	Pacific Telephone

32 MOUNTN VIEW CIR

Year	Uses	Source
1970	Plummer Walter B	Pacific Telephone

33 MOUNTN VIEW CIR

Year	Uses	Source
1970	Atwood Park G	Pacific Telephone

34 MOUNTN VIEW CIR

Year	Uses	Source
1970	Scovotti Timinado	Pacific Telephone

35 MOUNTN VIEW CIR

Year	Uses	Source
1970	Ringoot M L	Pacific Telephone

37 MOUNTN VIEW CIR

Year	Uses	Source
1970	Swearingen Jas F	Pacific Telephone

38 MOUNTN VIEW CIR

Year	Uses	Source
1970	Tamm Rose Mrs	Pacific Telephone

NASSAU CT

12969 NASSAU CT

Year	Uses	Source
2017	ANDRES GONZALES	Cole Information Services
2014	ANDRES GONZALES	Cole Information Services
2009	EARL ALLISON	Cole Information Services
2004	EARL ALLISON	Cole Information Services
1999	EARL ALLISON	Cole Information Services

12974 NASSAU CT

Year	Uses	Source
2014	MICHAEL MEEHAN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

12979 NASSAU CT

Year	Uses	Source
2014	JOESPH LAMARCHE	Cole Information Services
2009	BRITTANY HOOK	Cole Information Services
1999	BRITTANY HOOK	Cole Information Services

12984 NASSAU CT

Year	Uses	Source
2017	JEFFREY GENTILE	Cole Information Services
2014	JEFFREY GENTILE	Cole Information Services
2009	GERALD BETHURUM	Cole Information Services

Year	Uses	Source
2004	GERALD BETHURUM	Cole Information Services
1999	GERALD BETHURUM	Cole Information Services

12989 NASSAU CT

Year	Uses	Source
2017	ROY JOU	Cole Information Services
2014	JAMES KELLY	Cole Information Services
2009	GERARD NAPOLSKE	Cole Information Services
1999	GERARD NAPOLSKE	Cole Information Services

12994 NASSAU CT

Year	Uses	Source
2017	ANTHONY BELLONIO	Cole Information Services
2014	DARLENE WAYNE	Cole Information Services
2009	DANIEL HERRERA	Cole Information Services
1999	DANIEL HERRERA	Cole Information Services

OAK CREST DR

226 OAK CREST DR

Year	Uses	Source
1966	Location Not Occupied	Luskey Brothers & Company Inc.
	8 Vacant	Luskey Brothers & Company Inc.

243 OAK CREST DR

Year	Uses	Source
1981	Le Roy Robt E	Pacific Telephone

OAKDALE

12643 OAKDALE

Year	Uses	Source
2002	Rello Robert M	SBC PACIFIC BELL

12653 OAKDALE

Year	Uses	Source
2002	Brooks Gary R	SBC PACIFIC BELL

FINDINGS

OAKDALE ST

12613 OAKDALE ST

Year	Uses	Source
2017	JORGE TALAVERA	Cole Information Services
2014	JORGE TALAVERA	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	JORGE TALAVERA	Cole Information Services

12623 OAKDALE ST

Year	Uses	Source
2017	ROBERT MARQUEZ	Cole Information Services
2014	DANNY GALINDO	Cole Information Services
2009	MUHAMMAD SARWAR	Cole Information Services
2004	GEORGE ORTIZ	Cole Information Services
1999	MUHAMMAD SARWAR	Cole Information Services

12633 OAKDALE ST

Year	Uses	Source
2017	RAMESH PATEL	Cole Information Services
2014	ASHISH PATEL	Cole Information Services
2009	SITA SONI	Cole Information Services
2004	BELINDA FREDERIC	Cole Information Services
1999	SITA SONI	Cole Information Services

12643 OAKDALE ST

Year	Uses	Source
2017	ROBERT RELLO	Cole Information Services
2014	ROBERT RELLO	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services

12653 OAKDALE ST

Year	Uses	Source
2017	GARY BROOKS	Cole Information Services
2014	GARY BROOKS	Cole Information Services
2009	GARY BROOKS	Cole Information Services
2004	ANITA JARAMILLO	Cole Information Services
	GARY BROOKS	Cole Information Services
1999	GARY BROOKS	Cole Information Services

FINDINGS

12673 OAKDALE ST

Year	Uses	Source
2017	ROBERT MOTTS	Cole Information Services
2014	ROBERT MOTTS	Cole Information Services
2009	IGNACIO GALLARDO	Cole Information Services
2004	NOUREDDINE CHOURAFA	Cole Information Services
1999	IGNACIO GALLARDO	Cole Information Services

12683 OAKDALE ST

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	STEVE NULL	Cole Information Services
	NULL TRUCKING	Cole Information Services

12693 OAKDALE ST

Year	Uses	Source
2017	MARK TRUJILLO	Cole Information Services
2014	BRANT DEAN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	RALPH DEAN	Cole Information Services

12703 OAKDALE ST

Year	Uses	Source
2017	RYAN SMITH	Cole Information Services
2014	JEFF STUART	Cole Information Services
2009	JEFF STUART	Cole Information Services
2004	DELWYN ORR	Cole Information Services
1999	JEFF STUART	Cole Information Services

12713 OAKDALE ST

Year	Uses	Source
2017	GEORGE CIPOLLONE	Cole Information Services
2014	GEORGE CIPOLLONE	Cole Information Services
2009	GEORGE CIPOLLONE	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	GEORGE CIPOLLONE	Cole Information Services

12723 OAKDALE ST

Year	Uses	Source
2017	RAUL VALDEZ	Cole Information Services

Year	Uses	Source
2009	RAUL VALDEZ	Cole Information Services
2004	BENJAMIN SHEEN	Cole Information Services
1999	RAUL VALDEZ	Cole Information Services

12803 OAKDALE ST

Year	Uses	Source
2017	SHOU WU	Cole Information Services
2014	HONG YOW	Cole Information Services
2009	ALLAN HOEFER	Cole Information Services
1999	ALLAN HOEFER	Cole Information Services

12809 OAKDALE ST

Year	Uses	Source
2014	JENIFFER HORN	Cole Information Services
2009	TOM ESPINAS	Cole Information Services
1999	TOM ESPINAS	Cole Information Services

12812 OAKDALE ST

Year	Uses	Source
2017	BRIAN TROUDY	Cole Information Services
2014	BRIAN TROUDY	Cole Information Services
2009	JUSTIN MONTGOMERY	Cole Information Services
1999	JUSTIN MONTGOMERY	Cole Information Services

12815 OAKDALE ST

Year	Uses	Source
2017	FRANK CASTREJON	Cole Information Services
2014	FRANK CASTREJON	Cole Information Services
2009	FRANK CASTREJON	Cole Information Services

PALM C!R

87 PALM C!R

Year	Uses	Source
1977	Quant Gwen	Pacific Telephone

PALM CIR

81 PALM CIR

Year	Uses	Source
2004	ADOLFO GELLI	Cole Information Services

FINDINGS

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1994	READINGER, PAT	Cole Information Services
1986	Gibson J C	Pacific Bell Yellow Pages
1977	Gibson J C	Pacific Telephone

82 PALM CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1981	Mc Millan Lawrence	Pacific Telephone
1977	Mc Millan Lawrence A I	Pacific Telephone

83 PALM CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	ESTRADA H	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	DEUSTUA, EDUARDO	Cole Information Services

84 PALM CIR

Year	Uses	Source
2004	MARY MERIWEATHER	Cole Information Services
1986	Grubaugh Harry B	Pacific Bell Yellow Pages
1981	Grubaugh Harry B	Pacific Telephone
1977	Grubaugh Harry B	Pacific Telephone

85 PALM CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1993	Govig Melvin	Pacific Bell
1986	Govig Melvin	Pacific Bell Yellow Pages
1981	Govig Melvin	Pacific Telephone
	Govig Mclvin	Pacific Telephone

86 PALM CIR

Year	Uses	Source
2004	ROSIE GONZALES	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	RAPHAEL, LEONARD A	Cole Information Services

Year	Uses	Source
1986	Raphael Leonard A	Pacific Bell Yellow Pages
1981	Rapattoi Construction Co	Pacific Telephone
1977	Raphael Lillian	Pacific Telephone

87 PALM CIR

Year	Uses	Source
1986	Quartana Peter J	Pacific Bell Yellow Pages
1981	Quartana Peter J	Pacific Telephone

88 PALM CIR

Year	Uses	Source
2001	HERNANDE	Haines & Company, Inc.

89 PALM CIR

Year	Uses	Source
2004	JOANNA LOPRESTO	Cole Information Services

90 PALM CIR

Year	Uses	Source
1986	Gilligan Robt J	Pacific Bell Yellow Pages
1981	Gitligan Robt J	Pacific Telephone
1977	Biddlngton Franklin H	Pacific Telephone

91 PALM CIR

Year	Uses	Source
2004	HENRY HARRIS	Cole Information Services
2001	HARRIS	Haines & Company, Inc.
1994	HARRIS, HENRY	Cole Information Services
1986	Harris Henry	Pacific Bell Yellow Pages
1981	Harris Henry	Pacific Telephone

92 PALM CIR

Year	Uses	Source
2004	RICHARD HARRELL	Cole Information Services
2001	HARRELL Richard C	Haines & Company, Inc.
1977	Norwidat Geo	Pacific Telephone

93 PALM CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	MCMAHANC	Haines & Company, Inc.

Year	Uses	Source
2001	MCMAHANS	Haines & Company, Inc.
1986	Ford F F	Pacific Bell Yellow Pages
1981	Ford F F	Pacific Telephone
1977	Ford F F	Pacific Telephone

94 PALM CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Webb Jessie J	Pacific Bell Yellow Pages
	Dupree John W	Pacific Bell Yellow Pages
1981	Webb Jessie J	Pacific Telephone
	Webb Jessie J	Pacific Telephone
1977	Beach Donald P	Pacific Telephone

95 PALM CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	GOMEZEduardo	Haines & Company, Inc.

PETER WILKS CT

5730 PETER WILKS CT

Year	Uses	Source
2014	FRANK VEGA	Cole Information Services
2009	NINA ROMO	Cole Information Services
1999	NINA ROMO	Cole Information Services

5733 PETER WILKS CT

Year	Uses	Source
2017	MANUEL JAINE	Cole Information Services
2014	MANUEL JAIME	Cole Information Services
2004	JOSE MORANO	Cole Information Services

5736 PETER WILKS CT

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	SILINEAR	Cole Information Services
	ARTHUR SILER	Cole Information Services
2004	GLORIA FILER	Cole Information Services
1999	ARTHUR SILER	Cole Information Services

FINDINGS

5739 PETER WILKS CT

Year	Uses	Source
2014	THOMAS POER	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	THOMAS POER	Cole Information Services

5742 PETER WILKS CT

Year	Uses	Source
2017	STUART MOFFITT	Cole Information Services
2014	STUART MOFFITT	Cole Information Services
2009	JACCEES BOUTIQUE	Cole Information Services
	ARTHUR KINSLOW	Cole Information Services
2004	JACCEES BOUTIQUE	Cole Information Services
	ARTHUR KINSLOW	Cole Information Services
1999	ARTHUR KINSLOW	Cole Information Services

5745 PETER WILKS CT

Year	Uses	Source
2017	ROSALYN KIDD	Cole Information Services
2014	TROY HORN	Cole Information Services
2009	THERESA BAUGH	Cole Information Services
2004	TERESA ATWOOD	Cole Information Services
1999	THERESA BAUGH	Cole Information Services

POMEGRANATE CT

6314 POMEGRANATE CT

Year	Uses	Source
2017	JAMES CHON	Cole Information Services
2014	KENNETH JOHNSON	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	KEITH HUFFSTUTLER	Cole Information Services
2002	Ramelb Jeffrey A	SBC PACIFIC BELL

6317 POMEGRANATE CT

Year	Uses	Source
2017	ROMUALDO CREUS	Cole Information Services
2014	DOMINADOR FELARCA	Cole Information Services
2009	DOMINADOR FELARCA	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
	ALPINE ELECTRONICS OF AMERICA	Cole Information Services

FINDINGS

Year	Uses	Source
1999	DOMINADOR FELARCA	Cole Information Services

6324 POMEGRANATE CT

Year	Uses	Source
2017	PATRICK EARHART	Cole Information Services
2014	PATRICK EARHART	Cole Information Services
2009	PATRICK EARHART	Cole Information Services
2004	PATRICK EARHART	Cole Information Services
2002	Earheart Carol	SBC PACIFIC BELL
2001	EARTHEART	Haines & Company, Inc.
1999	PATRICK EARHART	Cole Information Services

6327 POMEGRANATE CT

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	HARRY TOOLEY	Cole Information Services
2004	JAMES SIMPSON	Cole Information Services
1999	HARRY TOOLEY	Cole Information Services

6334 POMEGRANATE CT

Year	Uses	Source
2017	MANUEL HERNANDEZ	Cole Information Services
2014	ARTURO PEREZ	Cole Information Services
2009	STEVEN COOK	Cole Information Services
2004	RICHARD ZEGERS	Cole Information Services
	JEANNE HANLEY	Cole Information Services
1999	STEVEN COOK	Cole Information Services

6337 POMEGRANATE CT

Year	Uses	Source
2017	SEAN KENNEDY	Cole Information Services
2014	RICHARD LEYBA	Cole Information Services
2009	ROBERTO MARES	Cole Information Services
2004	CHRIS VONNIEDA	Cole Information Services
2002	Rash John	SBC PACIFIC BELL
	Rash Jon J	SBC PACIFIC BELL
2001	RASH John	Haines & Company, Inc.
	RASHJon J	Haines & Company, Inc.

FINDINGS

6344 POMEGRANATE CT

Year	Uses	Source
2017	L BRUNO	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	TIMOTHY HUGHES	Cole Information Services
2004	TIMOTHY HUGHES	Cole Information Services
1999	TIMOTHY HUGHES	Cole Information Services

6347 POMEGRANATE CT

Year	Uses	Source
2017	KENYA NELSON	Cole Information Services
2014	KENYA NELSON	Cole Information Services
2009	KENYA NELSON	Cole Information Services
2004	KEVIN BIGGS	Cole Information Services
1999	KENYA NELSON	Cole Information Services

6354 POMEGRANATE CT

Year	Uses	Source
2017	KOSI MOLELI	Cole Information Services
2014	KOSI MOLELI	Cole Information Services
2009	PENINA PESE	Cole Information Services
2004	FUATAI MAIAVA	Cole Information Services
2002	Maiava Fuatai	SBC PACIFIC BELL
2001	MAIAVAFuatio	Haines & Company, Inc.
1999	PENINA PESE	Cole Information Services

6357 POMEGRANATE CT

Year	Uses	Source
2017	MARK SEGURA	Cole Information Services
2014	STEPHEN SEGURA	Cole Information Services
2009	MARK SEGURA	Cole Information Services
2004	MARK SEGURA	Cole Information Services
1999	MARK SEGURA	Cole Information Services

6364 POMEGRANATE CT

Year	Uses	Source
2017	INOSCENIO RUIZ	Cole Information Services
2014	INOSCENIO RUIZ	Cole Information Services
2009	INOSCENIO RUIZ	Cole Information Services
2004	INOSCENIO RUIZ	Cole Information Services
1999	INOSCENIO RUIZ	Cole Information Services

FINDINGS

6367 POMEGRANATE CT

Year	Uses	Source
2017	SHIELAH CREUS	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	SHIELAH CREUS	Cole Information Services
2004	CREUS & ASSOCS	Cole Information Services
	ROMUALDO CREUS	Cole Information Services
1999	SHIELAH CREUS	Cole Information Services

6374 POMEGRANATE CT

Year	Uses	Source
2017	JOSE SANCHEZ	Cole Information Services
2014	JOSE SANCHEZ	Cole Information Services
2009	ANTONIO SANCHEZ	Cole Information Services
2004	JOSE SANCHEZ	Cole Information Services
	SLS PROFESSIONALS INC	Cole Information Services
2002	SLS PROFESSIONALS INC	SBC PACIFIC BELL
1999	ANTONIO SANCHEZ	Cole Information Services

6377 POMEGRANATE CT

Year	Uses	Source
2014	DAVID GLUTH	Cole Information Services
2009	DAVID GLUTH	Cole Information Services
2004	DAVID GLUTH	Cole Information Services
1999	DAVID GLUTH	Cole Information Services

6384 POMEGRANATE CT

Year	Uses	Source
2017	DAGOBERTO MELENDEZ	Cole Information Services
2014	DAGOBERTO MELENDEZ	Cole Information Services
2009	HENRY MELENDEZ	Cole Information Services
2004	DANIEL MCNEVIN	Cole Information Services
1999	HENRY MELENDEZ	Cole Information Services

6387 POMEGRANATE CT

Year	Uses	Source
2017	SUSAN KIEMA	Cole Information Services
2014	MANUEL PORTILLO	Cole Information Services
2009	VICTORIA ESCOBAR	Cole Information Services
2004	JANE NGUBA	Cole Information Services
1999	VICTORIA ESCOBAR	Cole Information Services

FINDINGS

6394 POMEGRANATE CT

Year	Uses	Source
2017	JERI MILLERON	Cole Information Services
2014	JERI MILLERON	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	RICHARD LONG	Cole Information Services

6397 POMEGRANATE CT

Year	Uses	Source
2017	MAURICE RAMSEY	Cole Information Services
2014	SAMANTHA LARSON	Cole Information Services
2009	SCOTT RUPERTO	Cole Information Services
2004	SCOTT RUPERTO	Cole Information Services
1999	SCOTT RUPERTO	Cole Information Services

RAFT CIR

5717 RAFT CIR

Year	Uses	Source
2017	BING LI	Cole Information Services
2014	HEUNG KIM	Cole Information Services
2009	HEUNG KIM	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	HEUNG KIM	Cole Information Services

5720 RAFT CIR

Year	Uses	Source
2017	RUDOLF SCHUURMANS	Cole Information Services
2014	RUDOLF SCHUURMANS	Cole Information Services
2009	RUDOLF SCHUURMANS	Cole Information Services
2004	RUDOLF SCHUURMANS	Cole Information Services
1999	RUDOLF SCHUURMANS	Cole Information Services

5723 RAFT CIR

Year	Uses	Source
2017	DAVID JIMENEZ	Cole Information Services
2014	DAVID JIMENEZ	Cole Information Services
2009	ALFRED HERRERA	Cole Information Services
2004	ROBERT JIMENEZ	Cole Information Services
1999	ALFRED HERRERA	Cole Information Services

FINDINGS

5726 RAFT CIR

Year	Uses	Source
2017	SOCORRO MORALES	Cole Information Services
2014	RAFAEL MORALES	Cole Information Services
2009	SOCORRO MORALES	Cole Information Services
2004	RAFAEL MORALES	Cole Information Services
1999	SOCORRO MORALES	Cole Information Services

5729 RAFT CIR

Year	Uses	Source
2017	ILDEFONSA JOYA	Cole Information Services
2014	HUGO ALVARADO	Cole Information Services
2009	HUGO ALVARADO	Cole Information Services
2004	ELIZAR BAXA	Cole Information Services
1999	HUGO ALVARADO	Cole Information Services

5732 RAFT CIR

Year	Uses	Source
2014	DARNESHA MILNER	Cole Information Services
2009	MARTIN SWEED	Cole Information Services
2004	MARTIN SWEED	Cole Information Services
1999	MARTIN SWEED	Cole Information Services

5735 RAFT CIR

Year	Uses	Source
2017	BYRON WOODS	Cole Information Services
2014	BYRON WOODS	Cole Information Services
2009	BYRON WOODS	Cole Information Services
2004	NEILA WILSON	Cole Information Services
1999	BYRON WOODS	Cole Information Services

5744 RAFT CIR

Year	Uses	Source
2017	CHRISTOPHER GEACH	Cole Information Services
2014	CHRISTOPHER GEACH	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	FRANK SZCZESNIAK	Cole Information Services

FINDINGS

ROSECLIFF CIR

12823 ROSECLIFF CIR

Year	Uses	Source
2017	STEPHANIE RAMIREZ	Cole Information Services
2014	JESSICA MENDEZ	Cole Information Services
2009	CHUCK COMPTON	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	CHUCK COMPTON	Cole Information Services

12833 ROSECLIFF CIR

Year	Uses	Source
2017	JESUS VAZQUEZ	Cole Information Services
2014	JESUS VAZQUEZ	Cole Information Services
2009	JESUS VAZQUEZ	Cole Information Services
2004	JESUS VAZQUEZ	Cole Information Services
1999	JESUS VAZQUEZ	Cole Information Services

12838 ROSECLIFF CIR

Year	Uses	Source
2017	EDUARDO GUEVARA	Cole Information Services
2014	FRANCISCO BARBA	Cole Information Services

12843 ROSECLIFF CIR

Year	Uses	Source
2017	RAFAEL AVILA	Cole Information Services
2014	RAFAEL AVILA	Cole Information Services
2009	RAFAEL AVILA	Cole Information Services
2004	MARK WALLACE	Cole Information Services
1999	RAFAEL AVILA	Cole Information Services

12848 ROSECLIFF CIR

Year	Uses	Source
2017	JUSTIN TRAN	Cole Information Services
2014	JUSTIN TRAN	Cole Information Services
2009	JUSTIN TRAN	Cole Information Services
1999	JUSTIN TRAN	Cole Information Services

12853 ROSECLIFF CIR

Year	Uses	Source
2017	ANTWANE SHOLES	Cole Information Services

FINDINGS

Year	Uses	Source
2014	GINA CARSON	Cole Information Services
2009	ANGELA ALEXENDER	Cole Information Services
2004	DAVID RANDALL	Cole Information Services
1999	ANGELA ALEXENDER	Cole Information Services

12858 ROSECLIFF CIR

Year	Uses	Source
2017	NICK BARTOLOME	Cole Information Services
2014	NICK BARTOLOME	Cole Information Services
2009	SOOWAN KIM	Cole Information Services
1999	SOOWAN KIM	Cole Information Services

RUBY CT

13202 RUBY CT

Year	Uses	Source
2017	BOLA HAYNES	Cole Information Services
2014	BOLA HAYNES	Cole Information Services
2009	M PLANT	Cole Information Services
1999	M PLANT	Cole Information Services

13212 RUBY CT

Year	Uses	Source
2017	JAMES BUCHMILLER	Cole Information Services
2014	JAMES BUCHMILLER	Cole Information Services

13215 RUBY CT

Year	Uses	Source
2017	RICKPAUL VANDER	Cole Information Services
2014	ASHISH PATEL	Cole Information Services
2009	TONY LOURENCO	Cole Information Services
1999	TONY LOURENCO	Cole Information Services

13216 RUBY CT

Year	Uses	Source
2014	AVANI PATEL	Cole Information Services
2009	BHUPENDRA PATEL	Cole Information Services
1999	BHUPENDRA PATEL	Cole Information Services

FINDINGS

13222 RUBY CT

Year	Uses	Source
2017	LI KANG	Cole Information Services
2014	LI KANG	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services

13225 RUBY CT

Year	Uses	Source
2017	JAMES LEWIS	Cole Information Services
2014	EDWIN LU	Cole Information Services
2009	ZHENG WEI	Cole Information Services
1999	ZHENG WEI	Cole Information Services

S MAYFAIR CIR

10 S MAYFAIR CIR

Year	Uses	Source
1986	Berger Gordon	Pacific Bell Yellow Pages
	Berger H M	Pacific Bell Yellow Pages
1981	Berger Gordon	Pacific Telephone

SILAS PHELPS DR

12607 SILAS PHELPS DR

Year	Uses	Source
2017	BRIAN KUDER	Cole Information Services
2014	BRIAN KUDER	Cole Information Services
2009	BRIAN KUDER	Cole Information Services
2004	ALFRED KUDER	Cole Information Services
1999	BRIAN KUDER	Cole Information Services

12619 SILAS PHELPS DR

Year	Uses	Source
2017	BRIAN CLARKSON	Cole Information Services
2014	BRIAN CLARKSON	Cole Information Services
2009	BRIAN CLARKSON	Cole Information Services
2004	BRIAN CLARKSON	Cole Information Services
1999	BRIAN CLARKSON	Cole Information Services

FINDINGS

12631 SILAS PHELPS DR

Year	Uses	Source
2017	WEI ZHU	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	STEPHEN MALDONADO	Cole Information Services
2004	JOSEPH SIMONETTA	Cole Information Services

12643 SILAS PHELPS DR

Year	Uses	Source
2017	GUERDA MENDEZ	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	LARRY MILLER	Cole Information Services

12667 SILAS PHELPS DR

Year	Uses	Source
2017	YOUNG CHUNG	Cole Information Services
2014	YOUNG CHUNG	Cole Information Services
2009	JAMES CHUNG	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	JAMES CHUNG	Cole Information Services

12679 SILAS PHELPS DR

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	DANIEL CHAN	Cole Information Services

12691 SILAS PHELPS DR

Year	Uses	Source
2017	RONALD SMITH	Cole Information Services
2014	RONALD SMITH	Cole Information Services
2009	RONALD SMITH	Cole Information Services
2004	RONALD SMITH	Cole Information Services
1999	RONALD SMITH	Cole Information Services

12702 SILAS PHELPS DR

Year	Uses	Source
2009	KI JUN	Cole Information Services
2004	KI JUN	Cole Information Services
1999	KI JUN	Cole Information Services

FINDINGS

12703 SILAS PHELPS DR

Year	Uses	Source
2017	ARSALOON ARIF	Cole Information Services
2014	ARSALOON ARIF	Cole Information Services
2009	ARSALOON ARIF	Cole Information Services
2004	YOUNG LEE	Cole Information Services
1999	ARSALOON ARIF	Cole Information Services

12708 SILAS PHELPS DR

Year	Uses	Source
2017	DENNIS STOCKHAUSEN	Cole Information Services
2014	MARGARET TOFFOLI	Cole Information Services
2009	DENNIS STOCKHAUSEN	Cole Information Services
2004	DENNIS STOCKHAUSEN	Cole Information Services
1999	DENNIS STOCKHAUSEN	Cole Information Services

12715 SILAS PHELPS DR

Year	Uses	Source
2017	KYLE MURAMOTO	Cole Information Services
2014	KYLE MURAMOTO	Cole Information Services
2004	KA ENTERPRISES LLC	Cole Information Services
	KENNETH AHN	Cole Information Services

12720 SILAS PHELPS DR

Year	Uses	Source
2017	DANIEL ZHOU	Cole Information Services
2014	DANIEL ZHOU	Cole Information Services
2009	PHOEUT KEO	Cole Information Services
2004	STEVE GEBHART	Cole Information Services
1999	PHOEUT KEO	Cole Information Services

12727 SILAS PHELPS DR

Year	Uses	Source
2017	MICHAEL TRAN	Cole Information Services
2014	MICHAEL TRAN	Cole Information Services
2009	MICHAEL TRAN	Cole Information Services
2004	MICHAEL TRAN	Cole Information Services
1999	MICHAEL TRAN	Cole Information Services

12732 SILAS PHELPS DR

Year	Uses	Source
2017	CARLOS SANDOVAL	Cole Information Services
2014	CARLOS SANDOVAL	Cole Information Services
2009	CARLOS SANDOVAL	Cole Information Services
1999	CARLOS SANDOVAL	Cole Information Services

12739 SILAS PHELPS DR

Year	Uses	Source
2017	SHIN LEE	Cole Information Services
2014	SHIN LEE	Cole Information Services
2009	SHIN LEE	Cole Information Services
2004	SHIN LEE	Cole Information Services
1999	SHIN LEE	Cole Information Services

12744 SILAS PHELPS DR

Year	Uses	Source
2017	ESPERANZA MENES	Cole Information Services
2014	ESPERANZA MENES	Cole Information Services
2009	JOSE MENES	Cole Information Services
2004	JOSE MENES	Cole Information Services
1999	JOSE MENES	Cole Information Services

12751 SILAS PHELPS DR

Year	Uses	Source
2017	PEGGY VANDYK	Cole Information Services
2014	PEGGY VANDYK	Cole Information Services
2009	JIM VANDYK	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	JIM VANDYK	Cole Information Services

SUNRISE CIR

64 SUNRISE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Tweedy John M	Pacific Bell Yellow Pages
1981	Tweedy John M	Pacific Telephone
1977	TUXIES Self Service Drive In	Pacific Telephone

FINDINGS

65 SUNRISE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	COSTA, MICHAEL J	Cole Information Services
1981	Mc Comb Richard A	Pacific Telephone
1977	Scott Malcolm	Pacific Telephone

66 SUNRISE CIR

Year	Uses	Source
2004	CHRISTINA BERLIN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Graubner P G	Pacific Bell Yellow Pages
	Grauer Gerry & Toni	Pacific Bell Yellow Pages
	Grauer Eugene A Lt Col Ret	Pacific Bell Yellow Pages
1981	Graubner P G	Pacific Telephone
1977	Gratwick Stephen	Pacific Telephone

67 SUNRISE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	BETCHER, MELVIN	Cole Information Services
1986	Beth M	Pacific Bell Yellow Pages
	Betcher Melvin	Pacific Bell Yellow Pages
1981	Betcher Melvin	Pacific Telephone
1977	Betcher Melvin	Pacific Telephone

68 SUNRISE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Signorelli M	Pacific Bell Yellow Pages
	Signs By John Patrick	Pacific Bell Yellow Pages
1981	Signorelli Joseph Mrs	Pacific Telephone
1977	Mc Comb Richard A	Pacific Telephone

69 SUNRISE CIR

Year	Uses	Source
2001	X 0 XX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	FRANCIS, DANIEL	Cole Information Services
1986	Cullen John M & Margo	Pacific Bell Yellow Pages

FINDINGS

Year	Uses	Source
1981	Cuilen John M	Pacific Telephone
1977	Cullen John M	Pacific Telephone

70 SUNRISE CIR

Year	Uses	Source
2004	BLANCHE MORAN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Davis C	Pacific Bell Yellow Pages

71 SUNRISE CIR

Year	Uses	Source
2004	HECTOR PEREZ	Cole Information Services
2001	PEREZHec Ior	Haines & Company, Inc.
1981	Dupree John W	Pacific Telephone
	Dupree John W	Pacific Telephone

72 SUNRISE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	GRANT, HILDA V	Cole Information Services
1986	Grant Hilda V	Pacific Bell Yellow Pages
1981	Grant Hilda V	Pacific Telephone
1977	Grant Hilda V	Pacific Telephone

73 SUNRISE CIR

Year	Uses	Source
2001	LAUDER Michelle E	Haines & Company, Inc.
1986	Case La Mar T Sr	Pacific Bell Yellow Pages
	Case Michael	Pacific Bell Yellow Pages
	CAS E POW E R & E QUIPME N T	Pacific Bell Yellow Pages
1977	Mc Nulty John R	Pacific Telephone

74 SUNRISE CIR

Year	Uses	Source
2004	JUSTIN MOTTER	Cole Information Services
	JAIME GROSS	Cole Information Services
	STEPHANIE REY	Cole Information Services
2002	Gross Jaime	SBC PACIFIC BELL

FINDINGS

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1977	Nosek Anton G Jr	Pacific Telephone

75 SUNRISE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1986	Dildine Richard	Pacific Bell Yellow Pages
1981	Dildine Richard	Pacific Telephone
1977	Dildine Richard	Pacific Telephone

76 SUNRISE CIR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Marquis Elizabeth	Pacific Bell Yellow Pages
1981	Marquis Elizabeth	Pacific Telephone
	Marquis Elizabeth	Pacific Telephone
1977	Marquis Elizabeth	Pacific Telephone
	Marquis Elizabeth	Pacific Telephone

77 SUNRISE CIR

Year	Uses	Source
2004	ROGER CUMMINGS	Cole Information Services
2001	CUMMINGS Roger	Haines & Company, Inc.
	CUMMINGS Cindy	Haines & Company, Inc.
1986	Tucker Chris	Pacific Bell Yellow Pages
	Tucker Beverly J	Pacific Bell Yellow Pages
1981	Tucker Lois E	Pacific Telephone
	Tucker Lois E	Pacific Telephone
1977	Tucker Lois E	Pacific Telephone
	Tucker Lois E	Pacific Telephone
1970	Williams Etheldra D Mrs	Pacific Telephone

78 SUNRISE CIR

Year	Uses	Source
2002	Young Dale A	SBC PACIFIC BELL
2001	XXXX	Haines & Company, Inc.
1981	Mac Leod Angus	Pacific Telephone
1977	Mac Leod Angus	Pacific Telephone

79 SUNRISE CIR

Year	Uses	Source
2004	JIM MILLER	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1994	MILLER, JIM	Cole Information Services
1986	Titus D W Col	Pacific Bell Yellow Pages
1981	Titus D W Col	Pacific Telephone
1977	Titus D W Col	Pacific Telephone

80 SUNRISE CIR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Viles May	Pacific Bell Yellow Pages
1981	Viles May	Pacific Telephone
1977	Viles May	Pacific Telephone

87 SUNRISE CIR

Year	Uses	Source
2001	STRANGE Edward	Haines & Company, Inc.

TERRITORY LN

5764 TERRITORY LN

Year	Uses	Source
2017	FABIAN VARGAS	Cole Information Services
2014	FABIAN VARGAS	Cole Information Services
2009	FABIAN VARGAS	Cole Information Services
2004	ANDREW BEQUER	Cole Information Services
1999	FABIAN VARGAS	Cole Information Services

5769 TERRITORY LN

Year	Uses	Source
2017	XIAOYUN TAN	Cole Information Services
2014	FRED BERNAL	Cole Information Services
2009	FRED BERNAL	Cole Information Services
2004	FRED BERNAL	Cole Information Services
1999	FRED BERNAL	Cole Information Services

FINDINGS

5772 TERRITORY LN

Year	Uses	Source
2017	LUIS GONZALEZ	Cole Information Services
2014	LUIS GONZALEZ	Cole Information Services
2009	CATALINA AGUILAR	Cole Information Services
2004	NORCO REGENT	Cole Information Services
1999	CATALINA AGUILAR	Cole Information Services

5777 TERRITORY LN

Year	Uses	Source
2017	LARRY WALKER	Cole Information Services
2014	KYLE WALKER	Cole Information Services
2009	LARRY WALKER	Cole Information Services
1999	LARRY WALKER	Cole Information Services

5780 TERRITORY LN

Year	Uses	Source
2017	GORDON SCHAER	Cole Information Services
2014	GORDON SCHAER	Cole Information Services
2009	R CLARK	Cole Information Services
2004	BRUCE THOMPSON	Cole Information Services
1999	R CLARK	Cole Information Services

5785 TERRITORY LN

Year	Uses	Source
2017	IMELDA CERVANTES	Cole Information Services
2014	EDDIE DORANTES	Cole Information Services
2009	JEREMY RAMSEY	Cole Information Services
2004	NORCO REGENT	Cole Information Services
1999	JEREMY RAMSEY	Cole Information Services

5788 TERRITORY LN

Year	Uses	Source
2014	ERIC MCNAMARA	Cole Information Services
2009	ALL CITY HEATING & AIR	Cole Information Services
	DAVID TROUTWINE	Cole Information Services
1999	DAVID TROUTWINE	Cole Information Services

5793 TERRITORY LN

Year	Uses	Source
2014	RONALD SCOTT	Cole Information Services

Year	Uses	Source
2009	RONALD SCOTT	Cole Information Services
2004	YVONNE ARAKELIAN	Cole Information Services
1999	RONALD SCOTT	Cole Information Services

5796 TERRITORY LN

Year	Uses	Source
2017	RICARDO RAMIREZ	Cole Information Services
2014	MARCH RAMIREZ	Cole Information Services
2009	MARCH RAMIREZ	Cole Information Services
2004	DANTE LAMASTRA	Cole Information Services
1999	MARCH RAMIREZ	Cole Information Services

WESTCHESTER WAY

5710 WESTCHESTER WAY

Year	Uses	Source
2017	GARY NABARRETTE	Cole Information Services
2014	MARSHALL SAUBHAYANA	Cole Information Services
2009	GARY NABARRETE	Cole Information Services
2004	GARY NABARRETE	Cole Information Services
1999	GARY NABARRETE	Cole Information Services

5715 WESTCHESTER WAY

Year	Uses	Source
2017	DEL COLDIVAR	Cole Information Services
2009	DEL HEROD	Cole Information Services
2004	WARREN HACKET	Cole Information Services
1999	DEL HEROD	Cole Information Services

5720 WESTCHESTER WAY

Year	Uses	Source
2017	ELLENA WILLIAMS	Cole Information Services
2014	ELLENA WILLIAMS	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2004	RICARDO RODRIGUEZ	Cole Information Services

5725 WESTCHESTER WAY

Year	Uses	Source
2017	JOSH RYDBECK	Cole Information Services
2014	MARY BUN	Cole Information Services

FINDINGS

Year	Uses	Source
2009	JOSH RYDBECK	Cole Information Services
2004	JOSHUA RYDBECK	Cole Information Services
1999	JOSH RYDBECK	Cole Information Services

5730 WESTCHESTER WAY

Year	Uses	Source
2017	GIOVANNI COSTA	Cole Information Services
2014	GIOVANNI COSTA	Cole Information Services
2009	TAE LEE	Cole Information Services
2004	TAE LEE	Cole Information Services
1999	TAE LEE	Cole Information Services

5735 WESTCHESTER WAY

Year	Uses	Source
2014	SHARON STARKS	Cole Information Services
2009	ADRIANA RODRIGUEZ	Cole Information Services
2004	ADRIANA RODRIGUEZ	Cole Information Services
1999	ADRIANA RODRIGUEZ	Cole Information Services

5740 WESTCHESTER WAY

Year	Uses	Source
2017	BRIAN RUSSELL	Cole Information Services
2014	BRIAN RUSSELL	Cole Information Services
2009	BRIAN RUSSELL	Cole Information Services
2004	BRIAN RUSSELL	Cole Information Services
1999	BRIAN RUSSELL	Cole Information Services

5745 WESTCHESTER WAY

Year	Uses	Source
2017	VICTOR LONGORIA	Cole Information Services
2014	JERRY ADELL	Cole Information Services
2009	JERRY ADELL	Cole Information Services
2004	JERRY ADELL	Cole Information Services
1999	JERRY ADELL	Cole Information Services

5750 WESTCHESTER WAY

Year	Uses	Source
2017	KEITH BOWEN	Cole Information Services
2014	KYLER KREBS	Cole Information Services
2009	KYLER KREBS	Cole Information Services

FINDINGS

Year	Uses	Source
2004	KYLER KREBS	Cole Information Services
1999	KYLER KREBS	Cole Information Services

5755 WESTCHESTER WAY

Year	Uses	Source
2017	QUOC TRAN	Cole Information Services
2014	QUOCTUAN TRAN	Cole Information Services
2009	CUONG TRAN	Cole Information Services
2004	CUONG TRAN	Cole Information Services
1999	CUONG TRAN	Cole Information Services

5760 WESTCHESTER WAY

Year	Uses	Source
2017	NASSER MORCOS	Cole Information Services
2014	NESREEN GRACE	Cole Information Services
2009	PHYSICIANS BILLINGS SOLUTIONS	Cole Information Services
	MEDHAT GRACE	Cole Information Services
2004	MEDHAT GRACE	Cole Information Services
	PHYSICIANS BILLINGS SOLUTIONS	Cole Information Services
1999	MEDHAT GRACE	Cole Information Services

5765 WESTCHESTER WAY

Year	Uses	Source
2017	KELLY SWIFT	Cole Information Services
2014	KELLY SWIFT	Cole Information Services
2009	SWIFT DESIGN SOLUTIONS	Cole Information Services
	JAMES SWIFT	Cole Information Services
2004	JAMES SWIFT	Cole Information Services
1999	JAMES SWIFT	Cole Information Services

5770 WESTCHESTER WAY

Year	Uses	Source
2017	CANFU MEI	Cole Information Services
2014	STEVE SCHNAKENBERG	Cole Information Services
2009	STEVE SCHNAKENBERG	Cole Information Services
2004	STEVE SCHNAKENBERG	Cole Information Services
1999	STEVE SCHNAKENBERG	Cole Information Services

5775 WESTCHESTER WAY

Year	Uses	Source
2017	ANTHONY SMITH	Cole Information Services
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	CYNTHIA SMITH	Cole Information Services
2004	CYNTHIA SMITH	Cole Information Services
1999	CYNTHIA SMITH	Cole Information Services

5780 WESTCHESTER WAY

Year	Uses	Source
2017	MATTHEW MILLER	Cole Information Services
2014	DEBORAH MILLER	Cole Information Services
2009	DJC SOLUTIONS	Cole Information Services
	GREGORY MILLER	Cole Information Services
2004	GREGORY MILLER	Cole Information Services
	DJC SOLUTIONS	Cole Information Services
1999	GREGORY MILLER	Cole Information Services

5785 WESTCHESTER WAY

Year	Uses	Source
2017	GEORGE TALAVERA	Cole Information Services
2014	ETIENNE GRAY	Cole Information Services
2009	JOSEPH MCNEILL	Cole Information Services
2004	JOSEPH MCNEILL	Cole Information Services
1999	JOSEPH MCNEILL	Cole Information Services

WESTPORT CIR

12826 WESTPORT CIR

Year	Uses	Source
2017	FAKHRUDDI ARFI	Cole Information Services
2014	RAFAELA ANGULO	Cole Information Services
2009	WAQAR RAJPUT	Cole Information Services
	FORECAST HOMES	Cole Information Services
2004	FORECAST HOMES	Cole Information Services
1999	WAQAR RAJPUT	Cole Information Services

12831 WESTPORT CIR

Year	Uses	Source
2017	GATES ADAMS	Cole Information Services
2014	T HEALY	Cole Information Services

FINDINGS

Year	Uses	Source
2009	RUTH HARTMAN	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	RUTH HARTMAN	Cole Information Services

12836 WESTPORT CIR

Year	Uses	Source
2017	MARINA MAGDAELNO	Cole Information Services
2014	FRANCISCO PLACENCIA	Cole Information Services
2009	JOSE GONZALEZ	Cole Information Services
1999	JOSE GONZALEZ	Cole Information Services

12841 WESTPORT CIR

Year	Uses	Source
2017	PETER KIM	Cole Information Services
2014	DEAN BUI	Cole Information Services
2009	AGUSTIN CELIS	Cole Information Services
1999	AGUSTIN CELIS	Cole Information Services

12846 WESTPORT CIR

Year	Uses	Source
2017	WILLIAM ELLIOTT	Cole Information Services
2014	WILLIAM ELLIOTT	Cole Information Services
2009	KATE ELLIOTT	Cole Information Services
1999	KATE ELLIOTT	Cole Information Services

12851 WESTPORT CIR

Year	Uses	Source
2017	HANI HADDADIN	Cole Information Services
2014	HANI HADDADIN	Cole Information Services
2009	HANI HADDADIN	Cole Information Services
1999	HANI HADDADIN	Cole Information Services

12856 WESTPORT CIR

Year	Uses	Source
2017	MARCIA NUNEZ	Cole Information Services
2014	JODIE HUANG	Cole Information Services
2004	OCCUPANT UNKNOWN	Cole Information Services

FINDINGS

WOODLAND DR

568 WOODLAND DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

591 WOODLAND DR

Year	Uses	Source
2001	BATES Adair D	Haines & Company, Inc.

592 WOODLAND DR

Year	Uses	Source
2004	JOHN MANNING	Cole Information Services
2001	BROWN 8 N	Haines & Company, Inc.

593 WOODLAND DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Laguna Richard L & Shirley	Pacific Bell Yellow Pages
1981	Pearson Jim	Pacific Telephone

594 WOODLAND DR

Year	Uses	Source
2004	ROBBIE MENDES	Cole Information Services
2001	LOURENCOCarlos W	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services

595 WOODLAND DR

Year	Uses	Source
2001	LIMONAnnette E	Haines & Company, Inc.
1986	Leggett Leo	Pacific Bell Yellow Pages
	Leggett M	Pacific Bell Yellow Pages
1981	Leggett Leo	Pacific Telephone

596 WOODLAND DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Schilling S I	Pacific Bell Yellow Pages
1981	Schilling SI	Pacific Telephone

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597 WOODLAND DR

Year	Uses	Source
2004	APOLLO ANDERSON	Cole Information Services
2001	ANDERSON Apollo	Haines & Company, Inc.
1977	Siberell Jas	Pacific Telephone

598 WOODLAND DR

Year	Uses	Source
1986	Iverson Harry & Audrey	Pacific Bell Yellow Pages
1981	Smith Howard E	Pacific Telephone

599 WOODLAND DR

Year	Uses	Source
2004	PEDRO GARIBAY	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	De Carlo Drew & Mary	Pacific Bell Yellow Pages
	de Camp V	Pacific Bell Yellow Pages

600 WOODLAND DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1981	Hollmig Edwin J	Pacific Telephone

601 WOODLAND DR

Year	Uses	Source
2004	DAVID BEGHTEL	Cole Information Services

602 WOODLAND DR

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1986	Hoogeveen Bep	Pacific Bell Yellow Pages

603 WOODLAND DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Bealer Laurence	Pacific Bell Yellow Pages

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604 WOODLAND DR

Year	Uses	Source
2004	MELVIN BANKS	Cole Information Services
2001	VAN Monica	Haines & Company, Inc.
	VAN Monica	Haines & Company, Inc.
1999	OCCUPANT UNKNOWN	Cole Information Services
1994	MONROE, ROBERT E	Cole Information Services
1986	Monroe Robt E	Pacific Bell Yellow Pages

605 WOODLAND DR

Year	Uses	Source
2001	FIEN Arnold	Haines & Company, Inc.
1986	Paxton Li	Pacific Bell Yellow Pages
	Paxton John E	Pacific Bell Yellow Pages

606 WOODLAND DR

Year	Uses	Source
2004	JAMES LEFFLER	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services

607 WOODLAND DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	FRANK MACIAS	Cole Information Services

608 WOODLAND DR

Year	Uses	Source
2004	YOLANDA OLIVER	Cole Information Services
2001	ABARCAYolanda	Haines & Company, Inc.
1986	De Loach Harold & Anne	Pacific Bell Yellow Pages
1981	De Loach Harold & Anne	Pacific Telephone

609 WOODLAND DR

Year	Uses	Source
2004	OCCUPANT UNKNOWN	Cole Information Services
1999	OCCUPANT UNKNOWN	Cole Information Services
1986	Bradfield Paul C & Dorothy	Pacific Bell Yellow Pages
	Bradfield Lester	Pacific Bell Yellow Pages
1981	Bradfield Lester	Pacific Telephone

FINDINGS

610 WOODLAND DR

Year	Uses	Source
2004	BLANCHE BURDA	Cole Information Services
2001	BURDAB	Haines & Company, Inc.
1994	BURDA, BLANCHE	Cole Information Services
1986	Burda B	Pacific Bell Yellow Pages
1981	Burda B	Pacific Telephone

611 WOODLAND DR

Year	Uses	Source
2004	ELWYN ROBINSON	Cole Information Services
2001	XXXX	Haines & Company, Inc.
1986	Armstrong Dale	Pacific Bell Yellow Pages

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
1 MOUNTAIN VIEW CIR	2017, 2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
10 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
10 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
10 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
10 S MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
100 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
100 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
101 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
101 MAYFAIR CIR	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
102 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
102 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
103 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
103 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
104 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
104 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
105 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
105 MAYFAIR CIR	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
106 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
106 MAYFAIR CIR	2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
107 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
107 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
107 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
108 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
108 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
109 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
11 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
11 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
11 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
110 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
110 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
111 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
111 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
112 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
112 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
113 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
113 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
113 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
114 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
114 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
114 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
115 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
116 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
116 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
117 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
117 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
117 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
118 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
118 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
118 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
119 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
119 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
119 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
120 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
120 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
120 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
121 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
121 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
122 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
122 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
123 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
123 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
124 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
124 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
124 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12421 LIMONITE AVE	2017, 2014, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12423 LIMONITE AVE	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12435 LIMONITE AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12447 LIMONITE AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12459 LIMONITE AVE	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12471 LIMONITE AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12483 LIMONITE AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12495 LIMONITE AVE	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
125 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
125 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
125 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12511 LIMONITE AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12523 LIMONITE AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12525 LIMONITE AVE	2017, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12545 LIMONITE AVE	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12569 LIMONITE AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12571 LIMONITE AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
126 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
126 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12601 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12602 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12605 BRIDGEWATER DR	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12607 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12611 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12613 LONGHORNE DR	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12613 OAKDALE ST	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12614 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12617 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12619 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12623 OAKDALE ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12625 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12626 AMBERHILL AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12629 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12631 SILAS PHELPS DR	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12633 AMBERHILL AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12633 OAKDALE ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12637 LONGHORNE DR	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12638 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12641 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12643 OAKDALE	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12643 OAKDALE ST	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12643 SILAS PHELPS DR	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12645 AMBERHILL AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12649 LONGHORNE DR	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12653 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12653 OAKDALE	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12653 OAKDALE ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12654 LONGHORNE DR	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12657 AMBERHILL AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12661 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12662 AMBERHILL AVE	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12665 BRIDGEWATER DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12666 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12667 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12669 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12673 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12673 OAKDALE ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12674 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12677 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12678 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12679 SILAS PHELPS DR	2017, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12681 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12682 BRIDGEWATER DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12683 OAKDALE ST	2017, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12685 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12686 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12690 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12691 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12693 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12693 OAKDALE ST	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12694 BRIDGEWATER DR	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12698 AMBERHILL AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
127 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
127 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
127 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12700 LIMONITE AVE	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12701 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12702 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12702 SILAS PHELPS DR	2017, 2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12703 OAKDALE ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12703 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12705 AMBERHILL AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12706 BRIDGEWATER DR	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12708 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12713 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12713 OAKDALE ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12714 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12715 SILAS PHELPS DR	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12717 AMBERHILL AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12718 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12720 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12722 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12723 OAKDALE ST	2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12725 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12726 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12727 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12729 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12730 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12732 LIMONITE AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12732 SILAS PHELPS DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12733 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12734 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12737 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12738 LONGHORNE DR	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12739 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12740 58TH ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12741 CLOVERDALE RD	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12741 LIMONITE AVE	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12742 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12744 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12745 CLOVERDALE RD	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12745 CLOVERDALE ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12745 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12749 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12751 SILAS PHELPS DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12753 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12754 LIMONITE AVE	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12755 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12757 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12758 AMBERHILL AVE	2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12761 BRIDGEWATER DR	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12762 LIMONITE AVE	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12762 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12765 AMBERHILL AVE	2014, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12767 BRIDGEWATER DR	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12768 LIMONITE AVE	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12769 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12774 CLOVERDALE RD	2017, 2014, 2009, 2004, 2001, 1999, 1994, 1986, 1967, 1966, 1961, 1960, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12774 CLOVERDALE ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12774 LIMONITE AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12774 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12776 AMBERHILL AVE	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12777 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12779 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12786 LONGHORNE DR	2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12789 AMBERHILL AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12791 BRIDGEWATER DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12793 LONGHORNE DR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12797 BRIDGEWATER DR	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12798 LONGHORNE DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
128 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
128 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12803 OAKDALE ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12809 OAKDALE ST	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12812 OAKDALE ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12815 OAKDALE ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12823 ROSECLIFF CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12826 WESTPORT CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12830 MARYLAND AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12831 WESTPORT CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12833 ROSECLIFF CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12835 MARYLAND AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12836 WESTPORT CIR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12838 ROSECLIFF CIR	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12840 MARYLAND AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12841 WESTPORT CIR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12843 ROSECLIFF CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12845 MARYLAND AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12846 WESTPORT CIR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12848 ROSECLIFF CIR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12850 MARYLAND AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12851 WESTPORT CIR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12853 ROSECLIFF CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12855 MARYLAND AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12856 WESTPORT CIR	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12858 ROSECLIFF CIR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12860 MARYLAND AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12865 MARYLAND AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12875 MARYLAND AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12885 MARYLAND AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12895 MARYLAND AVE	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
129 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
129 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
129 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12915 MARYLAND AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12925 MARYLAND AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12935 MARYLAND AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12945 MARYLAND AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12955 MARYLAND AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12965 MARYLAND AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12969 NASSAU CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12974 NASSAU CT	2017, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12975 MARYLAND AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12979 NASSAU CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12984 NASSAU CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
12985 MARYLAND AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12989 NASSAU CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12994 NASSAU CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
12995 MARYLAND AVE	2017, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
130 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
130 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
131 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
131 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
131 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13100 LAVONDA ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13103 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13110 LAVONDA ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13112 BRIAR ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13113 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13115 BRIAR ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
13120 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13122 BRIAR ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13123 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13125 BRIAR ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13130 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13132 BRIAR ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13133 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13135 BRIAR ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13140 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13143 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13150 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13153 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13163 LAVONDA ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13173 LAVONDA ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
132 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
132 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
132 DEL MAR WAY	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
13202 RUBY CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13204 DORSETT GOLDEN ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13207 DORSETT GOLDEN ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13208 EARLY CRIMSON ST	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13209 KARA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13212 RUBY CT	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13215 EARLY CRIMSON ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13215 RUBY CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13216 KARA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13216 RUBY CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13219 KARA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13222 RUBY CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13225 EARLY CRIMSON ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13225 RUBY CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13226 KARA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
13228 DANCY ST	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
133 DEL MAR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
133 DEL MAR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
134 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
134 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
134 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
135 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
135 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
136 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
136 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
136 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
137 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
137 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
138 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
138 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
139 FAIRLANE CIR	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
139 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
139 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
140 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
140 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
140 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
141 FAIRLANE CIR	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
141 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
142 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
142 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
143 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
143 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
144 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
144 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
145 FAIRLANE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
145 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
145 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
146 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
146 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
147 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
147 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
148 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
148 FAIRLANE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
148 FAIRLANE CT	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
149 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
149 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
15 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
15 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
15 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
150 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
150 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
150 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
151 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
151 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
151 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
152 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
152 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
152 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
153 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
153 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
153 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
154 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
154 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
154 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
155 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
155 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
155 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
156 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
157 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
157 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
157 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
158 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
158 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
158 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
159 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
159 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
16 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
16 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
160 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
160 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
160 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
161 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
161 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
162 MONTEREY CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
162 MONTEREY CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
162 MONTEREY LN	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
163 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
163 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
164 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
165 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
165 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
165 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
167 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
167 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
167 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
168 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
168 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
169 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
169 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
169 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
17 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
17 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
17 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
170 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
173 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
174 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
174 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
175 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
175 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
176 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
176 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
177 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
177 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
177 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
178 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
178 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
179 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
179 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
179 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
18 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
18 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
18 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
180 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
180 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
181 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
181 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
182 DRIFTW QOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
182 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
182 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
183 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
183 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
183 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
184 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
184 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
185 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
185 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
185 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
186 DRIFTWOOD CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
186 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
186 DRIFTWOOD ST	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
187 DRIFTWOOD CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
19 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
19 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
19 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
2 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
2 MOUNTAIN VIEW CIR	2017, 2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
20 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
20 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
20 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
21 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
21 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
21 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
22 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
22 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
226 OAK CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
23 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
23 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
23 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
24 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
24 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
24 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
243 OAK CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
25 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
25 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
25 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
26 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
26 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
263 LAKEVW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
27 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
27 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
27 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
28 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
28 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
28 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
29 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
29 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
29 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
3 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
30 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
30 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
30 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
31 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
31 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
32 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
32 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
32 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
33 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
33 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
33 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
34 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
34 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
34 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
35 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
35 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
35 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
36 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
37 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
37 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
37 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
38 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
38 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
38 MOUNTN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
39 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
39 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
4 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
40 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
41 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
41 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
42 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
43 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
43 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
44 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
44 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
44 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
45 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
45 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
45 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
46 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
46 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
47 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
47 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
48 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
48 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
49 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
49 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
49 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
50 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
50 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
50 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
51 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
51 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
52 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
52 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
52 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5240 HAMNER AVE	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
53 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
53 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
53 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
54 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
54 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
55 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
55 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5509 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5514 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5519 ALEXANDRIA AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5524 ALEXANDRIA AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5529 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5534 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5537 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5539 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5542 ANNANDALE PL	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5544 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5547 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5549 ALEXANDRIA AVE	2017, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5552 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5554 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5557 ANNANDALE PL	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5559 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
556 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5564 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5567 ANNANDALE PL	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5569 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
557 EDGEMONT DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
557 EDGEMONT DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5572 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5574 ALEXANDRIA AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5577 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5579 ALEXANDRIA AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
558 EDGEMONT DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5582 ANNANDALE PL	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5584 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5587 ANNANDALE PL	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5589 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
559 EDGEMONT DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5594 ALEXANDRIA AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5597 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5599 ALEXANDRIA AVE	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
56 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
56 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
560 EDGEMONT DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
560 EDGEMONT DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5602 ANNANDALE PL	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5604 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5605 ASHWELL CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5607 ANNANDALE PL	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5609 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
561 EDGEMONT DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
561 EDGEMONT DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5612 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5614 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5617 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5617 ASHWELL CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5619 ALEXANDRIA AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
562 EDGEMONT DR	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
562 EDGEMONT DR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5620 ASHWELL CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5621 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5621 JAMESTOWN AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5622 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5626 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5628 HARMONY DR	2014, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5629 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5629 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5629 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
563 EDGEMONT DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
563 EDGEMONT DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5631 HARMONY DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5631 JAMESTOWN AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5632 ASHWELL CT	2017, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5634 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5637 CAMBRIA DR	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5639 ALEXANDRIA AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5639 HARMONY DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
564 EDGEMONT DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
564 EDGEMONT DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5641 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5641 JAMESTOWN AVE	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5642 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5642 CAMBRIA DR	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5644 ALEXANDRIA AVE	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5644 ASHWELL CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5645 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5647 ANNANDALE PL	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5649 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
565 EDGEMONT DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5650 CALITERRA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5650 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5651 JAMESTOWN AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5653 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5653 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5654 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5655 HARMONY DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5656 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5658 CAMBRIA DR	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5659 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
566 DRAKE DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
566 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5661 JAMESTOWN AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5662 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5663 HARMONY DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5664 ALEXANDRIA AVE	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5667 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5669 ALEXANDRIA AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
567 DRAKE DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5671 CALITERRA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5671 HARMONY DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5671 JAMESTOWN AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5672 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5674 ALEXANDRIA AVE	2017, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5674 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5674 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5677 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5677 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5677 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
568 DRAKE DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
568 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
568 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5680 ASHWELL CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5681 JAMESTOWN AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5682 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5683 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5684 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5685 CAMBRIA DR	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5686 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5686 CAMBRIA DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5687 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5689 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5689 CAMBRIA DR	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
569 DRAKE DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
569 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5690 CAMBRIA DR	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5691 JAMESTOWN AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5692 ANNANDALE PL	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5692 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5693 CAMBRIA DR	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5694 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5695 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5698 CALITERRA CT	2017, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5698 CAMBRIA DR	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
57 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
57 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
570 DRAKE DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
570 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5701 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5701 JAMESTOWN AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5703 CAROLINAS LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5704 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5704 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5707 ANNANDALE PL	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5707 CALITERRA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5709 ALEXANDRIA AVE	2014, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
571 DRAKE DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
571 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5710 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5710 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5711 JAMESTOWN AVE	2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5712 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5713 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5713 CAROLINAS LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5713 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5714 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5715 WESTCHESTER WAY	2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5716 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5716 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5717 RAFT CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5719 ALEXANDRIA AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5719 CALITERRA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5719 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
572 DRAKE DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5720 RAFT CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5720 WESTCHESTER WAY	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5721 JAMESTOWN AVE	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5722 CALITERRA CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5722 MARK TWAIN CT	2017, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5723 CAROLINAS LN	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5723 RAFT CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5724 ALEXANDRIA AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5725 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5725 MARK TWAIN CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5725 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5726 RAFT CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5727 ANNANDALE PL	2017, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5728 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5728 MARK TWAIN CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5729 ALEXANDRIA AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5729 RAFT CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
573 DRAKE DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5730 PETER WILKS CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5730 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5731 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5731 JAMESTOWN AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5731 MARK TWAIN CT	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5732 ANNANDALE PL	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5732 RAFT CIR	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5733 CAROLINAS LN	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5733 PETER WILKS CT	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5734 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5734 CALITERRA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5734 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5735 RAFT CIR	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5735 WESTCHESTER WAY	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5736 PETER WILKS CT	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5737 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5737 MARK TWAIN CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5739 PETER WILKS CT	2017, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
574 DRAKE DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5740 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5740 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5740 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5741 JAMESTOWN AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5742 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5742 PETER WILKS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5743 CALITERRA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5743 CAROLINAS LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5743 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5744 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5744 RAFT CIR	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5745 PETER WILKS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5745 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5746 CALITERRA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5747 ANNANDALE PL	2017, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5749 ALEXANDRIA AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5749 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
575 DRAKE DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
575 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5750 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5751 JAMESTOWN AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5752 ANNANDALE PL	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5752 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5753 CAROLINAS LN	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5754 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5755 CALITERRA CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5755 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5755 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5757 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5758 CAIRO CT	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5758 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5759 ALEXANDRIA AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
576 DRAKE DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
576 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5760 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5761 JAMESTOWN AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5761 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5762 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5763 CAIRO CT	2014, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5763 CAROLINAS LN	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5764 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5764 ASHWELL CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5764 TERRITORY LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5765 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5766 CAIRO CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5767 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5767 CALITERRA CT	2017, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5767 MARK TWAIN CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5769 ALEXANDRIA AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5769 TERRITORY LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
577 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5770 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5771 CAIRO CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5771 JAMESTOWN AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5772 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5772 TERRITORY LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5773 CAROLINAS LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5773 MARK TWAIN CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5774 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5774 CAIRO CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5775 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5776 ASHWELL CT	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5777 ANNANDALE PL	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5777 TERRITORY LN	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5779 ALEXANDRIA AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5779 CAIRO CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5779 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
578 DRAKE DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
578 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
578 DRAKE DR MIRALMA	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5780 HAMNER AVE	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5780 TERRITORY LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5780 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5781 JAMESTOWN AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5782 ANNANDALE PL	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5782 CAIRO CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5783 CAROLINAS LN	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5784 ALEXANDRIA AVE	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5785 TERRITORY LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5785 WESTCHESTER WAY	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5787 ANNANDALE PL	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5787 CAIRO CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5788 ASHWELL CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5788 TERRITORY LN	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5789 ALEXANDRIA AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
579 DRAKE DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
5790 CAIRO CT	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5791 CALITERRA CT	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5791 JAMESTOWN AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5793 TERRITORY LN	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5795 CAIRO CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5796 TERRITORY LN	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5797 ANNANDALE PL	2017, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5798 CAIRO CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5799 ALEXANDRIA AVE	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
58 LARKDALE CIR	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
58 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
580 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5800 ASHWELL CT	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5800 HAMNER AVE	2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5800 HAMNER AVE	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
581 DRAKE DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
581 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
582 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
582 DRAKE DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
583 DRAKE DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
583 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
584 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
584 DRAKE DR	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
585 DRAKE DR	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
585 DRAKE DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
586 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
587 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
587 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
588 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
588 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5888 HAMNER AVE	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
589 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
589 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
5890 HAMNER AVE	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
59 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
59 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
59 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
590 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
590 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
591 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
592 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
592 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
593 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
593 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
594 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
594 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
595 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
596 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
596 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
597 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
597 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
598 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
599 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
599 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6 MOUNTAIN VIEW CIR	2017, 2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
60 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
60 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
60 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
600 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
600 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
601 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
602 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6020 HAMNER AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
603 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
603 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6031 FUJI ST	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6038 FUJI ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
604 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
604 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6041 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6048 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
605 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6051 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6058 FUJI ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
606 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6060 HAMNER AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6068 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
607 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6071 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6078 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
608 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
608 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6080 HAMNER AVE	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6081 FUJI ST	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6088 FUJI ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
609 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
609 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6091 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6098 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
61 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
61 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
61 LARKDLE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
610 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
610 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6101 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6108 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
611 WOODLAND DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
611 WOODLAND DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6111 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6118 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
612 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
612 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
612 CASTLE VREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6121 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6128 FUJI ST	2017, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
613 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6131 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6138 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
614 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
614 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6140 HAMNER AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6141 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6148 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
615 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
615 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6151 FUJI ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6158 FUJI ST	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
616 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6168 FUJI ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
617 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
617 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6170 HAMNER AVE	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
618 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
619 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
619 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
62 LARKDALE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
620 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
620 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
621 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6219 BAY ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
622 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
622 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6229 BAY ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
623 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
623 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6239 BAY ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
624 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6245 CATTLEMAN DR	2017, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6249 BAY ST	2017, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
625 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6259 BAY ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
626 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
626 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
627 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
627 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6274 CATTLEMAN DR	2017, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6277 CATTLEMAN DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
628 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
628 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6282 CATTLEMAN DR	2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6285 CATTLEMAN DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
629 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
629 CHAPARRAL DR	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6290 CATTLEMAN DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6293 CATTLEMAN DR	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
63 LARKDALE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
630 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
630 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6308 DAPHNE ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
631 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6310 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6312 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6313 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6314 POMEGRANATE CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6314 POMEGRANATE CT	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6315 MARIGOLD ST	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6316 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6316 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6316 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6317 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6318 DAPHNE ST	2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6319 LAVENDER ST	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
632 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
632 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6320 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6322 MARIGOLD ST	2017, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6323 HAMNER AVE	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6323 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6324 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6324 POMEGRANATE CT	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6325 MARIGOLD	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6325 MARIGOLD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6325 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6326 LAVENDER ST	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6327 POMEGRANATE CT	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6328 MARIGOLD ST	2017, 2014, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6329 LAVENDER ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
633 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
633 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6330 IRIS CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6332 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6333 IRIS CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6333 IRIS CT	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6334 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6335 MARIGOLD	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6335 MARIGOLD ST	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6336 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6336 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6337 POMEGRANATE CT	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6337 POMEGRANATE CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6339 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
634 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
634 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6340 IRIS CT	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6342 MARIGOLD ST	2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6343 IRIS CT	2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6344 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6345 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6346 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6346 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6346 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6347 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6349 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6349 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6349 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
635 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6350 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6352 MARIGOLD	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6352 MARIGOLD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6352 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6353 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6354 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6354 POMEGRANATE CT	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6355 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6356 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6356 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6356 LAVENDER ST	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6357 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6358 MARIGOLD ST	2017, 2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6359 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6359 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6359 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
636 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
636 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6360 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6362 MARIGOLD	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6362 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6363 IRIS CT	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6363 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6364 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6365 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6366 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6366 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6367 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6369 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6369 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6369 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
637 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
637 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6370 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6372 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6373 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6374 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6374 POMEGRANATE CT	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6375 MARIGOLD ST	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6376 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6377 POMEGRANATE CT	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6379 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
638 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6380 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6382 MARIGOLD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6382 MARIGOLD ST	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6383 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6384 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6385 MARIGOLD	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6385 MARIGOLD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6385 MARIGOLD ST	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6386 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6386 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6386 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6387 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6389 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6389 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
639 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
639 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6390 IRIS CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6392 MARIGOLD	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6392 MARIGOLD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6392 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6393 IRIS CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6394 POMEGRANATE CT	2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6395 MARIGOLD ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6396 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6396 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6396 LAVENDER ST	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6397 POMEGRANATE CT	2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6399 LAVENDER	2017, 2014, 2009, 2004, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
6399 LAVENDER ST	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
6399 LAVENDER ST	2017, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
64 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
64 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
640 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
640 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
641 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
641 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
642 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
642 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
643 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
644 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
645 CHAPARRAL DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
645 CHAPARRAL DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
646 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
646 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
647 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
648 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
648 BOXWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
649 BOXWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
649 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
65 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
65 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
650 BOXWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
650 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
651 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
652 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
653 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
653 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
654 BOXWOOD DR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
654 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
656 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
656 BOXWOOD DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
657 BOXWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
657 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
659 BOXWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
659 BOXWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
66 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
66 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
660 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
660 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
661 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
661 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
662 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
662 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
663 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
663 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
664 CASTLE CREST DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
664 CASTLE CREST DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
665 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
665 CYPRESS DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
666 CYPRESS DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
666 CYPRESS DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
667 CYPRESS DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
667 CYPRESS DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
668 CYPRESS DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
669 CYPRESS DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
67 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
67 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
670 CYPRESS DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
670 CYPRESS DR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
670 CYPRESS DR MIRA LMNIA	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
671 CYPRESS DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
673 CYPRESS DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
674 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
674 BEACHWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
675 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
675 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
676 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
677 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
677 BEACHWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
678 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
679 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
68 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
68 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
680 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
681 BEACHWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
682 BEACHWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
682 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
683 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
684 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
684 BEACHWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
685 BEACHWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
686 BEACHWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
686 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
687 BEACHWOOD DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
687 BEACHWOOD DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
688 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
689 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
69 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
69 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
690 AMBER DR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
690 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
691 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
692 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
692 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
693 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
694 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
694 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
695 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
696 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
697 AMBER DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
697 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
698 AMBER DR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
699 AMBER DR	2017, 2014, 2009, 2004, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7 MOUNTAIN VIEW CIR	2017, 2014, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
7 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
70 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
70 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
700 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
701 AMBER DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
702 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
703 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
704 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
704 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
705 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
706 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
706 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
707 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
707 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
708 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
708 AMBER DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
709 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
71 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
71 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
710 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
710 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
711 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
711 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
712 AMBER DR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
712 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
713 AMBER DR	2017, 2014, 2009, 2002, 2001, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
713 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
714 AMBER DR	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
714 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
715 AMBER DR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
715 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
716 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
72 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
72 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
73 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
74 SUNRISE CIR	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
74 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
75 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
75 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
76 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
77 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
77 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
78 SUNRISE CIR	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
782 AMBER DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
79 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
79 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8 MOUNTAIN VIEW DR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
80 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
80 SUNRISE CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
81 PALM CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
81 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
82 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
82 PALM CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
83 PALM CIR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
83 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
84 PALM CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
84 PALM CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
85 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
86 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
86 PALM CIR	2017, 2014, 2009, 2002, 2001, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
87 PALM C!R	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
87 PALM CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
87 SUNRISE CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
88 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
89 PALM CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
9 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
9 MOUNTAIN VIEW CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
90 PALM CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
91 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
91 PALM CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
92 PALM CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
92 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
93 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
93 PALM CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
94 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
95 PALM CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
95 PALM CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
96 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
96 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
97 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
97 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
98 MAYFAIR CIR	2017, 2014, 2009, 2004, 1999, 1996, 1994, 1993, 1990, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
99 MAYFAIR CIR	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
99 MAYFAIR CIR	2017, 2014, 2009, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
Hamer Ave and 58th Street	2017, 2014, 2009, 2004, 2002, 2001, 1999, 1996, 1994, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

APPENDIX E

REGULATORY RECORDS DOCUMENTATION

Hamer Ave and 58th Street
Hamer Ave and 58th Street
Corona, CA 92880

Inquiry Number: 06529777.2r
June 09, 2021

EDR Summary Radius Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

HAMER AVE AND 58TH STREET
CORONA, CA 92880

COORDINATES

Latitude (North):	33.9791850 - 33˚ 58' 45.06''
Longitude (West):	117.5629320 - 117˚ 33' 46.55''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	448000.3
UTM Y (Meters):	3759796.5
Elevation:	669 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140603
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
HAMER AVE AND 58TH STREET
CORONA, CA 92880

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	LEAL RANCHES	12740 58TH STREET	FINDS, ECHO	Higher	1 ft.
A2	LEAL RANCHES	12740 58TH STREET	ENF, CIWQS	Higher	1 ft.
A3	LEAL RANCHES	12740 58TH	CERS	Higher	1 ft.
4	ECHEVERRIA DAIRY	CLEVELAND AVE	ENVIROSTOR, LUST, SCH	Lower	7, 0.001, SW
B5	LEAL RANCHES	12714 CLOVERDALE	HIST UST	Lower	72, 0.014, SE
B6	WESTERN SKY DAIRY	6500 HAMNER	ENF, HIST CORTESE, NPDES, WDS, CIWQS	Lower	118, 0.022, SE
C7	MOUNTAIN VIEW TIRE	6080 HAMNER AVE #105	CERS HAZ WASTE, CERS	Higher	122, 0.023, ESE
C8	MOUNTAIN VIEW TIRE &	6080 HAMNER AVE STE	RCRA NonGen / NLR	Higher	122, 0.023, ESE
B9	RALPHS GROCERY # 45	12618 LIMONITE AVE	CERS HAZ WASTE, CERS TANKS, HAZNET, CERS, HWTS	Lower	126, 0.024, SE
B10	RALPHS GROCERY COMPA	12618 LIMONITE AVE	RCRA-LQG	Lower	126, 0.024, SE
C11	VONS FUEL CENTER #26	6110 HAMNER AVE	UST	Higher	138, 0.026, ESE
C12	VONS FUEL #2688	6110 HAMNER AVE	RCRA NonGen / NLR	Higher	138, 0.026, ESE
C13	VONS FUEL CENTER #26	6110 HAMNER AVE	CERS HAZ WASTE, CERS TANKS, CHMIRS, CERS	Higher	138, 0.026, ESE
C14	VONS FUEL #2688	6110 HAMNER AVE	RCRA NonGen / NLR	Higher	138, 0.026, ESE
D15	PULTE HOMES COMPANY,	12774 LIMONITE	RCRA NonGen / NLR	Lower	142, 0.027, SSE
D16	RIVERSIDE MEDICAL CL	12742 LIMONITE AVE	RCRA NonGen / NLR	Lower	144, 0.027, SSE
B17	RALPH'S #45 FUEL CEN	12618 LIMONITE AVE	UST	Lower	225, 0.043, SE
E18	WALGREENS #13657	12574 LIMONITE AVE	RCRA NonGen / NLR	Lower	329, 0.062, SE
E19	WALGREENS #13657	12574 LIMONITE AVE	CERS HAZ WASTE, HAZNET, HWTS	Lower	329, 0.062, SE
D20	TIERRA FINA	12672 LIMONITE AVE	EDR Hist Auto	Lower	384, 0.073, SSE
F21	2688 VONS A SAFEWAY	6170 HAMNER AVE	CERS HAZ WASTE, CERS	Lower	405, 0.077, ESE
F22	VONS 2688	6170 HAMNER AVE	RCRA-LQG, FINDS	Lower	405, 0.077, ESE
G23	RALPHS GROCERY #45	12660 LIMONITE AVE	RCRA NonGen / NLR	Lower	463, 0.088, SSE
G24	SUNSET RECYCLING CEN	12660 LIMONITE	SWRCY	Lower	463, 0.088, SSE
G25	RALPHS GROCERY #45	12660 LIMONITE AVE	CERS HAZ WASTE, CHMIRS, HAZNET, CERS, HWTS	Lower	463, 0.088, SSE
26	THE PROCTER AND GAMB	16110 COSMOS ST	AST	Lower	494, 0.094, SW
27	BRIGHT NOW DENTAL A	12636 LIMONITE AVE S	RCRA NonGen / NLR	Lower	556, 0.105, SSE
28	HOME DEPOT USA INC H	6140 HAMNER AVE	RCRA-SQG, CERS HAZ WASTE, HAZNET, CERS, HWTS	Higher	724, 0.137, ESE
H29	PETSMART #1341	12483 LIMONITE AVE	CERS HAZ WASTE, CERS	Lower	1072, 0.203, ESE
H30	MEDICAL MNGT INTNL I	12483 LIMONITE AVE	RCRA NonGen / NLR	Lower	1072, 0.203, ESE
H31	PETSMART #1341	12483 LIMONITE AVE	RCRA NonGen / NLR	Lower	1072, 0.203, ESE
I32	STAPLES THE OFFICE S	12495 LIMONITE AVE	CERS HAZ WASTE, HAZNET, HWTS	Lower	1122, 0.213, ESE
I33	STAPLES THE OFFICE S	12495 LIMONITE AVE	RCRA NonGen / NLR	Lower	1122, 0.213, ESE
I34	TARGET STORE T1961	12471 LIMONITE AVE	RCRA-LQG	Lower	1177, 0.223, ESE
I35	TARGET T1961	12471 LIMONITE AVE	CERS HAZ WASTE, CERS	Lower	1177, 0.223, ESE
I36	CVS PHARMACY #17077	12471 LIMONITE AVE S	RCRA-VSQG, FINDS, ECHO	Lower	1177, 0.223, ESE
I37	CHEVRON STATION #210	12464 LIMONITE AVE	CERS HAZ WASTE, CERS TANKS, CERS	Lower	1199, 0.227, ESE
I38	CHEVRON STATION #210	12464 LIMONITE AVE	UST	Lower	1199, 0.227, ESE
39	PORSCHE CARS NORTH A	12567 BELLEGRAVE AVE	RCRA NonGen / NLR	Higher	1249, 0.237, NNW

MAPPED SITES SUMMARY

Target Property Address:
HAMER AVE AND 58TH STREET
CORONA, CA 92880

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	GATEWAY DENTAL GROUP	12571 LIMONITE AVE S	RCRA NonGen / NLR	Higher	1297, 0.246, East
J41	TEXACO SWAN LAKE	5800 HAMNER AVE	LUST, Cortese, HIST CORTESE, NPDES, CERS	Higher	1417, 0.268, ENE
J42	SWAN LAKE TEXACO	5800 HAMMER AVENUE	Notify 65	Higher	1417, 0.268, ENE
43	PROPOSED K-8 SCHOOL	5240 AND 5380 HAMNER	ENVIROSTOR, SCH	Higher	2304, 0.436, NNE
44	DRIFTY FARMS	5810 SUMNER	RCRA-SQG, LUST, SWEEPS UST, HIST UST, CA FID UST,...	Higher	2632, 0.498, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 03/22/2021 has revealed that there are 3 RCRA-LQG sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RALPHS GROCERY COMPA EPA ID:: CAR000260547	12618 LIMONITE AVE	SE 0 - 1/8 (0.024 mi.)	B10	11
VONS 2688 EPA ID:: CAR000242420	***6170 HAMNER AVE***	***ESE 0 - 1/8 (0.077 mi.)***	***F22***	***13***
TARGET STORE T1961 EPA ID:: CAR000218032	12471 LIMONITE AVE	ESE 1/8 - 1/4 (0.223 mi.)	I34	16

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 03/22/2021 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOME DEPOT USA INC H EPA ID:: CAR000168724	***6140 HAMNER AVE***	***ESE 1/8 - 1/4 (0.137 mi.)***	***28***	***14***

RCRA-VSQG: A review of the RCRA-VSQG list, as provided by EDR, and dated 03/22/2021 has revealed that there is 1 RCRA-VSQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CVS PHARMACY #17077	***12471 LIMONITE AVE S***	***ESE 1/8 - 1/4 (0.223 mi.)***	***I36***	***16***
EPA ID:: CAR000259713				

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 01/25/2021 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PROPOSED K-8 SCHOOL	***5240 AND 5380 HAMNER***	***NNE 1/4 - 1/2 (0.436 mi.)***	***43***	***18***
Facility Id: 60000409				
Status: No Further Action				

Lower Elevation	Address	Direction / Distance	Map ID	Page
ECHEVERRIA DAIRY	***CLEVELAND AVE***	***SW 0 - 1/8 (0.001 mi.)***	***4***	***9***
Facility Id: 33020004				
Status: No Further Action				

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TEXACO SWAN LAKE	***5800 HAMNER AVE***	***ENE 1/4 - 1/2 (0.268 mi.)***	***J41***	***17***
Database: RIVERSIDE CO. LUST, Date of Government Version: 01/13/2021				
Database: LUST REG 8, Date of Government Version: 02/14/2005				
Database: LUST, Date of Government Version: 03/08/2021				
Facility Status: 9				
Facility Status: Case Closed				
Facility Id: 89159				
Global Id: T0606500101				
Global ID: T0606500101				
Status: Completed - Case Closed				
DRIFTY FARMS	***5810 SUMNER***	***W 1/4 - 1/2 (0.498 mi.)***	***44***	***18***
Database: RIVERSIDE CO. LUST, Date of Government Version: 01/13/2021				
Database: LUST REG 8, Date of Government Version: 02/14/2005				
Database: LUST, Date of Government Version: 03/08/2021				
Facility Status: 9				
Facility Status: Case Closed				
Facility Id: 90939				

Global Id: T0606500214
Global ID: T0606500214
Status: Completed - Case Closed

Lower Elevation	Address	Direction / Distance	Map ID	Page
ECHEVERRIA DAIRY	***CLEVELAND AVE***	***SW 0 - 1/8 (0.001 mi.)***	***4***	***9***

Database: LUST REG 8, Date of Government Version: 02/14/2005
Facility Status: Remediation Plan
Global ID: T0606523936

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VONS FUEL CENTER #26	6110 HAMNER AVE	ESE 0 - 1/8 (0.026 mi.)	C11	11

Database: RIVERSIDE CO. UST, Date of Government Version: 01/13/2021
Database: UST, Date of Government Version: 03/08/2021
Facility Id: FA0046411

Lower Elevation	Address	Direction / Distance	Map ID	Page
RALPH'S #45 FUEL CEN	12618 LIMONITE AVE	SE 0 - 1/8 (0.043 mi.)	B17	12

Database: RIVERSIDE CO. UST, Date of Government Version: 01/13/2021
Database: UST, Date of Government Version: 03/08/2021
Facility Id: FA0025177

CHEVRON STATION #210	12464 LIMONITE AVE	ESE 1/8 - 1/4 (0.227 mi.)	I38	16

Database: UST, Date of Government Version: 03/08/2021
Facility Id: FA0032436

AST: A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
THE PROCTER AND GAMB	16110 COSMOS ST	SW 0 - 1/8 (0.094 mi.)	26	14

Database: AST, Date of Government Version: 07/06/2016

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A review of the SWRCY list, as provided by EDR, and dated 03/09/2021 has revealed that there

is 1 SWRCY site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUNSET RECYCLING CEN Cert Id: RC296631.001	12660 LIMONITE	SSE 0 - 1/8 (0.088 mi.)	G24	14

Local Lists of Hazardous waste / Contaminated Sites

SCH: A review of the SCH list, as provided by EDR, and dated 01/25/2021 has revealed that there is 1 SCH site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ECHEVERRIA DAIRY Facility Id: 33020004 Status: No Further Action	***CLEVELAND AVE***	***SW 0 - 1/8 (0.001 mi.)***	***4***	***9***

CERS HAZ WASTE: A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/20/2021 has revealed that there are 11 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN VIEW TIRE	***6080 HAMNER AVE #105***	***ESE 0 - 1/8 (0.023 mi.)***	***C7***	***10***
VONS FUEL CENTER #26	***6110 HAMNER AVE***	***ESE 0 - 1/8 (0.026 mi.)***	***C13***	***11***
HOME DEPOT USA INC H	***6140 HAMNER AVE***	***ESE 1/8 - 1/4 (0.137 mi.)***	***28***	***14***

Lower Elevation	Address	Direction / Distance	Map ID	Page
RALPHS GROCERY # 45	***12618 LIMONITE AVE***	***SE 0 - 1/8 (0.024 mi.)***	***B9***	***11***
WALGREENS #13657	***12574 LIMONITE AVE***	***SE 0 - 1/8 (0.062 mi.)***	***E19***	***13***
2688 VONS A SAFEWAY	***6170 HAMNER AVE***	***ESE 0 - 1/8 (0.077 mi.)***	***F21***	***13***
RALPHS GROCERY #45	***12660 LIMONITE AVE***	***SSE 0 - 1/8 (0.088 mi.)***	***G25***	***14***
PETSMART #1341	***12483 LIMONITE AVE***	***ESE 1/8 - 1/4 (0.203 mi.)***	***H29***	***15***
STAPLES THE OFFICE S	***12495 LIMONITE AVE***	***ESE 1/8 - 1/4 (0.213 mi.)***	***I32***	***15***
TARGET T1961	***12471 LIMONITE AVE***	***ESE 1/8 - 1/4 (0.223 mi.)***	***I35***	***16***
CHEVRON STATION #210	***12464 LIMONITE AVE***	***ESE 1/8 - 1/4 (0.227 mi.)***	***I37***	***16***

Local Lists of Registered Storage Tanks

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LEAL RANCHES Facility Id: 00000049612	12714 CLOVERDALE	SE 0 - 1/8 (0.014 mi.)	B5	10

EXECUTIVE SUMMARY

CERS TANKS: A review of the CERS TANKS list, as provided by EDR, and dated 01/20/2021 has revealed that there are 3 CERS TANKS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VONS FUEL CENTER #26	***6110 HAMNER AVE***	***ESE 0 - 1/8 (0.026 mi.)***	***C13***	***11***

Lower Elevation	Address	Direction / Distance	Map ID	Page
RALPHS GROCERY # 45	***12618 LIMONITE AVE***	***SE 0 - 1/8 (0.024 mi.)***	***B9***	***11***
CHEVRON STATION #210	***12464 LIMONITE AVE***	***ESE 1/8 - 1/4 (0.227 mi.)***	***I37***	***16***

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/22/2021 has revealed that there are 13 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MOUNTAIN VIEW TIRE & EPA ID:: CAL000367306	6080 HAMNER AVE STE	ESE 0 - 1/8 (0.023 mi.)	C8	10
VONS FUEL #2688 EPA ID:: CAL000442585	6110 HAMNER AVE	ESE 0 - 1/8 (0.026 mi.)	C12	11
VONS FUEL #2688 EPA ID:: CAL000288661	6110 HAMNER AVE	ESE 0 - 1/8 (0.026 mi.)	C14	12
PORSCHE CARS NORTH A EPA ID:: CAL000428608	12567 BELLEGRAVE AVE	NNW 1/8 - 1/4 (0.237 mi.)	39	17
GATEWAY DENTAL GROUP EPA ID:: CAL000429606	12571 LIMONITE AVE S	E 1/8 - 1/4 (0.246 mi.)	40	17

Lower Elevation	Address	Direction / Distance	Map ID	Page
PULTE HOMES COMPANY, EPA ID:: CAC002965887	12774 LIMONITE	SSE 0 - 1/8 (0.027 mi.)	D15	12
RIVERSIDE MEDICAL CL EPA ID:: CAL000445399	12742 LIMONITE AVE	SSE 0 - 1/8 (0.027 mi.)	D16	12
WALGREENS #13657 EPA ID:: CAL000368727	12574 LIMONITE AVE	SE 0 - 1/8 (0.062 mi.)	E18	12
RALPHS GROCERY #45 EPA ID:: CAL000302746	12660 LIMONITE AVE	SSE 0 - 1/8 (0.088 mi.)	G23	13
BRIGHT NOW DENTAL A EPA ID:: CAL000360939	12636 LIMONITE AVE S	SSE 0 - 1/8 (0.105 mi.)	27	14
MEDICAL MNGT INTNL I EPA ID:: CAL000322671	12483 LIMONITE AVE	ESE 1/8 - 1/4 (0.203 mi.)	H30	15
PETSMART #1341 EPA ID:: CAL000401531	12483 LIMONITE AVE	ESE 1/8 - 1/4 (0.203 mi.)	H31	15
STAPLES THE OFFICE S	12495 LIMONITE AVE	ESE 1/8 - 1/4 (0.213 mi.)	I33	15

EXECUTIVE SUMMARY

EPA ID:: CAL000390722

FINDS: A review of the FINDS list, as provided by EDR, and dated 02/03/2021 has revealed that there is 1 FINDS site within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LEAL RANCHES	***12740 58TH STREET***	***0 - 1/8 (0.000 mi.)***	***A1***	***9***
Registry ID:: 110064614298				

ECHO: A review of the ECHO list, as provided by EDR, and dated 01/02/2021 has revealed that there is 1 ECHO site within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LEAL RANCHES	***12740 58TH STREET***	***0 - 1/8 (0.000 mi.)***	***A1***	***9***
Registry ID: 110064614298				

Cortese: A review of the Cortese list, as provided by EDR, and dated 12/17/2020 has revealed that there are 2 Cortese sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TEXACO SWAN LAKE	***5800 HAMNER AVE***	***ENE 1/4 - 1/2 (0.268 mi.)***	***J41***	***17***
Cleanup Status: COMPLETED - CASE CLOSED				
DRIFTY FARMS	***5810 SUMNER***	***W 1/4 - 1/2 (0.498 mi.)***	***44***	***18***
Cleanup Status: COMPLETED - CASE CLOSED				

ENF: A review of the ENF list, as provided by EDR, and dated 12/31/2020 has revealed that there is 1 ENF site within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LEAL RANCHES	***12740 58TH STREET***	***0 - 1/8 (0.000 mi.)***	***A2***	***9***
Status: Historical				
Status: Active				
Facility Id: 236758				

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TEXACO SWAN LAKE	***5800 HAMNER AVE***	***ENE 1/4 - 1/2 (0.268 mi.)***	***J41***	***17***

Reg Id: 083301026T				
DRIFTY FARMS	***5810 SUMNER***	***W 1/4 - 1/2 (0.498 mi.)***	***44***	***18***
Reg Id: 083301720T				

Lower Elevation	Address	Direction / Distance	Map ID	Page
WESTERN SKY DAIRY	***6500 HAMNER***	***SE 0 - 1/8 (0.022 mi.)***	***B6***	***10***
Reg Id: 8 335298001				

Notify 65: A review of the Notify 65 list, as provided by EDR, and dated 03/12/2021 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SWAN LAKE TEXACO	5800 HAMMER AVENUE	ENE 1/4 - 1/2 (0.268 mi.)	J42	17

CIWQS: A review of the CIWQS list, as provided by EDR, and dated 11/30/2020 has revealed that there is 1 CIWQS site within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LEAL RANCHES	***12740 58TH STREET***	***0 - 1/8 (0.000 mi.)***	***A2***	***9***

CERS: A review of the CERS list, as provided by EDR, and dated 01/20/2021 has revealed that there is 1 CERS site within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LEAL RANCHES	12740 58TH	0 - 1/8 (0.000 mi.)	A3	9

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

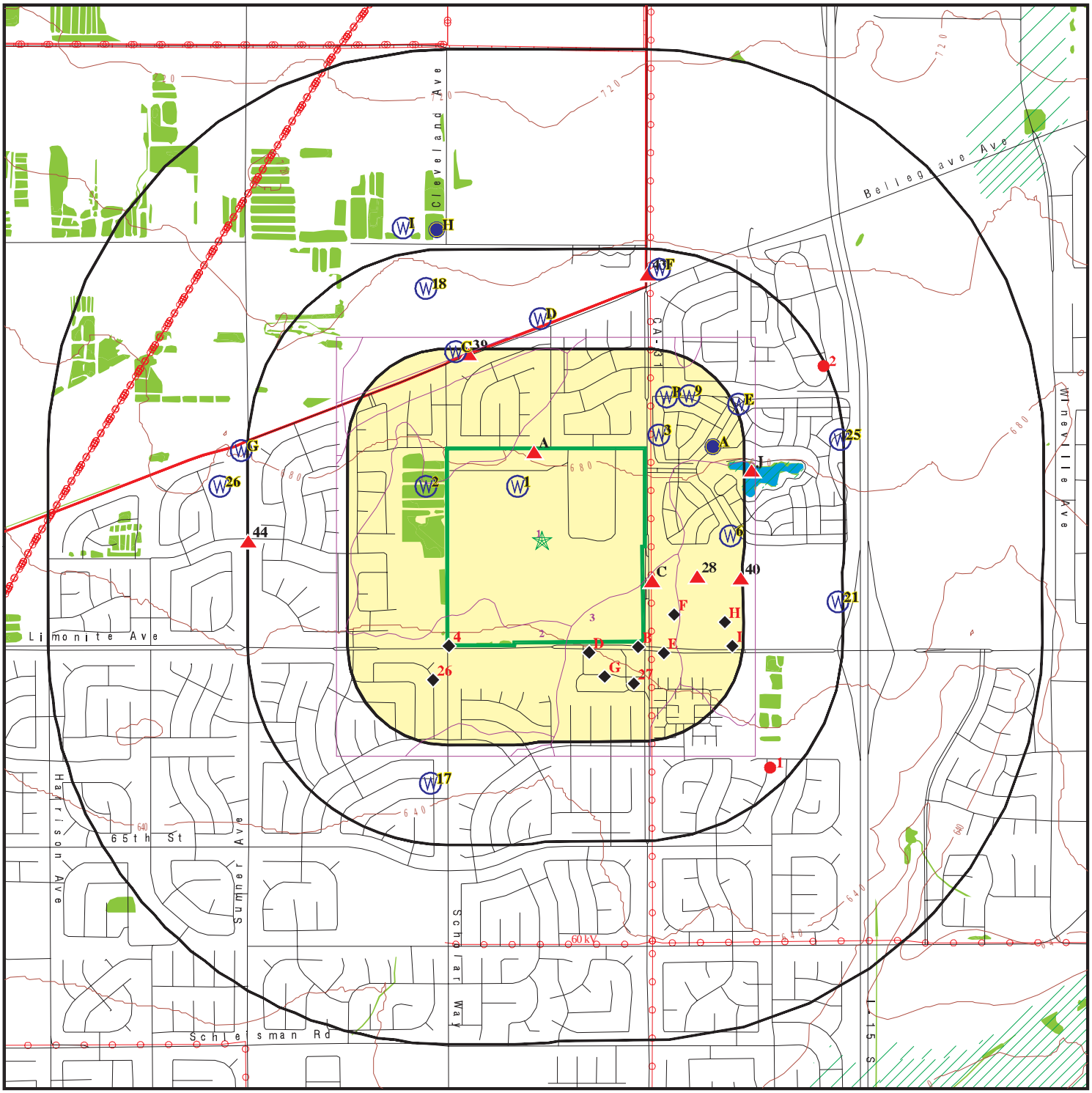
Lower Elevation	Address	Direction / Distance	Map ID	Page
TIERRA FINA	12672 LIMONITE AVE	SSE 0 - 1/8 (0.073 mi.)	D20	13

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MIRA LOMA	S121672591	SEC LIMONITE AVE & ARCHIBALD AVE	ARCHIBLAD AVE & CLOVERDALE & L	91752	CIWQS
ONTARIO	1009508586	SO CAL GAS/ONTARIO MGP	CORNER OF CAMPUS, MARTLAND, MO	91761	EDR MGP
ONTARIO	S101481941	MILLIKEN SANITARY LANDFILL	INTERSECTION: MILLIKEN AVE & M	91761	ENVIROSTOR

OVERVIEW MAP - 06529777.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Hamer Ave and 58th Street	CLIENT: Hillmann Environmental Co.
ADDRESS: Hamer Ave and 58th Street Corona CA 92880	CONTACT: Gabby Cyrulik
LAT/LONG: 33.979185 / 117.562932	INQUIRY #: 06529777.2r DATE: June 09, 2021 2:41 pm

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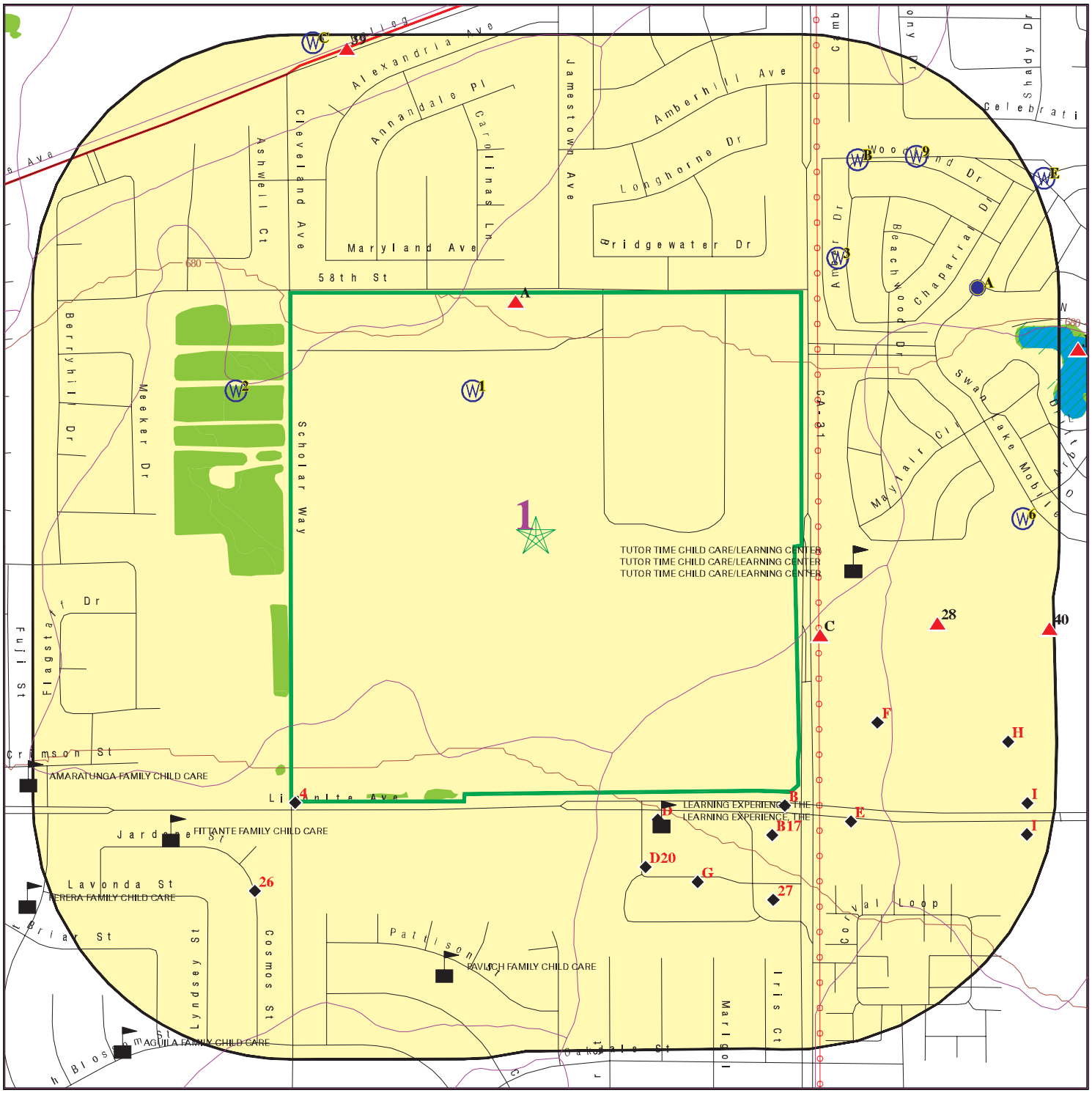
DETAIL MAP - 06529777.2R



0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Hamer Ave and 58th Street	CLIENT: Hillmann Environmental Co.
ADDRESS: Hamer Ave and 58th Street Corona CA 92880	CONTACT: Gabby Cyrulik
LAT/LONG: 33.979185 / 117.562932	INQUIRY #: 06529777.2r DATE: June 09, 2021 2:45 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		2	1	NR	NR	NR	3
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-VSQG	0.250		0	1	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		1	0	1	0	NR	2
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		1	0	2	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		2	1	NR	NR	NR	3
AST	0.250		1	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		1	0	0	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		1	0	NR	NR	NR	1
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		6	5	NR	NR	NR	11
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		1	0	NR	NR	NR	1
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		2	1	NR	NR	NR	3
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		8	5	NR	NR	NR	13
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		1	NR	NR	NR	NR	1
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		1	NR	NR	NR	NR	1
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	2	NR	NR	2
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		1	NR	NR	NR	NR	1
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	0	2	NR	NR	3
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	1	0	NR	1
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		1	NR	NR	NR	NR	1
CERS	0.001		1	NR	NR	NR	NR	1
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	33	15	8	0	0	56

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 **< 1/8** **1 ft.** **Relative:** **Higher**	**LEAL RANCHES** **12740 58TH STREET** **CORONA, CA 92880** **Click here for full text details** **FINDS** Registry ID: 110064614298 **ECHO** Registry ID 110064614298	**FINDS** **ECHO**	**1023199190** **N/A**
A2 **< 1/8** **1 ft.** **Relative:** **Higher**	**LEAL RANCHES** **12740 58TH STREET** **CORONA, CA 92880** **Click here for full text details** **ENF** Status Active Facility Id 236758 Status Historical	**ENF** **CIWQS**	**S109692893** **N/A**
A3 **< 1/8** **1 ft.** **Relative:** **Higher**	**LEAL RANCHES** **12740 58TH** **CORONA, CA 92880** **Click here for full text details**	**CERS**	**S123500605** **N/A**
4 **SW** **< 1/8** **0.001 mi.** **7 ft.** **Relative:** **Lower**	**ECHEVERRIA DAIRY** **CLEVELAND AVE** **CORONA, CA 92880** **Click here for full text details** **ENVIROSTOR** Facility Id 33020004 Status No Further Action **LUST** Facility Status Remediation Plan Global ID T0606523936 **SCH** Facility Id 33020004 Status No Further Action	**ENVIROSTOR** **LUST** **SCH**	**S105628777** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B5 **SE** **< 1/8** **0.014 mi.** **72 ft.** **Relative:** **Lower**	**LEAL RANCHES** **12714 CLOVERDALE** **CORONA, CA 91720** **Click here for full text details** **HIST UST** Facility Id 00000049612	**HIST UST**	**U001569146** **N/A**
B6 **SE** **< 1/8** **0.022 mi.** **118 ft.** **Relative:** **Lower**	**WESTERN SKY DAIRY** **6500 HAMNER** **CORONA, CA 91720** **Click here for full text details** **ENF** Status Historical Facility Id 630518 Status Historical **HIST CORTESE** Reg Id 8 335298001 **WDS** Facility Id 8 335298001 Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.	**ENF** **HIST CORTESE** **NPDES** **WDS** **CIWQS**	**S102005719** **N/A**
C7 **ESE** **< 1/8** **0.023 mi.** **122 ft.** **Relative:** **Higher**	**MOUNTAIN VIEW TIRE** **6080 HAMNER AVE #105** **EASTVALE, CA 91752** **Click here for full text details**	**CERS HAZ WASTE** **CERS**	**S123530317** **N/A**
C8 **ESE** **< 1/8** **0.023 mi.** **122 ft.** **Relative:** **Higher**	**MOUNTAIN VIEW TIRE & SERVICE INC** **6080 HAMNER AVE STE 105** **MIRA LOMA, CA 91752** **Click here for full text details** **RCRA NonGen / NLR** EPA Id CAL000367306	**RCRA NonGen / NLR**	**1024831162** **CAL000367306**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B9 **SE** **< 1/8** **0.024 mi.** **126 ft.** **Relative:** **Lower**	**RALPHS GROCERY # 45 (FUEL CENTER)** **12618 LIMONITE AVE** **CORONA, CA 92880** **Click here for full text details** **HAZNET** GEPAID CAL000319444	**CERS HAZ WASTE** **CERS TANKS** **HAZNET** **CERS** **HWTS**	**S123625499** **N/A**
B10 **SE** **< 1/8** **0.024 mi.** **126 ft.** **Relative:** **Lower**	**RALPHS GROCERY COMPANY FUEL CENTER 45** **12618 LIMONITE AVE** **EASTVALE, CA 92880** **Click here for full text details** **RCRA-LQG** EPA Id CAR000260547	**RCRA-LQG**	**1018273845** **CAR000260547**
C11 **ESE** **< 1/8** **0.026 mi.** **138 ft.** **Relative:** **Higher**	**VONS FUEL CENTER #2688** **6110 HAMNER AVE** **EASTVALE, CA 91752** **Click here for full text details** **UST** Facility Id FA0046411	**UST**	**U004009968** **N/A**
C12 **ESE** **< 1/8** **0.026 mi.** **138 ft.** **Relative:** **Higher**	**VONS FUEL #2688** **6110 HAMNER AVE** **MIRA LOMA, CA 91752** **Click here for full text details** **RCRA NonGen / NLR** EPA Id CAL000442585	**RCRA NonGen / NLR**	**1024873932** **CAL000442585**
C13 **ESE** **< 1/8** **0.026 mi.** **138 ft.** **Relative:** **Higher**	**VONS FUEL CENTER #2688** **6110 HAMNER AVE** **EASTVALE, CA 91752** **Click here for full text details** **CHMIRS** OES Incident Number 12-3603 OES Incident Number 6-1449	**CERS HAZ WASTE** **CERS TANKS** **CHMIRS** **CERS**	**S109040136** **N/A**

C14
ESE
< 1/8
0.026 mi.
138 ft.

Relative:
Higher

VONS FUEL #2688
6110 HAMNER AVE
MIRA LOMA, CA 91752

RCRA NonGen / NLR — **1024810246**
CAL000288661

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000288661

D15
SSE
< 1/8
0.027 mi.
142 ft.

Relative:
Lower

PULTE HOMES COMPANY, LLC
12774 LIMONITE
EASTVALE, CA 92880

RCRA NonGen / NLR — **1024746115**
CAC002965887

Click here for full text details

RCRA NonGen / NLR
EPA Id CAC002965887

D16
SSE
< 1/8
0.027 mi.
144 ft.

Relative:
Lower

RIVERSIDE MEDICAL CLINIC
12742 LIMONITE AVE
EASTVALE, CA 92880

RCRA NonGen / NLR — **1025872278**
CAL000445399

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000445399

B17
SE
< 1/8
0.043 mi.
225 ft.

Relative:
Lower

RALPH'S #45 FUEL CENTER
12618 LIMONITE AVE
EASTVALE, CA 92880

UST — **U004178983**
N/A

Click here for full text details

UST
Facility Id FA0025177

E18
SE
< 1/8
0.062 mi.
329 ft.

Relative:
Lower

WALGREENS #13657
12574 LIMONITE AVE
MIRA LOMA, CA 91752

RCRA NonGen / NLR — **1016954654**
CAL000368727

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000368727

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E19 **SE** **< 1/8** **0.062 mi.** **329 ft.** **Relative:** **Lower**	**WALGREENS #13657** **12574 LIMONITE AVE** **EASTVALE, CA 91752** **Click here for full text details** **HAZNET** GEPAID CAL000368727	**CERS HAZ WASTE** **HAZNET** **HWTS**	**S113800239** **N/A**
D20 **SSE** **< 1/8** **0.073 mi.** **384 ft.** **Relative:** **Lower**	**TIERRA FINA** **12672 LIMONITE AVE** **CORONA, CA 92880** **Click here for full text details**	**EDR Hist Auto**	**1020848439** **N/A**
F21 **ESE** **< 1/8** **0.077 mi.** **405 ft.** **Relative:** **Lower**	**2688 VONS A SAFEWAY COMPANY** **6170 HAMNER AVE** **MIRA LOMA, CA 91752** **Click here for full text details**	**CERS HAZ WASTE** **CERS**	**S123535444** **N/A**
F22 **ESE** **< 1/8** **0.077 mi.** **405 ft.** **Relative:** **Lower**	**VONS 2688** **6170 HAMNER AVE** **EASTVALE, CA 91752** **Click here for full text details** **RCRA-LQG** EPA Id CAR000242420 **FINDS** Registry ID: 110056301005	**RCRA-LQG** **FINDS**	**1016447641** **CAR000242420**
G23 **SSE** **< 1/8** **0.088 mi.** **463 ft.** **Relative:** **Lower**	**RALPHS GROCERY #45** **12660 LIMONITE AVE** **CORONA, CA 92880** **Click here for full text details** **RCRA NonGen / NLR** EPA Id CAL000302746	**RCRA NonGen / NLR**	**1024813162** **CAL000302746**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G24 SSE < 1/8 0.088 mi. 463 ft. Relative: Lower	**SUNSET RECYCLING CENTER 12660 LIMONITE CORONA, CA 92880** Click here for full text details **SWRCY** Cert Id RC296631.001	**SWRCY**	**S126254806 N/A**
G25 SSE < 1/8 0.088 mi. 463 ft. Relative: Lower	**RALPHS GROCERY #45 12660 LIMONITE AVE CORONA, CA 92880** Click here for full text details **CHMIRS** OES Incident Number 17-2138 **HAZNET** GEPAID CAL000302746	**CERS HAZ WASTE CHMIRS HAZNET CERS HWTS**	**S113140872 N/A**
26 SW < 1/8 0.094 mi. 494 ft. Relative: Lower	**THE PROCTER AND GAMBLE DISTRIBUTING LLC - WEST COA 16110 COSMOS ST MORENO VALLEY, CA 92551** Click here for full text details	**AST**	**A100425253 N/A**
27 SSE < 1/8 0.105 mi. 556 ft. Relative: Lower	**BRIGHT NOW DENTAL A DENTAL OFFICE OF SAHAWNEH DENT 12636 LIMONITE AVE STE 1A CORONA, CA 92880** Click here for full text details **RCRA NonGen / NLR** EPA Id CAL000360939	**RCRA NonGen / NLR**	**1024828755 CAL000360939**
28 ESE 1/8-1/4 0.137 mi. 724 ft. Relative: Higher	**HOME DEPOT USA INC HD 1084 6140 HAMNER AVE MIRA LOMA, CA 91752** Click here for full text details **RCRA-SQG** EPA Id CAR000168724 **HAZNET** GEPAID CAR000168724	**RCRA-SQG CERS HAZ WASTE HAZNET CERS HWTS**	**1008879999 CAR000168724**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
H29 ESE 1/8-1/4 0.203 mi. 1072 ft. Relative: Lower	**PETSMART #1341 12483 LIMONITE AVE MIRA LOMA, CA 91752 Click here for full text details**	**CERS HAZ WASTE CERS**	**S118938010 N/A**
H30 ESE 1/8-1/4 0.203 mi. 1072 ft. Relative: Lower	**MEDICAL MNGT INTNL INC DBA BANFIELD PET HOSPITAL # 12483 LIMONITE AVE MIRA LOMA, CA 91752 Click here for full text details RCRA NonGen / NLR** EPA Id CAL000322671	**RCRA NonGen / NLR**	**1024817821 CAL000322671**
H31 ESE 1/8-1/4 0.203 mi. 1072 ft. Relative: Lower	**PETSMART #1341 12483 LIMONITE AVE MIRA LOMA, CA 91752 Click here for full text details RCRA NonGen / NLR** EPA Id CAL000401531	**RCRA NonGen / NLR**	**1024846950 CAL000401531**
I32 ESE 1/8-1/4 0.213 mi. 1122 ft. Relative: Lower	**STAPLES THE OFFICE SUPERSTORE EAST INC STORE 1391 12495 LIMONITE AVE MIRA LOMA, CA 91752 Click here for full text details HAZNET** GEPAID CAL000390722	**CERS HAZ WASTE HAZNET HWTS**	**S118234238 N/A**
I33 ESE 1/8-1/4 0.213 mi. 1122 ft. Relative: Lower	**STAPLES THE OFFICE SUPERSTORE EAST INC STORE 1391 12495 LIMONITE AVE MIRA LOMA, CA 91752 Click here for full text details RCRA NonGen / NLR** EPA Id CAL000390722	**RCRA NonGen / NLR**	**1024841141 CAL000390722**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
I34 ESE 1/8-1/4 0.223 mi. 1177 ft. Relative: Lower	**TARGET STORE T1961 12471 LIMONITE AVE MIRA LOMA, CA 91752** Click here for full text details **RCRA-LQG** EPA Id CAR000218032	**RCRA-LQG**	**1014465342 CAR000218032**
I35 ESE 1/8-1/4 0.223 mi. 1177 ft. Relative: Lower	**TARGET T1961 12471 LIMONITE AVE MIRA LOMA, CA 91752** Click here for full text details	**CERS HAZ WASTE CERS**	**S113137385 N/A**
I36 ESE 1/8-1/4 0.223 mi. 1177 ft. Relative: Lower	**CVS PHARMACY #17077 12471 LIMONITE AVE STE B MIRA LOMA, CA 91752** Click here for full text details **RCRA-VSQG** EPA Id CAR000259713 **FINDS** Registry ID: 110067711140 **ECHO** Registry ID 110067711140	**RCRA-VSQG FINDS ECHO**	**1018273774 CAR000259713**
I37 ESE 1/8-1/4 0.227 mi. 1199 ft. Relative: Lower	**CHEVRON STATION #210408/2013 12464 LIMONITE AVE MIRA LOMA, CA 91752** Click here for full text details	**CERS HAZ WASTE CERS TANKS CERS**	**S123498716 N/A**
I38 ESE 1/8-1/4 0.227 mi. 1199 ft. Relative: Lower	**CHEVRON STATION #210408/2013 12464 LIMONITE AVE MIRA LOMA, CA 91752** Click here for full text details **UST** Facility Id FA0032436	**UST**	**U004264381 N/A**

39
NNW
1/8-1/4
0.237 mi.
1249 ft.

Relative:
Higher

PORSCHE CARS NORTH AMERICA
12567 BELLEGRAVE AVE BLDG #4
EASTVALE, CA 91752

RCRA NonGen / NLR

1025870707
CAL000428608

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000428608

40
East
1/8-1/4
0.246 mi.
1297 ft.

Relative:
Higher

GATEWAY DENTAL GROUP AND ORTHODONTICS
12571 LIMONITE AVE STE 230
EASTVALE, CA 91752

RCRA NonGen / NLR

1024861140
CAL000429606

Click here for full text details

RCRA NonGen / NLR
EPA Id CAL000429606

J41
ENE
1/4-1/2
0.268 mi.
1417 ft.

Relative:
Higher

TEXACO SWAN LAKE
5800 HAMNER AVE
MIRA LOMA, CA 92408

LUST
Cortese
HIST CORTESE
NPDES
CERS

S103990108
N/A

Click here for full text details

LUST
Facility Status Case Closed
Status Completed - Case Closed
Facility Id 89159
Global Id T0606500101
Facility Status 9
Global ID T0606500101

Cortese
Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE
Reg Id 083301026T

J42
ENE
1/4-1/2
0.268 mi.
1417 ft.

Relative:
Higher

SWAN LAKE TEXACO
5800 HAMMER AVENUE
MIRA LOMA, CA 91752

Notify 65

S100178727
N/A

Click here for full text details

43 NNE 1/4-1/2 0.436 mi. 2304 ft. Relative: Higher	**PROPOSED K-8 SCHOOL NO. 2 5240 AND 5380 HAMNER AVENUE MIRA LOMA, CA 91752**	**ENVIROSTOR SCH**	**S108054398 N/A**

Click here for full text details

ENVIROSTOR
Facility Id 60000409
Status No Further Action

SCH
Facility Id 60000409
Status No Further Action

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44 West 1/4-1/2 0.498 mi. 2632 ft. Relative: Higher	**DRIFTY FARMS 5810 SUMNER CHINO, CA 91710**	**RCRA-SQG LUST SWEEPS UST HIST UST CA FID UST FINDS ECHO Cortese ENF HIST CORTESE CIWQS CERS HWTS**	**1000231069 CAD981970312**

Click here for full text details

RCRA-SQG
EPA Id CAD981970312

LUST
Facility Status Case Closed
Status Completed - Case Closed
Facility Id 90939
Global Id T0606500214
Facility Status 9
Global ID T0606500214

SWEEPS UST
Status A
Tank Status A
Comp Number 27263

HIST UST
Facility Id 00000027263

CA FID UST
Facility Id 36003104
Status A

FINDS

DRIFTY FARMS (Continued) **1000231069**

Registry ID: 110002759881

ECHO
Registry ID 110002759881

Cortese
Cleanup Status COMPLETED - CASE CLOSED

ENF
Status Historical
Facility Id 220737
Status Historical

HIST CORTESE
Reg Id 083301720T

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfieds Sites Listing	State Water Resources Control Board	12/17/2020	12/17/2020	03/09/2021
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2019	01/20/2021	04/08/2021
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	01/20/2021	01/20/2021	04/08/2021
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	01/20/2021	01/20/2021	04/08/2021
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	01/20/2021	01/20/2021	04/08/2021
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	12/31/2020	01/20/2021	04/08/2021
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	11/30/2020	12/01/2020	02/12/2021
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	12/17/2020	12/17/2020	03/09/2021
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	05/01/2019	05/14/2019	07/17/2019
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	03/02/2021	03/03/2021	05/19/2021
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	02/26/2021	03/02/2021	05/19/2021
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	02/23/2021	02/25/2021	05/19/2021
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	03/01/2021	03/04/2021	05/20/2021
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2018	06/16/2020	08/28/2020
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	12/31/2020	01/20/2021	04/09/2021
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	01/25/2021	01/26/2021	04/13/2021
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	01/25/2021	01/26/2021	04/13/2021
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	02/08/2021	02/12/2021	05/05/2021
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	11/23/2020	11/23/2020	02/08/2021
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2019	04/15/2020	07/02/2020
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	02/16/2021	02/17/2021	05/10/2021
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	01/05/2021	01/05/2021	03/18/2021
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	04/08/2021	04/09/2021	04/20/2021
CA	ICE	ICE	Department of Toxic Subsances Control	02/16/2021	02/17/2021	05/07/2021
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Qualilty Control Board	03/08/2021	03/09/2021	03/31/2021
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	03/01/2021	03/03/2021	05/20/2021
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/31/2021
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MINES	Mines Site Location Listing	Department of Conservation	03/08/2021	03/09/2021	03/30/2021
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	01/29/2021	03/03/2021	05/20/2021
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	03/12/2021	03/16/2021	06/01/2021
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	02/08/2021	02/09/2021	05/04/2021
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	03/02/2021	03/03/2021	05/20/2021
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	02/24/2021	02/24/2021	05/14/2021
CA	PROC	Certified Processors Database	Department of Conservation	03/09/2021	03/09/2021	03/31/2021
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	01/25/2021	01/26/2021	04/13/2021
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	02/11/2021	02/11/2021	05/05/2021
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	01/25/2021	01/26/2021	04/13/2021
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	02/08/2021	02/09/2021	05/03/2021
CA	SWRCY	Recycler Database	Department of Conservation	03/09/2021	03/09/2021	03/31/2021
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	03/08/2021	03/09/2021	03/31/2021
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	03/08/2021	03/09/2021	03/30/2021
CA	UST	Active UST Facilities	SWRCB	03/08/2021	03/09/2021	03/31/2021
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	03/05/2021	03/09/2021	04/01/2021
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	01/25/2021	01/26/2021	04/13/2021
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	11/19/2019	01/07/2020	03/09/2020
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	03/09/2021	03/09/2021	03/31/2021
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	03/08/2021	03/09/2021	03/30/2021
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	12/11/2020	12/11/2020	03/02/2021
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2017	06/22/2020	11/20/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2019	12/01/2020	02/09/2021

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2020	01/13/2021	03/22/2021
US	CORRACTS	Corrective Action Report	EPA	03/22/2021	03/23/2021	05/19/2021
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	11/03/2020	11/17/2020	02/09/2021
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	04/27/2021	05/03/2021	05/19/2021
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	01/02/2021	01/08/2021	03/22/2021
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/14/2020	12/15/2020	12/22/2020
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	04/03/2019	04/05/2019	05/14/2019
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/29/2021	02/17/2021	03/22/2021
US	FINDS	Facility Index System/Facility Registry System	EPA	02/03/2021	03/03/2021	04/05/2021
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	02/11/2021	02/17/2021	04/05/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/17/2021	02/17/2021	03/22/2021
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/16/2020	12/17/2020	03/12/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/01/2020	12/16/2020	03/12/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/12/2020	12/16/2020	03/12/2021
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/02/2020	12/18/2020	03/12/2021
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/07/2020	12/16/2020	03/12/2021
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	09/30/2020	12/22/2020	03/12/2021
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/09/2020	12/16/2020	03/12/2021
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/01/2020	12/16/2020	03/12/2021
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/01/2020	12/16/2020	03/12/2021
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	11/12/2020	12/16/2020	03/12/2021
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/02/2020	12/18/2020	03/12/2021
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/07/2020	12/16/2020	03/12/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/30/2020	12/22/2020	03/12/2021
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/09/2020	12/16/2020	03/12/2021
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/01/2020	12/16/2020	03/12/2021
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	04/27/2021	05/03/2021	05/19/2021
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	04/27/2021	05/03/2021	05/19/2021
US	LUCIS	Land Use Control Information System	Department of the Navy	02/09/2021	02/11/2021	03/22/2021
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	11/24/2020	11/30/2020	01/25/2021
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	03/08/2021	03/11/2021	05/11/2021
US	NPL	National Priority List	EPA	04/27/2021	05/03/2021	05/19/2021
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/19/2020	01/08/2021	03/22/2021
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	12/30/2020	01/14/2021	03/05/2021
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/27/2021	05/03/2021	05/19/2021
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	03/22/2021	03/23/2021	05/19/2021
US	RMP	Risk Management Plans	Environmental Protection Agency	01/22/2021	02/18/2021	05/11/2021
US	ROD	Records Of Decision	EPA	04/27/2021	05/03/2021	05/19/2021
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	04/27/2021	05/03/2021	05/19/2021
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	04/27/2021	05/03/2021	05/19/2021
US	SSTS	Section 7 Tracking Systems	EPA	01/20/2021	01/21/2021	03/22/2021
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/11/2020	12/11/2020	03/02/2021
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/07/2020	12/09/2020	03/02/2021
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/22/2021	02/23/2021	05/19/2021
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/14/2020	12/17/2020	03/12/2021
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	12/07/2020	12/09/2020	03/02/2021
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/22/2021	02/23/2021	05/19/2021
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/01/2021	02/24/2021	05/19/2021
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	10/05/2020	02/17/2021	05/10/2021
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	04/29/2020	07/10/2020
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2019	02/11/2021	02/24/2021
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish and Wildlife			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HAMER AVE AND 58TH STREET
HAMER AVE AND 58TH STREET
CORONA, CA 92880

TARGET PROPERTY COORDINATES

Latitude (North):	33.979185 - 33˚ 58' 45.07''
Longitude (West):	117.562932 - 117˚ 33' 46.56''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	448000.3
UTM Y (Meters):	3759796.5
Elevation:	669 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640930 CORONA NORTH, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

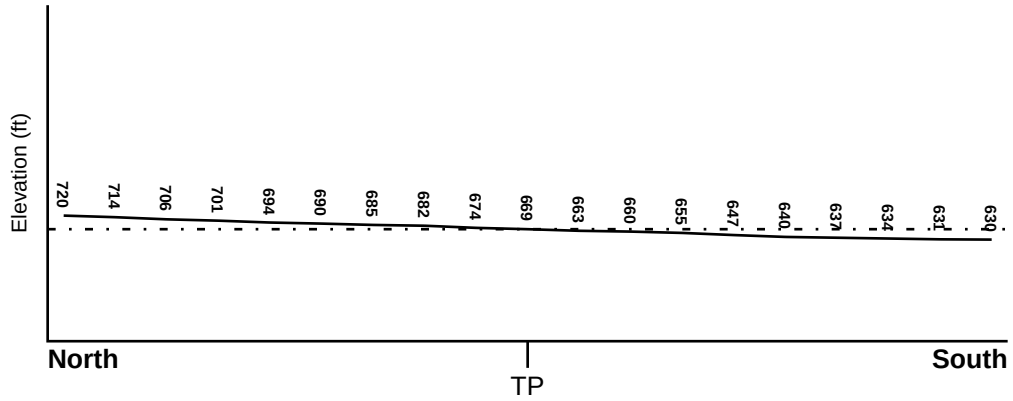
TOPOGRAPHIC INFORMATION

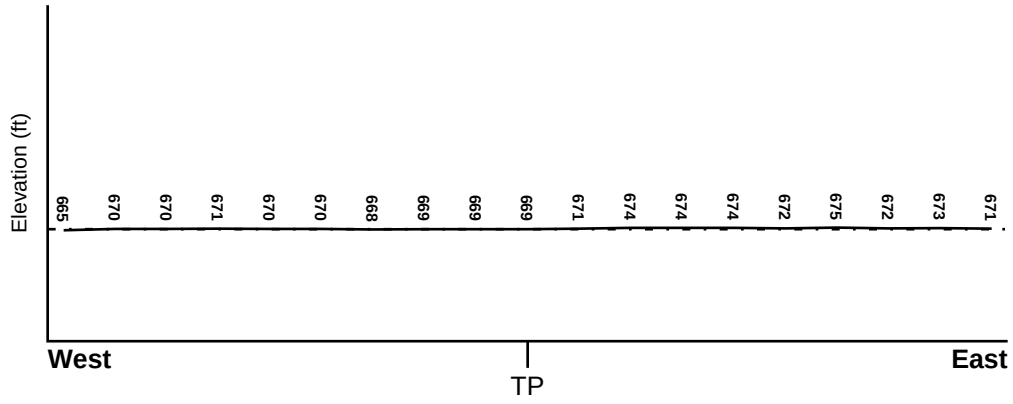
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

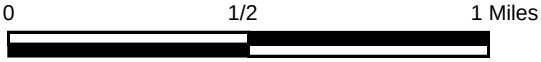
General Topographic Gradient: General SSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 669 ft.



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06071C9375H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06065C0681G	FEMA FIRM Flood data
06065C0683G	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
CORONA NORTH	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

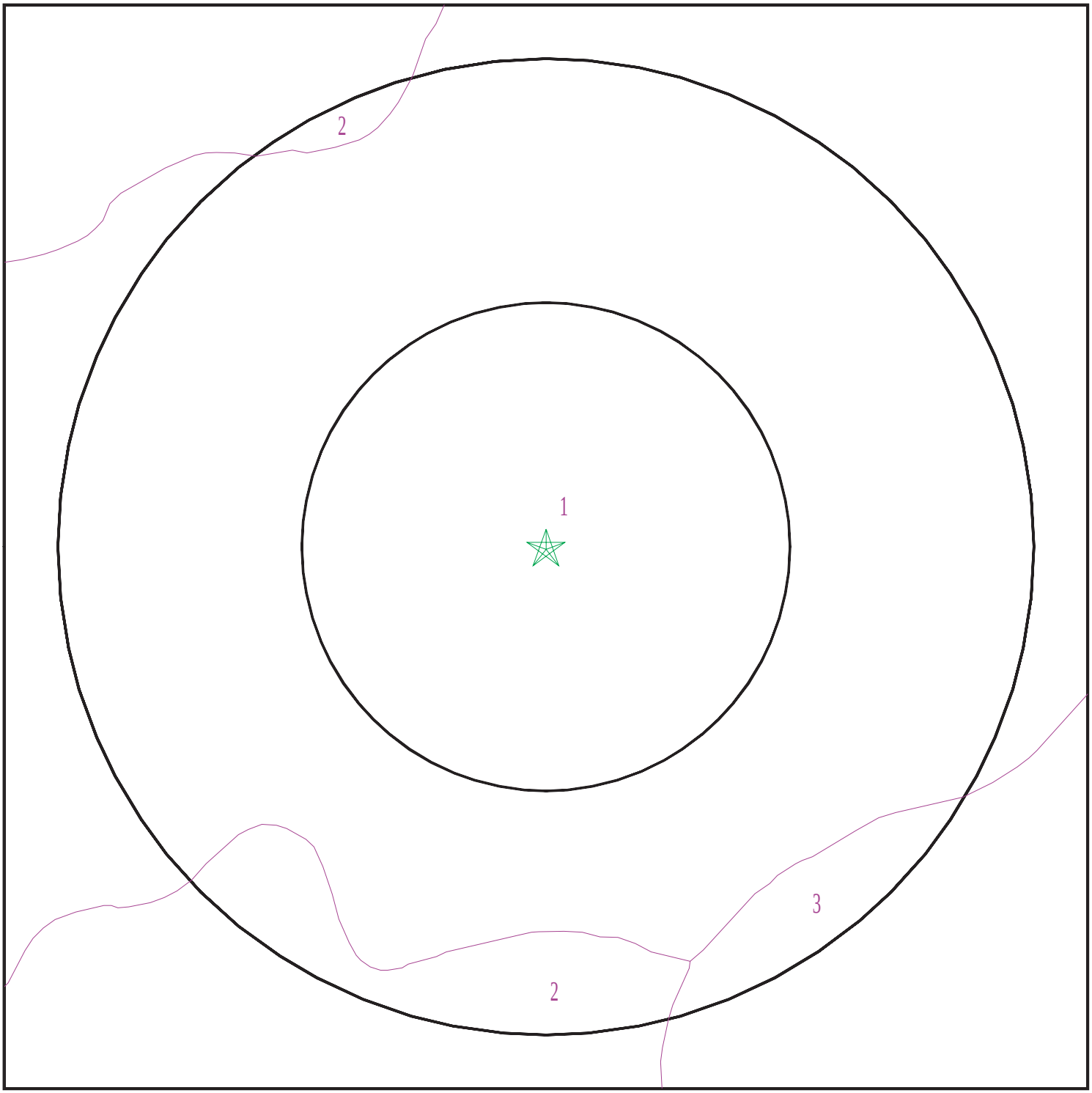
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 06529777.2r



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Hamer Ave and 58th Street	CLIENT:	Hillmann Environmental Co.
ADDRESS:	Hamer Ave and 58th Street Corona CA 92880	CONTACT:	Gabby Cyrulik
		INQUIRY #:	06529777.2r
LAT/LONG:	33.979185 / 117.562932	DATE:	June 09, 2021 2:46 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: HILMAR

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
2	16 inches	72 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6

Soil Map ID: 2

Soil Component Name: HILMAR

Soil Surface Texture: loamy sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 1.4 Min: 0.42	Max: 9.6 Min: 8.4
2	16 inches	22 inches	stratified very fine sandy loam to silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 1.4 Min: 0.42	Max: 9.6 Min: 8.4
3	22 inches	72 inches	stratified very fine sandy loam to silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 1.4 Min: 0.42	Max: 9.6 Min: 8.4

Soil Map ID: 3

Soil Component Name: DELHI

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	9 inches	48 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
3	48 inches	59 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
3	USGS40000139537	1/4 - 1/2 Mile NE
A12	USGS40000139530	1/2 - 1 Mile ENE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
H37	USGS40000139597	1/2 - 1 Mile NNW
H38	USGS40000139596	1/2 - 1 Mile NNW
H39	USGS40000139595	1/2 - 1 Mile NNW
H40	USGS40000139598	1/2 - 1 Mile NNW
H41	USGS40000139601	1/2 - 1 Mile NNW
H42	USGS40000139600	1/2 - 1 Mile NNW
H43	USGS40000139599	1/2 - 1 Mile NNW
H44	USGS40000139594	1/2 - 1 Mile NNW
H45	USGS40000139590	1/2 - 1 Mile NNW
H46	USGS40000139589	1/2 - 1 Mile NNW
H47	USGS40000139591	1/2 - 1 Mile NNW
H48	USGS40000139593	1/2 - 1 Mile NNW
H49	USGS40000139592	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CADWR0000036121	1/8 - 1/4 Mile NNW
2	CADWR0000036853	1/4 - 1/2 Mile WNW
A4	2583	1/4 - 1/2 Mile ENE
B5	CADDW0000012206	1/4 - 1/2 Mile NE
6	CADDW0000021047	1/4 - 1/2 Mile East
B7	2581	1/4 - 1/2 Mile NE
B8	CADDW0000017358	1/2 - 1 Mile NE
9	CADDW0000006675	1/2 - 1 Mile NE
C10	CADDW0000019117	1/2 - 1 Mile NNW
C11	CAPFAS000000511	1/2 - 1 Mile NNW
D13	CADDW0000013264	1/2 - 1 Mile North
D14	CAPFAS000000575	1/2 - 1 Mile North
E15	2582	1/2 - 1 Mile NE
E16	CADDW0000008868	1/2 - 1 Mile ENE
17	CADPR0000005448	1/2 - 1 Mile SSW
18	CADWR0000011820	1/2 - 1 Mile NNW
F19	CADDW0000004891	1/2 - 1 Mile NNE
F20	CAPFAS000000725	1/2 - 1 Mile NNE
21	CADWR8000006295	1/2 - 1 Mile ESE
G22	CADWR8000006311	1/2 - 1 Mile WNW
G23	CADDW0000022830	1/2 - 1 Mile WNW
G24	CAPFAS000001649	1/2 - 1 Mile WNW
25	CADDW0000022140	1/2 - 1 Mile ENE
26	CADWR0000001512	1/2 - 1 Mile West

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

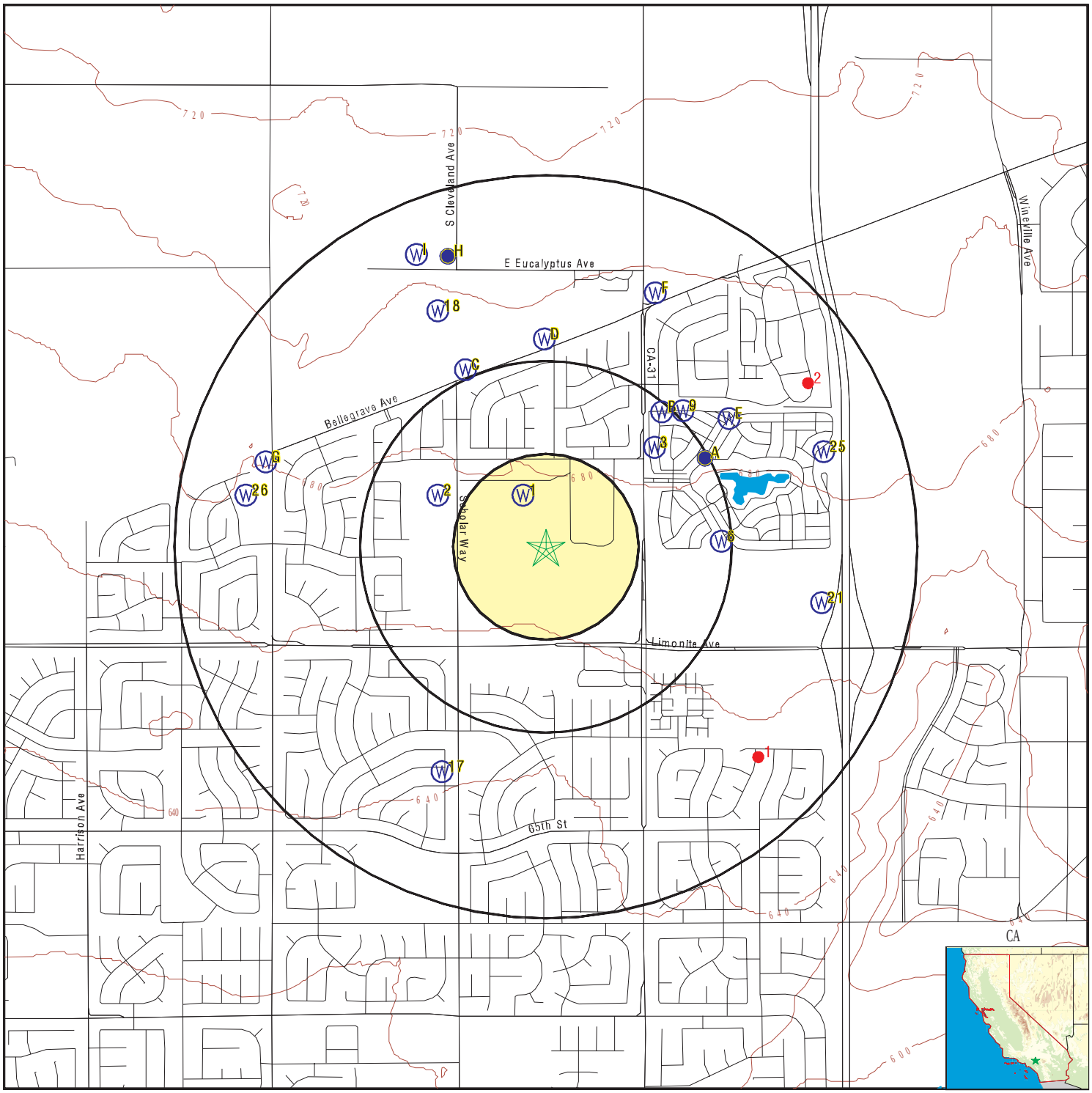
MAP ID	WELL ID	LOCATION FROM TP
H27	CAUSGSN00009264	1/2 - 1 Mile NNW
H28	CAUSGSN00007464	1/2 - 1 Mile NNW
H29	CAUSGSN00011131	1/2 - 1 Mile NNW
H30	CAUSGSN00007457	1/2 - 1 Mile NNW
H31	CAUSGSN00000786	1/2 - 1 Mile NNW
H32	CAUSGSN00016031	1/2 - 1 Mile NNW
H33	CAUSGSN00003256	1/2 - 1 Mile NNW
H34	CAUSGSN00019045	1/2 - 1 Mile NNW
H35	CAUSGSN00011745	1/2 - 1 Mile NNW
H36	CAUSGSN00002619	1/2 - 1 Mile NNW
I50	CADWR8000006331	1/2 - 1 Mile NNW
I51	CADWR8000006330	1/2 - 1 Mile NNW
I52	CADWR8000006332	1/2 - 1 Mile NNW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG14000006470	1/2 - 1 Mile SE
2	CAOG14000006473	1/2 - 1 Mile ENE

PHYSICAL SETTING SOURCE MAP - 06529777.2r



County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data
Oil, gas or related wells

0 1/4 1/2 1 Miles

N

SITE NAME:	Hamer Ave and 58th Street	CLIENT:	Hillmann Environmental Co.
ADDRESS:	Hamer Ave and 58th Street Corona CA 92880	CONTACT:	Gabby Cyrulik
		INQUIRY #:	06529777.2r
LAT/LONG:	33.979185 / 117.562932	DATE:	June 09, 2021 2:45 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 **SE** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG14000006470**
2 **ENE** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG14000006473**
1 **NNW** **1/8 - 1/4 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADWR0000036121**
2 **WNW** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADWR0000036853**
3 **NE** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139537**
A4 **ENE** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**CA WELLS**	**2583**
B5 **NE** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000012206**
6 **East** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000021047**
B7 **NE** **1/4 - 1/2 Mile** **Higher**	Click here for full text details	**CA WELLS**	**2581**

Map ID Direction Distance Elevation		Database	EDR ID Number
B8 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000017358**
9 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000006675**
C10 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000019117**
C11 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAPFAS000000511**
A12 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139530**
D13 **North** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000013264**
D14 **North** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAPFAS000000575**
E15 **NE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**2582**
E16 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000008868**

Map ID Direction Distance Elevation		Database	EDR ID Number
17 **SSW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**CADPR0000005448**
18 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADWR0000011820**
F19 **NNE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000004891**
F20 **NNE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAPFAS000000725**
21 **ESE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADWR8000006295**
G22 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADWR8000006311**
G23 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000022830**
G24 **WNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAPFAS000001649**
25 **ENE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADDW0000022140**

Map ID Direction Distance Elevation		Database	EDR ID Number
26 **West** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADWR0000001512**
H27 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00009264**
H28 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00007464**
H29 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00011131**
H30 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00007457**
H31 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00000786**
H32 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00016031**
H33 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00003256**
H34 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00019045**

Map ID Direction Distance Elevation		Database	EDR ID Number
H35 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00011745**
H36 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CAUSGSN00002619**
H37 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139597**
H38 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139596**
H39 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139595**
H40 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139598**
H41 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139601**
H42 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139600**
H43 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139599**

Map ID Direction Distance Elevation		Database	EDR ID Number
H44 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139594**
H45 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139590**
H46 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139589**
H47 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139591**
H48 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139593**
H49 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000139592**
I50 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADWR8000006331**
I51 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADWR8000006330**
I52 **NNW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADWR8000006332**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92880	15	1

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX F

OTHER DOCUMENTS

STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR RIVERSIDE COUNTY
CONTAINER TYPES: 1,2,3,4,5
(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

06/01/88

I OWNER
LEAL RANCHES
12714 CLOVERDALE CORONA CA 91720

II FACILITY

	MAILING ADDRESS / TOWNSHIP/RANGE/SECTION	DEALER/FOREMAN/SUPERVISOR / TELEPHONE	TYPE OF BUSINESS / NO. OF CONTAINERS
LEAL RANCHES 12714 CLOVERDALE CORONA CA 91720	12714 CLOVERDALE CORONA CA 91720	BRAD W. LEAL (714) 947-6500	RANCH & DAIRY 1

CROSS STREET :
HAMMER

III 24-HR. CONTACT PERSON / TELEPHONE
DAY: BRAD W. LEAL (714) 947-6500 NIGHT: (640) 0 -

********** OWNER ASSIGNED CONTAINER NUMBER: 1 ********** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000049612001 *********

IV DESCRIPTION
A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: /
C. YEAR INSTALLED : UNK
D. CAPACITY (GALLONS) : 550
E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: REGULAR

IS CONTAINER LOCATED ON A FARM : YES

V CONTAINER CONSTRUCTION
A. THICKNESS: B. VAULTING: UNKNOWN C. WALLING: UNKNOWN
D. MATERIAL : UNKNOWN
E. LINING : UNKNOWN
F. WRAPPING : UNKNOWN

VI PIPING
A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING :
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION
VISUAL

VIII CHEMICAL COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER
12032 REGULAR MOTOR VEHICLE FUEL

SOUTH COAST AQMD

PUBLIC RECORDS REQUEST FORM

Request Information (For Office Use Only)

Date Stored

Time Stored

Public Record Request Nbr

Public Record Request Tracking Nbr
114919

Attention Requestor

Please fill out this form completely. You may include an attachment to the form, if necessary.

Requestor Information

Requestor Name
Gabby Cyrulik

Requestor Address
1745 W Orangewood Avenue

Requestor Company
Hillmann Consulting

Requestor City
Orange

Requestor Email *
GCYRULIK@HILLMANNCONSULTING.COM

Requestor State
CA

Requestor Phone
(714)392-5920

Requestor Zip Code
92868

Type of Requested Record(s).

REQUESTED RECORDS. **Please be as specific as possible in describing the records you are seeking.** The more specific you are, the easier it will be to determine if such records exist in District files. Please contact the Public Records Unit if you need assistance in identifying District records.

Note: Permits to Operate, Equipment Lists, Notices of Violation, Notices to Comply, and Emissions Summaries are available through SCAQMD's FIND page at http://www3.aqmd.gov/webappl/fim/prog/search.aspx (you need to copy and paste this link into your browser).

Please Enter a description of the records you are requesting here: *

Permits to operate, equipment list, notices of violation, emission summaries, UST/AST records, asbestos records and notifications

Time Period of Documents Requested

Start Date *
01/01/1929

End Date *
6/22/2021

Requested Facility or Site Information (if applicable)

Note: You may only include one Facility or Site per Form.

Facility ID (if known)

Address
12741 and 12745 Limonite Ave

Facility Name (if known)
Leal Ranch

City
Corona

Zip Code
92880

Requested Application or Permit List. (if applicable)

Please click the Add Button to the right to enter a Application/Permit Number

Authorization Letter Attachment (0)

Authorization Letter

Note: Please use the above button for attaching an Authorization Letter from the facility to release confidential information for your public records request.

Supplemental Attachments (0)

Supplemental Documents

Note: Please use the above button for attaching additional documents that will help define your public records request.

INSTRUCTIONS FOR REQUESTING RECORDS

(California Public Records Act, Govt. Code Sections 6250-6276.48)

1. In order to expedite your request, please fill out the form completely. Requests may also be submitted by phone at (909) 396-3700, by facsimile to (909) 396-3330, or by email to PublicRecordsRequests@aqmd.gov.

2. Requests must be for records prepared, owned, used, or retained by the District (Gov. Code Sec. 6252(e)). Requests should be for clearly identifiable records. The District is not required to create a new record in response to a request. The District will assist the requestor in making a request that describes reasonably identifiable records (Gov. Code Sec. 6253.1). Documents will not be provided if disclosure would infringe upon a copyright, trade secret, or is otherwise exempt in accordance with state law.

3. A search for facility records can only be conducted by one or all of the following:

-- a) Facility Name, Address, or Identification Number

-- b) Facility Application Number, or Permit to Operate Number; or

-- c) Facility Notice of Violation/Notice to Comply Number.

4. You will be notified within ten (10) days whether your request seeks copies of disclosable public records prepared, owned, used, or retained by this agency. In some cases, the District may need an additional 14 days to respond. If so, you will be notified in writing. You will also be provided an estimated date of when the records will be made available.

5. Communications regarding your request, and any records, will be provided by email, unless specified otherwise.

6. If the search for records finds the records voluminous, you will be notified of the approximate number of pages and/or length of time it will take to process your request.

7. If the records you requested have been marked confidential by the source of the record, you will be notified and given the option of continuing with the District's Trade Secret process.

8. If your request is to review records, rather than receive copies, the District will notify you once the records are gathered, and arrangements will be made for your review.

9. The charge for the direct cost of duplication is as follows: Paper Copies, $0.15/page each over 10 pages (first 10 pages are free); Copied CD's or flash drives, no charge; and Copied Audio Tapes, $5.00 each. After a preliminary estimate, advance payment may be required.

10. If the request is for information in an electronic format, the requestor shall bear the cost of producing a copy of the record, including the cost to construct the record and the cost of programming and computer services necessary to produce a copy of the record, when either of the following applies: (1) the District would be required to produce a copy of an electronic record and the record is one that is produced only at otherwise regularly scheduled intervals, or (2) the request would require data compilation, extraction, or programming to produce the record. (Gov. Code Sec. 6253.9(b)). The transfer of gathered electronic records onto CD, DVD or flash drive typically costs $10.00 each. An invoice will accompany your records when completed.

Note: For further information, please refer to the District's Guidelines for Implementing the California Public Records Act. The Guidelines are available in the lobby of the District Headquarters or on the District's web site at www.aqmd.gov.

Note: If you have questions pertaining to the submittal of a Public Records Act request, you may contact the Public Records Unit, (909) 396-3700, Tuesday through Friday, 7:00 a.m. to 5:30 p.m. Our Fax number is (909) 396-3330. Our email address is PublicRecordsRequests@aqmd.gov.

From:	LTrapp@aqmd.gov
To:	Gabriela Cyrulik
Cc:	ob_pr_support_docs@aqmd.gov
Subject:	SCAQMD Public Records Request# 1406855, -- Completion Letter
Date:	Friday, June 25, 2021 10:59:18 AM
Attachments:	ATT00001.tif

Gabby Cyrulik
Hillman Consulting
1745 W Orangewood 201
Orange, Ca 92868

Ref: Request for Records; Control No. **1406855**, Received 6/23/2021

RE: P/O'S, EQL'S, NOV'S, EMISSION SUM, & ASBESTOS/SOIL NOTIF'S FOR 12741 & 12745 LIMONITE AVE, CORONA, CA, FROM 1/1/1929-6/22/2021.

After a thorough search of this agency's records:

NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE REFERENCED FACILITY OR FACILITY SITE.

Should you have any questions or need additional information, please do not hesitate to contact me at (909) 396-3700, Tuesday through Friday, between the hours of **8:00 a.m.** and **4:30 p.m.**

Sincerely,

Lora Trapp
For Colleen Paine
Public Records Coordinator
Information Management

HILLMANN
CONSULTING

June 15, 2021

State of California
Regional Water Quality Control Board – Santa Ana Region (8)
3737 Main Street, Suite #500
Riverside, CA 92501-3339
Phone (951) 782-4130
Fax (951) 781-6288
FileReview8@waterboards.ca.gov

RE: Environmental Files:

12740, 12741, 12745 and Limonite Ave
Corona, CA 92880

Dear RWQCB:

Hillmann Consulting, LLC is conducting an environmental investigation of the above referenced property. Under the Freedom of Information Act, we are requesting any information your office has regarding this property. If any records are located, we would like to obtain copies or schedule a file review. If no records are available, please contact me to confirm. Thank you.

Sincerely,

Gabriela Cyrulik
Environmental Technician
Hillmann Consulting, LLC
gcyrulik@hillmanngroup.com

From: WB-RB8-FileReview8
To: Gabriela Cyrulik
Subject: RE: 12740, 12741, 12745 and Limonite Ave
Date: Friday, June 25, 2021 9:47:09 AM

Good morning,

After careful review of our records, we show we have no files for the following site(s):

12740 Limonite Ave Corona
12741 Limonite Ave Corona
12745 Limonite Ave Corona

If we can be of further assistance, please do not hesitate to contact us again.

Thank you,
File Review Desk
3737 Main St. Suite 500
Riverside, CA 92501

From: Gabriela Cyrulik <gcyrulik@hillmannconsulting.com>
Sent: Wednesday, June 16, 2021 3:26 PM
To: WB-RB8-FileReview8 <FileReview8@waterboards.ca.gov>
Subject: 12740, 12741, 12745 and Limonite Ave

EXTERNAL:

Please see attached file

Gabriela Cyrulik
Project Manager

Hillmann Consulting, LLC
1745 W. Orangewood Avenue, Suite #201
Orange, CA 92868
Office: (714) 634-9500
Fax: (714) 634-9507
Cell: (714) 392-5920

gcyrulik@hillmannconsulting.com
www.HillmannConsulting.com

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County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH
www.rivcoeh.org

REQUEST FOR RECORDS

Land Use & Water Resources

PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 6254 (F). RECORDS OF PENDING INVESTIGATION AND INFORMANTS NAMES, ADDRESSES AND TELEPHONE NUMBERS WILL NOT BE RELEASED.

REQUESTS WILL BE PROCESSED WITHIN TEN (10) BUSINESS DAYS PER CALIFORNIA GOVERNMENT CODE, SECTION 6256.

Send completed form to one of the addresses or faxes below:

Western Riverside County
3880 Lemon Street, Suite 200
Riverside, California, 92501
Phone: (951) 955-8980
Fax: (951) 955-8988
Email: landuse@rivco.org

Eastern Riverside County
47-950 Arabia St., Suite A
Indio, CA 92201
Phone: (760) 863-7570
Fax: (760) 863-7013

YOUR NAME: Gabriela Cyrulik		DATE:
MAILING ADDRESS: 1745 W Orangewood Ave, 201		PHONE: ( ) 714-392-5920
CITY: Orange	STATE: CA	ZIP: 92868
EMAIL ADDRESS: gcyrulik@hillmannconsulting.com		
INFORMATION REQUESTED: environmental records		
SITE ADDRESS: 12740, 12741, 12745 and Limonite Ave		APN: - -
CITY: Corona, CA		ZIP: 92880

THIS FORM IS FOR ACQUISITION OF ANY EXISTING RECORDS. ANY CONSULTATION IN REFERENCE TO THESE RECORDS MAY BE SUBJECT TO A CONSULTATION FEE (PURSUANT TO RIVERSIDE COUNTY ORDINANCE 640)

Gabriela Cyrulik
Signature

June 15, 2021
Date

Cash and/or credit cards are the only accepted form of payment for records requests.

FOR OFFICE USE ONLY

PROCESSING AND REPRODUCTION FEES FOR RECORDS RESEARCHED MUST BE PAID UPON RECEIPT OF RECORDS AS FOLLOWS:

EACH PAGE @ $ 0.10 TOTAL NO. OF PAGES: _____ = $ _____

TOTAL: _____

REVIEWED BY _____ TITLE _____

RECORDS RECEIVED BY _____ DATE _____

EPO-111 (REV 08/16)

RIVERSIDE COUNTY AGRICULTURAL COMMISSIONER'S OFFICE

DELIA JIMENEZ CIOC
ASSISTANT AGRICULTURAL COMMISSIONER / SEALER
DANIEL DELGADO
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
ERIK DOWNS
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
MISAEL MARTINEZ
DEPUTY AGRICULTURAL COMMISSIONER / SEALER

RUBEN J. ARROYO
AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS AND MEASURES

REQUEST FOR PUBLIC RECORDS

A: REQUESTOR		DATE
Gabriela Cyrulik		June 16, 2021
COMPANY		PHONE NUMBER (DAYTIME)
Hillmann Consulting		714-392-5920
MAILING ADDRESS	CITY / STATE	ZIP CODE
1745 W Orangewood Ave	Orange	92868
EMAIL ADDRESS		
gcyrulik@hillmanngroup.com		

B: I REQUEST THE FOLLOWING RECORDS FROM THE RIVERSIDE COUNTY AGRICULTURAL COMMISSIONER'S OFFICE PERTAINING TO:

☑ WEIGHTS & MEASURES ☑ PESTICIDE REGULATION ☑ PEST EXCLUSION / NURSERY

☐ OTHER PROGRAM - PLEASE SPECIFY _____

PLEASE DESCRIBE RECORDS REQUESTED IN DETAIL:

Any pesticides records located at the Property listed below;

12740, 12741, 12745 and Limonite Ave
Corona, CA 92880

(ATTACH ADDITIONAL SHEET IF NECESSARY)

C. I REQUEST THESE RECORDS IN THE FOLLOWING FORMAT:

- ☐ REVIEW RECORDS IN PERSON NO FEE
- ☐ FAX RECORDS (EXISTING FORMAT) NO FEE
- ☐ EMAIL RECORDS (EXISTING FORMAT) NO FEE
- ☐ COPIES $0.50 PER PAGE FOR FIRST COPY; $0.50 PER COPY FOR SUBSEQUENT COPIES OF SAME PAGE (8/12" X 11" SIZE PAPER)
- ☐ DATA COMPILATION, EXTRACTION, PROGRAMMING, REFORMATTING $_____ PER HOUR

SIGNATURE OF REQUESTOR: Gabriela Cyrulik

3403 10TH ST., STE 701 – RIVERSIDE, CA 92501 – PHONE (951) 955-3045 – FAX (951) 955-3047

RIVERSIDE COUNTY AGRICULTURAL COMMISSIONER'S OFFICE

DELIA JIMENEZ CIOC
ASSISTANT AGRICULTURAL COMMISSIONER / SEALER
DANIEL DELGADO
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
ERIK DOWNS
DEPUTY AGRICULTURAL COMMISSIONER / SEALER
MISAEL MARTINEZ
DEPUTY AGRICULTURAL COMMISSIONER / SEALER

RUBEN J. ARROYO
AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS AND MEASURES

RESPONSE TO REQUEST FOR PUBLIC INFORMATION

June 18, 2021

Attn: Ms. Gabriela Cyrulik
Hillmann Consulting
1745 W Orangewood Ave.,
Orange, CA 92868
gcyrulik@hillmanngroup.com

Dear Ms. Cyrulik,

On June 16, 2021 the Riverside Agricultural Commissioner / Weights & Measures office received your Public Records Act request dated June 16, 2021. There are no existing records responsive to your request for reported pesticides used for the properties located at 12740, 12741, and 12745 Limonite Ave., Corona, CA 92880.

If you have any further questions, please do not hesitate to contact us.

Sincerely,

Nicole Ortega
Agricultural & Standards Investigator
Riverside County Agricultural Commissioner's Office
Email: niortega@rivco.org
Cell: (760) 289-9971

Property Detail Report

For Property Located At :
12740 58TH ST, EASTVALE, CA 92880-3334

CoreLogic RealQuest

Owner Information

Owner Name:	**BORBA JAMES/KORTE MARK**
Mailing Address:	**12740 58TH ST, EASTVALE CA 92880-3334 R043**
Vesting Codes:	/ /

Location Information

Legal Description:	**28.20 ACRES M/L IN POR SE 1/4 OF SEC 24 T2S R7W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS**		
County:	**RIVERSIDE, CA**	APN:	**164-030-025**
Census Tract / Block:	**406.07 / 1**	Alternate APN:	**164-030-025**
Township-Range-Sect:	**2S-7W-24**	Subdivision:	
Legal Book/Page:		Map Reference:	/
Legal Lot:		Tract #:	
Legal Block:		School District:	**CORONA NORCO**
Market Area:	**248**	School District Name:	**CORONA NORCO**
Neighbor Code:		Munic/Township:	**CITY OF EASTVALE**

Owner Transfer Information

Recording/Sale Date:	**01/09/2017 / 01/03/2017**	Deed Type:	**AFFIDAVIT**
Sale Price:		1st Mtg Document #:	
Document #:	**9667**		

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Bedrooms:		Garage Capacity:	

Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:	**Building Permit**	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	**A-2-20**	Acres:	**28.20**	County Use:	**HORSE RANCH (AQ8)**
Lot Area:	**1,228,392**	Lot Width/Depth:	**x**	State Use:	**X12**
Land Use:	**RANCH**	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	**$9,010,291**	Assessed Year:	**2020**	Property Tax:	**$100,849.36**
Land Value:	**$8,596,973**	Improved %:	**5%**	Tax Area:	**027002**
Improvement Value:	**$413,318**	Tax Year:	**2020**	Tax Exemption:	
Total Taxable Value:	**$9,010,291**				

From: Le, Luan (Murrieta DEH)
To: Gabriela Cyrulik
Subject: 12741 and 12745 Limonite Ave., Corona, CA 92880
Date: Thursday, July 1, 2021 9:04:55 AM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png

Hello Ms. Gyrulik,

There were no land use/water or septic records found for the above addresses. The address 12740 Limonite Ave., Corona, CA 92868 did not registered in our Map My County record search.

Sincerely,

Luan Le

Registered Environmental Health Specialist III
Riverside County Department of Environmental Health
Land Use & Water Resources Program
3880 Lemon Street, Ste 200, Riverside, CA 92501
Phone #: 951-955-8980
Fax #: 951-955-8988
E-mail: LuanLe@rivco.org
www.rivcoeh.org

"No one's better than you, but you're better than nobody"

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County of Riverside California

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

www.rivcoeh.org

Environmental Protection & Oversight Division
Hazardous Materials Management Branch

REQUEST FOR RECORDS

Requests for review of records are processed on a first come, first serve basis and the processing time is approximately 2-4 weeks. As required by California Public Records Act Section 6250 et seq., a response will be given within ten (10) business days to confirm receipt of your request.

Pursuant to California Government Code, Section 6254 (f), records of pending investigations and informant's names, addresses, and telephone numbers, will not be released.

For access to electronic records available online, visit the Public Information section at www.rivcoeh.org for more details.

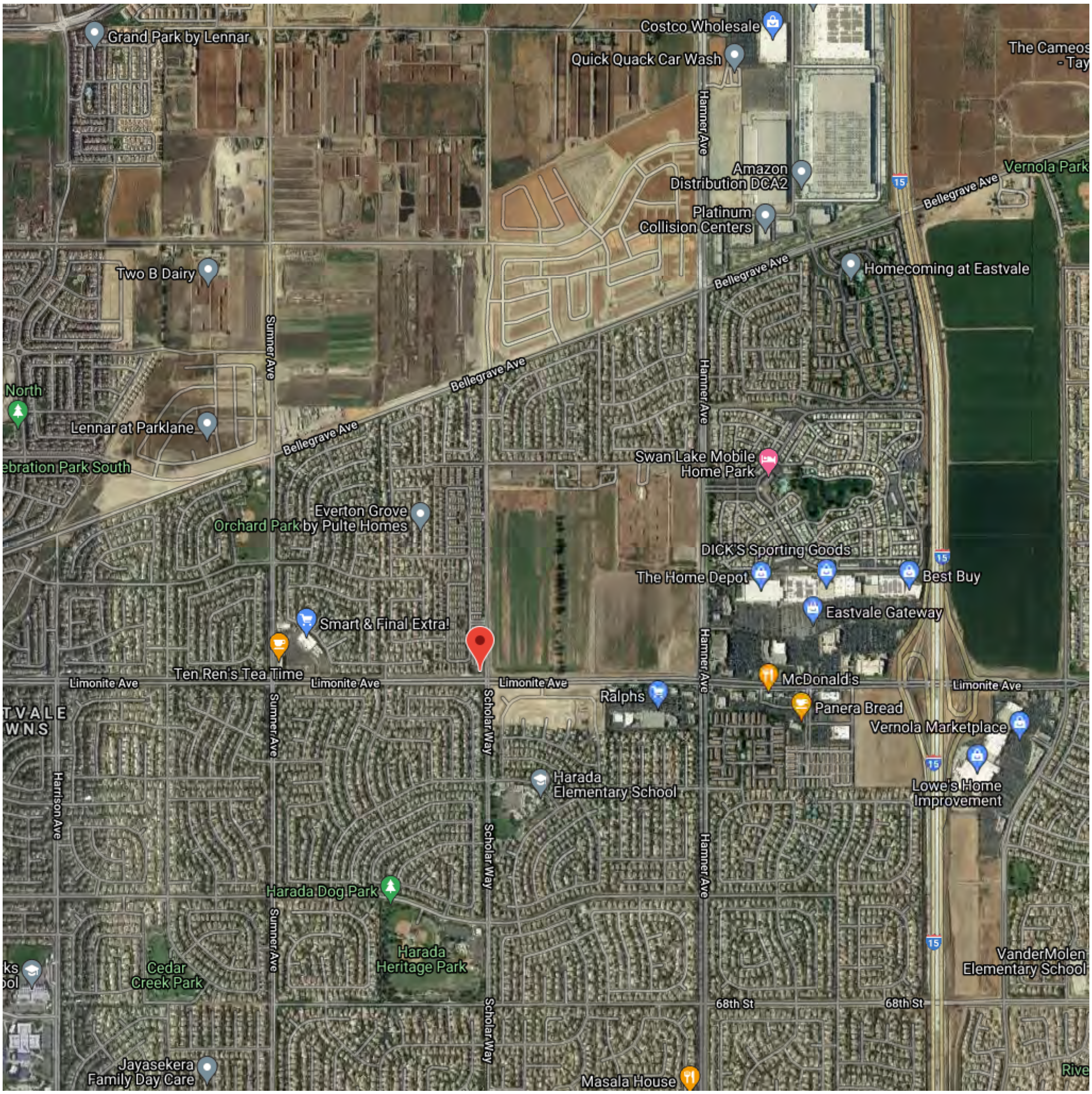
REQUESTOR INFORMATION		
NAME: Gabriela Cyrulik	DATE OF REQUEST: June 16, 2021	
BUSINESS NAME (IF ANY): Hillmann Consulting		
RETURN LEGAL MAILING ADDRESS: 1745 W Orangewood Avenue, 201		
CITY: Orange	STATE: CA	ZIP: 92868
PHONE: 714-392-5920		

The following information is required. **List each street address separately.**

	SITE STREET ADDRESS (NO APNs)	CITY
1.	12740, 12741, 12745 and Limonite Ave	Corona, CA
2.		
3.	.	
4.		
5.		
6.		
7.		

Requests must be made in writing and submitted by mail, email, or in person to the following office:

4065 County Circle Drive, Room 104, Riverside, CA 92503
Phone: (951) 358-5055
Email: DEHRecordsMgmt@rivco.org
Mailing Address: P.O. Box 7909, Riverside, CA 92513-7909



LIST SITES VISIBLE ON MAP

Google

Map data ©2021 Google Imagery ©2021 , County of San Bernardino, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

SHOW LEGEND Sites Shown on Map: 5 Total Sites 0 Open Sites 5 Closed Sites 0 Sites w/Water Quality Data

U.S. Environmental Protection Agency

MyProperty

Environmental Databases Search

The search of EPA's Facility Registry System did not locate any records for the search criteria provided below:

Search Criteria:

Street Address: 12741 Limonite Avenue
City, State: Corona , CA
Query executed on: 06/23/2021 04:54 PM **EST**

Contact the appropriate state, tribal or local agencies if you seek additional information.

Disclaimer

The MyProperty reports are provided solely for informational purposes. They do not provide legal advice, have legally binding effect, or expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits in regard to any person. EPA maintains the application to enhance public access to environmental information. This service has continual data updates, and we will correct errors brought to our attention, as appropriate.

U.S. Environmental Protection Agency

MyProperty

Environmental Databases Search

The search of EPA's Facility Registry System did not locate any records for the search criteria provided below:

Search Criteria:

Street Address: 12740 58TH STREET
City, State: Corona , CA
Query executed on: 06/23/2021 04:51 PM **EST**

Contact the appropriate state, tribal or local agencies if you seek additional information.

Disclaimer

The MyProperty reports are provided solely for informational purposes. They do not provide legal advice, have legally binding effect, or expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits in regard to any person. EPA maintains the application to enhance public access to environmental information. This service has continual data updates, and we will correct errors brought to our attention, as appropriate.

ECHO Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

LEAL RANCHES

12740 58TH STREET, CORONA, CA 92880

FRS (Facility Registry Service) ID: 110064614298
EPA Region: 09
Latitude: 33.982624
Longitude: -117.559313
Locational Data Source: FRS
Industry: Dairy Farms
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CWA	5	03/03/2021	**No Violation Identified**	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): Minor, Permit Effective (CAC209348)
Resource Conservation and Recovery Act (RCRA): No Information
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Known Data Problems

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110064614298					N	33.982624	-117.559313
ICIS-NPDES	CWA	CAC209348	Minor: General Permit Covered Facility	Effective		03/15/2024	N	33.9804	-117.56452

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110064614298	LEAL RANCHES	12740 58TH STREET, CORONA, CA 92880	
ICIS-NPDES	CWA	CAC209348	LEAL RANCHES	12740 58TH, CORONA, CA 92880	

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
ICIS-NPDES	CAC209348	0241	Dairy Farms
NPDES	CAC209348	0241	Dairy Farms

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Industrial Effluent Guidelines

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description
No data records returned		

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
San Manuel Reservation	San Manuel Band of Mission Indians, California	100000256	22.15
San Manuel Reservation	San Manuel Band of Mission Indians, California	100000256	22.06

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
CWA	CAC209348	ICIS-NPDES	Inspection/Evaluation	CAFO - Evaluation	State	03/03/2021	
CWA	CAC209348	ICIS-NPDES	Inspection/Evaluation	CAFO - Evaluation	State	01/15/2021	

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
CWA	CAC209348	ICIS-NPDES	Inspection/Evaluation	CAFO - Evaluation	State	08/27/2019	
CWA	CAC209348	ICIS-NPDES	Inspection/Evaluation	CAFO - Evaluation	State	01/28/2019	
CWA	CAC209348	ICIS-NPDES	Inspection/Evaluation	CAFO - Evaluation	State	01/09/2018	

Entries in italics are not counted in EPA compliance monitoring strategies or annual results.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	CAC209348	No	03/31/2021	0	06/11/2021

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12	QTR 13+
	CWA (Source ID: CAC209348)	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18	01/01-03/31/19	04/01-06/30/19	07/01-09/30/19	10/01-12/31/19	01/01-03/31/20	04/01-06/30/20	07/01-09/30/20	10/01-12/31/20	01/01-03/31/21	04/01-06/11/21
	Facility-Level Status	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**No Violation Identified**	**Undetermined**
	Quarterly Noncompliance Report History													

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Cost	Comp Action Cost
No data records returned															

Environmental Conditions

Watershed(s)

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
180702030705	Lower Cucamonga Creek		No	No		Yes

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Aquatic Life	Fish Consumption Use	Recreation Use	Other Use
CA	2018	CAW8012100019991014103600	Prado Basin Management Zone	Impaired - 303(d) Listed	PH/ACIDITY/CAUSTIC CONDITIONS		Not Supporting		Insufficient Information	

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	Yes	1-Hour Ozone (1979); 8-Hour Ozone (1997); 8-Hour Ozone (2008); 8-Hour Ozone (2015)	No	
Lead	No		No	
Particulate Matter	Yes	PM-2.5 (1997); PM-2.5 (2006); PM-2.5 (2012)	Yes	PM-10 (1987)
Carbon Monoxide	No		Yes	Carbon Monoxide (1971)
Sulfur Dioxide	No		No	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Transfers
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Community

EJSCREEN EJ Indexes

Eleven primary environmental justice (EJ) indexes of EJSCREEN, EPA's screening tool for EJ concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. The index values below are for the Census block group in which the facility is located. Note that use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJSCREEN provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJSCREEN home page.

Census Block Group EJ Indexes (percentile)	
Particulate Matter (PM 2.5)	99
Ozone	99.2
NATA Diesel PM	98.6
NATA Air Toxics Cancer Risk	97.9

Number of EJ Indexes Above 80th Percentile
9

View EJSCREEN Report

Census Block Group EJ Indexes (percentile)	
NATA Respiratory Hazard Index (HI)	98.3
Traffic Proximity	76.4
Lead Paint Indicator	62.8
Superfund Proximity	93
Risk Management Plan (RMP) Proximity	82.4
Hazardous Waste Proximity	88.3
Wastewater Discharge Proximity	82.1

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2006-2010 American Community Survey 5-Year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary.

General Statistics	
Total Persons (U.S. Census)	74,835
Population Density	2,678/sq.mi.
Percent Minority	73%
Households in Area	19,641
Housing Units in Area	20,732
Total Persons (ACS (American Community Survey))	--
Households on Public Assistance	289
Persons With Low Income	--
Percent With Low Income	--

Geography	
Radius of Selected Area	3 mi.
Center Latitude	33.982624
Center Longitude	-117.559313
Land Area	99%
Water Area	1%

Income Breakdown - Households (%)	
Less than $15,000	701 (3.74%)
$15,000 - $25,000	646 (3.44%)
$25,000 - $50,000	2,869 (15.29%)
$50,000 - $75,000	3,201 (17.06%)
Greater than $75,000	11,347 (60.47%)

Age Breakdown - Persons (%)	
Children 5 years and younger	6,387 (9%)
Minors 17 years and younger	23,506 (31%)
Adults 18 years and older	51,329 (69%)
Seniors 65 years and older	4,149 (6%)

Race Breakdown - Persons (%)	
White	36,810 (49%)
African-American	6,030 (8%)
Hispanic-Origin	34,522 (46%)
Asian/Pacific Islander	12,474 (17%)
American Indian	591 (1%)
Other/Multiracial	18,930 (25%)

Education Level (Persons 25 & older) - Persons (%)	
Less than 9th Grade	3,457 (8.39%)
9th through 12th Grade	3,533 (8.57%)
High School Diploma	9,874 (23.96%)
Some College/2-year	13,484 (32.73%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	10,855 (26.35%)

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June 15, 2021

State of California
Department of Toxic Substances Control
Region 4 – Cypress Regional Office
5796 Corporate Avenue
Cypress, CA 90630-4732
Phone (714) 484-5337
Fax (714) 484-5318
PubReqAct@dtsc.ca.gov

RE: DTSC Files:

12740, 12741, 12745 and Limonite Ave
Corona, CA 92880

Dear Sir/Madam:

Hillmann Consulting, LLC is conducting an environmental investigation of the above referenced property. Under the Freedom of Information Act, we are requesting any information your office has regarding this property. If any records are located, we would like to obtain copies or schedule a file review. If no records are available, please contact me to confirm. Thank you.

Sincerely,

Gabriela Cyrulik
Environmental Technician
Hillmann Consulting, LLC
gcyrulik@hillmanngroup.com

Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

June 18, 2021

Gabriela Cyrulik
Hillmann Consulting, LLC
gcyrulik@hillmanngroup.com

Public Records Request Number: 1-061621-10
Location(s): 12740, 12741, 12745 Limonite Ave, Corona, CA 92880

Dear Requestor:

On June 16, 2021 the Department of Toxic Substances Control (DTSC) received your email of the same date requesting records under the Public Records Act. After a thorough review of our files, no site records were found pertaining to the sites/facilities referenced above.

A large number of our records are available on EnviroStor, an online database that provides non-confidential, public access to DTSCs data management system. It tracks our cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. EnviroStor is available 24/7, 365 days a year. The data reflects the latest updates as they are entered in the system. Access it from your computer or smartphone, the local library – anywhere Internet access is available. Just go to www.envirostor.dtsc.ca.gov. You'll find a step-by-step tour of EnviroStor under the "How to Use EnviroStor" menu on the website.

If you have any questions or would like further information regarding your request, please contact me at 916-255-4159 or via email at PubReqAct@dtsc.ca.gov.

Sincerely,
Choua Her
Choua Her
Regional Records Coordinator

Printed on Recycled Paper

County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

www.rivcoeh.org

REQUEST FOR RECORDS

To help expedite your request, mark the program for which you are requesting records (Call 951-358-5172 if you are uncertain):

☒ Hazardous Materials / Underground Storage Tanks

☒ Land Use / Water Resources / Body Art / Medical Waste / Solid Waste

☐ Food facility / Public Pools and Water Features / Retail Tobacco

- Requests will be responded to within ten (10) business days per California Government Code, sections 6253 and 6256.
- Pursuant to California Government Code section 6254 (f), records of pending investigations and informants' names, addresses, and telephone numbers will not be released.
- **This form is for acquisition of any existing records. Any consultation in reference to these records may be subject to a consultation fee (pursuant to Riverside County Ordinance 640).**
- For access to electronic records available online, visit the public information section at www.rivcoeh.org for more details.

NAME OF REQUESTING PARTY: Gabriela Cyrulik	DATE OF REQUEST: June 15, 2021	
BUSINESS NAME (IF ANY): Hillmann Consulting	TELEPHONE NUMBER: ( ) (714) 392-5920	
RETURN LEGAL MAILING ADDRESS: 1745 W. Orangewood Avenue, 201	EMAIL ADDRESS: gcyrulik@hillmanngroup.com	
CITY: Orange	STATE: CA	ZIP: 92868

The following information is required. **List each street address separately.**

INFORMATION REQUESTED: environmental records	PERIOD OF TIME TO BE RESEARCHED (If applicable)	
	FROM: 1920	TO: 2021
SITE STREET ADDRESS (1): 12740, 12741, 12745 and Limonite Ave	CITY: Corona	
SITE STREET ADDRESS (2): Undeveloped land: SE corner Bryant Street and Oak Glen Road	CITY: Yucaipa, CA	
SITE STREET ADDRESS (3):	CITY:	
SITE STREET ADDRESS (4):	CITY:	
SITE STREET ADDRESS (5):	CITY:	
SITE STREET ADDRESS (6):	CITY:	
APN (**For Land Use and Water Resources ONLY**):		

Email this completed form to:

Land Use/Water Resources (WEST): landuse@rivco.org

Land Use/Water Resources (DESERT): landusedesert@rivco.org

Hazardous Materials: DEHRecordsMgmt@rivco.org

All other programs: dehwebmaster@rivco.org

To mail this form, go to http://rivcoeh.org/Contactus for the address of the DEH office closest to the requested location(s).

Duplication costs for records researched and duplicated must be paid upon receipt of records.

FOR OFFICE USE ONLY		
COST OF REPRODUCTION: $_____	EACH ADDITIONAL PAGE: $_____	TOTAL: $_____
REVIEWED BY	TITLE	
RECORDS RECEIVED BY	DATE 6/15/21	

*** IF RECORD REQUEST IS MADE USING ALTERNATE METHOD AND NOT THIS FORM, ATTACH A COPY OF REQUEST TO THIS FORM.**

For our office locations call us at (888) 722-4234 or visit our website at www.rivcoeh.org

APPENDIX G

PROJECT PERSONNEL QUALIFICATIONS

HILLMANN CONSULTING

Gabriela Cyrulik

Environmental Technician
gcyrulik@hillmannconsulting.com

EDUCATION:

B.S. Geography and Minor in Environmental Science, Montclair State University, Montclair, NJ

CERTIFICATIONS:

OSHA 10-hr Construction Safety & Health

CA DPH Lead Sampling Technician

Certified in Fire & Smoke Restoration

YEARS OF EXPERIENCE:

With Hillmann: 2 years

Total: 2 years

PROFESSIONAL EXPERIENCE:

Ms. Cyrulik is an Environmental Technician for our Southern California Office. Ms. Cyrulik has supervised work practices and controls in accordance with job specifications, current EPA, OSHA, and state regulations for asbestos abatement projects in schools, as well as commercial, industrial, public, and multi-family residential buildings.

As an Environmental Technician, Ms. Cyrulik performs quality assurance air sampling for asbestos, lead, and mold abatement projects. She is also responsible for performing air and surface hazard materials testing, and potable and non-potable water sampling. She regularly performs Indoor Air Quality Assessments as well for several high-profile clients.

Additionally, Ms. Cyrulik is skilled at performing Phase I environmental site assessments and transaction screens to meet environmental due diligence requirements under CERCLA.

Representative Experience Includes:

Tishman Speyer Properties, nationwide: Hillmann has been providing the complete environmental program for Tishman Speyer's properties since 1987. Our services include: phase I environmental site assessments, asbestos surveys, air monitoring, bid administration, O&M programs, industrial hygiene, and indoor air quality programs. Ms. Cyrulik functions as an Industrial Hygienist on this contract, which is ongoing, and performs Indoor Air Quality Assessments.

Brookfield Properties, various locations: Since 1987, Hillmann has performed industrial hygiene, microbial, indoor air quality, asbestos surveys, project design investigations, project management, bulk sampling and analysis, and geotechnical services in numerous buildings in the New York and Los Angeles metropolitan areas. Ms. Cyrulik is an Industrial Hygienist on this contract.

HILLMANN CONSULTING

J. Ryan Terwilliger

Operational Manager, West Coast

EDUCATION:

B.S. Environmental Science, University of Southern California, Los Angeles, CA

CERTIFICATION:

Cal-OSHA Certified Asbestos Consultant
CDPH Accredited Lead Inspector/Assessor/ Project Monitor

CA Certified Site Surveillance Technician

OSHA 40 - Hr HAZWOPER

YEARS OF EXPERIENCE:

With Hillmann: 4 years

Total: 8 years

PROFESSIONAL EXPERIENCE:

Mr. Terwilliger is responsible for business operations, fiscal management and field staff management for Hillmann's California Office. He also performs asbestos surveys and investigations to identify asbestos and lead materials associated with occupational hazards. He supervises work practices and controls in accordance with job specifications, current EPA, OSHA and State Regulations for Asbestos remediation projects in commercial, industrial and multi-family residential buildings. Mr. Terwilliger performs IAQ, mold and moisture investigations in commercial, industrial and residential facilities nationwide. He also performs awareness training for asbestos, lead and microbial agents. Mr. Terwilliger provides litigation support consultation.

Representative Experience Includes:

Tishman Speyer Properties, Various locations: Hillmann has provided the complete environmental program for Tishman Speyer's properties since 1987. Our services include environmental health and safety, industrial hygiene, phase I environmental site assessments, asbestos surveys, air monitoring, bid administration, O&M programs and indoor air quality programs on various commercial, industrial and multi-family residential properties. Mr. Terwilliger is an Environmental Scientist on this contract, conducting on-site environmental services including phase I site assessments and NPDES water quality testing.

Westfield – Environmental Program, Various locations:
Since 2000, Hillmann has been providing an environmental program encompassing environmental health and safety, Phase I environmental site assessments, asbestos and lead surveys, air monitoring, bid administration and O&M programs, industrial hygiene and indoor air quality programs, and hazardous materials assessments on their mall properties throughout the county. Mr. Terwilliger is an Environmental Scientist on this contract performing industrial hygiene services that include indoor air quality monitoring, Phase I environmental site assessments, asbestos and lead surveys.

Brookfield Office Properties, Various sites, CA: Hillmann has been providing hazardous materials surveys, development abatement specifications, and managing the oversight activities during the abatement at various Brookfield owned sites throughout California. Mr. Terwilliger functions as a Project Manager for this contract.

California Department of Transportation, Central Valley and Northern CA: Hillmann has been performing asbestos and Lead-based Paint Surveys for the California Department of Transportation. Performed comprehensive asbestos containing materials and lead-based paint surveys of residential and commercial buildings that were slated for demolition and generated report of findings in order to aid the Department of Transportation (DOT) in facilitating the road improvement programs and building renovations throughout the

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Central Valley area. Also during the abatement of asbestos from DOT owned buildings, provided contractor oversight and air monitoring services for regulatory compliance.

Verizon, Various Sites, CA. Hillmann conducted hazardous materials surveys, development abatement specifications, and project monitoring during abatement at various Verizon owned sites throughout California. Mr. Terwilliger functioned as the Project Manager.

Public Storage, Los Angeles, CA: Hillman preformed comprehensive asbestos, lead-based paint and universal waste materials survey of commercial and industrial buildings throughout Southern California. Hazardous materials surveys were conducted prior to renovation for the storage units. Mr. Terwilliger developed abatement specifications and managed the abatement activities during the renovations of the buildings. He functioned as the Project Manager on this contract.

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LIMITED PHASE II SUBSURFACE INVESTIGATION REPORT

LEAL RANCH, EASTVALE, CALIFORNIA

Prepared For:

The New Home Company
15231 Laguna Canyon Road, Suite 250
Irvine, California 92618

Hillmann Project Number C3-8510

July 28, 2021
Revised March 23, 2022

PROFESSIONAL GEOLOGIST
DANIEL R. LOUKS
NO. 4883
EXP. NOV. 30, 2021
STATE OF CALIFORNIA

Written By:
Hillmann Consulting, LLC

Dan Louks
Professional Geologist 4883

HILLMANN
CONSULTING

July 28, 2021

Mr. Matt Gibson
The New Home Company
15231 Laguna Canyon Road, Suite 250
Irvine, California 92618

RE: Limited Phase II Subsurface Investigation Report
Leal Ranch
Eastvale, California
Hillmann Project Number: C3-8510

Dear Mr. Gibson:

Hillmann Consulting, LLC, is pleased to provide this Limited Phase II Subsurface Investigation Report prepared for the above referenced property.

This report is for the exclusive use of the entities named on the front cover, its affiliates, designates and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by Hillmann Consulting, LLC, without prior written consent.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact the Project Manager at 714-634-9500.

Very Truly Yours,
Hillmann Consulting, LLC

Brandon D. Clements

Brandon Clements
Partner; Western Regional Director

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3.0 SITE INVESTIGATION 2
3.1 Laboratory Results 4
4.0 CONCLUSIONS AND RECOMMENDATIONS 4
5.0 LIMITATIONS 5

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APPENDIX B - Laboratory Reports

APPENDIX C - Drilling Logs

APPENDIX D - Soil Gas Monitoring Data

1.0 INTRODUCTION / BACKGROUND

Hillmann Consulting, LLC (Hillmann) conducted a Limited Phase II Subsurface Investigation at Leal Ranch, Eastvale, California. The Property encompasses six contiguous parcels addressed as 12741 and 12745 Limonite Avenue and 12740 58th Street in Eastvale, California and occupies 153.3 acres. The Property is bounded by Limonite Avenue to the south, 58th Street to the north, Scholar Way to the west and Hamner Avenue to the east. The Property is located in an area being developed with new homes and is being considered for redevelopment from its most recent use as agricultural land and a dairy farm to residential. The site location and its vicinity is indicated on **Figure 1**. The Property is currently developed with five residential structures in the northern portion of the Property, and with various dairy barns or out structures. The southern portion of the Property that was formerly orchard-bearing has no structures. The layout of the site is depicted on **Figure 2**.

In June 2021, Hillmann conducted a Phase I Environmental Site Assessment at the site. Records indicate the Property was utilized as orchard growing land dating to the 1930s. The northern portion of the site was utilized for dairy operations from the 1970s until 2019. Large portions of the north portion of the Property were used for dairy ranching and several areas are laden with deposits of animal waste. In addition, the north-central portion of the site includes a maintenance area where repair of farm equipment and vehicles was conducted. This area has multiple areas with small surficial spills and storage of hazardous materials. Records also indicate that an underground storage tank (UST) was used at the site and was removed from the ground in the late 1980s, No closure records for the former UST were available. The large zones with animal waste were identified as a potential environmental concern due to possible methane off-gassing, especially given the proposed residential use. In addition, the maintenance area and UST areas were identified as potential environmental concerns that justified preliminary subsurface investigation.. Results of the Phase I investigation are presented in Hillmann's *"Phase I Environmental Site Assessment Report"* dated June 25, 2021.

In July 2021, Hillmann completed a Limited Phase II Subsurface Investigation at the Property that included soil and soil gas sampling. The objective was to provide a preliminary indication of the amount of animal waste that would need to be removed, determining if there was a significant subsurface methane issue in the waste deposit areas, investigate potential subsurface contamination in the former agricultural areas from historic applications of pesticides, determine whether the historic UST had been removed, and defining potential contamination concerns in the maintenance and UST areas. The current investigation is an independent assessment of the site that was constrained by time and cost factors as part of a self-directed effort. The investigation included installation of 15 soil borings and soil gas sampling probes in targeted locations, soil sampling for pesticides which included the collection of ninety-six (96) individual samples, which were then composited into twenty-four (24) composite samples, and analyzed for Organochlorine Pesticides (OCPs) and Title 22 Metals from ninety-six (96) quadrants throughout the Property, and a GPR investigation in the reported former UST area. This investigation was not intended to meet the more stringent requirements of a regulatory driven assessment.

2.0 GEOLOGY/HYDROGEOLOGY

Based on the drilling logs, the sediments beneath the site consist primarily of silty sand and sandy silt with occasional layers of silty clay and sand from near surface to at least 14 feet below grade, the maximum depth of exploration. The animal waste zones typically have 1-2 feet of material on the surface before native sediment was encountered. However, local areas have piles of the waste and the thickness of those occasional piles can reach 4-5 feet. Groundwater was not encountered during drilling. Descriptions of the sediments encountered are presented in the drilling logs (**Appendix C**).

Based on records available on the GeoTracker website, groundwater is present at about 72 feet below grade at a site located 2 miles east of the Property (76 Station 5204, 6190 Etiwanda Avenue, Mira Loma, CA-Global ID-T0606581722).

3.0 SITE INVESTIGATION

On July 12-19, 2021, Hillmann installed fifteen (15) soil borings (B1-B15) across the northern portion of the site to total depths ranging from 5 to 14 feet below grade. The borings were installed in targeted locations including in the surficial animal waste zones, in the former UST area and in targeted areas of the maintenance area. The borings were installed using hand auger tools. The locations of the borings are indicated on **Figure 2**.

During drilling, a California Professional Geologist described the soil using the Unified Soil Classification System. Soil samples were obtained at select depths in some borings and were preserved for analysis in stainless steel rings, sealed with Teflon tape and plastic end caps. Select samples were analyzed for carbon chain hydrocarbons corresponding to gasoline, diesel fuel, and oil weights (C4-C12, C13-C22, and C23-C40 ranges, respectively) by EPA Method 8015M for Volatile Organic Compounds (VOCs) by EPA Method 8260B, and for heavy metals by EPA Method 6010B. The soil samples were analyzed by A&R Laboratories of Ontario, California.

Each boring was completed as a soil gas sampling probe (SG1-SG15) with sampling tips installed at maximum depth (5-14 feet below grade). The soil gas sampling probes consist of plastic micro-porous vapor implants that are approximately 2 inches long with a 0.5-inch outside diameter, connected to 0.25-inch outside diameter Nylaflow tubing that extended above the surface. The annulus around each vapor implant was backfilled with approximately 1 foot of screen-washed #3 sand. Six inches of dry bentonite was placed immediately above the sand pack, followed by one-foot of bentonite that was hydrated during placement. The bentonite was further sealed with more hydrated bentonite to grade to provide a secure borehole seal. The probes were finished with gas-tight fittings at the surface pending vapor purging and sampling.

The soil gas sampling probes were allowed to equilibrate for at least 48 hours before collecting vapor samples. Prior to vapor sampling, shut-in and leak tests were conducted on the probes. The probe head was attached to the sampling train assembly of Nylaflow tubing, valves, and fittings and connected to a purge pump. The pump was used to evacuate the sealed system using an applied vacuum of 100 inches of water column (in. WC). The vacuum on each probe was monitored for 90 seconds with the sampling train system sealed. After the shut-in test was

validated, the sampling train was leak tested. Liquid isopropyl alcohol was applied around all connections in the sampling train to evaluate whether the system was sealed from ambient air leaks. A detection of 10 times the reporting limit of this compound might suggest that ambient air leakage had occurred.

The purpose of purging is to remove stagnant air from the vapor sampling train to ensure representative samples are obtained. The probes were purged using an adjustable vacuum pump set at 200 mL/minute. During purging, the soil gas was monitored for VOC, oxygen, carbon dioxide, and methane content using a Mini-Rae 2000 multi gas detector to ensure that non-atmospheric formation air was being sampled (**Appendix D**).

Probes SG1-SG5 were installed in targeted areas in the maintenance and former UST areas. These probes were sampled for VOC content. Probes SG6-SG15 were intended to provide data on possible subsurface methane issues and were screened for methane content in the field. The methane monitoring probes were intended to be screened using a Micro-Tip FID instrument calibrated for methane; however, the device malfunctioned in the field. Instead each probe was screened using the methane function on the Mini-Rae 2000 multi-gas detector. Results indicated most probes (12 of 15 total) had no detectable methane content (<1% LEL), however, probe SG11 had greater than 100% LEL (approximately 50,000 ppmV). To provide confirmation of the maximum result, a sample was obtained from SG11 for laboratory analysis of methane content.

After purging three soil gas volumes through the system, vapor samples were collected from the VOC probes (SG1-SG5), and from methane probe SG11 on July 21, 2021. During sampling, the purge pump was operated at 200 mL/minute, and the vacuum was monitored to ensure it was below 100 in. WC. Vacuum applied below this level helps ensure chemical partitioning from pore water to soil gas and the stress on the air seals are both minimized. The samples were containerized in Tedlar bags which were delivered to the laboratory for analysis. Fresh tubing was used on each sampling train between holes. Soil gas samples SG1-SG3 were analyzed for VOC using EPA Method 8260B. Soil gas samples SG4 and SG5, obtained from the UST area, and were analyzed for VOC using the more sensitive TO-15 analysis and for gasoline range hydrocarbons by EPA Method 8015. The soil gas sample from SG11 was analyzed for methane only by EPA Method 8015M by A&R Laboratories of Ontario, California.

On July 16 and 19, 2021 Hillmann collected ninety-six (96) shallow soil samples from agricultural fields on the Property, which were composited into twenty-four (24) samples representative of a sampling area/quadrant. The samples were collected using a hand auger tool or soil sampling spatula, and were completed from 0.5 to 1.5 feet below grade, according to the June 2008 Revision of the California Department of Toxic Substance Control (DTSC) guidelines "Interim Guidance for Sampling Agricultural Soils". Soil samples collected were preserved for analysis in laboratory jars, sealed with Teflon tape and plastic end caps, wrapped in aluminum foil and stored on ice. A total of twenty-four (24) composited soil samples were submitted for laboratory analysis for organo-chlorine pesticides (OCP) by EPA Method 8081A and Title 22 Metals by EPA Method 6010B. A&R Laboratories of Ontario, California analyzed the samples. The soil sample locations are indicated on **Figure 1A.**

Finally, on July 16, a limited Ground Penetrating Radar (GPR) investigation was conducted in the area reported to Hillmann as being the location of the former UST.

3.1 Laboratory Results

Results from soil sampling indicated none of the samples had detectable concentrations of Volatile Organic Compounds (VOCs) or petroleum hydrocarbons, or heavy metal concentrations that exceed residential screening levels. These results are summarized in **Table 1 and Table 1A**. The laboratory reports from soil sampling are included in **Appendix B**.

Results from soil gas sampling indicated samples SG4 and SG5 had low concentrations of petroleum–related VOC including benzene, toluene, ethylbenzene, xylenes, and trimethylbenzene, and the common solvent tetrachloroethene (PCE). The detected concentrations were compared to the Regional Screening Levels (RSLs) for soil gas which are based on human health risk factors for residential and commercial settings and are commonly used as screening tools. The screening criteria uses defined indoor air concentrations based on human health risk factors that are modified using attenuation factors provided by the Environmental Protection Agency (EPA) (0.03) and California Department of Toxic Substance Control (DTSC) (0.002). DTSC policy on which attenuation factor to use is currently under review, but our understanding is that the current accepted screening levels for residential applications for the most environmentally sensitive of the detected compounds (benzene and PCE) are 0.0485 ug/L and 0.23 ug/L, respectively. The more stringent screening levels (if applied) would be 0.003 ug/L and 0.015 ug/L, respectively. Results indicated none of the detected concentrations approaches the current residential screening levels. However, the benzene detection in sample SG5 (0.0043 ug/L) slightly exceeds the proposed screening level of 0.003 ug/L. The laboratory-measured methane concentration in sample SG11 was 45,800 ppmV and exceeds the minimum methane concentration that typically requires construction mitigation measures (1,000 ppmV). These results are summarized in **Table 2**. The laboratory report from soil gas sampling is included in **Appendix B**.

Results of Organochlorine Pesticide (OCP) analysis indicated low levels of dichloro-diphenyl-dichloroethylene (4, 4'-DDE) detected in samples B-2, 6, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 21, 23, 24 as well as low levels of dichloro-diphenyl-trichloroethane (4, 4'-DDT) detected in samples B-11. Results of heavy metal analysis indicated the samples had low background levels of barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc.

The detected compounds were compared to Regional Screening Levels (RSLs) developed by EPA which are based on human health toxicity factors for residential and commercial settings. Results of the OCP analysis low levels of 4, 4'-DDE and 4, 4'-DDT which did not exceed the applicable RSLs for residential applications. These results are summarized in **Table 3**. The results from heavy metal analysis indicate the samples had low, background levels of metals, which did not exceed the applicable RSLs for residential applications. These results are summarized in **Table 4**. The laboratory report is included as **Appendix B**.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The site occupies approximately 153.3-acres, approximately 80 acres of which is former agricultural land that is being considered for a residential development. Records indicate the site is currently and historically utilized as agricultural land, which could pose possible environmental impacts if pesticides were used. Based on these factors Hillmann recommended that a soil sampling investigation that included sampling of near surface native soil for pesticides, and Title 22 Metals. Hillmann collected ninety-six (96) individual samples, which were then composited into twenty-four (24) composite samples, and analyzed for OCPs and Title 22 Metals. Results of the OCP analysis low levels of 4,4'-DDE and 4,4'-DDT which did not exceed the applicable RSLs for residential applications. The results from heavy metal analysis indicate the samples had low, background levels of metals, which did not exceed the applicable RSLs for residential applications.

The northern portion of the site maintained the dairy farm and areas of potential environmental concern including a former UST site, a vehicle maintenance area, and areas covered by animal waste. These concerns justified preliminary subsurface investigation. In July 2021, Hillmann conducted soil and soil gas sampling in targeted areas of the site. Results from soil sampling in the UST and maintenance areas indicated no detectable concentrations of petroleum hydrocarbons or VOC, and no heavy metal concentrations exceeding residential screening levels. The results from soil gas sampling in these areas (SG1-SG5) indicated no VOC concentrations exceeding current residential screening levels. One sample (SG5-14) had benzene concentrations that slightly exceed proposed residential screening levels (if they were to be adopted), but given the depth of the sample (14 feet) and consideration for attenuation provided by new construction, these very low concentrations likely do not pose a significant environmental or human health concern for the proposed residential use.

The results from methane testing in animal waste areas indicate most samples had insignificant concentrations of subsurface methane. Field screening indicated just three samples (of 15) had detectable concentrations of methane. The sample with the highest concentrations of methane (gauged in the field) was laboratory analyzed and had 45,800 ppmV methane which exceeds the typical screening level for determining if mitigation measures are required for new structures. However, it is important to note that the methane distribution is not wide spread and that the areas investigated are still covered with animal waste. This material will have to be removed and disposed prior to grading and construction. A follow-up methane survey should be performed when this is completed, possibly targeting sample SG11 as one of the primary future sampling sites. To provide a preliminary indication on the extent of animal waste, Hillmann recorded the depth of manure at each suspect location. The waste layer extended to 1-2 feet below grade in most areas investigated within the target zones. **Figure 3** shows the rough distribution of waste that would need to be removed and disposed to a depth of 1-2 feet below current surface grade. Based on this rough approximation, a minimum of about 60,000 cubic yards of waste would need to be removed and disposed.

A GPR investigation of the area reported to Hillmann as being the location of the former UST did not indicate any evidence of a UST still present. A copy of the GPR report is located in **Appendix E**.

5.0 LIMITATIONS

This Subsurface Investigation was performed in accordance with generally and currently accepted engineering practices and principles; however, the procedures and methodologies used in this investigation are not intended to meet all specific regulatory guidelines as this work was completed as a self-directed effort. Although the data in this report is indicative of subsurface conditions in areas investigated, no further conclusions regarding the absence or presence of subsurface contamination in other areas of the site should be construed or inferred other than those expressly stated in this report. The conclusions made are based on information obtained from field observations, independent laboratory analytical results, and from current and relevant Federal, State, regional, and local agencies.

TABLE 1
Summary of Soil Sampling Results (mg/Kg)

Sample ID	Heavy Metals Above Screening Levels	VOC	TPHg C4-C12	TPHd C13-C22	TPH-Oil C23-C40
Sampled July 12, 2021					
HB1-2	--	--	ND<0.20	ND<10	ND<20
HB2-2	None	--	ND<0.20	ND<10	ND<20
HB3-2	None	--	ND<0.20	ND<10	ND<20
HB4-13	--	ND	ND<0.20	ND<10	ND<20
Sampled July 16, 2021					
HB5-5	--	ND	ND<0.20	--	--
HB5-10	--	ND	ND<0.20	--	--
HB5-14	--	ND	ND<0.20	--	--
Residential RSL	***--***	***--***	***82***	***82***	***82***
Commercial RSL	***--***	***--***	***420***	***420***	***420***

Notes: ND - Not Detected. EPA Regional Screening Levels (RSLs) are human health risk based screening levels used by EPA and DTSC in residential and commercial settings. The RSL levels for total petroleum hydrocarbons are divided into six non-descript categories that depend on the relative speciation of aromatic and aliphatic hydrocarbons in the source contaminant. The most conservative screening level for petroleum hydrocarbons used. Please refer to lab report for complete results.

TABLE 1A
Summary of Heavy Metal Results (mg/Kg)

Sample ID	Arsenic	Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Nickel	Vanadium	Zinc
HB2-2	ND<1.0	67.4	ND<0.5	18.4	5.64	9.15	2.48	9.14	48.5	28.9
HB3-2	1.45	88.0	ND<0.5	18.1	5.50	9.08	2.84	9.26	50.9	31.0
Residential RSL	***0.11***	***15,000***	***5.2****	***36,000***	***23***	***3,100***	***80****	***490****	***390****	***23,000***
Industrial RSL	***0.36***	***220,000***	***7.3****	***170,000***	***350***	***47,000***	***320****	***3,100****	***1,000****	***350,000***
DTSC Bkgrnd	***12***	***--***	***--***	***--***	***--***	***--***	***--***	***--***	***--***	***--***

Notes: ND - Not Detected. EPA Regional Screening Levels (RSLs) are human health risk based screening levels used by EPA and DTSC in residential and commercial settings. DTSC Background Concentration is based on statistical study of sites throughout southern California. This concentration may be used as a screening level for anthropogenic and naturally occurring levels of arsenic in soil in southern California. - Values modified by DTSC HERO Note 3. Please refer to lab report for complete results.*

TABLE 2
Summary of Soil Gas Sampling Results (ug/L)

Sample ID	Benzene	Toluene	Ethylbenzene	Xylenes	124 TMB	Styrene	PCE	Other VOC	TPHg	Methane (ppmV)
Sampled July 21, 2021										
SG1-5	ND<0.024	ND<0.05	ND<0.05	ND<0.10	ND<0.05	ND<0.05	ND<0.05	ND	--	--
SG2-5	ND<0.024	ND<0.05	ND<0.05	ND<0.10	ND<0.05	ND<0.05	ND<0.05	ND	--	--
SG3-5	ND<0.024	ND<0.05	ND<0.05	ND<0.10	ND<0.05	ND<0.05	ND<0.05	ND	--	--
SG4-13	0.0027	0.015	0.0069	0.0249	0.0049	0.0042	0.030	ND	ND<5	--
SG5-14	0.0043	0.060	0.010	0.036	0.0030	ND<0.005	0.014	ND	ND<5	--
SG11-5	--	--	--	--	--	--	--	--	--	45,800
Residential RSL AF=0.03	***0.003****	***10.33****	***0.037***	***3.33***	***0.243***	***31.33****	***0.015****	***--***	***--***	***--***
Residential RSL AF=0.001	***0.0485****	***155****	***0.55***	***50***	***3.65***	***470***	***0.23****	***--***	***--***	***--***

*Notes: ND - Not Detected. EPA Regional Screening Levels (RSLs) are human health risk based screening levels used by EPA and DTSC to determine Health Risk in residential and commercial settings. *-Values modified for California by DTSC HERO Note 3. Screening levels for soil gas calculated using indoor air values and attenuation factor provided by EPA (0.03) and DTSC (0.001). Please refer to lab report for complete results.*

TABLE 3
Summary of Pesticide Soil Sampling Results (mg/Kg)

Sample ID	4,4 DDD	4,4 DDE	4,4 DDT	Dieldrin	Other OCP
B-2-0.5'-1.5'	ND (<0.0020)	0.018	ND (<0.0020)	ND (<0.0020)	ND
B-3-0.5'-1.5'	ND (<0.0020)	0.0032	ND (<0.0020)	ND (<0.0020)	ND
B-5-0.5'-1.5'	ND (<0.0020)	0.0063	ND (<0.0020)	ND (<0.0020)	ND
B-6-0.5'-1.5'	ND (<0.0020)	0.0058	ND (<0.0020)	ND (<0.0020)	ND
B-9-0.5'-1.5'	ND (<0.0020)	0.0035	ND (<0.0020)	ND (<0.0020)	ND
B-10-0.5'-1.5'	ND (<0.0020)	0.0023	ND (<0.0020)	ND (<0.0020)	ND
B-11-0.5'-1.5'	ND (<0.0020)	0.0097	0.0041	ND (<0.0020)	ND
B-12-0.5'-1.5'	ND (<0.0020)	0.0040	ND (<0.0020)	ND (<0.0020)	ND
B-13-0.5'-1.5'	ND (<0.0020)	0.0044	ND (<0.0020)	ND (<0.0020)	ND
B-15-0.5'-1.5'	ND (<0.0020)	0.068	ND (<0.0020)	ND (<0.0020)	ND
B-16-0.5'-1.5'	ND (<0.0020)	0.057	ND (<0.0020)	ND (<0.0020)	ND
B-17-0.5'-1.5'	ND (<0.0020)	0.013	ND (<0.0020)	ND (<0.0020)	ND
B-18-0.5'-1.5'	ND (<0.0020)	0.019	ND (<0.0020)	ND (<0.0020)	ND
B-19-0.5'-1.5'	ND (<0.0020)	0.021	ND (<0.0020)	ND (<0.0020)	ND
B-21-0.5'-1.5'	ND (<0.0020)	0.011	ND (<0.0020)	ND (<0.0020)	ND
B-23-0.5'-1.5'	ND (<0.0020)	0.011	ND (<0.0020)	ND (<0.0020)	ND
B-24-0.5'-1.5'	ND (<0.0020)	0.017	ND (<0.0020)	ND (<0.0020)	ND
Residential RSL	***2.3***	***2.0***	***1.9***	***0.034***	***Var.***
Commercial RSL	***9.6***	***9.3***	***8.5***	***0.14***	***Var.***

Notes: Refer to Table 2 for heavy metal results summary. OCP - Organo-Chlorine Pesticides. ND - Not Detected NM – Not Measured. EPA Regional Screening Levels (RSLs) are human health risk-based screening levels used by EPA and DTSC in residential and commercial settings. Please refer to lab report for complete results.

TABLE 4
Summary of Heavy Metal Results (mg/Kg)

Sample ID	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Vanadium	Zinc
B-1-0.5'-1.5'	ND (<1.00)	90.9	16.2	4.48	13.3	13.7	ND (<0.500)	7.74	45.5	44.8
B-2-0.5'-1.5'	ND (<1.00)	94.2	17.2	5.04	14.3	18.7	ND (<0.500)	8.81	48.3	44.1
B-3-0.5'-1.5'	ND (<1.00)	79.3	16.2	4.54	12.9	15.8	ND (<0.500)	7.79	46.0	40.2
B-4-0.5'-1.5'	ND (<1.00)	86.6	16.1	4.69	13.3	16.9	ND (<0.500)	7.79	46.3	41.3
B-5-0.5'-1.5'	1.66	108	20.3	6.02	15.6	11.8	ND (<0.500)	11.3	59.5	41.5
B-6-0.5'-1.5'	ND (<1.00)	106	16.2	4.76	17.8	14.0	ND (<0.500)	8.08	47.5	57.4
B-7-0.5'-1.5'	ND (<1.00)	105	20.4	6.03	15.8	7.33	ND (<0.500)	10.9	59.6	41.6
B-8-0.5'-1.5'	1.97	100	18.1	5.12	16.1	10.1	ND (<0.500)	9.34	52.7	45.4
B-9-0.5'-1.5'	ND (<1.00)	73.6	16.1	4.62	14.2	15.4	ND (<0.500)	8.25	46.2	43.3
B-10-0.5'-1.5'	ND (<1.00)	107	17.5	5.26	18.0	18.7	ND (<0.500)	8.85	48.3	52.2
B-11-0.5'-1.5'	1.07	91.4	17.0	4.97	14.6	14.0	ND (<0.500)	8.52	49.7	41.0
B-12-0.5'-1.5'	ND (<1.00)	119	17.8	4.89	22.7	15.3	ND (<0.500)	8.57	47.3	75.8
B-13-0.5'-1.5'	ND (<1.00)	85.3	9.69	2.80	15.8	8.26	0.677	5.35	31.4	67.1
B-14-0.5'-1.5'	ND (<1.00)	107	17.1	4.84	17.0	11.8	ND (<0.500)	9.09	45.6	66.8
B-15-0.5'-1.5'	ND (<1.00)	76.2	11.8	3.65	11.8	11.0	ND (<0.500)	6.43	35.6	48.2
B-16-0.5'-1.5'	ND (<1.00)	68.8	13.2	4.06	10.2	11.7	ND (<0.500)	7.04	37.0	40.8
B-17-0.5'-1.5'	ND (<1.00)	81.5	14.6	4.16	17.3	11.5	ND (<0.500)	8.00	39.7	71.4
B-18-0.5'-1.5'	ND (<1.00)	76.5	13.8	3.96	16.6	10.9	ND (<0.500)	7.52	37.5	68.3
B-19-0.5'-1.5'	ND (<1.00)	87.4	14.0	4.36	15.1	8.59	ND (<0.500)	7.40	38.3	52.6
B-20-0.5'-1.5'	ND (<1.00)	111	17.8	5.09	17.9	12.4	ND (<0.500)	9.48	47.2	68.2
B-21-0.5'-1.5'	ND (<1.00)	98.2	14.7	4.58	14.9	7.99	ND (<0.500)	7.82	41.0	51.7
B-22-0.5'-1.5'	ND (<1.00)	112	16.9	4.95	20.2	12.1	ND (<0.500)	9.33	46.7	70.7

Sample ID	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Vanadium	Zinc
B-23-0.5'-1.5'	ND (<1.00)	95.2	14.6	4.56	14.7	8.21	ND (<0.500)	7.74	40.5	51.5
B-24-0.5'-1.5'	ND (<1.00)	79.1	14.4	4.24	17.5	12.7	ND (<0.500)	8.20	39.1	70.9
Residential RSL	***0.11***	***15,000***	***36,000***	***23***	***3,100***	***80***	***390***	***490****	***390****	***23,000***
Industrial RSL	***0.36***	***220,000***	***170,000***	***350***	***47,000***	***320***	***5,800***	***3,100****	***1,000****	***350,000***
DTSC Background	***12****									

Notes: ND - Not Detected. EPA Regional Screening Levels (RSLs) are human health risk-based screening levels used by EPA and DTSC in residential and commercial settings. DTSC Background Concentration is based on statistical study of sites throughout southern California. This concentration may be used as a screening level for anthropogenic and naturally occurring levels of arsenic in soil in southern California.* - Values modified by DTSC HHRA Note 3. Please refer to lab report for complete results.

SOIL GAS MONITORING DATA FORM

PROJECT: Dairy Farm

LOCATION: Leal Ranch, Eastvale, California

DATE: July 21, 2021

	VAPOR PROBE INFO							
PROBE ID	**SG1**	**SG2**	**SG3**	**SG4**	**SG5**			
PROBE DEPTH (ft)	5	5	5	13	14			
	EXTRACTION DATA							
Applied Vacuum (in. WC)	<5	<5	<5	<5	<5			
FLOW (L/min)	0.2	0.2	0.2	0.2	0.2			
Pore Volumes (borehole - sand pack)	3	3	3	3	3			
	MONITORING DATA							
OXYGEN (%)	17.9	19.5	19.0	18.8	17.8			
CARBON DIOXIDE (%)	3.6	1.65	2.88	2.83	4.68			
VOC by PID (ppm)	0.0	0.0	0.0	0.0	0.0			
Methane (% LEL)	0.0	0.0	0.0	0.0	0.0			

	VAPOR PROBE INFO							
PROBE ID								
PROBE DEPTH (ft)								
	EXTRACTION DATA							
Applied Vacuum (in. WC)								
FLOW (L/min)								
Pore Volumes (borehole - sand pack)								
	MONITORING DATA							
OXYGEN (%)								
CARBON DIOXIDE (%)								
VOC by PID (ppm)								

REMARKS:

SAMPLED BY: DL

SOIL GAS MONITORING DATA FORM

PROJECT: Dairy Farm

LOCATION: Leal Ranch, Eastvale, California

DATE: July 21, 2021

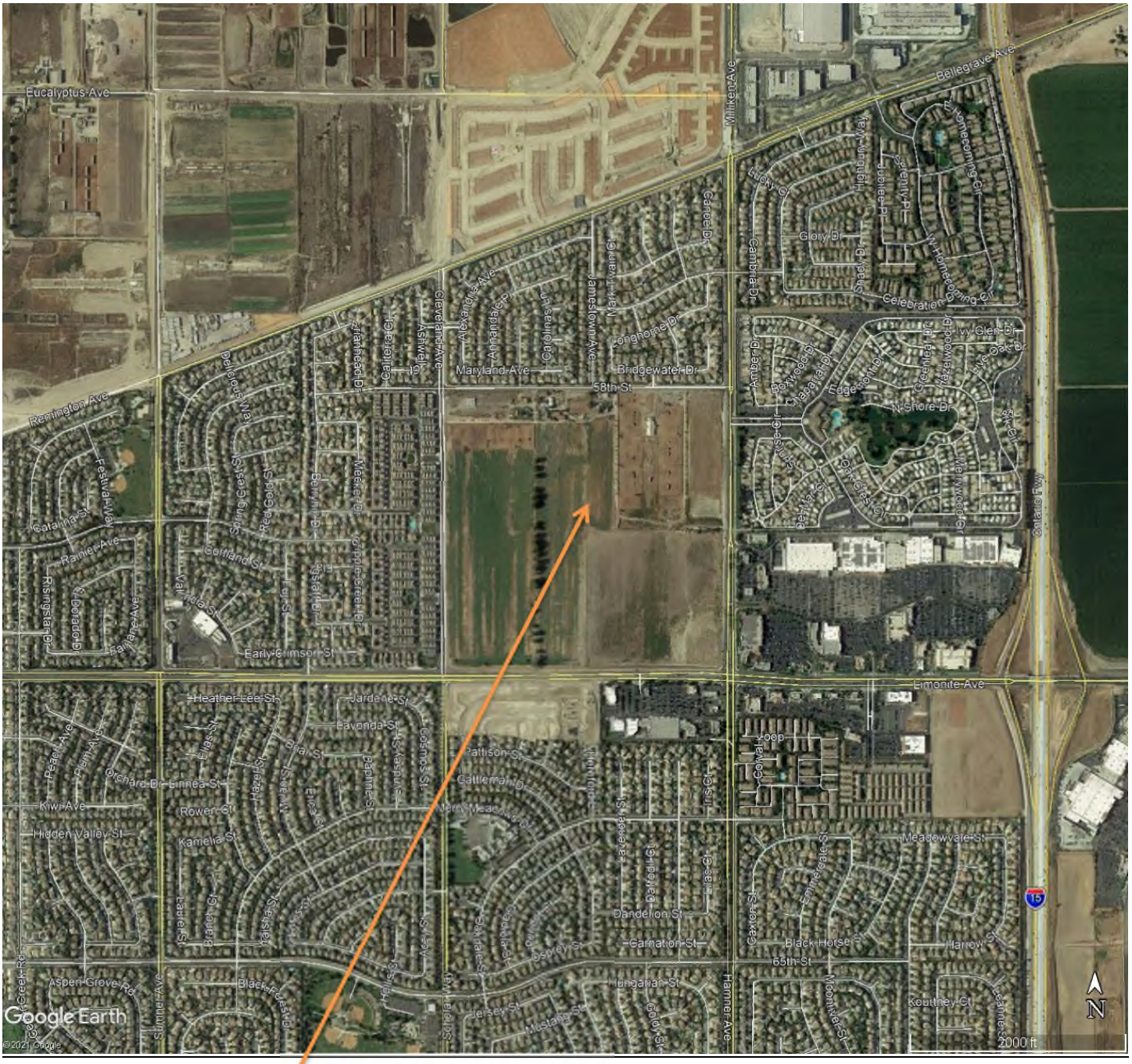
	VAPOR PROBE INFO							
PROBE ID	**SG6**	**SG7**	**SG8**	**SG9**	**SG10**	**SG11**	**SG12**	**SG13**
PROBE DEPTH (ft)	5	5	10	5	5	5	10	5
	EXTRACTION DATA							
Static Pressure (in. WC)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOW (L/min)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Pore Volumes (borehole - sand pack)	3	3	3	3	3	3	3	3
	MONITORING DATA							
OXYGEN (%)	20.1	6.8	3.7	9.2	20.2	3.0	4.3	11.5
CARBON DIOXIDE (%)	0.78	>5	>5	>5	1.21	>5	>5	>5
VOC by PID (ppm)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Methane (%LEL)	0.0	0.0	0.0	0.0	0.0	>100	2.7	0.0

	VAPOR PROBE INFO							
PROBE ID	**SG14**	**SG15**						
PROBE DEPTH (ft)	5	5						
	EXTRACTION DATA							
Static Pressure (in. WC)	0.0	0.0						
FLOW (L/min)	0.2	0.2						
Pore Volumes (borehole - sand pack)	3	3						
	MONITORING DATA							
OXYGEN (%)	4.1	20.1						
CARBON DIOXIDE (%)	>5	0.89						
VOC by PID (ppm)	0.0	0.0						
Methane (%LEL)	39	0.0			--			

REMARKS:

SAMPLED BY: DL

FIGURES

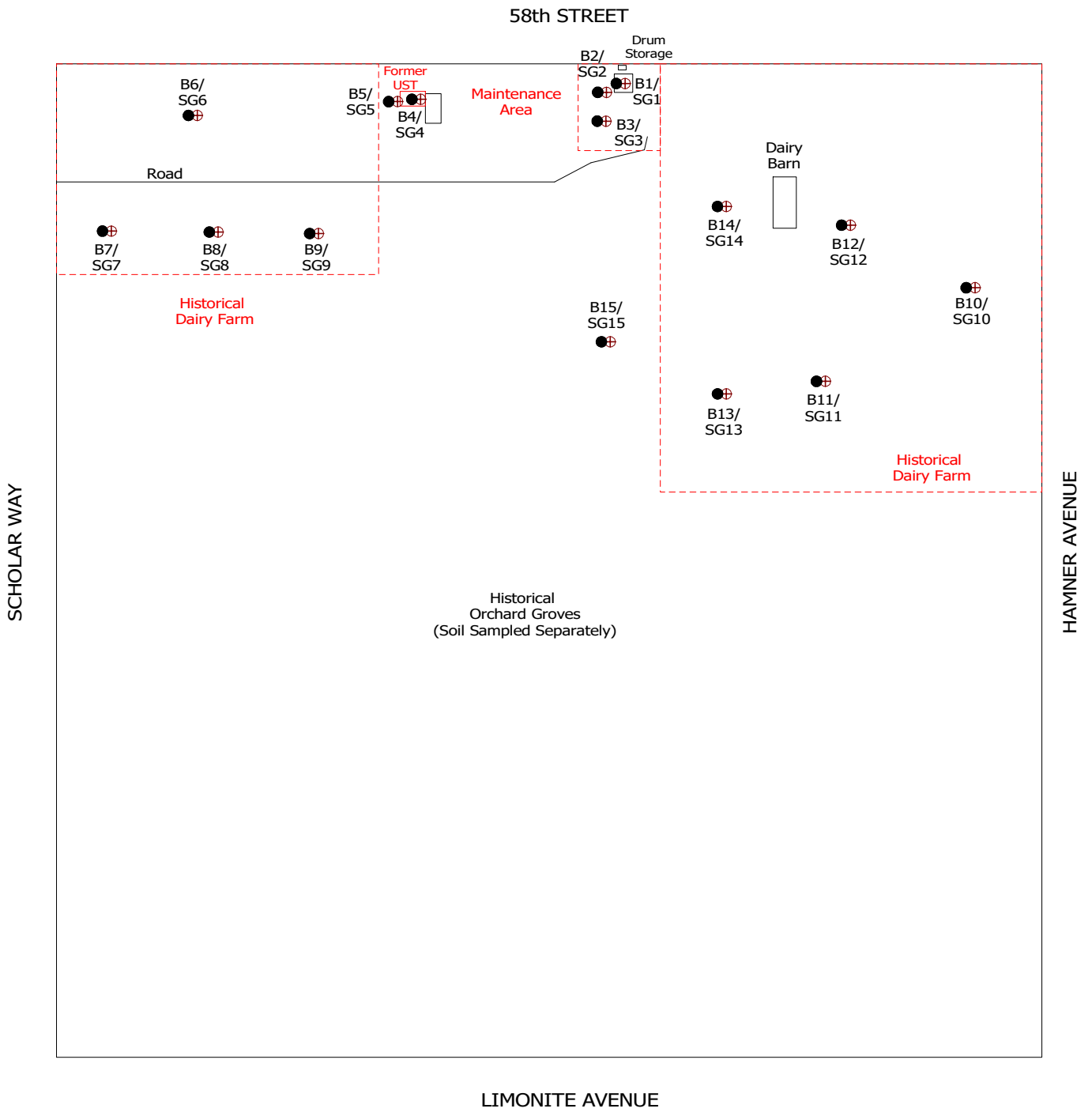


SITE

FIGURE 1

SITE VICINITY MAP
LEAL RANCH
12741-12745 Limonite Avenue
and 12740 58th Street
Eastvale, California

HILLMANN
CONSULTING



LEGEND

- Soil Borings
- Soil Gas Probes

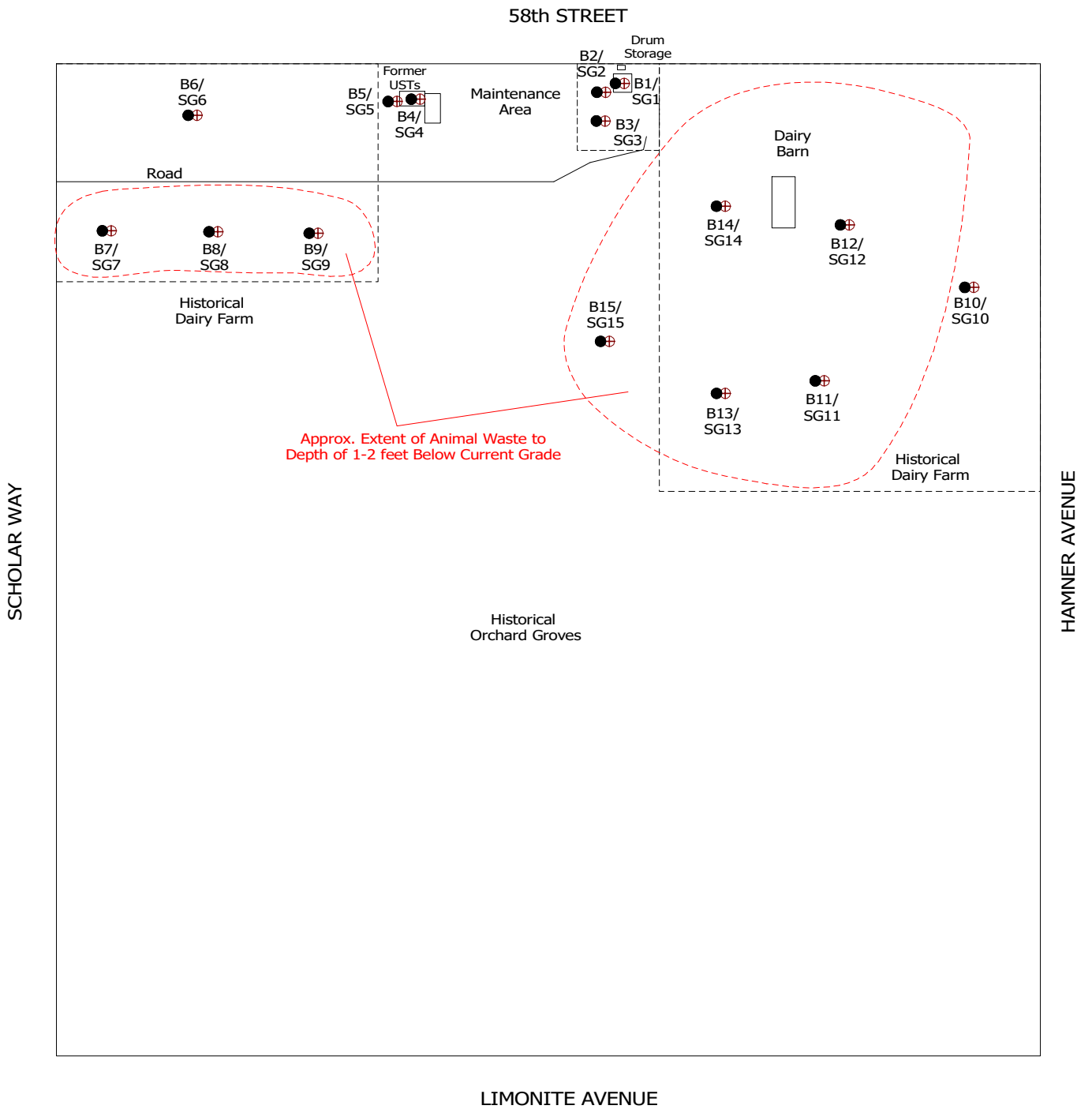
FIGURE 2
GENERAL SITE PLAN
LEAL RANCH
12741-12745 Limonite Avenue
and 12740 58th Street
Eastvale, California

HILLMANN CONSULTING

N

APPROXIMATE SCALE IN FEET

0 400 800



LEGEND

- Soil Borings
- Soil Gas Probes

FIGURE 3
DISTRIBUTION OF ANIMAL WASTE
LEAL RANCH
12741-12745 Limonite Avenue
and 12740 58th Street
Eastvale, California

HILLMANN CONSULTING

N

APPROXIMATE SCALE IN FEET

0 400 800

APPENDIX A
Site Photos

SG1

SG2

SG4

SG6

SG7

SG8

SG10

SG11

SG12

SG13

SG14

SG15

APPENDIX B
Laboratory Reports

A & R Laboratories, Inc.

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FDA#	2030513
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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng — Ken Zheng, President 07/21/2021 9:46:30
Laboratory Job No. (Certificate of Analysis No.)	2107-00086
Project Name / No.	FORMER DAIRY
Dates Sampled (from/to)	07/12/21 To 07/12/21
Dates Received (from/to)	07/12/21 To 07/12/21
Dates Reported (from/to)	07/21/21 To 7/21/2021
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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CERTIFICATE OF ANALYSIS

2107-00086

HILLMANN CONSULTING
DAN LOUKS
1745 W.ORANGEWOOD AVE
ORANGE, CA

Date Reported	07/21/21
Date Received	07/12/21
Invoice No.	92375
Cust #	G073
Permit Number	
Customer P.O.	

Project: FORMER DAIRY

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **HB1-2**					Date & Time Sampled:		07/12/21 @	12:20
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		07/14/21	SR
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	07/14/21	SR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		07/19/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	07/19/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	07/19/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	50		%REC	EPA 8015M		50-150	07/19/21	JEN
Sample: 002 **HB2-2**					Date & Time Sampled:		07/12/21 @	13:00
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		07/14/21	SR
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	07/14/21	SR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		07/19/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	07/19/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	07/19/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	50		%REC	EPA 8015M		50-150	07/19/21	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		07/13/21	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Arsenic	<1.00		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Barium	**67.4**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Chromium	**18.4**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Cobalt	**5.64**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Copper	**9.15**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Lead	**2.48**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB

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CERTIFICATE OF ANALYSIS

2107-00086

HILLMANN CONSULTING
DAN LOUKS
1745 W.ORANGEWOOD AVE
ORANGE, CA

Date Reported	07/21/21
Date Received	07/12/21
Invoice No.	92375
Cust #	G073
Permit Number	
Customer P.O.	

Project: FORMER DAIRY

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 **HB2-2**					Date & Time Sampled:		07/12/21 @	13:00
Sample Matrix: **Soil**								
.....continued								
Molybdenum	<0.500		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Nickel	**9.14**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Vanadium	**48.5**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Zinc	**28.9**		mg/Kg	EPA 6010B	1.0	5.00	07/13/21	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		07/13/21	KZ
Mercury	<0.20		mg/Kg	EPA 7471A	1.0	0.20	07/13/21	KZ
Sample: 003 **HB3-2**					Date & Time Sampled:		07/12/21 @	13:50
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		07/14/21	SR
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	07/14/21	SR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		07/19/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	07/19/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	07/19/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	60		%REC	EPA 8015M		50-150	07/19/21	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		07/13/21	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Arsenic	**1.45**		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Barium	**88.0**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Chromium	**18.1**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Cobalt	**5.50**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB

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Permit Number	
Customer P.O.	

Project: FORMER DAIRY

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 003 **HB3-2**					Date & Time Sampled:		07/12/21 @	13:50
Sample Matrix: **Soil**								
.....continued								
Copper	**9.08**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Lead	**2.84**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Molybdenum	<0.500		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Nickel	**9.26**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	07/13/21	TLB
Vanadium	**50.9**		mg/Kg	EPA 6010B	1.0	0.500	07/13/21	TLB
Zinc	**31.0**		mg/Kg	EPA 6010B	1.0	5.00	07/13/21	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		07/13/21	KZ
Mercury	<0.20		mg/Kg	EPA 7471A	1.0	0.20	07/13/21	KZ
Sample: 004 **HB4-13**					Date & Time Sampled:		07/12/21 @	16:00
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		07/14/21	SR
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	07/14/21	SR
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		07/19/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	07/19/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	07/19/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	50		%REC	EPA 8015M		50-150	07/19/21	JEN
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		07/14/21	SR
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	07/14/21	SR
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Benzene	<0.0040		mg/Kg	EPA 8260B	1.0	0.0040	07/14/21	SR
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR

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Invoice No.	92375
Cust #	G073
Permit Number	
Customer P.O.	

Project: FORMER DAIRY

Sample: 004 **HB4-13** Date & Time Sampled: 07/12/21 @ 16:00
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	07/14/21	SR
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/14/21	SR
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	07/14/21	SR
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	07/14/21	SR
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
cis-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1.0	0.0020	07/14/21	SR
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR

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Date Received	07/12/21
Invoice No.	92375
Cust #	G073
Permit Number	
Customer P.O.	

Project: FORMER DAIRY

Sample: 004 **HB4-13** Date & Time Sampled: 07/12/21 @ 16:00
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/14/21	SR
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/14/21	SR
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR

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LA City#	10261
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CERTIFICATE OF ANALYSIS

2107-00086

HILLMANN CONSULTING
DAN LOUKS
1745 W.ORANGEWOOD AVE
ORANGE, CA

Date Reported	07/21/21
Date Received	07/12/21
Invoice No.	92375
Cust #	G073
Permit Number	
Customer P.O.	

Project: FORMER DAIRY

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 004 **HB4-13**					Date & Time Sampled:		07/12/21 @	16:00
Sample Matrix: **Soil**								
.....continued								
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/14/21	SR
[VOC Surrogates]								
Dibromofluoromethane	115		%REC	EPA 8260B		70-130	07/14/21	SR
Toluene-D8	116		%REC	EPA 8260B		70-130	07/14/21	SR
Bromofluorobenzene	117		%REC	EPA 8260B		70-130	07/14/21	SR

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

2107-00086

HILLMANN CONSULTING
PACIFIC PALISADES, CA 90272

Date Reported	**07/21/2021**
Date Received	**07/12/2021**
Date Sampled	**07/12/2021**
Invoice No.	**92375**
Customer #	**G073**
Customer P.O.	

Project: FORMER DAIRY

Method # EPA 6010B
QC Reference # 97304 **Date Analyzed:** 7/13/2021 **Technician:** TLB
Samples 002 003

Results / Control Ranges

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD	LCS %REC	LCS %RPD	SPIKE %RPD
Antimony	101	100	0.6	85	86	1.1	75 - 125	0 - 20	0 - 20
Arsenic	100	101	0.5	79	80	0.8	75 - 125	0 - 20	0 - 20
Barium	97	99	1.6	92	96	0.7	75 - 125	0 - 20	0 - 20
Beryllium	98	100	1.7	94	95	0.8	75 - 125	0 - 20	0 - 20
Cadmium	100	99	0.5	74	75	0.9	75 - 125	0 - 20	0 - 20
Chromium	100	101	1.6	85	85	0.1	75 - 125	0 - 20	0 - 20
Cobalt	100	100	0.0	72	73	0.7	75 - 125	0 - 20	0 - 20
Copper	99	99	0.2	86	84	0.6	75 - 125	0 - 20	0 - 20
Lead	99	99	0.2	67	68	0.7	75 - 125	0 - 20	0 - 20
Molybdenum	100	100	0.3	82	83	0.7	75 - 125	0 - 20	0 - 20
Nickel	100	99	0.7	71	73	0.9	75 - 125	0 - 20	0 - 20
Selenium	99	99	0.8	69	69	0.1	75 - 125	0 - 20	0 - 20
Silver	98	97	0.2	85	85	0.4	75 - 125	0 - 20	0 - 20
Thallium	101	98	3.1	86	84	0.4	75 - 125	0 - 20	0 - 20
Vanadium	99	99	0.4	85	84	0.3	75 - 125	0 - 20	0 - 20
Zinc	100	99	0.3	74	76	0.7	75 - 125	0 - 20	0 - 20

Method # EPA 7471A
QC Reference # 97316 **Date Analyzed:** 7/13/2021 **Technician:** KZ
Samples 002 003

Results / Control Ranges

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD	LCS %REC	LCS %RPD	SPIKE %RPD
Mercury	100	100	0	94	97	3	75 - 125	0 - 25	0 - 25

Method # EPA 8015M
QC Reference # 97368 **Date Analyzed:** 7/19/2021 **Technician:** JEN
Samples 001 002 003 004

Results / Control Ranges

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD	LCS %REC	SPIKE %RPD
C13-C22	100	110	107	3	70 - 130	0 - 25

Method # EPA 8260B
QC Reference # 97344 **Date Analyzed:** 7/14/2021 **Technician:** SR
Samples 004

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QUALITY CONTROL DATA REPORT

HILLMANN CONSULTING **2107-00086**

Date Reported	**07/21/2021**
Date Received	**07/12/2021**
Date Sampled	**07/12/2021**

Project: FORMER DAIRY

Method # EPA 8260B
QC Reference # 97344 **Date Analyzed:** 7/14/2021 **Technician:** SR
Samples 004

Results	LCS %REC	Control Ranges LCS %REC
1,1-Dichloroethene	70	50 - 150
Benzene	118	50 - 150
Chlorobenzene	130	50 - 150
Toluene	124	50 - 150
Trichloroethene	122	50 - 150

Method # LUFT GC/MS
QC Reference # 97345 **Date Analyzed:** 7/14/2021 **Technician:** SR
Samples 001 002 003 004

Results	LCS %REC	LCS %DUP	LCS %RPD	Control Ranges LCS %REC	LCS %RPD
C4-C12	93	93	0	70 - 130	0 - 25

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 2107-00086

Page 1 of 1

1443

Client Name: HILLMANN CONSULTING
E-mail: Dan@gsaengineering.net
Address: 1745 W. ORANGEWOOD AVE., STE 107, NPB
Report Attention: DAN LONG
Phone #: (714) 286-3916
Fax: #
Sampled By:
Project No./ Name: FORMER DANS
Project Site: 12741 LIMONITE AVE., EASTVALE

☒ Chilled
☒ Intact
☐ Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☒ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli						Remarks
1	HB1-2	7/12/21	12:20	SOIL	ICE	SS							X	•							X RUN PCB
2	HB2-2	↓	13:00	↓	↓	↓							X	X							on hold
3	HB3-2	↓	13:50	↓	↓	↓							X	X							TPH o.i iff
	HB4-5	↓	14:45	↓	↓	↓							MD								TPH o 7750 mg/kg
	HB4-10	↓	15:30	↓	↓	↓							↓								
4	HB4-13	↓	16:00	↓	↓	↓	X						X								

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	Hillmann	7/12/21	17:00	[signature]	A&R	7/12/21	1700
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SD=Solid Waste, SL=Sludge, SS=Soil/Sediment, AR=Air, PP=Pure Product

Preservative Code: IC=Ice, HC=HCl, HN=HNO_3, SH=NaOH, ST=$Na_2S_2O_3$, HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag, G=Glass Container, ST= Steel Tube, B= Brass Tube, P=Plastic Bottle, V=VOA Vial, E= EnCore

ARL

Sample Acceptance Checklist

CLIENT: Hillmann Consulting WORK ORDER NUMBER: 2107-86

Temperature:(Criteria:0.0°C-6.0°C)

Sample Temp.(w/CF) °C(w/CF) 5.0°c

☐ Sample(s) outside temprature criteria: PM contacted by :

☐ Sample(s) outside temprature criteria, but received on ice/chilled on same day of sampling.

☐ Sample(s) received at ambient temprature; placed on ice for transport by courier.

Ambient Temprature ☐ Air ☐ Filter

CUSTODY SEAL:

Cooler	☐ Present and Intact	☐ Present and Not Intact	☒ Not Present
Sample(s)	☐ Present and Intact	☐ Present and Not Intact	☒ Not Present

Sample Condition:	Yes	No	N/A
Was a COC received	X		
Were sample IDs present?	X		
Were sampling dates & times present?	X		
Was a relingquished signature present?	X		
Were the tests required clearly indicated?	X		
Were all samples sealed in plastic bags?			X
Did all bottle labels agree with COC? (ID, dates and times)	X		
Were correct containers used for the tests required?	X		
Was a sufficient amount of samples sent for tests indicated?	X		
Was there headspace in VOA vials?			X
Were the containers labeled with correct preservatives?			X

Explanations/Comments:

Notification:

For discrepancies, how was the Project Manager notified? Verbal

Verbal: PM Initials: _____ Data/Time: _____

Email: Send to: _____ Data/Time: _____

Project Manager's response:

Completed By: [signature] Date: 7/12/21

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Email: office@arlaboratories.com

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng — Ken Zheng, President 07/21/2021 9:47:07
Laboratory Job No. (Certificate of Analysis No.)	2107-00144
Project Name / No.	FARM LAND
Dates Sampled (from/to)	07/16/21 To 07/16/21
Dates Received (from/to)	07/16/21 To 07/16/21
Dates Reported (from/to)	07/21/21 To 7/21/2021
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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CERTIFICATE OF ANALYSIS

2107-00144

GSA ENGINEERING
DAN LOUKS
16950 AVENIDA DE SANTA YNEZ
PACIFIC PALISADES, CA 90272

Date Reported	07/21/21
Date Received	07/16/21
Invoice No.	92383
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARM LAND

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **B5-5**					Date & Time Sampled:		07/16/21 @	12:00
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		07/19/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	07/19/21	JEN
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		07/19/21	JEN
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	07/19/21	JEN
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Benzene	<0.0040		mg/Kg	EPA 8260B	1.0	0.0040	07/19/21	JEN
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	07/19/21	JEN
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/19/21	JEN
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	07/19/21	JEN
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	07/19/21	JEN
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN

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Date Reported	07/21/21
Date Received	07/16/21
Invoice No.	92383
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARM LAND

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **B5-5**					Date & Time Sampled:		07/16/21 @	12:00
Sample Matrix: **Soil**								
.....continued								
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
cis-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1.0	0.0020	07/19/21	JEN
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/19/21	JEN
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/19/21	JEN
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN

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CERTIFICATE OF ANALYSIS

2107-00144

GSA ENGINEERING
DAN LOUKS
16950 AVENIDA DE SANTA YNEZ
PACIFIC PALISADES, CA 90272

Date Reported	07/21/21
Date Received	07/16/21
Invoice No.	92383
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARM LAND

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **B5-5**					Date & Time Sampled:		07/16/21 @	12:00
Sample Matrix: **Soil**								
.....continued								
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
[VOC Surrogates]								
Dibromofluoromethane	106		%REC	EPA 8260B		70-130	07/19/21	JEN
Toluene-D8	114		%REC	EPA 8260B		70-130	07/19/21	JEN
Bromofluorobenzene	112		%REC	EPA 8260B		70-130	07/19/21	JEN
Sample: 002 **B5-10**					Date & Time Sampled:		07/16/21 @	12:40
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		07/19/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	07/19/21	JEN
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		07/19/21	JEN
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	07/19/21	JEN
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Benzene	<0.0040		mg/Kg	EPA 8260B	1.0	0.0040	07/19/21	JEN
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN

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Invoice No.	92383
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARM LAND

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 **B5-10**					Date & Time Sampled:		07/16/21 @ 12:40	
Sample Matrix: **Soil**								
.....continued								
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	07/19/21	JEN
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/19/21	JEN
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	07/19/21	JEN
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	07/19/21	JEN
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
cis-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1.0	0.0020	07/19/21	JEN
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN

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PACIFIC PALISADES, CA 90272

Date Reported	07/21/21
Date Received	07/16/21
Invoice No.	92383
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARM LAND

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 **B5-10**					Date & Time Sampled:		07/16/21 @	12:40
Sample Matrix: **Soil**								
.....continued								
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/19/21	JEN
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/19/21	JEN
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN

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Date Received	07/16/21
Invoice No.	92383
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARM LAND

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 002 **B5-10**					Date & Time Sampled:		07/16/21 @	12:40
Sample Matrix: **Soil**								
.....continued								
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
[VOC Surrogates]								
Dibromofluoromethane	120		%REC	EPA 8260B		70-130	07/19/21	JEN
Toluene-D8	114		%REC	EPA 8260B		70-130	07/19/21	JEN
Bromofluorobenzene	114		%REC	EPA 8260B		70-130	07/19/21	JEN
Sample: 003 **B5-14**					Date & Time Sampled:		07/16/21 @	13:30
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		07/19/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	07/19/21	JEN
[VOCs by GCMS]								
Closed System P&T VOC Soil	Complete			EPA 5035	1.0		07/19/21	JEN
Acetone	<0.10		mg/Kg	EPA 8260B	1.0	0.10	07/19/21	JEN
t-Amyl Methyl Ether (TAME)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Benzene	<0.0040		mg/Kg	EPA 8260B	1.0	0.0040	07/19/21	JEN
Bromobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromodichloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromoform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Bromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
t-Butanol (TBA)	<0.0625		mg/Kg	EPA 8260B	1.0	0.0625	07/19/21	JEN
2-Butanone (MEK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/19/21	JEN
n-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
sec-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
tert-Butylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Carbon Disulfide	<0.010		mg/Kg	EPA 8260B	1.0	0.010	07/19/21	JEN
Carbon Tetrachloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Chloroform	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN

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Project: FARM LAND

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 003 **B5-14**					Date & Time Sampled:		07/16/21 @	13:30
Sample Matrix: **Soil**								
.....continued								
Chloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
2-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
4-Chlorotoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Dibromochloromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dibromoethane (EDB)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dibromo-3-Chloropropane	<0.010		mg/Kg	EPA 8260B	1.0	0.010	07/19/21	JEN
Dibromomethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,3-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,4-Dichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Dichlorodifluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
cis-1,2-Dichloroethene	<0.0020		mg/Kg	EPA 8260B	1.0	0.0020	07/19/21	JEN
trans-1,2-Dichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,3-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
2,2-Dichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
cis-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
trans-1,3-Dichloropropene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Diisopropyl Ether (DiPE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Ethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Ethyl-t-Butyl Ether (EtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Hexachlorobutadiene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
2-Hexanone	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/19/21	JEN
Isopropylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
4-Isopropyltoluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Methylene Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
4-Methyl-2-Pentanone (MIBK)	<0.0313		mg/Kg	EPA 8260B	1.0	0.0313	07/19/21	JEN

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CERTIFICATE OF ANALYSIS

2107-00144

GSA ENGINEERING
DAN LOUKS
16950 AVENIDA DE SANTA YNEZ
PACIFIC PALISADES, CA 90272

Date Reported	07/21/21
Date Received	07/16/21
Invoice No.	92383
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARM LAND

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 003 **B5-14**					Date & Time Sampled:		07/16/21 @	13:30
Sample Matrix: **Soil**								
.....continued								
Methyl-t-butyl Ether (MtBE)	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Naphthalene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
n-Propylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Styrene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,1,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,2,2-Tetrachloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Tetrachloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Toluene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,3-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,4-Trichlorobenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,1-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,1,2-Trichloroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Trichloroethene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,3-Trichloropropane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Trichlorofluoromethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Trichlorotrifluoroethane	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,2,4-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
1,3,5-Trimethylbenzene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
Vinyl Chloride	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
m,p-Xylenes	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
o-Xylene	<0.0050		mg/Kg	EPA 8260B	1.0	0.0050	07/19/21	JEN
[VOC Surrogates]								
Dibromofluoromethane	118		%REC	EPA 8260B		70-130	07/19/21	JEN
Toluene-D8	116		%REC	EPA 8260B		70-130	07/19/21	JEN
Bromofluorobenzene	113		%REC	EPA 8260B		70-130	07/19/21	JEN

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

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QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

2107-00144

GSA ENGINEERING
PACIFIC PALISADES, CA 90272

Date Reported	**07/21/2021**
Date Received	**07/16/2021**
Date Sampled	**07/16/2021**
Invoice No.	**92383**
Customer #	**G073**
Customer P.O.	

Project: FARM LAND

Method # EPA 8260B
QC Reference # 97450 **Date Analyzed:** 7/19/2021 **Technician:** JEN
Samples 001 002 003

Results	LCS %REC	Control Ranges LCS %REC
1,1-Dichloroethene	53	50 - 150
Benzene	94	50 - 150
Chlorobenzene	107	50 - 150
Toluene	101	50 - 150
Trichloroethene	104	50 - 150

Method # LUFT GC/MS
QC Reference # 97451 **Date Analyzed:** 7/19/2021 **Technician:** JEN
Samples 001 002 003

Results	LCS %REC	Control Ranges LCS %REC
C4-C12	95	70 - 130

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

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CHAIN OF CUSTODY

A & R Work Order #: 2017-144

Page 1 of 1

1456

Client Name: HILLMAN CONSULTING
E-mail: Dan@gsaengineering.net
Address: 1745 ORANGEWOOD AVE #110 ORANGE
Report Attention: DAN L
Phone # / Fax #: 714 206-3916
Sampled By: NM
Project No./ Name: FARMLAND
Project Site: 12741 LIMONITE AVE EASTVALE

☒ Chilled
☒ Intact
☐ Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☒ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli							Remarks
1	B5-5	7-16-21	12:00	Soil	Ice	1	X		X													
2	B5-10	↓	12:40	↓	↓	1	X		X													
3	B5-14	↓	13:30	↓	↓	1	X		X													

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
Neil Mullen		7-16-21	17:10	[illegible]		7/16	17:10
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SD=Solid Waste, SL=Sludge, SS=Soil/Sediment, AR=Air, PP=Pure Product

Preservative Code: IC=Ice, HC=HCl, HN=HNO_3, SH=NaOH, ST=$Na_2S_2O_3$, HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag, G=Glass Container, ST= Steel Tube, B= Brass Tube, P=Plastic Bottle, V=VOA Vial, E= EnCore

Sample Acceptance Checklist

CLIENT: Hillmann Consulting WORK ORDER NUMBER: 2107-144

Temperature:(Criteria:0.0°C-6.0°C)

Sample Temp.(w/CF) °C(w/CF) 3.1°c

☐ Sample(s) outside temprature criteria: PM contacted by :

☐ Sample(s) outside temprature criteria, but received on ice/chilled on same day of sampling.

☐ Sample(s) received at ambient temprature; placed on ice for transport by courier.

Ambient Temprature | Air | ☐ | Filter

CUSTODY SEAL:

Cooler	☐	Present and Intact	☐	Present and Not Intact	X	Not Present
Sample(s)	☐	Present and Intact	☐	Present and Not Intact	X	Not Present

Sample Condition:	Yes	No	N/A
Was a COC received	X		
Were sample IDs present?	X		
Were sampling dates & times present?	X		
Was a relingquished signature present?	X		
Were the tests required clearly indicated?	X		
Were all samples sealed in plastic bags?			X
Did all bottle labels agree with COC? (ID, dates and times)	X		
Were correct containers used for the tests required?	X		
Was a sufficient amount of samples sent for tests indicated?	X		
Was there headspace in VOA vials?			X
Were the containers labeled with correct preservatives?			X

Explanations/Comments:

Notification:

For discrepancies, how was the Project Manager notified? Verbal

Verbal: PM Initials: _____ Data/Time: _____

Email: Send to: _____ Data/Time: _____

Project Manager's response:

Completed By: [signature] Date: 7/16/21

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng — Ken ZHeng, President 07/23/2021 10:21:54
Laboratory Job No. (Certificate of Analysis No.)	2107-00175
Project Name / No.	FARMLAND / 12741 LIMONITE, EASTVALE
Dates Sampled (from/to)	07/21/21 To 07/21/21
Dates Received (from/to)	07/21/21 To 07/21/21
Dates Reported (from/to)	07/23/21 To 7/23/2021
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

Sample	Analyte	Result	Qual	Units	RL	Sample	Analyte	Result	Qual	Units	RL
SG4-13	1,2,4-Trimethylbenzene	**0.0049**		µg/L	0.0010	SG4-13	Benzene	**0.0027**		µg/L	0.0010
SG4-13	Ethylbenzene	**0.0069**		µg/L	0.0010	SG4-13	Styrene	**0.0042**		µg/L	0.0010
SG4-13	Tetrachloroethene	**0.030**		µg/L	0.0010	SG4-13	Toluene	**0.015**		µg/L	0.0010
SG4-13	m,p-Xylenes	**0.016**		µg/L	0.0010	SG4-13	o-Xylene	**0.0089**		µg/L	0.0010
SG5-14	1,2,4-Trimethylbenzene	**0.0030**		µg/L	0.0010	SG5-14	Benzene	**0.0043**		µg/L	0.0010
SG5-14	Ethylbenzene	**0.010**		µg/L	0.0010	SG5-14	Tetrachloroethene	**0.014**		µg/L	0.0010
SG5-14	Toluene	**0.060**		µg/L	0.0010	SG5-14	m,p-Xylenes	**0.024**		µg/L	0.0010
SG5-14	o-Xylene	**0.012**		µg/L	0.0010	SG11-5	Methane	**45800**		ppmv	15

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CERTIFICATE OF ANALYSIS

2107-00175

HILLMANN CONSULTING
BRANDON CLEMENTS
1745 W. ORANGEWOOD AVE
STE#110
ORANGE, CA 92868

Date Reported	07/23/21
Date Received	07/21/21
Invoice No.	92403
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Sample: 001 **SG1-5** Date & Time Sampled: 07/21/21 @ 13:00
Sample Matrix: **Soil Vapor**

[VOCs by GCMS]

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Benzene	<0.024		µg/L	EPA 8260B	1.0	0.0240	0.10	07/21/21	4:00	JEN
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	07/21/21	4:00	JEN
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	07/21/21	4:00	JEN
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	07/21/21	4:00	JEN
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN

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2107-00175

HILLMANN CONSULTING
BRANDON CLEMENTS
1745 W. ORANGEWOOD AVE
STE#110
ORANGE, CA 92868

Date Reported	07/23/21
Date Received	07/21/21
Invoice No.	92403
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Sample: 001 **SG1-5** Date & Time Sampled: 07/21/21 @ 13:00
Sample Matrix: **Soil Vapor**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	07/21/21	4:00	JEN
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	07/21/21	4:00	JEN
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Tetrachloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN

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Project: FARMLAND / 12741 LIMONITE, EASTVALE

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 001 **SG1-5** Sample Matrix: **Soil Vapor**					Date & Time Sampled:			07/21/21	@	13:00
.....continued										
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	07/21/21	4:00	JEN
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	07/21/21	4:00	JEN
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	07/21/21	4:00	JEN
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
[VOC Surrogates]										
Dibromofluoromethane	124		%REC	EPA 8260B			70-130	07/21/21	4:00	JEN
Toluene-D8	113		%REC	EPA 8260B			70-130	07/21/21	4:00	JEN
Bromofluorobenzene	112		%REC	EPA 8260B			70-130	07/21/21	4:00	JEN
Sample: 002 **SG2-5** Sample Matrix: **Soil Vapor**					Date & Time Sampled:			07/21/21	@	13:10
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Benzene	<0.024		µg/L	EPA 8260B	1.0	0.0240	0.10	07/21/21	4:00	JEN
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN

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Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Sample: 002 **SG2-5** Date & Time Sampled: 07/21/21 @ 13:10
Sample Matrix: **Soil Vapor**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	07/21/21	4:00	JEN
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	07/21/21	4:00	JEN
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	07/21/21	4:00	JEN
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN

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Project: FARMLAND / 12741 LIMONITE, EASTVALE

Sample: 002 **SG2-5** Date & Time Sampled: 07/21/21 @ 13:10
Sample Matrix: **Soil Vapor**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	07/21/21	4:00	JEN
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	07/21/21	4:00	JEN
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Tetrachloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	07/21/21	4:00	JEN
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	07/21/21	4:00	JEN
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	07/21/21	4:00	JEN
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
[VOC Surrogates]										
Dibromofluoromethane	121		%REC	EPA 8260B			70-130	07/21/21	4:00	JEN
Toluene-D8	112		%REC	EPA 8260B			70-130	07/21/21	4:00	JEN

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Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 002 **SG2-5**						Date & Time Sampled:		07/21/21	@	13:10
Sample Matrix: **Soil Vapor**										
.....continued										
Bromofluorobenzene	115		%REC	EPA 8260B			70-130	07/21/21	4:00	JEN
Sample: 003 **SG3-5**						Date & Time Sampled:		07/21/21	@	13:20
Sample Matrix: **Soil Vapor**										
[VOCs by GCMS]										
Acetone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
t-Amyl Methyl Ether (TAME)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Benzene	<0.024		µg/L	EPA 8260B	1.0	0.0240	0.10	07/21/21	4:00	JEN
Bromobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromodichloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromoform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Bromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
t-Butanol (TBA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
2-Butanone (MEK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
n-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
sec-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
tert-Butylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Carbon Disulfide	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
Carbon Tetrachloride	<0.025		µg/L	EPA 8260B	1.0	0.0250	0.050	07/21/21	4:00	JEN
Chlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Chloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Chloroform	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Chloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
2-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
4-Chlorotoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Dibromochloromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dibromoethane (EDB)	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	07/21/21	4:00	JEN
1,2-Dibromo-3-Chloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	07/21/21	4:00	JEN
Dibromomethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN

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FDA#	2030513
LA City#	10261
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CERTIFICATE OF ANALYSIS

2107-00175

HILLMANN CONSULTING
BRANDON CLEMENTS
1745 W. ORANGEWOOD AVE
STE#110
ORANGE, CA 92868

Date Reported	07/23/21
Date Received	07/21/21
Invoice No.	92403
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Sample: 003 **SG3-5** Date & Time Sampled: 07/21/21 @ 13:20
Sample Matrix: **Soil Vapor**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,3-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,4-Dichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Dichlorodifluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
cis-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
trans-1,2-Dichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,3-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
2,2-Dichloropropane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
cis-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
trans-1,3-Dichloropropene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Diisopropyl Ether (DiPE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Ethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Hexachlorobutadiene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
2-Hexanone	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
Isopropylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
4-Isopropyltoluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Methylene Chloride	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.1	07/21/21	4:00	JEN
4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Naphthalene	<0.032		µg/L	EPA 8260B	1.0	0.0320	0.050	07/21/21	4:00	JEN
n-Propylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Styrene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,1,2-Tetrachloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,2,2-Tetrachloroethane	<0.05		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Tetrachloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Toluene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN

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CERTIFICATE OF ANALYSIS

2107-00175

HILLMANN CONSULTING
BRANDON CLEMENTS
1745 W. ORANGEWOOD AVE
STE#110
ORANGE, CA 92868

Date Reported	07/23/21
Date Received	07/21/21
Invoice No.	92403
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 003 **SG3-5**					Date & Time Sampled:			07/21/21	@	13:20
Sample Matrix: **Soil Vapor**										
.....continued										
1,2,3-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,4-Trichlorobenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,1-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,1,2-Trichloroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Trichloroethene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,3-Trichloropropane	<0.020		µg/L	EPA 8260B	1.0	0.0200	0.10	07/21/21	4:00	JEN
Trichlorofluoromethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Trichlorotrifluoroethane	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,2,4-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
1,3,5-Trimethylbenzene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
Vinyl Chloride	<0.008		µg/L	EPA 8260B	1.0	0.0080	0.050	07/21/21	4:00	JEN
m,p-Xylenes	<0.10		µg/L	EPA 8260B	1.0	0.1000	0.20	07/21/21	4:00	JEN
o-Xylene	<0.050		µg/L	EPA 8260B	1.0	0.0500	0.10	07/21/21	4:00	JEN
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.50		µg/L	EPA 8260B	1.0	0.5000	1.0	07/21/21	4:00	JEN
[VOC Surrogates]										
Dibromofluoromethane	124		%REC	EPA 8260B			70-130	07/21/21	4:00	JEN
Toluene-D8	113		%REC	EPA 8260B			70-130	07/21/21	4:00	JEN
Bromofluorobenzene	115		%REC	EPA 8260B			70-130	07/21/21	4:00	JEN
Sample: 004 **SG4-13**					Date & Time Sampled:			07/21/21	@	13:45
Sample Matrix: **Soil Vapor**										
[TPH Gasoline by GCMS]										
C4-C12	<5		µg/L	LUFT GCMS	1.0	5.0000	10	07/21/21	7:00	KZ
[TOXIC ORGANICS IN AIR]										
1,1,1-Trichloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,1,2,2-Tetrachloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Trichlorotrifluoroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,1,2-Trichloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,1-Dichloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,1-Dichloroethene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ

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CERTIFICATE OF ANALYSIS

2107-00175

HILLMANN CONSULTING
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STE#110
ORANGE, CA 92868

Date Reported	07/23/21
Date Received	07/21/21
Invoice No.	92403
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Sample: 004 **SG4-13** Date & Time Sampled: 07/21/21 @ 13:45
Sample Matrix: **Soil Vapor**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,2,4-Trichlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2,4-Trimethylbenzene	**0.0049**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2-Dibromoethane (EDB)	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2-Dichlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2-Dichloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2-Dichloropropane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Dichlorotetrafluoroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,3,5-Trimethylbenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,3-Butadiene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,3-Dichlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,4-Dichlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,4-Dioxane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
2-Butanone (MEK)	<0.0050		µg/L	EPA TO-15	0.2	0.0050	0.010	07/21/21	7:00	KZ
2-Hexanone	<0.0050		µg/L	EPA TO-15	0.2	0.0050	0.010	07/21/21	7:00	KZ
Isopropanol (IPA)	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
4-Ethyltoluene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0050		µg/L	EPA TO-15	0.2	0.0050	0.010	07/21/21	7:00	KZ
Acetone	<0.0050		µg/L	EPA TO-15	0.2	0.0050	0.010	07/21/21	7:00	KZ
Benzene	**0.0027**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Benzyl chloride	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Bromodichloromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Bromoform	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Bromomethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Carbon Disulfide	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Carbon Tetrachloride	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Chlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Chloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Chloroform	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Chloromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
cis-1,2-Dichloroethene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
cis-1,3-Dichloropropene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ

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CERTIFICATE OF ANALYSIS

2107-00175

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ORANGE, CA 92868

Date Reported	07/23/21
Date Received	07/21/21
Invoice No.	92403
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 004 **SG4-13** Sample Matrix: **Soil Vapor**					Date & Time Sampled:			07/21/21	@	13:45
.....continued										
Cyclohexane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Dibromochloromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Dichlorodifluoromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Ethyl acetate	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Ethylbenzene	**0.0069**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Heptane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Hexachlorobutadiene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Hexane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
m,p-Xylenes	**0.016**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Methyl-t-butyl Ether (MtBE)	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Methylene Chloride	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
o-Xylene	**0.0089**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Propylene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Styrene	**0.0042**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Tetrachloroethene	**0.030**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Tetrahydrofuran	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Toluene	**0.015**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
trans-1,2-Dichloroethene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
trans-1,3-Dichloropropene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Trichloroethene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Trichlorofluoromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Vinyl acetate	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Vinyl Chloride	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Bromofluorobenzene	104		%REC	EPA TO-15			70-130	07/21/21	7:00	KZ
Toluene-D8	110		%REC	EPA TO-15			70-130	07/21/21	7:00	KZ
Dibromofluoromethane	130		%REC	EPA TO-15			70-130	07/21/21	7:00	KZ
Sample: 005 **SG5-14** Sample Matrix: **Soil Vapor**					Date & Time Sampled:			07/21/21	@	14:00
[TPH Gasoline by GCMS]										
C4-C12	<5		µg/L	LUFT GCMS	1.0	5.0000	10	07/21/21	7:00	KZ

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CERTIFICATE OF ANALYSIS

2107-00175

HILLMANN CONSULTING
BRANDON CLEMENTS
1745 W. ORANGEWOOD AVE
STE#110
ORANGE, CA 92868

Date Reported	07/23/21
Date Received	07/21/21
Invoice No.	92403
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 005 **SG5-14**						Date & Time Sampled:		07/21/21	@	14:00
Sample Matrix: **Soil Vapor**										
.....continued										
[TOXIC ORGANICS IN AIR]										
1,1,1-Trichloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,1,2,2-Tetrachloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Trichlorotrifluoroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,1,2-Trichloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,1-Dichloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,1-Dichloroethene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2,4-Trichlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2,4-Trimethylbenzene	**0.0030**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2-Dibromoethane (EDB)	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2-Dichlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2-Dichloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,2-Dichloropropane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Dichlorotetrafluoroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,3,5-Trimethylbenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,3-Butadiene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,3-Dichlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,4-Dichlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
1,4-Dioxane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
2-Butanone (MEK)	<0.0050		µg/L	EPA TO-15	0.2	0.0050	0.010	07/21/21	7:00	KZ
2-Hexanone	<0.0050		µg/L	EPA TO-15	0.2	0.0050	0.010	07/21/21	7:00	KZ
Isopropanol (IPA)	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
4-Ethyltoluene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0050		µg/L	EPA TO-15	0.2	0.0050	0.010	07/21/21	7:00	KZ
Acetone	<0.0050		µg/L	EPA TO-15	0.2	0.0050	0.010	07/21/21	7:00	KZ
Benzene	**0.0043**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Benzyl chloride	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Bromodichloromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Bromoform	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Bromomethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Carbon Disulfide	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ

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2107-00175

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BRANDON CLEMENTS
1745 W. ORANGEWOOD AVE
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ORANGE, CA 92868

Date Reported	07/23/21
Date Received	07/21/21
Invoice No.	92403
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Sample: 005 **SG5-14** Date & Time Sampled: 07/21/21 @ 14:00
Sample Matrix: **Soil Vapor**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Carbon Tetrachloride	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Chlorobenzene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Chloroethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Chloroform	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Chloromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
cis-1,2-Dichloroethene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
cis-1,3-Dichloropropene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Cyclohexane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Dibromochloromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Dichlorodifluoromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Ethyl acetate	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Ethylbenzene	**0.010**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Heptane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Hexachlorobutadiene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Hexane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
m,p-Xylenes	**0.024**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Methyl-t-butyl Ether (MtBE)	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Methylene Chloride	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
o-Xylene	**0.012**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Propylene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Styrene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Tetrachloroethene	**0.014**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Tetrahydrofuran	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Toluene	**0.060**		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
trans-1,2-Dichloroethene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
trans-1,3-Dichloropropene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Trichloroethene	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Trichlorofluoromethane	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Vinyl acetate	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Vinyl Chloride	<0.0005		µg/L	EPA TO-15	0.2	0.0005	0.0010	07/21/21	7:00	KZ
Bromofluorobenzene	103		%REC	EPA TO-15			70-130	07/21/21	7:00	KZ

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2107-00175

HILLMANN CONSULTING
BRANDON CLEMENTS
1745 W. ORANGEWOOD AVE
STE#110
ORANGE, CA 92868

Date Reported	07/23/21
Date Received	07/21/21
Invoice No.	92403
Cust #	G073
Permit Number	
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 005 **SG5-14**						Date & Time Sampled:		07/21/21	@	14:00
Sample Matrix: **Soil Vapor**										
.....continued										
Toluene-D8	112		%REC	EPA TO-15			70-130	07/21/21	7:00	KZ
Dibromofluoromethane	130		%REC	EPA TO-15			70-130	07/21/21	7:00	KZ
Sample: 006 **SG11-5**						Date & Time Sampled:		07/21/21	@	15:30
Sample Matrix: **Soil Vapor**										
Methane	**45800**		ppmv	EPA 8015M	1.0	10.0000	15	07/21/21	9:04	KZ

Respectfully Submitted: Ken Zheng

Ken Zheng - President

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

2107-00175

HILLMANN CONSULTING
ORANGE, CA 92868

Date Reported	**07/23/2021**
Date Received	**07/21/2021**
Date Sampled	**07/21/2021**
Invoice No.	**92403**
Customer #	**G073**
Customer P.O.	

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Method # EPA 8015M
QC Reference # 97480 **Date Analyzed:** 7/21/2021 **Technician:** KZ
Samples 006

Results	LCS %REC	LCS %DUP	LCS %RPD	Control Ranges LCS %REC	Control Ranges LCS %RPD
Methane	90	75	16	70 - 130	0 - 25

Method # EPA 8260B
QC Reference # 97486 **Date Analyzed:** 7/21/2021 **Technician:** JEN
Samples 001 002 003

Results	LCS %REC	Control Ranges LCS %REC
1,1-Dichloroethene	70	70 - 130
Benzene	117	70 - 130
Chlorobenzene	130	70 - 130
Toluene	128	70 - 130
Trichloroethene	126	70 - 130

Method # EPA TO-15
QC Reference # 97487 **Date Analyzed:** 7/21/2021 **Technician:** KZ
Samples 004 005

Results	LCS %REC	Control Ranges LCS %REC
1,1-Dichloroethene	70	70 - 130
Benzene	79	70 - 130
Chlorobenzene	130	70 - 130
Toluene	90	70 - 130
Trichloroethene	121	70 - 130

Method # LUFT GCMS
QC Reference # 97489 **Date Analyzed:** 7/21/2021 **Technician:** KZ
Samples 004 005

Results	LCS %REC	Control Ranges LCS %REC
C4-C12	90	70 - 130

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QUALITY CONTROL DATA REPORT

2107-00175

HILLMANN CONSULTING

Date Reported	**07/23/2021**
Date Received	**07/21/2021**
Date Sampled	**07/21/2021**

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Method blank results

Ref	Test Name	Result	Qualif	Units	MDL
97480	Methane	<10		ppmv	10
97486	Acetone	<0.50		µg/L	0.50
	t-Amyl Methyl Ether (TAME)	<0.050		µg/L	0.050
	Benzene	<0.024		µg/L	0.024
	Bromobenzene	<0.050		µg/L	0.050
	Bromochloromethane	<0.050		µg/L	0.050
	Bromodichloromethane	<0.050		µg/L	0.050
	Bromoform	<0.050		µg/L	0.050
	Bromomethane	<0.050		µg/L	0.050
	t-Butanol (TBA)	<0.50		µg/L	0.50
	2-Butanone (MEK)	<0.50		µg/L	0.50
	n-Butylbenzene	<0.050		µg/L	0.050
	sec-Butylbenzene	<0.050		µg/L	0.050
	tert-Butylbenzene	<0.050		µg/L	0.050
	Carbon Disulfide	<0.50		µg/L	0.50
	Carbon Tetrachloride	<0.025		µg/L	0.025
	Chlorobenzene	<0.050		µg/L	0.050
	Chloroethane	<0.050		µg/L	0.050
	Chloroform	<0.050		µg/L	0.050
	Chloromethane	<0.050		µg/L	0.050
	2-Chlorotoluene	<0.050		µg/L	0.050
	4-Chlorotoluene	<0.050		µg/L	0.050
	Dibromochloromethane	<0.050		µg/L	0.050
	1,2-Dibromoethane (EDB)	<0.020		µg/L	0.020
	1,2-Dibromo-3-Chloropropane	<0.020		µg/L	0.020
	Dibromomethane	<0.050		µg/L	0.050
	1,2-Dichlorobenzene	<0.050		µg/L	0.050
	1,3-Dichlorobenzene	<0.050		µg/L	0.050
	1,4-Dichlorobenzene	<0.050		µg/L	0.050
	Dichlorodifluoromethane	<0.050		µg/L	0.050
	1,1-Dichloroethane	<0.050		µg/L	0.050
	1,2-Dichloroethane	<0.050		µg/L	0.050
	1,1-Dichloroethene	<0.050		µg/L	0.050
	cis-1,2-Dichloroethene	<0.050		µg/L	0.050
	trans-1,2-Dichloroethene	<0.050		µg/L	0.050
	1,2-Dichloropropane	<0.050		µg/L	0.050
	1,3-Dichloropropane	<0.050		µg/L	0.050
	2,2-Dichloropropane	<0.050		µg/L	0.050
	1,1-Dichloropropene	<0.050		µg/L	0.050
	cis-1,3-Dichloropropene	<0.050		µg/L	0.050
	trans-1,3-Dichloropropene	<0.050		µg/L	0.050
	Diisopropyl Ether (DiPE)	<0.050		µg/L	0.050
	Ethylbenzene	<0.050		µg/L	0.050
	Ethyl-t-Butyl Ether (EtBE)	<0.050		µg/L	0.050
	Hexachlorobutadiene	<0.050		µg/L	0.050

Ref	Test Name	Result	Qualif	Units	MDL
	2-Hexanone	<0.50		µg/L	0.50
	Isopropylbenzene	<0.050		µg/L	0.050
	4-Isopropyltoluene	<0.050		µg/L	0.050
	Methylene Chloride	<0.05		µg/L	0.05
	4-Methyl-2-Pentanone (MIBK)	<0.50		µg/L	0.50
	Methyl-t-butyl Ether (MtBE)	<0.050		µg/L	0.050
	Naphthalene	<0.032		µg/L	0.032
	n-Propylbenzene	<0.050		µg/L	0.050
	Styrene	<0.050		µg/L	0.050
	1,1,1,2-Tetrachloroethane	<0.050		µg/L	0.050
	1,1,2,2-Tetrachloroethane	<0.05		µg/L	0.05
	Tetrachloroethene	<0.050		µg/L	0.050
	Toluene	<0.050		µg/L	0.050
	1,2,3-Trichlorobenzene	<0.050		µg/L	0.050
	1,2,4-Trichlorobenzene	<0.050		µg/L	0.050
	1,1,1-Trichloroethane	<0.050		µg/L	0.050
	1,1,2-Trichloroethane	<0.050		µg/L	0.050
	Trichloroethene	<0.050		µg/L	0.050
	1,2,3-Trichloropropane	<0.020		µg/L	0.020
	Trichlorofluoromethane	<0.050		µg/L	0.050
	Trichlorotrifluoroethane	<0.050		µg/L	0.050
	1,2,4-Trimethylbenzene	<0.050		µg/L	0.050
	1,3,5-Trimethylbenzene	<0.050		µg/L	0.050
	Vinyl Chloride	<0.008		µg/L	0.008
	m,p-Xylenes	<0.10		µg/L	0.10
	o-Xylene	<0.050		µg/L	0.050
	Isopropanol (IPA)	<0.50		µg/L	0.50
97487	1,1-Dichloroethene	<0.0005		µg/L	0.0005
	Benzene	<0.0005		µg/L	0.0005
	Chlorobenzene	<0.0005		µg/L	0.0005
	Toluene	<0.0005		µg/L	0.0005
	Trichloroethene	<0.0005		µg/L	0.0005
	Bromofluorobenzene			%REC	
97489	C4-C12	<5		µg/L	5

A & R Laboratories, Inc.

1650 S. GROVE AVE., SUITE C
ONTAIRO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

CHEMISTRY · MICROBIOLOGY · FOOD SAFETY · MOBILE LABORATORIES
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QUALITY CONTROL DATA REPORT

2107-00175

HILLMANN CONSULTING

Date Reported	**07/23/2021**
Date Received	**07/21/2021**
Date Sampled	**07/21/2021**

Project: FARMLAND / 12741 LIMONITE, EASTVALE

Respectfully Submitted: Ken Zheng

Ken Zheng - President

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

1475

ARL

A & R Laboratories
1650 S. Grove Ave., Ste C, Ontario, CA 91761
Tel: 951-779-0310 / 909-781-6335 Fax: 951-779-0344
E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 2107-175

Page 1 of 1

RUSH

Client Name: HILLMAN CONSULTING
E-mail: DAN@GSAENGINEERING.NET
Address: 1745 ORANGEWOOD AVE #110 ORANGE
Report Attention: BRANDON C
Phone #: 714 206 3916
Fax: #
Sampled By: NM DL
Project No./ Name: FARMLAND
Project Site: 12741 LIMONITE EAST VALE

☐ Chilled
☒ Intact
☐ Seal

Turn Around Time Requested: ☒ Rush 8 12 24 48 Hours ☐ Normal 6 HOUR RUSH THANKS

Analyses Requested

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	8015 (6 hr)	Methane (48hr)				Remarks
1	SG1-5	7.21.21	13:00	VAPOR		1	X														~~RUSH~~
2	SG2-5	↓	13:10	↓		1	X														~~RUSH~~
3	SG3-5		13:20			1	X														
4	SG4-13		13:45			1	~~X~~		X							X					POSSIBLE UST
5	SG5-14	↓	14:00	↓		1	~~X~~		X							X					POSSIBLE UST
6	SG11-5	"	15:30	"		1											X				*RUN
																		48 hr TAT			0.05 µg/L
																					Detection Limit

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]		7.21.21	15:45	[signature]	A&R	7.21.21	1545
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water, GW=Ground Water, WW=Waste Water, SD=Solid Waste, SL=Sludge, SS=Soil/Sediment, AR=Air, PP=Pure Product

Preservative Code: IC=Ice, HC=HCl, HN=HNO_3, SH=NaOH, ST=$Na_2S_2O_3$, HS=H_2SO_4

*Sample Container Types: T=Tedlar Air Bag, G=Glass Container, ST= Steel Tube, B= Brass Tube, P=Plastic Bottle, V=VOA Vial, E= EnCore

APPENDIX C
Drilling Logs

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB1

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 12, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-2			<1	HB1-2		SM	Silty SAND; brown, very fine to fine grained, loose, no odor.
2-4						ML	Clayey SILT; gray-brown, low plasticity, dry, no odor.
5						SM	Silty SAND; brown, very fine to medium grained, some gravel, loose, no odor.
							Install Probe SG1 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB2

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 12, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-2			<1	HB2-2		ML	Sandy SILT; brown, very fine to fine sand, loose, no odor.
2-4						ML	Clayey SILT; gray-brown, low plasticity, dry, no odor.
5						SM	Silty SAND; brown, very fine to medium grained, 10% fine gravel, no odor.
							Install Probe SG2 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB3

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 12, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-2			<1	HB3-2		SM	Silty SAND; brown, very fine to fine grained, loose, no odor.
2-4						ML	Clayey SILT; gray-brown, low plasticity, dry, no odor.
5						SW	SAND; light brown, very fine to coarse grained, poorly sorted, some silt, dry, no odor.
							Install Probe SG3 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB4

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 12, 2021
TOTAL DEPTH OF HOLE 13 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
5			<1	HB4-5		SM	Silty SAND; greenish gray, very fine to fine grained, dry, no odor.
10			<1	HB4-10		ML	Clayey Sandy SILT; greenish-gray, low plasticity, damp, no odor.
13			<1	HB4-13		SM	Silty SAND; greenish-gray, very fine to coarse grained, some clay, 20% fine gravel, no odor. Refusal at 13 feet. Install Probe SG4 at 13 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB5

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 16, 2021
TOTAL DEPTH OF HOLE 14 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
2						ML	Sandy SILT; light brown, very fine sand, loose, no odor.
5			<1	HB5-5		SM	Silty SAND; light gray, very fine to medium grained, dry, no odor.
10			<1	HB5-10		SW	SAND; light brown, very fine to coarse grained, poorly sorted, 10% fine gravel, no odor.
14			<1	HB5-14		SM	Silty SAND; light brown, very fine to coarse grained, 20% fine gravel, no odor. Refusal at 14 feet. Install Probe SG5 at 14 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB6

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 16, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0							No Surficial Animal Waste
0-5			<1			ML	Sandy Clayey SILT; brown, low plasticity, dry.
							Install Probe SG6 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB7

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 16, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-1							Surficial Animal Waste 0-1 feet
1-5			<1			SM	Silty SAND; greenish gray, very fine to fine grained, some gravel, dry. Install Probe SG7 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB8

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 16, 2021
TOTAL DEPTH OF HOLE 10 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-1							Surficial Animal Waste 0-1 feet
1-5			<1			SM	Silty SAND; greenish gray, very fine to fine grained, some gravel, dry.
5-10			<1			ML	Sandy SILT; gray, very fine sand, low plasticity, dry. Install Probe SG8 at 10 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB9

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 16, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-1							Surficial Animal Waste 0-1 feet
1-5			<1			ML	Sandy SILT; gray, very fine sand, low plasticity, dry.
							Install Probe SG9 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB10

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 19, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0							No Surficial Animal Waste
0-2						SM	Silty SAND; brown, very fine to fine grained, 10% fine gravel, dry.
2-5			<1			ML	Clayey SILT; gray, low plasticity, dense, dry, no odor.
							Install Probe SG10 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB11

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 19, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-1.5							Surficial Animal Waste 0-1.5 feet
2						SM	Silty SAND; greenish gray, very fine grained, loose.
2-4						SW	Gravelly SAND; greenish gray, very fine to coarse grained, 10% fine gravel, dry.
5			<1			ML	Clayey SILT; gray, low plasticity, dense, dry, no odor.
							Install Probe SG11 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB12

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 19, 2021
TOTAL DEPTH OF HOLE 10 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-1.5							Surficial Animal Waste 0-1.5 feet
2						ML	Clayey SILT; dark greenish gray, low plasticity, soft, slightly moist.
2-10			<1			SM	Silty SAND; greenish gray, very fine sand, some clay, damp, no odor.
							Install Probe SG12 at 10 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB13

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 19, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-1							Surficial Animal Waste 0-1 feet
1-5						ML	Clayey SILT; greenish gray, low plasticity, hard, dense, no odor.
							Install Probe SG13 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB14

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 19, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-2							Surficial Animal Waste 0-2 feet
2-4						ML	Clayey SILT; greenish gray, low plasticity, hard, dense, no odor.
1-5						SW	SAND; greenish gray, very fine to fine grained, poorly sorted, 10% fine gravel, dry, no odor.
							Install Probe SG14 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER HB15

PROJECT Leal Ranch
OWNER
LOCATION Limonite Avenue-58th St, Eastvale, CA
PROJECT NUMBER
DATE DRILLED July 19, 2021
TOTAL DEPTH OF HOLE 5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Neil/Dan
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0-1							Surficial Animal Waste 0-1 feet
1-5						ML	Sandy SILT; brown, low plasticity, very fine sand, dry.
							Install Probe SG15 at 5 feet. Install sand pack. Seal with bentonite and neat cement to surface.

APPENDIX D
Soil Gas Monitoring Data

SOIL GAS MONITORING DATA FORM

PROJECT: Dairy Farm

LOCATION: Leal Ranch, Eastvale, California

DATE: July 21, 2021

	VAPOR PROBE INFO							
PROBE ID	**SG1**	**SG2**	**SG3**	**SG4**	**SG5**			
PROBE DEPTH (ft)	5	5	5	13	14			
	EXTRACTION DATA							
Applied Vacuum (in. WC)	<5	<5	<5	<5	<5			
FLOW (L/min)	0.2	0.2	0.2	0.2	0.2			
Pore Volumes (borehole - sand pack)	3	3	3	3	3			
	MONITORING DATA							
OXYGEN (%)	17.9	19.5	19.0	18.8	17.8			
CARBON DIOXIDE (%)	3.6	1.65	2.88	2.83	4.68			
VOC by PID (ppm)	0.0	0.0	0.0	0.0	0.0			
Methane (% LEL)	0.0	0.0	0.0	0.0	0.0			

	VAPOR PROBE INFO							
PROBE ID								
PROBE DEPTH (ft)								
	EXTRACTION DATA							
Applied Vacuum (in. WC)								
FLOW (L/min)								
Pore Volumes (borehole - sand pack)								
	MONITORING DATA							
OXYGEN (%)								
CARBON DIOXIDE (%)								
VOC by PID (ppm)								

REMARKS:

SAMPLED BY: DL

SOIL GAS MONITORING DATA FORM

PROJECT: Dairy Farm

LOCATION: Leal Ranch, Eastvale, California

DATE: July 21, 2021

	VAPOR PROBE INFO							
PROBE ID	**SG6**	**SG7**	**SG8**	**SG9**	**SG10**	**SG11**	**SG12**	**SG13**
PROBE DEPTH (ft)	5	5	10	5	5	5	10	5
	EXTRACTION DATA							
Static Pressure (in. WC)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
FLOW (L/min)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Pore Volumes (borehole - sand pack)	3	3	3	3	3	3	3	3
	MONITORING DATA							
OXYGEN (%)	20.1	6.8	3.7	9.2	20.2	3.0	4.3	11.5
CARBON DIOXIDE (%)	0.78	>5	>5	>5	1.21	>5	>5	>5
VOC by PID (ppm)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Methane (%LEL)	0.0	0.0	0.0	0.0	0.0	>100	2.7	0.0

	VAPOR PROBE INFO							
PROBE ID	**SG14**	**SG15**						
PROBE DEPTH (ft)	5	5						
	EXTRACTION DATA							
Static Pressure (in. WC)	0.0	0.0						
FLOW (L/min)	0.2	0.2						
Pore Volumes (borehole - sand pack)	3	3						
	MONITORING DATA							
OXYGEN (%)	4.1	20.1						
CARBON DIOXIDE (%)	>5	0.89						
VOC by PID (ppm)	0.0	0.0						
Methane (%LEL)	39	0.0			--			

REMARKS:

SAMPLED BY: DL

Appendix G

PRELIMINARY HYDROLOGY

ANALYSIS

FOR

LEAL RANCH
(TENTATIVE MAP NO. 38290)

NORTHWEST OF LIMONITE AVENUE AND HAMNER AVENUE

CITY OF EASTVALE, CA

November 29, 2021

Prepared for:

New Home Company
15231 Laguna Canyon Road, Suite 250
Irvine, CA 92618
(949) 382-7800

Prepared by:

Hunsaker & Associate Irvine, Inc.
3 Hughes
Irvine, CA 92618
(949)583-1010

PRELIMINARY HYDROLOGY ANALYSIS

For

LEAL RANCH

(TENTATIVE MAP NO. 38290)

NORTHWEST OF LIMONITE AVENUE AND HAMNER AVENUE

CITY OF EASTVALE, CA

Prepared Date: 11/29/2021

PREPARED UNDER THE SUPERVISION OF:

11/29/2021

Jianhua "Gary" Guan, R.C.E. 64519, Exp. 06/30/23 Date:

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- **AS-BUILT STORM DRAIN IMPROVEMENT PLANS ALONG SCHOLAR WAY AND 58TH STREET (MDP LINE "D-3", RCFCD DWG NO. 2-0-308)**
- **AS-BUILT STORM DRAIN IMPROVEMENT PLANS ALONG HAMNER AVENUE (MDP LINE "E", RCFCD DWG NO. 2-0-310)**

SECTION 1

INTRODUCTION

A. PROJECT LOCATION

The project site for the proposed New Home Company development (Leal Ranch - Tentative Tract 38290) is currently a vacant and undeveloped land in the City of Eastvale, Riverside County. The site has a total area of approximately 159.2 acres. It is bounded to the north by 58th Street and existing residential homes beyond; to the east by Hamner Avenue and existing residential homes and a commercial shopping center (Eastvale Gateway); to the south by Limonite Avenue and existing residential homes and a commercial shopping center beyond; and to the west by Scholar Way and existing residential homes beyond; See Vicinity Map for details.

B. STUDY PURPOSE

The purpose of this study is to provide a hydrology analysis for the flow rates produced from the proposed site and assure the proposed flow rates would not exceed the existing storm drain design flow rates in the surrounding streets.

It also serves as the basis for analyzing and designing proposed and required storm drain drainage facilities. The study also demonstrates the proposed detention basin to reduce the increased storm runoffs due to the project development to the existing storm drain design flows. In addition, water quality treatment measures are proposed to ensure the developed flows to be treated prior to releasing to downstream watercourses.

C. METHODOLOGY

This hydrology study was prepared in accordance with the Riverside County Flood Control and Water Conservation District (RCFC&WCD) criteria and Hydrology Manual (Manual) dated April 1978. All pertinent information is included in this report.

The hydrologic calculations were prepared using the CivilD Rational Method computer program. The results of the hydrologic calculations were used to design the required storm drain facilities.

D. DISCUSSION

Existing Condition:

Current development in the project site is comprised of one of the city's last operating dairies, the Leal family home, and a horse farm.

The project site is part of the Eastvale Master Drainage Plan (MPD) improvements. There are existing storm drain systems in the surrounding streets – Limonite Avenue, Scholar Way, Hamner Avenue and 58th Street. The as-built storm drain plans can be

found in Reference Section 5. The storm drains in the surrounding streets discharge into Cleveland Avenue Detention Basin per Eastvale Master Drainage Plan.

The project site sheet flows from north to south and to the existing storm drains along Limonite Avenue. The project site is part of Limonite Avenue storm drain (Line D-5) per Eastvale Master Drainage Plan. There are existing storm drain stubs provided for the future developments

Proposed Condition:

The New Home Company is proposing to develop the project into 14 Planning Areas (Lots 1-14) and 19 lettered lots (A-S) to accommodate a mixed use development consisting of multi-family residential, general retail (shopping center), general offices, medical offices, hotels, civic center, parks and supporting infrastructure improvements.

Storm drain systems are provided to convey the project site runoffs to the existing storm drain systems. Majority of the project site flows will join the existing storm drain systems along Limonite Avenue, following the Eastvale Master Drainage Plan. There are catch basins provided for the street improvements along 58th Street, Hamner Avenue, Limonite Avenue and Scholar Way. The catch basin laterals will be proposed to join the existing storm drains along the streets.

In addition to on-site drainage improvements, the proposed project will provide 2 water quality basins and one combined water quality/detention Basin for water quality treatments and mitigation of flow increases due to the project developments.

Hydrology Calculation Results:

There are three Drainage Areas in the proposed condition hydrology study, only the 100-year storm hydrology analysis were performed.

Drainage Area “A” consists half street improvements along Hamner Avenue and the storm drain laterals are provided to join the existing 66” RCP per Eastvale Master Drainage Plan Line “E”. It is anticipated that the proposed catch basins and laterals would follow the Eastvale MPD and would not have adverse impacts to the existing storm drain systems.

Drainage Area “B” consists majority of the project developments and the proposed storm drains are proposed to join the existing storm drains along Limonite Avenue (MDP Line “D-5”). The total 100-year storm peak flow rate is about 316.4 cfs with 149.1 acres of tributary areas. The design flow rate per the as-built plans is about 160 cfs. The project flows are more than the design flows for the existing storm drain systems.

Drainage Area “C” consists half street improvements along 58th Street and Scholar Way and the storm drain laterals are provided to join the existing 60” RCP and 72” RCP per

Eastvale Master Drainage Plan Line “D-3”. It is anticipated that the proposed catch basins and laterals would follow the Eastvale MPD and would not have adverse impacts to the existing storm drain systems.

E. UNIT HYDROGRAPH AND BASIN ROUTING ANALYSIS

Per the 100-year hydrology analysis, the proposed peak flow rates are above the existing storm drain design flow rates for Limonite Storm drain. The proposed 100-year flow rate is about 316.4 cfs and the design flow rate is about 160 cfs.

Detention Basin

The underground Detention Basin with the sizes of approximately 360-ft long, 120-ft wide and 6-ft deep was provided at the southwest corner of the project site to reduce the peak flow rates to the existing storm drain design flows. The water quality basin is proposed at the south of the proposed underground detention basin for water quality basin. Please note the proposed detention basin and water quality basin locations and sizes are preliminary and subject to change during the final design.

Unit hydrograph and basin routing analysis were performed for the 100-year storm. The detailed unit hydrograph and basin routing calculations including stage-storage-outflow information can be found in the Section 4 and the basin routing summary can be found in Table 1. As shown from Table 1, the proposed detention facilities can mitigate the flow increases and reduce the flows to 252.1 cfs (inflow to the basin) to 82.0 cfs (outflow from the basin) with a flow reduction of 170.1 cfs. The total 100-year peak flow rate for Limonite Avenue storm drain is about 151.9 cfs with the proposed detention basin; refer to Table 2 for detailed explanations.

Table 1 Basin Routing Summary for Tentative Map No. 38290
in City of Eastvale

Storm	Inflow	outflow	flow reduction
	(cfs)	(cfs)	(cfs)
100-year	252.1	82.0	170.1

Note: the inflow used in the basin routing analysis was from Node 71

Table 2 100-year Flow Summary for Limonite Avenue Storm Drain after the flow mitigation provided by detention basin

in City of Eastvale

Node	Flow without Mitigation	Flow reduction per Table 1	Flow after Mitigation	Ex. Storm Drain Design Flow Rate	Flow after Mitigation less than the ex. SD Design Flow?
	(cfs)	(cfs)	(cfs)	(cfs)	yes
75	322.0	170.1	151.9	160.0	

As shown from Table 2, the proposed flows (151.9 cfs) is less than the existing storm drain design flow rate (160 cfs) with the proposed basin and would have no adverse impacts to the existing downstream storm drain systems.

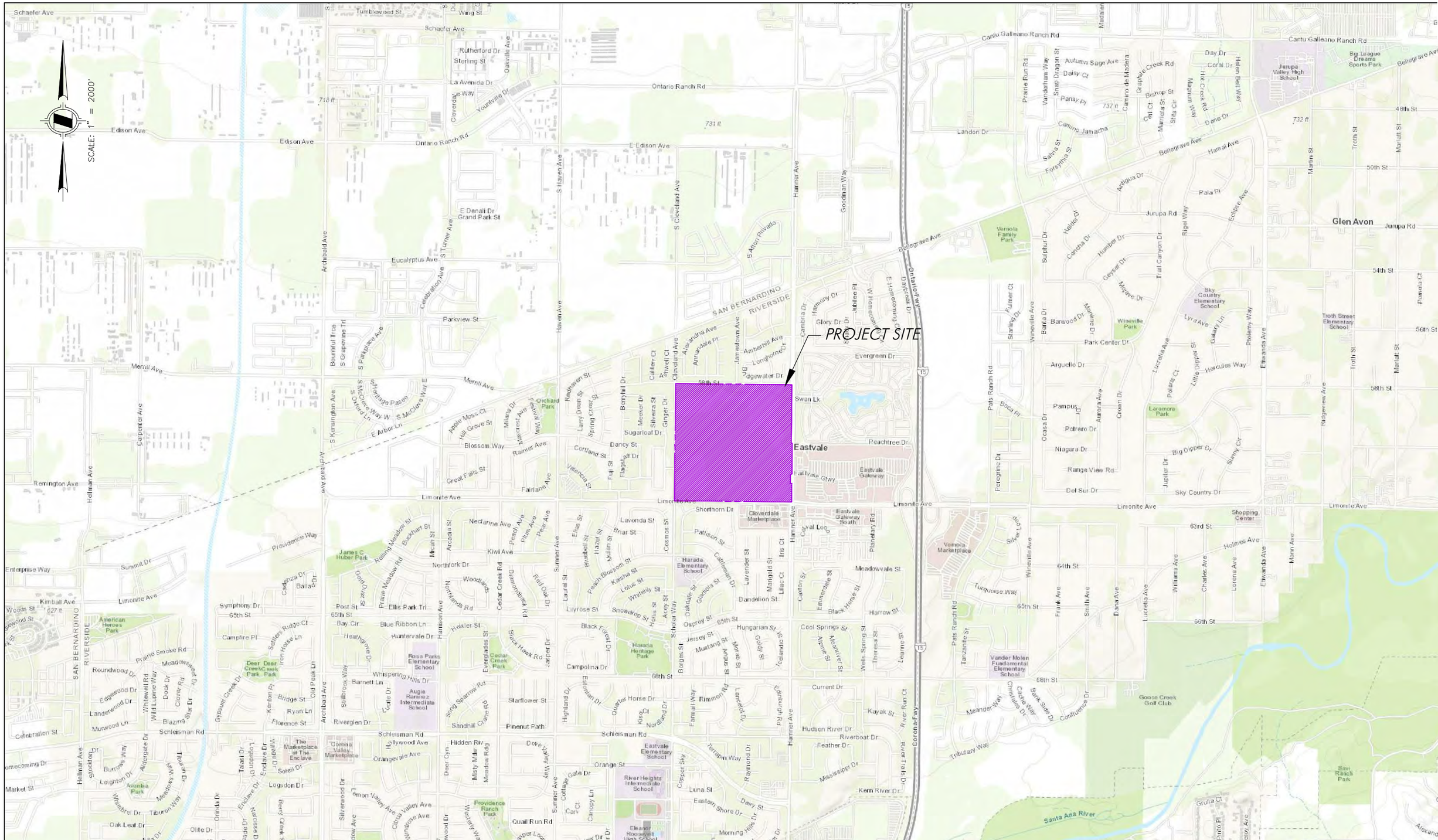
Water Quality:

A complete Water Quality Report is present under a separate cover.

F. CONCLUSION

The New Home Company is proposing to develop the project into 14 Planning Areas (Lots 1-14) and 19 lettered lots (A-S) to accommodate a mixed use development consisting of multi-family residential, general retail (shopping center), general offices, medical offices, hotels, civic center, parks and supporting infrastructure improvements. The proposed project would result in the storm runoff volume and peak flow rate increases due to the project developments at certain discharge points. The project proposes the water quality and detention basins to provide water quality treatments and flow increase mitigations. The flow rates after accounting for the proposed basins are below the design flow rates along Limonite Avenue. Catch basins and laterals are provided for the half street improvements along Scholar Way, 58th Street and Hamner Avenue.

As a result of the project development, it is our opinion that the project would follow Eastvale Master Drainage Plan and would have no adverse impacts to the downstream drainage systems.


SCALE: 1" = 2000'
PROJECT SITE
Eastvale
Glen Avon
Santa Ana River
Ontario Ranch Rd
Edison Ave
Schaefer Ave
Merrill Ave
Limonite Ave
Hamner Ave
Archibald Ave
Haven Ave
Bellegrave Ave
Jurupa Rd
Hellman Ave
Cantu Galleano Ranch Rd
Schleisman Rd
Remington Ave
Eucalyptus Ave
Parkview St
Ontario Fwy
Corona Fwy
Goodman Way
Landon Dr
Evergreen Dr
Peachtree Dr
Swan Lk
Shorthorn Dr
Cloverdale Marketplace
Eastvale Gateway
Vernola Marketplace
Harada Elementary School
Harada Heritage Park
Rosa Parks Elementary School
Augie Ramirez Intermediate School
Eastvale Elementary School
River Heights Intermediate School
Eleanor Roosevelt High School
Vander Molen Fundamental Elementary School
Sky Country Elementary School
Troth Street Elementary School
Jurupa Valley High School
Big League Dreams Sports Park
Wineville Park
Laramore Park
Goose Creek Golf Club
Shopping Center
Corona Valley Marketplace
The Marketplace at The Enclave
Orchard Park
James C. Huber Park
American Heroes Park
Deer Creek Park
Providence Ranch Park
Mountain View Park
Clara Barton Elementary School
Mccune Family Park
Avanlea Park
Slavi Ranch Park
Harrow St
Cool Springs St
Meadowvale St
Dandelion St
Black Horse St
Hungarian St
Current Dr
Kayak St
Hudson River Dr
Riverboat Dr
Feather Dr
Mississippi Dr
Kern River Dr
Luna St
Eastern Shore Dr
Dairy St
Morning Hills Dr
Quail Run Rd
Campolina Dr
Starflower St
Pinenut Path
Sandhill Crane Rd
Hidden Riv
Orangevale Ave
Orange St
Dore Valley
Cottage Gate Dr
Canopy Ln
Carr Ct
Tomon Valley Ave
Clovis Valley Ave
Silverwood Dr
Valley Meadow Ave
Sumner Ave
Wineville Ave
Pats Ranch Rd
Tanzanite St
Meander Way
Cache Way
Bank Side Dr
Confluence Dr
Tributary Way
Turquoise Way
Silver Loop
Frank Ave
Smith Ave
Dana Ave
Lucretia Ave
Williams Ave
Charles Ave
Lorena Ave
Ethwanda Ave
Mann Ave
Holmes Ave
Martin St
Troth St
Mariatt St
Ridgeview Ave
Pomona Ct
Pinto Pl
Gruna Ct
Alexander Dr
Symphony Dr
Campfire Pl
Sutters Ridge Ct
Iron Horse Ln
Prairie Smoke Rd
Meadowlark Rd
Roundwood Dr
Edgewood Dr
Landerwood Dr
Murwood Ln
Celebration St
Market St
Hereford Dr
Legacy Park St
Walters St
Fairchild Dr
Oak Leaf Dr
Olive Dr
Viva Dr
Ella Dr
Tiburon Way
Whimbrel Dr
Leighton Dr
Burrows Way
Meadows Way
Thousand Dr
Logsdon Dr
Soleil Dr
Talbot Dr
Enclave Dr
Endsley Dr
Narcissus Dr
Serenade Dr
Omega Dr
Lower Creek St
Bay Cir
Post St
Ellis Park Trl
Blue Ribbon Ln
Huntervale Dr
Heathgrove Dr
Barnett Ln
Whispering Hills Dr
Bridge St
Ryan Ln
Florence St
Riverglen Dr
Hollywood Ave
Schleisman Rd
Stillbrook Way
Kenton Pl
Old Peak Ln
Blazing Star Dr
Clover Rd
Dock Dr
Whitewell Rd
Wild Lupine Way
Gypsum Creek Dr
Deer Deer Creek Park
Roundwood Dr
Symphony Dr
65th St
66th St
68th St
63rd St
64th St
50th St
48th St
54th St
56th St
58th St
Fairlane Ave
Great Falls St
Blossom Way
Hill Grove St
Apple Moss Ct
E Arbor Ln
S McClure Way
S Oxford Ln
Heritage Paseo
S Kensington Ave
S Grapevine Trl
Bountiful Trce
S Parkridge Ave
Celebration Ave
S Turner Ave
E Denali Dr
Grand Park St
S Haven Ave
S Cleveland Ave
E Edison Ave
Ontario Ranch Rd
La Avenida Dr
Sterling St
Rutherford Dr
Tumbleweed St
Wing St
Oakville Ave
Youngstown Dr
Cleveland Ave
Cleveland Way
Sugarloaf Dr
Dancy St
Cortland St
Valencia St
Full St
Flagstaff Dr
Berryhill Dr
Meeker Dr
Silveira St
Ginger Dr
Larry Dean St
Spring Crest St
Reykavik St
Mission Blvd
Mission Way
Mission Ave
Milana Dr
Nectarine Ave
Kiwi Ave
Peach Ave
Plum Ave
Pear Ave
Sumner Ave
Laurel St
Elias St
Bluebell St
Hazel St
Mulan St
Cosmos St
Briar St
Lavonda St
Pattison St
Cattleman Dr
Lavender St
Marigold St
Iris Ct
Lilac Ct
Carton St
Emmerdale St
Gladiola St
Oakdale St
Borges St
Acoy St
Scholar Way
Hollis St
Kaisha St
Lotus St
Whately St
Lilyrose St
Snowdrop St
Black Foxen Dr
Highland Dr
Eastman Dr
Quarter Horse Dr
Kiso Ct
Nordland Dr
Flannel Way
Rimmon Rd
Lancelot Dr
Jersey St
Mustang St
Osprey St
Morse St
Galaxy St
Icelandic St
Wells Spring St
Theresa St
Leanne St
Alpine St
Monitor St
Pomona Way
Raymond Dr
Tarragon Way
Nectarine Ave
Northfork Dr
Woodlands
Cedar Creek Rd
Diamondback Rd
Red Oak Dr
Hamson Ave
Hesler St
Everglades St
Cedar Creek Park
Buck Hawk Rd
Jasper Dr
Rolling Meadow Rd
Buckhart St
Micah St
Arcadia St
Kimball Ave
Woods St
Enterprise Way
Summit Dr
Cadiza Dr
Ballad Dr
Providence Way
Symphony Dr
Ellis Park Trl
Bay Cir
Post St
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Heathgrove Dr
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Whispering Hills Dr
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Meadow Ridge
Deer Cyn
Dore Valley
Cottage Gate Dr
Canopy Ln
Carr Ct
Tomon Valley Ave
Clovis Valley Ave
Silverwood Dr
Valley Meadow Ave
Sumner Ave
Wineville Ave
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Meander Way
Cache Way
Bank Side Dr
Confluence Dr
Tributary Way
Turquoise Way
Silver Loop
Frank Ave
Smith Ave
Dana Ave
Lucretia Ave
Williams Ave
Charles Ave
Lorena Ave
Ethwanda Ave
Mann Ave
Holmes Ave
Martin St
Troth St
Mariatt St
Ridgeview Ave
Pomona Ct
Pinto Pl
Gruna Ct
Alexander Dr
Symphony Dr
Campfire Pl
Sutters Ridge Ct
Iron Horse Ln
Prairie Smoke Rd
Meadowlark Rd
Roundwood Dr
Edgewood Dr
Landerwood Dr
Murwood Ln
Celebration St
Market St
Hereford Dr
Legacy Park St
Walters St
Fairchild Dr
Oak Leaf Dr
Olive Dr
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Ella Dr
Tiburon Way
Whimbrel Dr
Leighton Dr
Burrows Way
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Soleil Dr
Talbot Dr
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S Kensington Ave
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S Parkridge Ave
Celebration Ave
S Turner Ave
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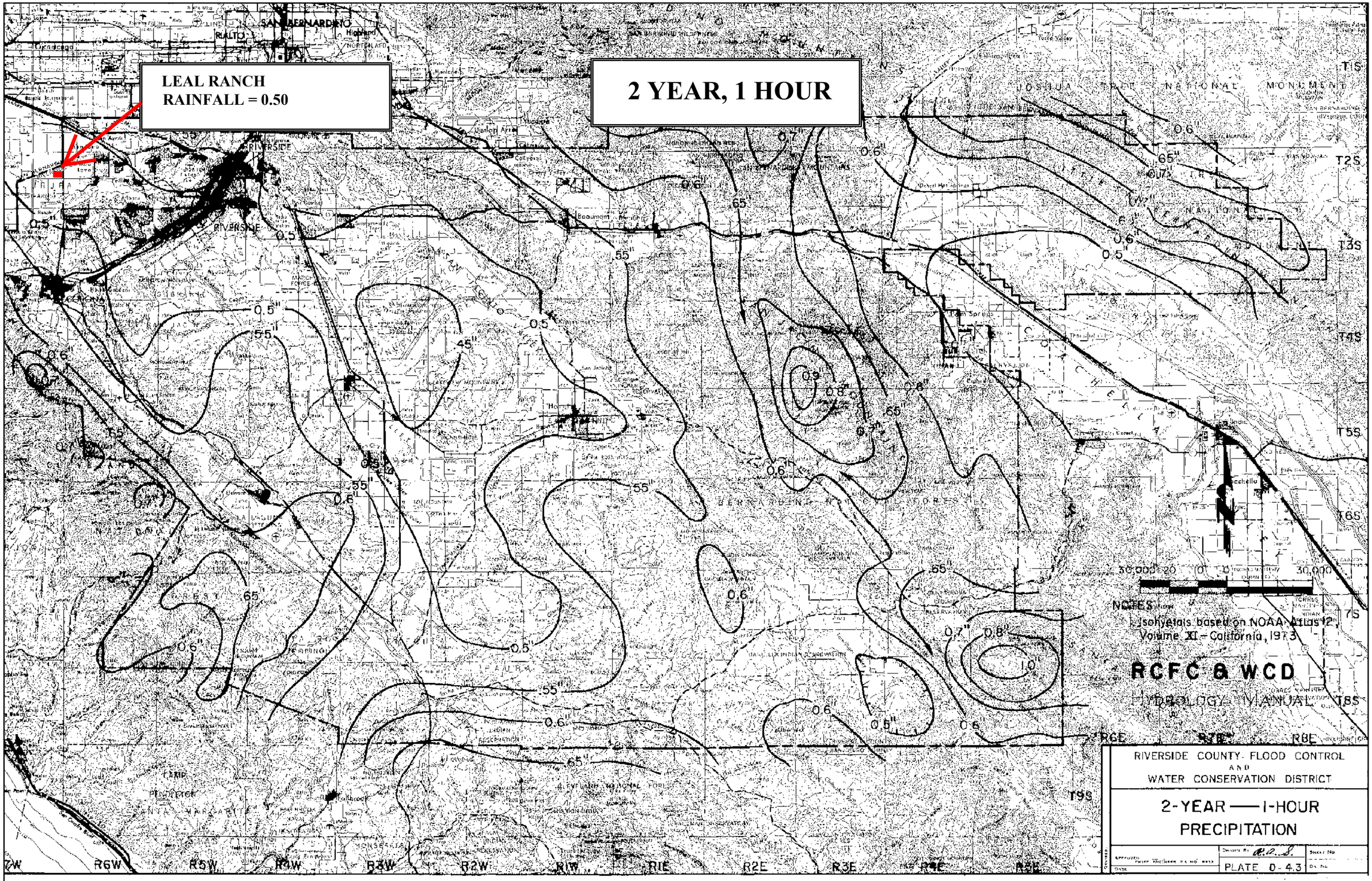
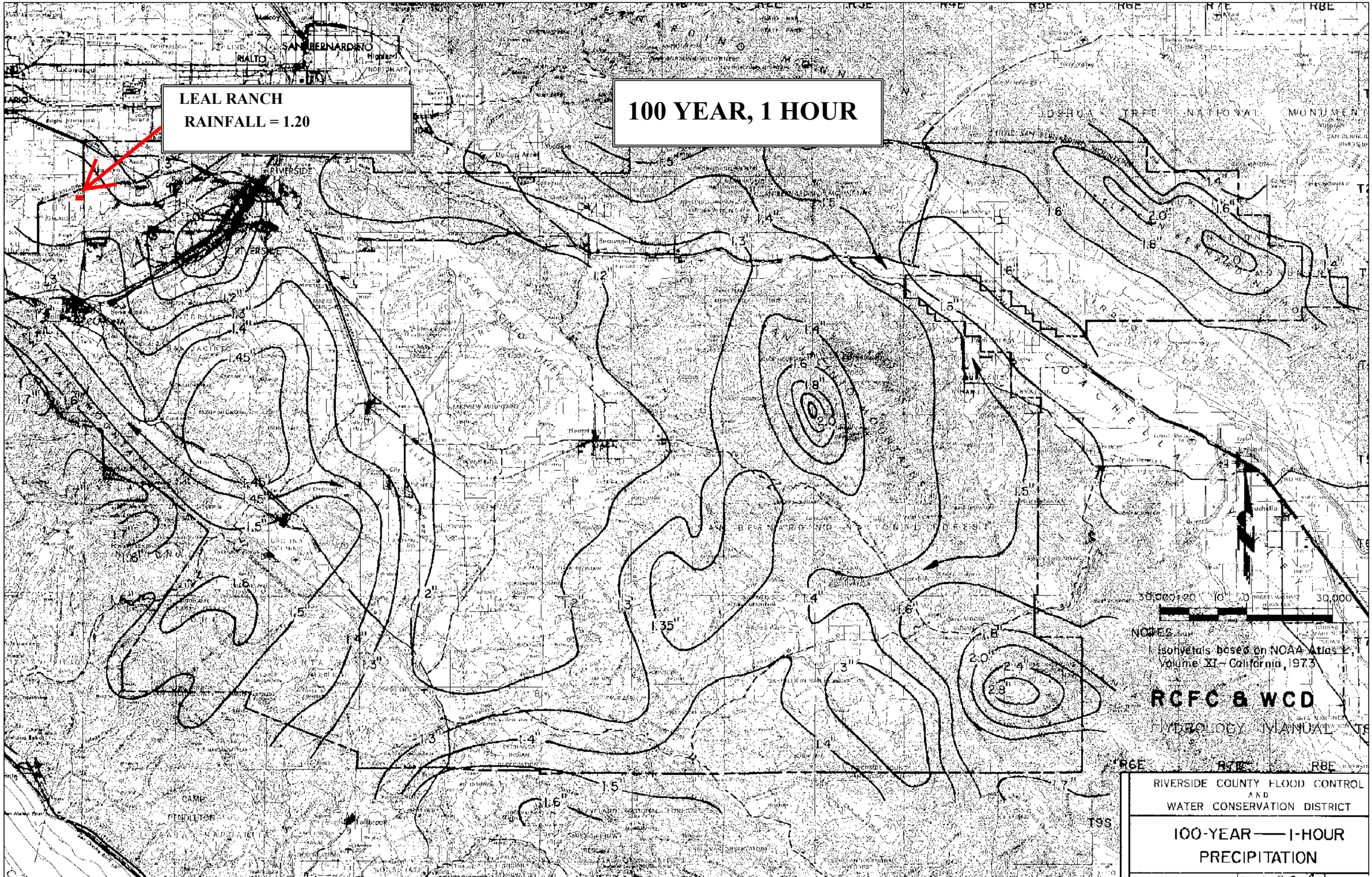
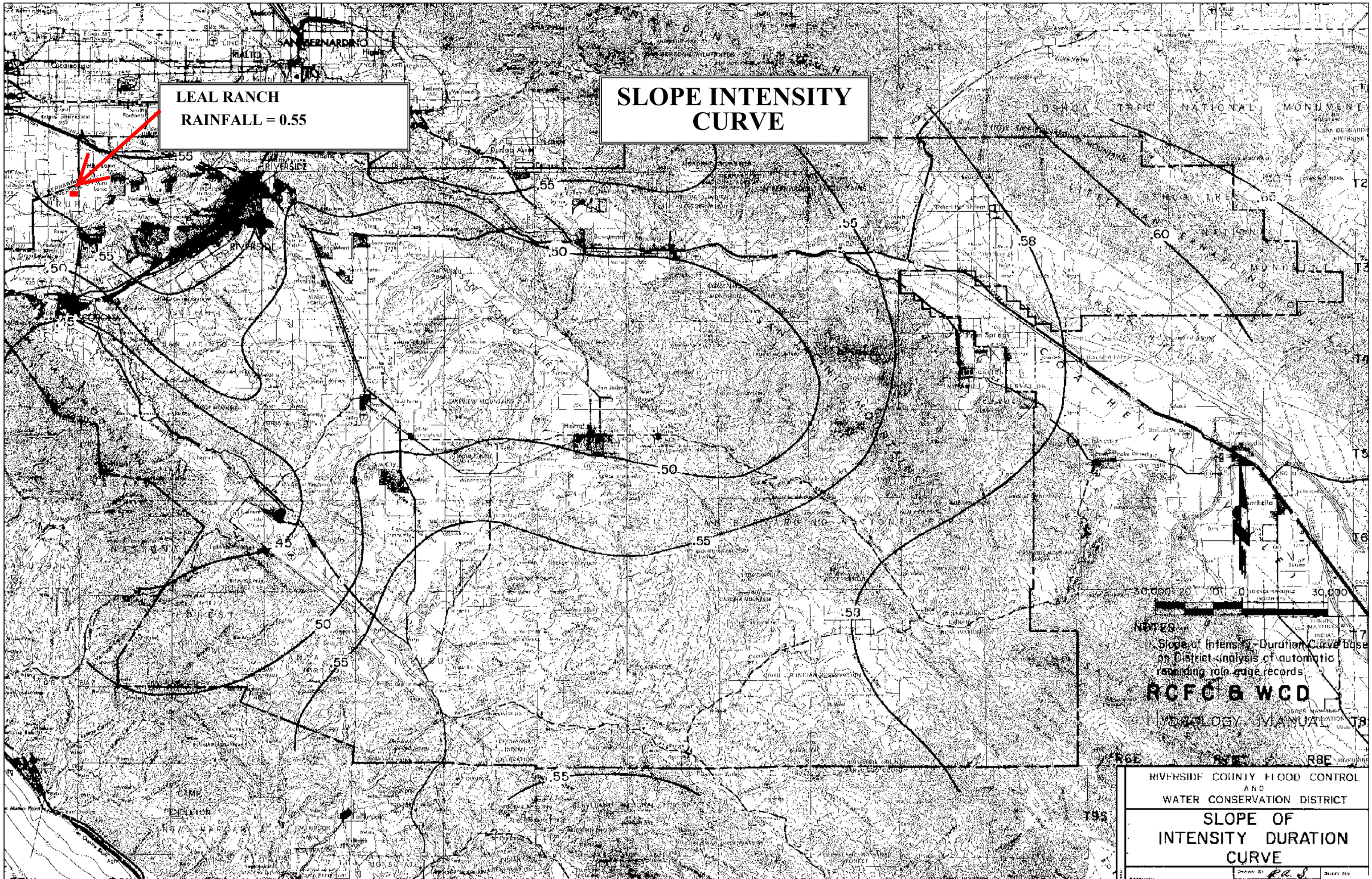
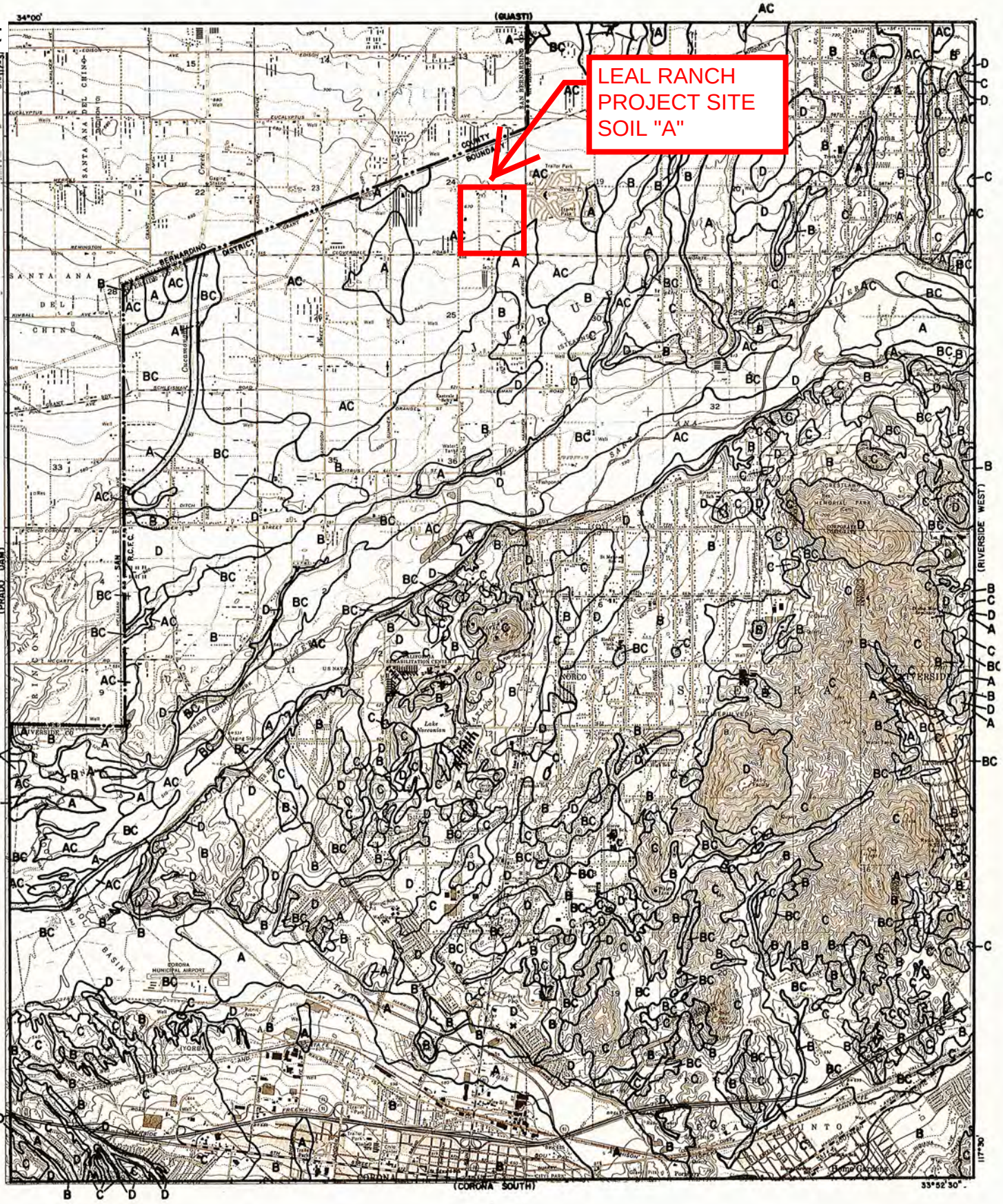
S Haven Ave
S Cleveland Ave
E Edison Ave
Ontario Ranch Rd
La Avenida Dr
Sterling St
Rutherford Dr
Tumbleweed St
Wing St
Oakville Ave
Youngstown Dr
Cleveland Ave
Cleveland Way
Sugarloaf Dr
Dancy St
Cortland St
Valencia St
Full St
Flagstaff Dr
Berryhill Dr
Meeker Dr
Silveira St
Ginger Dr
Larry Dean St
Spring Crest St
Reykavik St
Mission Blvd
Mission Way
Mission Ave
Milana Dr
Nectarine Ave
Kiwi Ave
Peach Ave
Plum Ave
Pear Ave
Sumner Ave
Laurel St
Elias St
Bluebell St
Hazel St
Mulan St
Cosmos St
Briar St
Lavonda St
Pattison St
Cattleman Dr
Lavender St
Marigold St
Iris Ct
Lilac Ct
Carton St
Emmerdale St
Gladiola St
Oakdale St
Borges St
Acoy St
Scholar Way
Hollis St
Kaisha St
Lotus St
Whately St
Lilyrose St
Snowdrop St
Black Foxen Dr
Highland Dr
Eastman Dr
Quarter Horse Dr
Kiso Ct
Nordland Dr
Flannel Way
Rimmon Rd
Lancelot Dr
Jersey St
Mustang St
Osprey St
Morse St
Galaxy St
Icelandic St
Wells Spring St
Theresa St
Leanne St
Alpine St
Monitor St
Pomona Way
Raymond Dr
Tarragon Way
Nectarine Ave
Northfork Dr
Woodlands
Cedar Creek Rd
Diamondback Rd
Red Oak Dr
Hamson Ave
Hesler St
Everglades St
Cedar Creek Park
Buck Hawk Rd
Jasper Dr
Rolling Meadow Rd
Buckhart St
Micah St
Arcadia St
Kimball Ave
Woods St
Enterprise Way
Summit Dr
Cadiza Dr
Ballad Dr
Providence Way
Symphony Dr
Ellis Park Trl
Bay Cir
Post St

G. HYDROLOGIC DATA


LEAL RANCH
RAINFALL = 0.50
2 YEAR, 1 HOUR
SAN BERNARDINO
RIALTO
RIVERSIDE
Beaumont
Banning
Hemet
Perris
Temecula
Murrieta
JOSHUA TREE NATIONAL MONUMENT
SAN BERNARDINO NATIONAL FOREST
CLEVELAND NATIONAL FOREST
CAMP PENDLETON
SANTA MARGARITA
T1S
T2S
T3S
T4S
T5S
T6S
T7S
T8S
T9S
R6W
R5W
R4W
R3W
R2W
R1W
R1E
R2E
R3E
R4E
R5E
R6E
R7E
R8E
30,000 20 0 10 30,000
NOTES
Isohyetals based on NOAA Atlas 2, Volume XI - California, 1973
RCFC & WCD
HYDROLOGY MANUAL
RIVERSIDE COUNTY FLOOD CONTROL
AND
WATER CONSERVATION DISTRICT
2-YEAR — 1-HOUR
PRECIPITATION
PLATE D-4.3


LEAL RANCH
RAINFALL = 1.20
100 YEAR, 1 HOUR
SAN BERNARDINO
RIALTO
RIVERSIDE
JOSHUA TREE NATIONAL MONUMENT
NOTES
Isohyetals based on NOAA Atlas 2, Volume XI - California, 1973
RCFC & WCD
HYDROLOGY MANUAL
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
100-YEAR — 1-HOUR PRECIPITATION


LEAL RANCH
RAINFALL = 0.55
SLOPE INTENSITY CURVE
SAN BERNARDINO
RIALTO
RIVERSIDE
.55
.50
.45
.58
.60
.53
NOTES:
1. Slope of Intensity - Duration Curve base on District analysis of automatic recording rain gauge records.
RCFC & WCD
HYDROLOGY MANUAL
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
SLOPE OF INTENSITY DURATION CURVE



LEGEND

—— SOILS GROUP BOUNDARY

A SOILS GROUP DESIGNATION

RCFC & WCD

HYDROLOGY MANUAL

N

0 FEET 5000

HYDROLOGIC SOILS GROUP MAP FOR CORONA-NORTH

PLATE C-1.14

SECTION 2

PROPOSED CONDITION HYDROLOGY CALCULATIONS

```
              Riverside County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software,(c) 1989 - 2014 Version 9.0
       Rational Hydrology Study        Date: 11/24/21  File:lealp.out
------------------------------------------------------------------------
TENTATIVE MAP NO. 38290 - LEAL Developments
CITY OF Eastvale
PROPOSED CONDITION
100-YEAR STORM
------------------------------------------------------------------------
 *********   Hydrology Study Control Information **********

 English (in-lb) Units used in input data file

------------------------------------------------------------------------


Program License Serial Number 6406

------------------------------------------------------------------------
Rational Method Hydrology Program based on
Riverside County Flood Control & Water Conservation District
1978 hydrology manual

Storm event (year) =  100.00 Antecedent Moisture Condition = 2

2 year, 1 hour precipitation =  0.500(In.)
100 year, 1 hour precipitation =  1.200(In.)

Storm event year = 100.0
Calculated rainfall intensity data:
1 hour intensity =  1.200(In/Hr)
Slope of intensity duration curve = 0.5500




++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station        1.000 to Point/Station        2.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   550.000(Ft.)
Top (of initial area) elevation =   684.000(Ft.)
Bottom (of initial area) elevation =   680.500(Ft.)
Difference in elevation =     3.500(Ft.)
Slope =    0.00636  s(percent)=       0.64
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.293 min.
Rainfall intensity =      3.164(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      2.442(CFS)
Total initial stream area =        0.900(Ac.)
Pervious area fraction = 0.100
```

```
++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       2.000 to Point/Station       3.000
**** STREET FLOW TRAVEL TIME + SUBAREA FLOW ADDITION ****
______________________________________________________________________
Top of street segment elevation =   680.500(Ft.)
End of street segment elevation =   677.000(Ft.)
Length of street segment  =   510.000(Ft.)
Height of curb above gutter flowline  =    6.0(In.)
Width of half street (curb to crown)  =  48.000(Ft.)
Distance from crown to crossfall grade break  =  38.000(Ft.)
Slope from gutter to grade break (v/hz) =   0.020
Slope from grade break to crown (v/hz)  =   0.020
Street flow is on [1] side(s) of the street
Distance from curb to property line  =  39.000(Ft.)
Slope from curb to property line (v/hz) =   0.020
Gutter width =   2.000(Ft.)
Gutter hike from flowline =  2.000(In.)
 Manning's N in gutter =  0.0150
 Manning's N from gutter to grade break =  0.0150
 Manning's N from grade break to crown =  0.0150
Estimated mean flow rate at midpoint of street =      3.832(CFS)
Depth of flow =   0.384(Ft.), Average velocity =   2.153(Ft/s)
Streetflow hydraulics at midpoint of street travel:
Halfstreet flow width =  12.859(Ft.)
Flow velocity =   2.15(Ft/s)
Travel time =    3.95 min.     TC =   14.24  min.
 Adding area flow to street
COMMERCIAL subarea type
Runoff Coefficient = 0.853
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Rainfall intensity =      2.647(In/Hr) for a   100.0 year storm
Subarea runoff =      2.711(CFS) for      1.200(Ac.)
Total runoff =      5.153(CFS)   Total area =       2.100(Ac.)
Street flow at end of street =      5.153(CFS)
Half street flow at end of street =      5.153(CFS)
Depth of flow =   0.417(Ft.), Average velocity =   2.310(Ft/s)
Flow width (from curb towards crown)=  14.503(Ft.)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Process from Point/Station       4.000 to Point/Station       5.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =  1000.000(Ft.)
Top (of initial area) elevation =   677.000(Ft.)
Bottom (of initial area) elevation =   668.500(Ft.)
Difference in elevation =     8.500(Ft.)
Slope =    0.00850  s(percent)=       0.85
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   12.338 min.
Rainfall intensity =      2.864(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.855
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
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RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      5.144(CFS)
Total initial stream area =        2.100(Ac.)
Pervious area fraction = 0.100


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Process from Point/Station        6.000 to Point/Station        7.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   600.000(Ft.)
Top (of initial area) elevation =   670.000(Ft.)
Bottom (of initial area) elevation =   667.000(Ft.)
Difference in elevation =     3.000(Ft.)
Slope =    0.00500  s(percent)=       0.50
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   11.184 min.
Rainfall intensity =      3.023(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.856
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      3.366(CFS)
Total initial stream area =        1.300(Ac.)
Pervious area fraction = 0.100


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Process from Point/Station       10.000 to Point/Station       11.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   630.000(Ft.)
Top (of initial area) elevation =   674.000(Ft.)
Bottom (of initial area) elevation =   668.000(Ft.)
Difference in elevation =     6.000(Ft.)
Slope =    0.00952  s(percent)=       0.95
TC = k(0.323)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.794 min.
Rainfall intensity =      3.083(In/Hr) for a   100.0 year storm
APARTMENT subarea type
Runoff Coefficient = 0.814
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Initial subarea runoff =     16.055(CFS)
Total initial stream area =        6.400(Ac.)
Pervious area fraction = 0.200


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       11.000 to Point/Station       12.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   668.000(Ft.)
Downstream point/station elevation =   667.500(Ft.)
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```
Pipe length  =    65.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    16.055(CFS)
Nearest computed pipe diameter  =     24.00(In.)
Calculated individual pipe flow  =    16.055(CFS)
Normal flow depth in pipe =   16.38(In.)
Flow top width inside pipe =   22.34(In.)
Critical Depth =   17.34(In.)
Pipe flow velocity =      7.03(Ft/s)
Travel time through pipe =    0.15 min.
Time of concentration (TC) =    10.95 min.


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Process from Point/Station       12.000 to Point/Station       12.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    10.95 min.
Rainfall intensity =      3.059(In/Hr) for a   100.0 year storm
Subarea runoff =      2.096(CFS) for      0.800(Ac.)
Total runoff =     18.151(CFS)   Total area =       7.200(Ac.)


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Process from Point/Station       12.000 to Point/Station       12.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    10.95 min.
Rainfall intensity =      3.059(In/Hr) for a   100.0 year storm
Subarea runoff =      2.096(CFS) for      0.800(Ac.)
Total runoff =     20.248(CFS)   Total area =       8.000(Ac.)


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Process from Point/Station       12.000 to Point/Station       13.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   667.500(Ft.)
Downstream point/station elevation =   664.000(Ft.)
Pipe length  =   480.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    20.248(CFS)
Nearest computed pipe diameter  =     24.00(In.)
Calculated individual pipe flow  =    20.248(CFS)
Normal flow depth in pipe =   20.91(In.)
Flow top width inside pipe =   16.08(In.)
Critical Depth =   19.37(In.)
Pipe flow velocity =      6.97(Ft/s)
Travel time through pipe =    1.15 min.
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Time of concentration (TC) =    12.10 min.


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Process from Point/Station       13.000 to Point/Station       13.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
UNDEVELOPED (good cover) subarea
Runoff Coefficient = 0.514
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  38.00
Pervious area fraction =  1.000; Impervious fraction =  0.000
Time of concentration =    12.10 min.
Rainfall intensity =      2.895(In/Hr) for a   100.0 year storm
Subarea runoff =      2.976(CFS) for      2.000(Ac.)
Total runoff =     23.224(CFS)   Total area =      10.000(Ac.)


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Process from Point/Station       13.000 to Point/Station       14.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   664.000(Ft.)
Downstream point/station elevation =   661.300(Ft.)
Pipe length  =   440.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    23.224(CFS)
Nearest computed pipe diameter  =     27.00(In.)
Calculated individual pipe flow  =    23.224(CFS)
Normal flow depth in pipe =   21.14(In.)
Flow top width inside pipe =   22.26(In.)
Critical Depth =   20.23(In.)
Pipe flow velocity =      6.95(Ft/s)
Travel time through pipe =    1.06 min.
Time of concentration (TC) =    13.15 min.


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Process from Point/Station       14.000 to Point/Station       14.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.15 min.
Rainfall intensity =      2.765(In/Hr) for a   100.0 year storm
Subarea runoff =     23.155(CFS) for      9.800(Ac.)
Total runoff =     46.378(CFS)   Total area =      19.800(Ac.)


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Process from Point/Station       14.000 to Point/Station       14.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
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Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.15 min.
Rainfall intensity =      2.765(In/Hr) for a   100.0 year storm
Subarea runoff =      8.270(CFS) for      3.500(Ac.)
Total runoff =     54.648(CFS)   Total area =      23.300(Ac.)


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Process from Point/Station       14.000 to Point/Station       15.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   661.300(Ft.)
Downstream point/station elevation =   661.100(Ft.)
Pipe length  =    30.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    54.648(CFS)
Nearest computed pipe diameter  =     36.00(In.)
Calculated individual pipe flow  =    54.648(CFS)
Normal flow depth in pipe =   29.63(In.)
Flow top width inside pipe =   27.49(In.)
Critical Depth =   28.80(In.)
Pipe flow velocity =      8.78(Ft/s)
Travel time through pipe =    0.06 min.
Time of concentration (TC) =    13.21 min.


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Process from Point/Station       15.000 to Point/Station       15.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.21 min.
Rainfall intensity =      2.759(In/Hr) for a   100.0 year storm
Subarea runoff =      1.178(CFS) for      0.500(Ac.)
Total runoff =     55.827(CFS)   Total area =      23.800(Ac.)


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Process from Point/Station       15.000 to Point/Station       15.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.21 min.
Rainfall intensity =      2.759(In/Hr) for a   100.0 year storm
Subarea runoff =      1.414(CFS) for      0.600(Ac.)
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Total runoff =     57.241(CFS)   Total area =      24.400(Ac.)


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Process from Point/Station       15.000 to Point/Station       16.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   661.100(Ft.)
Downstream point/station elevation =   660.800(Ft.)
Pipe length  =    35.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    57.241(CFS)
Nearest computed pipe diameter  =     36.00(In.)
Calculated individual pipe flow  =    57.241(CFS)
Normal flow depth in pipe =   27.38(In.)
Flow top width inside pipe =   30.73(In.)
Critical Depth =   29.39(In.)
Pipe flow velocity =      9.92(Ft/s)
Travel time through pipe =    0.06 min.
Time of concentration (TC) =    13.27 min.


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Process from Point/Station       16.000 to Point/Station       16.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.27 min.
Rainfall intensity =      2.752(In/Hr) for a   100.0 year storm
Subarea runoff =      0.940(CFS) for      0.400(Ac.)
Total runoff =     58.181(CFS)   Total area =      24.800(Ac.)


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Process from Point/Station       16.000 to Point/Station       16.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.27 min.
Rainfall intensity =      2.752(In/Hr) for a   100.0 year storm
Subarea runoff =      3.997(CFS) for      1.700(Ac.)
Total runoff =     62.178(CFS)   Total area =      26.500(Ac.)


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Process from Point/Station       16.000 to Point/Station       17.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.800(Ft.)
Downstream point/station elevation =   660.500(Ft.)
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Pipe length  =    75.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    62.178(CFS)
Nearest computed pipe diameter  =     42.00(In.)
Calculated individual pipe flow  =    62.178(CFS)
Normal flow depth in pipe =   33.56(In.)
Flow top width inside pipe =   33.66(In.)
Critical Depth =   29.63(In.)
Pipe flow velocity =      7.54(Ft/s)
Travel time through pipe =    0.17 min.
Time of concentration (TC) =    13.43 min.


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Process from Point/Station       17.000 to Point/Station       17.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.43 min.
Rainfall intensity =      2.733(In/Hr) for a   100.0 year storm
Subarea runoff =      3.969(CFS) for      1.700(Ac.)
Total runoff =     66.147(CFS)   Total area =      28.200(Ac.)


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Process from Point/Station       17.000 to Point/Station       18.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.500(Ft.)
Downstream point/station elevation =   659.400(Ft.)
Pipe length  =   980.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    66.147(CFS)
Nearest computed pipe diameter  =     54.00(In.)
Calculated individual pipe flow  =    66.147(CFS)
Normal flow depth in pipe =   44.44(In.)
Flow top width inside pipe =   41.23(In.)
Critical Depth =   28.39(In.)
Pipe flow velocity =      4.72(Ft/s)
Travel time through pipe =    3.46 min.
Time of concentration (TC) =    16.89 min.


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Process from Point/Station       18.000 to Point/Station       18.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.851
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    16.89 min.
Rainfall intensity =      2.410(In/Hr) for a   100.0 year storm
Subarea runoff =      3.898(CFS) for      1.900(Ac.)
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Total runoff =     70.045(CFS)   Total area =      30.100(Ac.)


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Process from Point/Station       18.000 to Point/Station       18.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.851
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    16.89 min.
Rainfall intensity =      2.410(In/Hr) for a   100.0 year storm
Subarea runoff =      4.308(CFS) for      2.100(Ac.)
Total runoff =     74.353(CFS)   Total area =      32.200(Ac.)


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Process from Point/Station       18.000 to Point/Station       75.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   659.400(Ft.)
Downstream point/station elevation =   659.000(Ft.)
Pipe length  =   270.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    74.353(CFS)
Nearest computed pipe diameter  =     54.00(In.)
Calculated individual pipe flow  =    74.353(CFS)
Normal flow depth in pipe =   43.41(In.)
Flow top width inside pipe =   42.89(In.)
Critical Depth =   30.21(In.)
Pipe flow velocity =      5.42(Ft/s)
Travel time through pipe =    0.83 min.
Time of concentration (TC) =    17.72 min.


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Process from Point/Station       75.000 to Point/Station       75.000
**** CONFLUENCE OF MAIN STREAMS ****
______________________________________________________________________
The following data inside Main Stream is listed:
In Main Stream number: 1
Stream flow area =     32.200(Ac.)
Runoff from this stream =     74.353(CFS)
Time of concentration =   17.72 min.
Rainfall intensity =     2.347(In/Hr)
Program is now starting with Main Stream No. 2


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Process from Point/Station       20.000 to Point/Station       21.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   820.000(Ft.)
Top (of initial area) elevation =   678.500(Ft.)
Bottom (of initial area) elevation =   673.000(Ft.)
Difference in elevation =     5.500(Ft.)
Slope =    0.00671  s(percent)=       0.67
TC = k(0.323)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   12.865 min.
```

```
Rainfall intensity =      2.799(In/Hr) for a   100.0 year storm
APARTMENT subarea type
Runoff Coefficient = 0.809
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Initial subarea runoff =     14.046(CFS)
Total initial stream area =        6.200(Ac.)
Pervious area fraction = 0.200


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Process from Point/Station       21.000 to Point/Station       22.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   673.000(Ft.)
Downstream point/station elevation =   670.300(Ft.)
Pipe length  =    75.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    14.046(CFS)
Nearest computed pipe diameter  =     18.00(In.)
Calculated individual pipe flow  =    14.046(CFS)
Normal flow depth in pipe =   11.14(In.)
Flow top width inside pipe =   17.48(In.)
Critical Depth =   16.58(In.)
Pipe flow velocity =     12.22(Ft/s)
Travel time through pipe =    0.10 min.
Time of concentration (TC) =    12.97 min.


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Process from Point/Station       22.000 to Point/Station       22.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.809
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    12.97 min.
Rainfall intensity =      2.787(In/Hr) for a   100.0 year storm
Subarea runoff =      9.923(CFS) for      4.400(Ac.)
Total runoff =     23.969(CFS)   Total area =      10.600(Ac.)


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Process from Point/Station       22.000 to Point/Station       23.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   670.300(Ft.)
Downstream point/station elevation =   668.300(Ft.)
Pipe length  =   140.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    23.969(CFS)
Nearest computed pipe diameter  =     24.00(In.)
Calculated individual pipe flow  =    23.969(CFS)
Normal flow depth in pipe =   17.58(In.)
Flow top width inside pipe =   21.25(In.)
Critical Depth =   20.81(In.)
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Pipe flow velocity =      9.72(Ft/s)
Travel time through pipe =    0.24 min.
Time of concentration (TC) =    13.21 min.


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Process from Point/Station       23.000 to Point/Station       23.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.21 min.
Rainfall intensity =      2.759(In/Hr) for a   100.0 year storm
Subarea runoff =      0.943(CFS) for      0.400(Ac.)
Total runoff =     24.912(CFS)   Total area =      11.000(Ac.)


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Process from Point/Station       23.000 to Point/Station       23.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.21 min.
Rainfall intensity =      2.759(In/Hr) for a   100.0 year storm
Subarea runoff =      0.943(CFS) for      0.400(Ac.)
Total runoff =     25.855(CFS)   Total area =      11.400(Ac.)


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Process from Point/Station       23.000 to Point/Station       24.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   668.300(Ft.)
Downstream point/station elevation =   666.300(Ft.)
Pipe length  =   395.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    25.855(CFS)
Nearest computed pipe diameter  =     30.00(In.)
Calculated individual pipe flow  =    25.855(CFS)
Normal flow depth in pipe =   21.96(In.)
Flow top width inside pipe =   26.57(In.)
Critical Depth =   20.79(In.)
Pipe flow velocity =      6.71(Ft/s)
Travel time through pipe =    0.98 min.
Time of concentration (TC) =    14.19 min.


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Process from Point/Station       24.000 to Point/Station       24.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
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COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    14.19 min.
Rainfall intensity =      2.652(In/Hr) for a   100.0 year storm
Subarea runoff =      0.679(CFS) for      0.300(Ac.)
Total runoff =     26.534(CFS)   Total area =      11.700(Ac.)


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Process from Point/Station       24.000 to Point/Station       24.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    14.19 min.
Rainfall intensity =      2.652(In/Hr) for a   100.0 year storm
Subarea runoff =      0.679(CFS) for      0.300(Ac.)
Total runoff =     27.213(CFS)   Total area =      12.000(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       24.000 to Point/Station       38.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   666.300(Ft.)
Downstream point/station elevation =   666.000(Ft.)
Pipe length  =    60.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    27.213(CFS)
Nearest computed pipe diameter  =     30.00(In.)
Calculated individual pipe flow  =    27.213(CFS)
Normal flow depth in pipe =   23.06(In.)
Flow top width inside pipe =   25.30(In.)
Critical Depth =   21.35(In.)
Pipe flow velocity =      6.72(Ft/s)
Travel time through pipe =    0.15 min.
Time of concentration (TC) =    14.34 min.


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Process from Point/Station       38.000 to Point/Station       38.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.853
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    14.34 min.
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```
Rainfall intensity =      2.637(In/Hr) for a   100.0 year storm
Subarea runoff =      0.900(CFS) for      0.400(Ac.)
Total runoff =     28.113(CFS)   Total area =      12.400(Ac.)


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Process from Point/Station       38.000 to Point/Station       38.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.853
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    14.34 min.
Rainfall intensity =      2.637(In/Hr) for a   100.0 year storm
Subarea runoff =      0.900(CFS) for      0.400(Ac.)
Total runoff =     29.013(CFS)   Total area =      12.800(Ac.)


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Process from Point/Station       38.000 to Point/Station       38.000
**** CONFLUENCE OF MINOR STREAMS ****
______________________________________________________________________
Along Main Stream number: 2 in normal stream number 1
Stream flow area =     12.800(Ac.)
Runoff from this stream =     29.013(CFS)
Time of concentration =   14.34 min.
Rainfall intensity =     2.637(In/Hr)


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Process from Point/Station       30.000 to Point/Station       31.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   635.000(Ft.)
Top (of initial area) elevation =   676.000(Ft.)
Bottom (of initial area) elevation =   669.500(Ft.)
Difference in elevation =     6.500(Ft.)
Slope =    0.01024  s(percent)=       1.02
TC = k(0.323)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.673 min.
Rainfall intensity =      3.102(In/Hr) for a   100.0 year storm
APARTMENT subarea type
Runoff Coefficient = 0.814
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Initial subarea runoff =     14.140(CFS)
Total initial stream area =        5.600(Ac.)
Pervious area fraction = 0.200


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Process from Point/Station       31.000 to Point/Station       32.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
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Upstream point/station elevation =   669.500(Ft.)
Downstream point/station elevation =   668.500(Ft.)
Pipe length  =    70.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    14.140(CFS)
Nearest computed pipe diameter  =     21.00(In.)
Calculated individual pipe flow  =    14.140(CFS)
Normal flow depth in pipe =   13.52(In.)
Flow top width inside pipe =   20.11(In.)
Critical Depth =   16.75(In.)
Pipe flow velocity =      8.63(Ft/s)
Travel time through pipe =    0.14 min.
Time of concentration (TC) =    10.81 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       32.000 to Point/Station       32.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.814
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    10.81 min.
Rainfall intensity =      3.080(In/Hr) for a   100.0 year storm
Subarea runoff =     11.280(CFS) for      4.500(Ac.)
Total runoff =     25.420(CFS)   Total area =      10.100(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       32.000 to Point/Station       33.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   668.500(Ft.)
Downstream point/station elevation =   668.200(Ft.)
Pipe length  =    50.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    25.420(CFS)
Nearest computed pipe diameter  =     27.00(In.)
Calculated individual pipe flow  =    25.420(CFS)
Normal flow depth in pipe =   24.00(In.)
Flow top width inside pipe =   16.97(In.)
Critical Depth =   21.14(In.)
Pipe flow velocity =      6.81(Ft/s)
Travel time through pipe =    0.12 min.
Time of concentration (TC) =    10.93 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       33.000 to Point/Station       33.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    10.93 min.
```

```
Rainfall intensity =      3.061(In/Hr) for a   100.0 year storm
Subarea runoff =      1.049(CFS) for      0.400(Ac.)
Total runoff =     26.469(CFS)   Total area =      10.500(Ac.)


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Process from Point/Station       33.000 to Point/Station       33.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    10.93 min.
Rainfall intensity =      3.061(In/Hr) for a   100.0 year storm
Subarea runoff =      1.049(CFS) for      0.400(Ac.)
Total runoff =     27.519(CFS)   Total area =      10.900(Ac.)


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Process from Point/Station       33.000 to Point/Station       34.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   668.200(Ft.)
Downstream point/station elevation =   666.900(Ft.)
Pipe length  =   300.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    27.519(CFS)
Nearest computed pipe diameter  =     30.00(In.)
Calculated individual pipe flow  =    27.519(CFS)
Normal flow depth in pipe =   25.13(In.)
Flow top width inside pipe =   22.13(In.)
Critical Depth =   21.45(In.)
Pipe flow velocity =      6.26(Ft/s)
Travel time through pipe =    0.80 min.
Time of concentration (TC) =    11.73 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       34.000 to Point/Station       34.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.812
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    11.73 min.
Rainfall intensity =      2.945(In/Hr) for a   100.0 year storm
Subarea runoff =     11.475(CFS) for      4.800(Ac.)
Total runoff =     38.993(CFS)   Total area =      15.700(Ac.)


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Process from Point/Station       34.000 to Point/Station       34.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
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APARTMENT subarea type
Runoff Coefficient = 0.812
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    11.73 min.
Rainfall intensity =      2.945(In/Hr) for a   100.0 year storm
Subarea runoff =     10.518(CFS) for      4.400(Ac.)
Total runoff =     49.511(CFS)   Total area =      20.100(Ac.)


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Process from Point/Station       34.000 to Point/Station       35.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   666.900(Ft.)
Downstream point/station elevation =   666.500(Ft.)
Pipe length  =    35.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    49.511(CFS)
Nearest computed pipe diameter  =     33.00(In.)
Calculated individual pipe flow  =    49.511(CFS)
Normal flow depth in pipe =   23.93(In.)
Flow top width inside pipe =   29.47(In.)
Critical Depth =   27.82(In.)
Pipe flow velocity =     10.73(Ft/s)
Travel time through pipe =    0.05 min.
Time of concentration (TC) =    11.78 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       35.000 to Point/Station       35.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.856
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    11.78 min.
Rainfall intensity =      2.937(In/Hr) for a   100.0 year storm
Subarea runoff =      1.006(CFS) for      0.400(Ac.)
Total runoff =     50.517(CFS)   Total area =      20.500(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       35.000 to Point/Station       35.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.856
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    11.78 min.
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Rainfall intensity =      2.937(In/Hr) for a   100.0 year storm
Subarea runoff =      0.754(CFS) for      0.300(Ac.)
Total runoff =     51.271(CFS)   Total area =      20.800(Ac.)


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Process from Point/Station       35.000 to Point/Station       38.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   666.500(Ft.)
Downstream point/station elevation =   666.000(Ft.)
Pipe length  =    60.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    51.271(CFS)
Nearest computed pipe diameter  =     33.00(In.)
Calculated individual pipe flow  =    51.271(CFS)
Normal flow depth in pipe =   29.44(In.)
Flow top width inside pipe =   20.48(In.)
Critical Depth =   28.23(In.)
Pipe flow velocity =      9.16(Ft/s)
Travel time through pipe =    0.11 min.
Time of concentration (TC) =    11.89 min.


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Process from Point/Station       38.000 to Point/Station       38.000
**** CONFLUENCE OF MINOR STREAMS ****
______________________________________________________________________
Along Main Stream number: 2 in normal stream number 2
Stream flow area =     20.800(Ac.)
Runoff from this stream =     51.271(CFS)
Time of concentration =   11.89 min.
Rainfall intensity =     2.923(In/Hr)
Summary of stream data:

Stream   Flow rate      TC            Rainfall Intensity
 No.       (CFS)       (min)                 (In/Hr)


1       29.013     14.34                 2.637
2       51.271     11.89                 2.923
Largest stream flow has longer or shorter time of concentration
Qp =     51.271 + sum of
         Qa          Tb/Ta
         29.013 *    0.829 =     24.066
Qp =     75.337

Total of 2 streams to confluence:
Flow rates before confluence point:
      29.013      51.271
Area of streams before confluence:
       12.800       20.800
Results of confluence:
Total flow rate =     75.337(CFS)
Time of concentration =    11.892 min.
Effective stream area after confluence =     33.600(Ac.)


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Process from Point/Station       38.000 to Point/Station       39.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   666.000(Ft.)
Downstream point/station elevation =   664.000(Ft.)
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Pipe length  =   370.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    75.337(CFS)
Nearest computed pipe diameter  =     42.00(In.)
Calculated individual pipe flow  =    75.337(CFS)
Normal flow depth in pipe =   35.16(In.)
Flow top width inside pipe =   31.02(In.)
Critical Depth =   32.58(In.)
Pipe flow velocity =      8.76(Ft/s)
Travel time through pipe =    0.70 min.
Time of concentration (TC) =    12.60 min.


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Process from Point/Station       39.000 to Point/Station       39.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.810
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    12.60 min.
Rainfall intensity =      2.832(In/Hr) for a   100.0 year storm
Subarea runoff =     20.642(CFS) for      9.000(Ac.)
Total runoff =     95.979(CFS)   Total area =      42.600(Ac.)


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Process from Point/Station       39.000 to Point/Station       39.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.810
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    12.60 min.
Rainfall intensity =      2.832(In/Hr) for a   100.0 year storm
Subarea runoff =      8.945(CFS) for      3.900(Ac.)
Total runoff =    104.923(CFS)   Total area =      46.500(Ac.)


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Process from Point/Station       39.000 to Point/Station       40.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   664.000(Ft.)
Downstream point/station elevation =   663.500(Ft.)
Pipe length  =   180.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   104.923(CFS)
Nearest computed pipe diameter  =     54.00(In.)
Calculated individual pipe flow  =   104.923(CFS)
Normal flow depth in pipe =   44.91(In.)
Flow top width inside pipe =   40.42(In.)
Critical Depth =   36.15(In.)
Pipe flow velocity =      7.42(Ft/s)
Travel time through pipe =    0.40 min.
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Time of concentration (TC) =    13.00 min.


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Process from Point/Station       40.000 to Point/Station       40.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.855
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.00 min.
Rainfall intensity =      2.783(In/Hr) for a   100.0 year storm
Subarea runoff =      1.189(CFS) for      0.500(Ac.)
Total runoff =    106.112(CFS)   Total area =      47.000(Ac.)


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Process from Point/Station       40.000 to Point/Station       40.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.855
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.00 min.
Rainfall intensity =      2.783(In/Hr) for a   100.0 year storm
Subarea runoff =      1.189(CFS) for      0.500(Ac.)
Total runoff =    107.302(CFS)   Total area =      47.500(Ac.)


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Process from Point/Station       40.000 to Point/Station       41.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   663.500(Ft.)
Downstream point/station elevation =   662.000(Ft.)
Pipe length  =   340.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   107.302(CFS)
Nearest computed pipe diameter  =     51.00(In.)
Calculated individual pipe flow  =   107.302(CFS)
Normal flow depth in pipe =   39.94(In.)
Flow top width inside pipe =   42.04(In.)
Critical Depth =   37.09(In.)
Pipe flow velocity =      9.00(Ft/s)
Travel time through pipe =    0.63 min.
Time of concentration (TC) =    13.63 min.


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Process from Point/Station       41.000 to Point/Station       41.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
CONDOMINIUM subarea type
Runoff Coefficient = 0.739
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Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.350; Impervious fraction =  0.650
Time of concentration =    13.63 min.
Rainfall intensity =      2.711(In/Hr) for a   100.0 year storm
Subarea runoff =     10.821(CFS) for      5.400(Ac.)
Total runoff =    118.122(CFS)   Total area =      52.900(Ac.)


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Process from Point/Station       41.000 to Point/Station       42.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   662.000(Ft.)
Downstream point/station elevation =   660.900(Ft.)
Pipe length  =   200.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   118.122(CFS)
Nearest computed pipe diameter  =     51.00(In.)
Calculated individual pipe flow  =   118.122(CFS)
Normal flow depth in pipe =   39.42(In.)
Flow top width inside pipe =   42.73(In.)
Critical Depth =   38.93(In.)
Pipe flow velocity =     10.04(Ft/s)
Travel time through pipe =    0.33 min.
Time of concentration (TC) =    13.96 min.


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Process from Point/Station       42.000 to Point/Station       42.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.96 min.
Rainfall intensity =      2.676(In/Hr) for a   100.0 year storm
Subarea runoff =      1.142(CFS) for      0.500(Ac.)
Total runoff =    119.264(CFS)   Total area =      53.400(Ac.)


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Process from Point/Station       42.000 to Point/Station       42.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.854
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    13.96 min.
Rainfall intensity =      2.676(In/Hr) for a   100.0 year storm
Subarea runoff =      1.142(CFS) for      0.500(Ac.)
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Total runoff =    120.406(CFS)   Total area =      53.900(Ac.)


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Process from Point/Station       42.000 to Point/Station       43.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.900(Ft.)
Downstream point/station elevation =   660.500(Ft.)
Pipe length  =    35.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   120.406(CFS)
Nearest computed pipe diameter  =     45.00(In.)
Calculated individual pipe flow  =   120.406(CFS)
Normal flow depth in pipe =   34.41(In.)
Flow top width inside pipe =   38.18(In.)
Critical Depth =   39.62(In.)
Pipe flow velocity =     13.30(Ft/s)
Travel time through pipe =    0.04 min.
Time of concentration (TC) =    14.01 min.


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Process from Point/Station       43.000 to Point/Station       43.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.807
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    14.01 min.
Rainfall intensity =      2.671(In/Hr) for a   100.0 year storm
Subarea runoff =     47.444(CFS) for     22.000(Ac.)
Total runoff =    167.850(CFS)   Total area =      75.900(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       43.000 to Point/Station       43.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
UNDEVELOPED (good cover) subarea
Runoff Coefficient = 0.496
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  38.00
Pervious area fraction =  1.000; Impervious fraction =  0.000
Time of concentration =    14.01 min.
Rainfall intensity =      2.671(In/Hr) for a   100.0 year storm
Subarea runoff =      4.637(CFS) for      3.500(Ac.)
Total runoff =    172.487(CFS)   Total area =      79.400(Ac.)


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Process from Point/Station       43.000 to Point/Station       44.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.500(Ft.)
Downstream point/station elevation =   660.000(Ft.)
```

```
Pipe length  =   260.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   172.487(CFS)
Nearest computed pipe diameter  =     69.00(In.)
Calculated individual pipe flow  =   172.487(CFS)
Normal flow depth in pipe =   59.44(In.)
Flow top width inside pipe =   47.68(In.)
Critical Depth =   43.50(In.)
Pipe flow velocity =      7.25(Ft/s)
Travel time through pipe =    0.60 min.
Time of concentration (TC) =    14.60 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       44.000 to Point/Station       44.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.853
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    14.60 min.
Rainfall intensity =      2.610(In/Hr) for a   100.0 year storm
Subarea runoff =      0.668(CFS) for      0.300(Ac.)
Total runoff =    173.155(CFS)   Total area =      79.700(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       44.000 to Point/Station       44.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.853
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    14.60 min.
Rainfall intensity =      2.610(In/Hr) for a   100.0 year storm
Subarea runoff =      0.668(CFS) for      0.300(Ac.)
Total runoff =    173.824(CFS)   Total area =      80.000(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       44.000 to Point/Station       45.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.000(Ft.)
Downstream point/station elevation =   659.800(Ft.)
Pipe length  =    45.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   173.824(CFS)
Nearest computed pipe diameter  =     60.00(In.)
Calculated individual pipe flow  =   173.824(CFS)
Normal flow depth in pipe =   49.22(In.)
Flow top width inside pipe =   46.07(In.)
Critical Depth =   45.33(In.)
Pipe flow velocity =     10.08(Ft/s)
Travel time through pipe =    0.07 min.
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```
Time of concentration (TC) =    14.68 min.


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Process from Point/Station       45.000 to Point/Station       45.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.806
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    14.68 min.
Rainfall intensity =      2.603(In/Hr) for a   100.0 year storm
Subarea runoff =      5.247(CFS) for      2.500(Ac.)
Total runoff =    179.070(CFS)   Total area =      82.500(Ac.)


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Process from Point/Station       45.000 to Point/Station       46.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   659.800(Ft.)
Downstream point/station elevation =   659.300(Ft.)
Pipe length  =   130.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   179.070(CFS)
Nearest computed pipe diameter  =     63.00(In.)
Calculated individual pipe flow  =   179.070(CFS)
Normal flow depth in pipe =   50.16(In.)
Flow top width inside pipe =   50.76(In.)
Critical Depth =   45.48(In.)
Pipe flow velocity =      9.68(Ft/s)
Travel time through pipe =    0.22 min.
Time of concentration (TC) =    14.90 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       46.000 to Point/Station       46.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.853
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    14.90 min.
Rainfall intensity =      2.582(In/Hr) for a   100.0 year storm
Subarea runoff =      0.220(CFS) for      0.100(Ac.)
Total runoff =    179.290(CFS)   Total area =      82.600(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       46.000 to Point/Station       46.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.853
```

```
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    14.90 min.
Rainfall intensity =      2.582(In/Hr) for a   100.0 year storm
Subarea runoff =      0.220(CFS) for      0.100(Ac.)
Total runoff =    179.511(CFS)   Total area =      82.700(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       46.000 to Point/Station       61.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   659.300(Ft.)
Downstream point/station elevation =   659.000(Ft.)
Pipe length  =    95.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   179.511(CFS)
Nearest computed pipe diameter  =     66.00(In.)
Calculated individual pipe flow  =   179.511(CFS)
Normal flow depth in pipe =   51.38(In.)
Flow top width inside pipe =   54.82(In.)
Critical Depth =   45.01(In.)
Pipe flow velocity =      9.04(Ft/s)
Travel time through pipe =    0.18 min.
Time of concentration (TC) =    15.08 min.


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Process from Point/Station       61.000 to Point/Station       61.000
**** CONFLUENCE OF MINOR STREAMS ****
______________________________________________________________________
Along Main Stream number: 2 in normal stream number 1
Stream flow area =     82.700(Ac.)
Runoff from this stream =    179.511(CFS)
Time of concentration =   15.08 min.
Rainfall intensity =     2.565(In/Hr)


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Process from Point/Station       50.000 to Point/Station       51.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   560.000(Ft.)
Top (of initial area) elevation =   669.000(Ft.)
Bottom (of initial area) elevation =   663.500(Ft.)
Difference in elevation =     5.500(Ft.)
Slope =    0.00982  s(percent)=       0.98
TC = k(0.323)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.234 min.
Rainfall intensity =      3.174(In/Hr) for a   100.0 year storm
APARTMENT subarea type
Runoff Coefficient = 0.815
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Initial subarea runoff =     12.161(CFS)
Total initial stream area =        4.700(Ac.)
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Pervious area fraction = 0.200


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Process from Point/Station       51.000 to Point/Station       52.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   663.500(Ft.)
Downstream point/station elevation =   662.000(Ft.)
Pipe length  =   195.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    12.161(CFS)
Nearest computed pipe diameter  =     21.00(In.)
Calculated individual pipe flow  =    12.161(CFS)
Normal flow depth in pipe =   15.21(In.)
Flow top width inside pipe =   18.77(In.)
Critical Depth =   15.60(In.)
Pipe flow velocity =      6.51(Ft/s)
Travel time through pipe =    0.50 min.
Time of concentration (TC) =    10.73 min.


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Process from Point/Station       52.000 to Point/Station       52.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    10.73 min.
Rainfall intensity =      3.092(In/Hr) for a   100.0 year storm
Subarea runoff =      1.060(CFS) for      0.400(Ac.)
Total runoff =     13.221(CFS)   Total area =       5.100(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       52.000 to Point/Station       52.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
MOBILE HOME PARK subarea type
Runoff Coefficient = 0.792
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.250; Impervious fraction =  0.750
Time of concentration =    10.73 min.
Rainfall intensity =      3.092(In/Hr) for a   100.0 year storm
Subarea runoff =      0.980(CFS) for      0.400(Ac.)
Total runoff =     14.201(CFS)   Total area =       5.500(Ac.)


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Process from Point/Station       52.000 to Point/Station       53.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   662.000(Ft.)
Downstream point/station elevation =   660.400(Ft.)
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Pipe length  =   375.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    14.201(CFS)
Nearest computed pipe diameter  =     24.00(In.)
Calculated individual pipe flow  =    14.201(CFS)
Normal flow depth in pipe =   18.89(In.)
Flow top width inside pipe =   19.65(In.)
Critical Depth =   16.29(In.)
Pipe flow velocity =      5.36(Ft/s)
Travel time through pipe =    1.17 min.
Time of concentration (TC) =    11.90 min.


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Process from Point/Station       53.000 to Point/Station       53.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.811
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    11.90 min.
Rainfall intensity =      2.922(In/Hr) for a   100.0 year storm
Subarea runoff =      7.349(CFS) for      3.100(Ac.)
Total runoff =     21.549(CFS)   Total area =       8.600(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       53.000 to Point/Station       53.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.811
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    11.90 min.
Rainfall intensity =      2.922(In/Hr) for a   100.0 year storm
Subarea runoff =     12.327(CFS) for      5.200(Ac.)
Total runoff =     33.876(CFS)   Total area =      13.800(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       53.000 to Point/Station       54.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.400(Ft.)
Downstream point/station elevation =   660.000(Ft.)
Pipe length  =    45.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    33.876(CFS)
Nearest computed pipe diameter  =     30.00(In.)
Calculated individual pipe flow  =    33.876(CFS)
Normal flow depth in pipe =   21.75(In.)
Flow top width inside pipe =   26.79(In.)
Critical Depth =   23.74(In.)
Pipe flow velocity =      8.88(Ft/s)
Travel time through pipe =    0.08 min.
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Time of concentration (TC) =    11.98 min.


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Process from Point/Station       54.000 to Point/Station       54.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.856
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    11.98 min.
Rainfall intensity =      2.910(In/Hr) for a   100.0 year storm
Subarea runoff =      0.996(CFS) for      0.400(Ac.)
Total runoff =     34.872(CFS)   Total area =      14.200(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       54.000 to Point/Station       54.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.856
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    11.98 min.
Rainfall intensity =      2.910(In/Hr) for a   100.0 year storm
Subarea runoff =      0.996(CFS) for      0.400(Ac.)
Total runoff =     35.868(CFS)   Total area =      14.600(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       54.000 to Point/Station       61.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.000(Ft.)
Downstream point/station elevation =   659.000(Ft.)
Pipe length  =    70.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    35.868(CFS)
Nearest computed pipe diameter  =     27.00(In.)
Calculated individual pipe flow  =    35.868(CFS)
Normal flow depth in pipe =   21.42(In.)
Flow top width inside pipe =   21.86(In.)
Critical Depth =   24.32(In.)
Pipe flow velocity =     10.61(Ft/s)
Travel time through pipe =    0.11 min.
Time of concentration (TC) =    12.09 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       61.000 to Point/Station       61.000
**** CONFLUENCE OF MINOR STREAMS ****
______________________________________________________________________
Along Main Stream number: 2 in normal stream number 2
Stream flow area =     14.600(Ac.)
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```
Runoff from this stream =     35.868(CFS)
Time of concentration =   12.09 min.
Rainfall intensity =     2.896(In/Hr)


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Process from Point/Station       56.000 to Point/Station       57.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   585.000(Ft.)
Top (of initial area) elevation =   667.500(Ft.)
Bottom (of initial area) elevation =   661.500(Ft.)
Difference in elevation =     6.000(Ft.)
Slope =    0.01026  s(percent)=       1.03
TC = k(0.323)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.324 min.
Rainfall intensity =      3.159(In/Hr) for a   100.0 year storm
APARTMENT subarea type
Runoff Coefficient = 0.815
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Initial subarea runoff =      9.267(CFS)
Total initial stream area =        3.600(Ac.)
Pervious area fraction = 0.200


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Process from Point/Station       57.000 to Point/Station       58.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   661.500(Ft.)
Downstream point/station elevation =   661.000(Ft.)
Pipe length  =    75.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =     9.267(CFS)
Nearest computed pipe diameter  =     21.00(In.)
Calculated individual pipe flow  =     9.267(CFS)
Normal flow depth in pipe =   13.15(In.)
Flow top width inside pipe =   20.32(In.)
Critical Depth =   13.58(In.)
Pipe flow velocity =      5.85(Ft/s)
Travel time through pipe =    0.21 min.
Time of concentration (TC) =    10.54 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       58.000 to Point/Station       58.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.814
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    10.54 min.
Rainfall intensity =      3.124(In/Hr) for a   100.0 year storm
Subarea runoff =      7.886(CFS) for      3.100(Ac.)
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Total runoff =     17.153(CFS)   Total area =       6.700(Ac.)


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Process from Point/Station       58.000 to Point/Station       59.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   661.000(Ft.)
Downstream point/station elevation =   660.300(Ft.)
Pipe length  =   115.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    17.153(CFS)
Nearest computed pipe diameter  =     24.00(In.)
Calculated individual pipe flow  =    17.153(CFS)
Normal flow depth in pipe =   19.08(In.)
Flow top width inside pipe =   19.38(In.)
Critical Depth =   17.91(In.)
Pipe flow velocity =      6.40(Ft/s)
Travel time through pipe =    0.30 min.
Time of concentration (TC) =    10.84 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       59.000 to Point/Station       59.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
Runoff Coefficient = 0.814
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    10.84 min.
Rainfall intensity =      3.076(In/Hr) for a   100.0 year storm
Subarea runoff =      3.754(CFS) for      1.500(Ac.)
Total runoff =     20.907(CFS)   Total area =       8.200(Ac.)


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Process from Point/Station       59.000 to Point/Station       60.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.300(Ft.)
Downstream point/station elevation =   660.000(Ft.)
Pipe length  =    35.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    20.907(CFS)
Nearest computed pipe diameter  =     24.00(In.)
Calculated individual pipe flow  =    20.907(CFS)
Normal flow depth in pipe =   19.64(In.)
Flow top width inside pipe =   18.51(In.)
Critical Depth =   19.67(In.)
Pipe flow velocity =      7.60(Ft/s)
Travel time through pipe =    0.08 min.
Time of concentration (TC) =    10.91 min.


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Process from Point/Station       60.000 to Point/Station       60.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.857
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```
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    10.91 min.
Rainfall intensity =      3.064(In/Hr) for a   100.0 year storm
Subarea runoff =      1.312(CFS) for      0.500(Ac.)
Total runoff =     22.219(CFS)   Total area =       8.700(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       60.000 to Point/Station       60.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    10.91 min.
Rainfall intensity =      3.064(In/Hr) for a   100.0 year storm
Subarea runoff =      1.312(CFS) for      0.500(Ac.)
Total runoff =     23.532(CFS)   Total area =       9.200(Ac.)


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Process from Point/Station       60.000 to Point/Station       61.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.000(Ft.)
Downstream point/station elevation =   659.000(Ft.)
Pipe length  =    80.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    23.532(CFS)
Nearest computed pipe diameter  =     24.00(In.)
Calculated individual pipe flow  =    23.532(CFS)
Normal flow depth in pipe =   18.33(In.)
Flow top width inside pipe =   20.39(In.)
Critical Depth =   20.66(In.)
Pipe flow velocity =      9.15(Ft/s)
Travel time through pipe =    0.15 min.
Time of concentration (TC) =    11.06 min.


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Process from Point/Station       61.000 to Point/Station       61.000
**** CONFLUENCE OF MINOR STREAMS ****
______________________________________________________________________
Along Main Stream number: 2 in normal stream number 3
Stream flow area =      9.200(Ac.)
Runoff from this stream =     23.532(CFS)
Time of concentration =   11.06 min.
Rainfall intensity =     3.042(In/Hr)
Summary of stream data:

Stream   Flow rate      TC            Rainfall Intensity
 No.       (CFS)       (min)                 (In/Hr)
```

```
1      179.511     15.08                 2.565
2       35.868     12.09                 2.896
3       23.532     11.06                 3.042
Largest stream flow has longer time of concentration
Qp =    179.511 + sum of
         Qb         Ia/Ib
         35.868 *    0.886 =     31.772
         Qb         Ia/Ib
         23.532 *    0.843 =     19.845
Qp =    231.128

Total of 3 streams to confluence:
Flow rates before confluence point:
     179.511      35.868      23.532
Area of streams before confluence:
       82.700       14.600        9.200
Results of confluence:
Total flow rate =    231.128(CFS)
Time of concentration =    15.077 min.
Effective stream area after confluence =    106.500(Ac.)


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Process from Point/Station       61.000 to Point/Station       62.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   659.000(Ft.)
Downstream point/station elevation =   658.800(Ft.)
Pipe length  =    30.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   231.128(CFS)
Nearest computed pipe diameter  =     63.00(In.)
Calculated individual pipe flow  =   231.128(CFS)
Normal flow depth in pipe =   49.22(In.)
Flow top width inside pipe =   52.09(In.)
Critical Depth =   51.38(In.)
Pipe flow velocity =     12.74(Ft/s)
Travel time through pipe =    0.04 min.
Time of concentration (TC) =    15.12 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       62.000 to Point/Station       62.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.853
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    15.12 min.
Rainfall intensity =      2.561(In/Hr) for a   100.0 year storm
Subarea runoff =      0.437(CFS) for      0.200(Ac.)
Total runoff =    231.565(CFS)   Total area =     106.700(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       62.000 to Point/Station       62.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
```

```
Runoff Coefficient = 0.853
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    15.12 min.
Rainfall intensity =      2.561(In/Hr) for a   100.0 year storm
Subarea runoff =      0.437(CFS) for      0.200(Ac.)
Total runoff =    232.002(CFS)   Total area =     106.900(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       62.000 to Point/Station       71.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   658.800(Ft.)
Downstream point/station elevation =   657.500(Ft.)
Pipe length  =   350.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   232.002(CFS)
Nearest computed pipe diameter  =     69.00(In.)
Calculated individual pipe flow  =   232.002(CFS)
Normal flow depth in pipe =   57.00(In.)
Flow top width inside pipe =   52.31(In.)
Critical Depth =   50.62(In.)
Pipe flow velocity =     10.11(Ft/s)
Travel time through pipe =    0.58 min.
Time of concentration (TC) =    15.69 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       71.000 to Point/Station       71.000
**** CONFLUENCE OF MINOR STREAMS ****
______________________________________________________________________
Along Main Stream number: 2 in normal stream number 1
Stream flow area =    106.900(Ac.)
Runoff from this stream =    232.002(CFS)
Time of concentration =   15.69 min.
Rainfall intensity =     2.509(In/Hr)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       65.000 to Point/Station       66.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   650.000(Ft.)
Top (of initial area) elevation =   666.500(Ft.)
Bottom (of initial area) elevation =   660.000(Ft.)
Difference in elevation =     6.500(Ft.)
Slope =    0.01000  s(percent)=       1.00
TC = k(0.323)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.824 min.
Rainfall intensity =      3.078(In/Hr) for a   100.0 year storm
APARTMENT subarea type
Runoff Coefficient = 0.814
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Initial subarea runoff =     10.519(CFS)
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Total initial stream area =        4.200(Ac.)
Pervious area fraction = 0.200


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       66.000 to Point/Station       67.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   660.000(Ft.)
Downstream point/station elevation =   659.500(Ft.)
Pipe length  =    55.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    10.519(CFS)
Nearest computed pipe diameter  =     21.00(In.)
Calculated individual pipe flow  =    10.519(CFS)
Normal flow depth in pipe =   12.90(In.)
Flow top width inside pipe =   20.44(In.)
Critical Depth =   14.50(In.)
Pipe flow velocity =      6.79(Ft/s)
Travel time through pipe =    0.14 min.
Time of concentration (TC) =    10.96 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       67.000 to Point/Station       67.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    10.96 min.
Rainfall intensity =      3.057(In/Hr) for a   100.0 year storm
Subarea runoff =      0.524(CFS) for      0.200(Ac.)
Total runoff =     11.043(CFS)   Total area =       4.400(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       67.000 to Point/Station       67.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    10.96 min.
Rainfall intensity =      3.057(In/Hr) for a   100.0 year storm
Subarea runoff =      0.524(CFS) for      0.200(Ac.)
Total runoff =     11.567(CFS)   Total area =       4.600(Ac.)


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Process from Point/Station       67.000 to Point/Station       67.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
APARTMENT subarea type
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Runoff Coefficient = 0.813
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.200; Impervious fraction =  0.800
Time of concentration =    10.96 min.
Rainfall intensity =      3.057(In/Hr) for a   100.0 year storm
Subarea runoff =     10.693(CFS) for      4.300(Ac.)
Total runoff =     22.260(CFS)   Total area =       8.900(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       67.000 to Point/Station       70.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   659.500(Ft.)
Downstream point/station elevation =   658.000(Ft.)
Pipe length  =   235.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    22.260(CFS)
Nearest computed pipe diameter  =     27.00(In.)
Calculated individual pipe flow  =    22.260(CFS)
Normal flow depth in pipe =   20.02(In.)
Flow top width inside pipe =   23.65(In.)
Critical Depth =   19.81(In.)
Pipe flow velocity =      7.04(Ft/s)
Travel time through pipe =    0.56 min.
Time of concentration (TC) =    11.51 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       70.000 to Point/Station       70.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.856
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    11.51 min.
Rainfall intensity =      2.975(In/Hr) for a   100.0 year storm
Subarea runoff =      1.528(CFS) for      0.600(Ac.)
Total runoff =     23.788(CFS)   Total area =       9.500(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       70.000 to Point/Station       71.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   658.000(Ft.)
Downstream point/station elevation =   657.500(Ft.)
Pipe length  =    40.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =    23.788(CFS)
Nearest computed pipe diameter  =     24.00(In.)
Calculated individual pipe flow  =    23.788(CFS)
Normal flow depth in pipe =   18.52(In.)
Flow top width inside pipe =   20.15(In.)
Critical Depth =   20.76(In.)
Pipe flow velocity =      9.15(Ft/s)
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```
Travel time through pipe =    0.07 min.
Time of concentration (TC) =    11.59 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       71.000 to Point/Station       71.000
**** CONFLUENCE OF MINOR STREAMS ****
______________________________________________________________________
Along Main Stream number: 2 in normal stream number 2
Stream flow area =      9.500(Ac.)
Runoff from this stream =     23.788(CFS)
Time of concentration =   11.59 min.
Rainfall intensity =     2.965(In/Hr)
Summary of stream data:

Stream   Flow rate      TC            Rainfall Intensity
 No.       (CFS)       (min)                 (In/Hr)


1      232.002     15.69                 2.509
2       23.788     11.59                 2.965
Largest stream flow has longer time of concentration
Qp =    232.002 + sum of
         Qb         Ia/Ib
         23.788 *    0.846 =     20.133
Qp =    252.135

Total of 2 streams to confluence:
Flow rates before confluence point:
     232.002      23.788
Area of streams before confluence:
      106.900        9.500
Results of confluence:
Total flow rate =    252.135(CFS)
Time of concentration =    15.693 min.
Effective stream area after confluence =    116.400(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       71.000 to Point/Station       72.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   657.500(Ft.)
Downstream point/station elevation =   657.000(Ft.)
Pipe length  =   275.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   252.135(CFS)
Nearest computed pipe diameter  =     81.00(In.)
Calculated individual pipe flow  =   252.135(CFS)
Normal flow depth in pipe =   67.88(In.)
Flow top width inside pipe =   59.69(In.)
Critical Depth =   50.50(In.)
Pipe flow velocity =      7.87(Ft/s)
Travel time through pipe =    0.58 min.
Time of concentration (TC) =    16.28 min.


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       72.000 to Point/Station       72.000
**** SUBAREA FLOW ADDITION ****
______________________________________________________________________
COMMERCIAL subarea type
Runoff Coefficient = 0.852
Decimal fraction soil group A = 1.000
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```
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Time of concentration =    16.28 min.
Rainfall intensity =      2.459(In/Hr) for a   100.0 year storm
Subarea runoff =      1.047(CFS) for      0.500(Ac.)
Total runoff =    253.182(CFS)   Total area =     116.900(Ac.)


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       72.000 to Point/Station       75.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****
______________________________________________________________________
Upstream point/station elevation =   657.000(Ft.)
Downstream point/station elevation =   656.500(Ft.)
Pipe length  =    90.00(Ft.)   Manning's N = 0.013
No. of pipes = 1  Required pipe flow  =   253.182(CFS)
Nearest computed pipe diameter  =     66.00(In.)
Calculated individual pipe flow  =   253.182(CFS)
Normal flow depth in pipe =   54.75(In.)
Flow top width inside pipe =   49.64(In.)
Critical Depth =   53.21(In.)
Pipe flow velocity =     12.01(Ft/s)
Travel time through pipe =    0.12 min.
Time of concentration (TC) =    16.40 min.


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Process from Point/Station       75.000 to Point/Station       75.000
**** CONFLUENCE OF MAIN STREAMS ****
______________________________________________________________________
The following data inside Main Stream is listed:
In Main Stream number: 2
Stream flow area =    116.900(Ac.)
Runoff from this stream =    253.182(CFS)
Time of concentration =   16.40 min.
Rainfall intensity =     2.449(In/Hr)
Summary of stream data:

Stream   Flow rate      TC            Rainfall Intensity
 No.       (CFS)       (min)                 (In/Hr)


1       74.353     17.72            2.347
2      253.182     16.40            2.449
Largest stream flow has longer or shorter time of concentration
Qp =    253.182 + sum of
         Qa          Tb/Ta
         74.353 *    0.925 =     68.809
Qp =    321.991

Total of 2 main streams to confluence:
Flow rates before confluence point:
      74.353     253.182
Area of streams before confluence:
       32.200      116.900


Results of confluence:
Total flow rate =    321.991(CFS)
Time of concentration =    16.400 min.
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Effective stream area after confluence  =    149.100(Ac.)


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Process from Point/Station        1.000 to Point/Station       80.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   640.000(Ft.)
Top (of initial area) elevation =   684.000(Ft.)
Bottom (of initial area) elevation =   678.000(Ft.)
Difference in elevation =     6.000(Ft.)
Slope =    0.00937  s(percent)=       0.94
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.120 min.
Rainfall intensity =      3.194(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.858
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      1.917(CFS)
Total initial stream area =        0.700(Ac.)
Pervious area fraction = 0.100


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       81.000 to Point/Station       82.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   655.000(Ft.)
Top (of initial area) elevation =   679.000(Ft.)
Bottom (of initial area) elevation =   676.500(Ft.)
Difference in elevation =     2.500(Ft.)
Slope =    0.00382  s(percent)=       0.38
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   12.226 min.
Rainfall intensity =      2.878(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.855
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      1.970(CFS)
Total initial stream area =        0.800(Ac.)
Pervious area fraction = 0.100


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Process from Point/Station       81.000 to Point/Station       83.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   310.000(Ft.)
Top (of initial area) elevation =   679.000(Ft.)
Bottom (of initial area) elevation =   677.500(Ft.)
Difference in elevation =     1.500(Ft.)
Slope =    0.00484  s(percent)=       0.48
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
```

```
Initial area time of concentration =    8.644 min.
Rainfall intensity =      3.483(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.860
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      1.797(CFS)
Total initial stream area =        0.600(Ac.)
Pervious area fraction = 0.100


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       84.000 to Point/Station       85.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   300.000(Ft.)
Top (of initial area) elevation =   678.500(Ft.)
Bottom (of initial area) elevation =   676.000(Ft.)
Difference in elevation =     2.500(Ft.)
Slope =    0.00833  s(percent)=       0.83
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =    7.653 min.
Rainfall intensity =      3.725(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.861
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      1.604(CFS)
Total initial stream area =        0.500(Ac.)
Pervious area fraction = 0.100


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Process from Point/Station       86.000 to Point/Station       87.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   590.000(Ft.)
Top (of initial area) elevation =   680.500(Ft.)
Bottom (of initial area) elevation =   673.500(Ft.)
Difference in elevation =     7.000(Ft.)
Slope =    0.01186  s(percent)=       1.19
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =    9.346 min.
Rainfall intensity =      3.337(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.859
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      6.303(CFS)
Total initial stream area =        2.200(Ac.)
Pervious area fraction = 0.100
```

```
++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       88.000 to Point/Station       89.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =  1000.000(Ft.)
Top (of initial area) elevation =   674.500(Ft.)
Bottom (of initial area) elevation =   663.500(Ft.)
Difference in elevation =    11.000(Ft.)
Slope =    0.01100  s(percent)=       1.10
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   11.718 min.
Rainfall intensity =      2.946(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.856
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      5.800(CFS)
Total initial stream area =        2.300(Ac.)
Pervious area fraction = 0.100

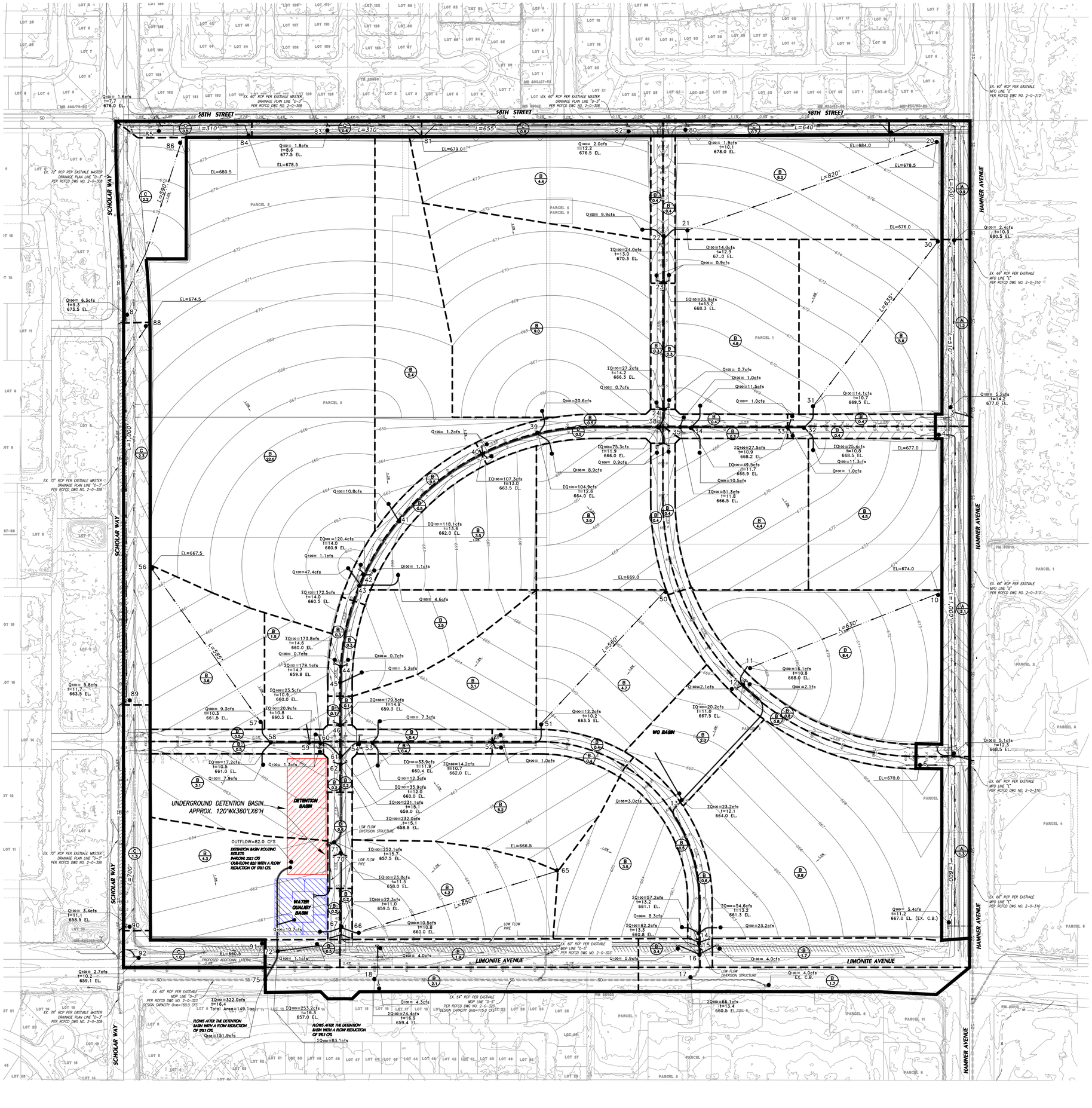

++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       89.000 to Point/Station       90.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   700.000(Ft.)
Top (of initial area) elevation =   663.500(Ft.)
Bottom (of initial area) elevation =   658.500(Ft.)
Difference in elevation =     5.000(Ft.)
Slope =    0.00714  s(percent)=       0.71
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   11.076 min.
Rainfall intensity =      3.039(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.857
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      3.384(CFS)
Total initial stream area =        1.300(Ac.)
Pervious area fraction = 0.100


++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       91.000 to Point/Station       92.000
**** INITIAL AREA EVALUATION ****
______________________________________________________________________
Initial area flow distance =   400.000(Ft.)
Top (of initial area) elevation =   660.500(Ft.)
Bottom (of initial area) elevation =   659.100(Ft.)
Difference in elevation =     1.400(Ft.)
Slope =    0.00350  s(percent)=       0.35
TC = k(0.300)*[(length^3)/(elevation change)]^0.2
Initial area time of concentration =   10.212 min.
```

```
Rainfall intensity =      3.178(In/Hr) for a   100.0 year storm
COMMERCIAL subarea type
Runoff Coefficient = 0.858
Decimal fraction soil group A = 1.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
RI index for soil(AMC 2)  =  32.00
Pervious area fraction =  0.100; Impervious fraction =  0.900
Initial subarea runoff =      2.725(CFS)
Total initial stream area =        1.000(Ac.)
Pervious area fraction = 0.100
End of computations, total study area =          164.00 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.

Area averaged pervious area fraction(Ap) = 0.202
Area averaged RI index number =  32.2
```

SECTION 3
PROPOSED CONDITION HYDROLOGY
MAP



LEGEND

- MAJOR DRAINAGE BOUNDARY
- MINOR DRAINAGE BOUNDARY
- 100 — NODE NUMBER
- A / 1.0 — AREA DESIGNATION / AREA ACREAGE (IN ACRES)
- Q100=8.0cfs t=13.0 — PEAK FLOW RATE / TIME OF CONCENTRATION
- IQ100=10.0cfs t=15.2 — PEAK CONFLUENCE FLOW RATE / TIME OF CONCENTRATION
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- A — SOIL GROUP

1" = 100'

100 50 0 100 300

PREPARED BY:

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NOTE:
THE DETENTION BASIN AND WATER QUALITY BASIN SIZES AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE

HYDROLOGY MAP
TENTATIVE MAP NO. 38290
LEAL RANCH
PROPOSED CONDITION
CITY OF EASTVALE

SECTION 4
UNIT HYDROGRAPH AND BASIN ROUTING CALCULATIONS

```
      U n i t   H y d r o g r a p h   A n a l y s i s

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            Study date  11/24/21 File: lealp1100.out


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Riverside County Synthetic Unit Hydrology Method
RCFC & WCD Manual date - April 1978


Program License Serial Number 6406

-------------------------------------------------------------------
 English (in-lb) Input Units Used
 English Rainfall Data (Inches) Input Values Used

 English Units used in output format



-------------------------------------------------------------------
TENTATIVE MAP NO. 38290 - LEAL Developments
CITY OF Eastvale
PROPOSED CONDITION
100-YEAR STORM
-------------------------------------------------------------------
Drainage Area =     116.40(Ac.)  =      0.182 Sq. Mi.
Drainage Area for Depth-Area Areal Adjustment =     116.40(Ac.)  =      0.182
Sq. Mi.
Length along longest watercourse =    3525.00(Ft.)
Length along longest watercourse measured to centroid =    1700.00(Ft.)
Length along longest watercourse =      0.668 Mi.
Length along longest watercourse measured to centroid =      0.322 Mi.
Difference in elevation =      21.00(Ft.)
Slope along watercourse =     31.4553 Ft./Mi.
Average Manning's 'N' = 0.021
Lag time =    0.147 Hr.
Lag time =     8.79 Min.
25% of lag time =     2.20 Min.
40% of lag time =     3.52 Min.
Unit time =     5.00 Min.
Duration of storm = 1 Hour(s)
User Entered Base Flow =     0.00(CFS)

2 YEAR Area rainfall data:


Area(Ac.)[1]       Rainfall(In)[2]      Weighting[1*2]
      116.40         0.50                58.20

100 YEAR Area rainfall data:


Area(Ac.)[1]       Rainfall(In)[2]      Weighting[1*2]
      116.40         1.20               139.68

STORM EVENT (YEAR) =  100.00
Area Averaged 2-Year Rainfall =    0.500(In)
Area Averaged 100-Year Rainfall =    1.200(In)
```

```
Point rain (area averaged) =    1.200(In)
Areal adjustment factor =   99.89 %
Adjusted average point rain =    1.199(In)

Sub-Area Data:
Area(Ac.)         Runoff Index   Impervious %
   116.400           32.20         0.780
 Total Area Entered =    116.40(Ac.)


RI    RI   Infil. Rate Impervious   Adj. Infil. Rate  Area%     F
AMC2 AMC-2     (In/Hr)    (Dec.%)     (In/Hr)      (Dec.)    (In/Hr)
32.2  32.2      0.740     0.780        0.221       1.000      0.221
                                                   Sum (F) =   0.221
Area averaged mean soil loss (F) (In/Hr) =  0.221
Minimum soil loss rate ((In/Hr)) =  0.110
(for 24 hour storm duration)
Soil low loss rate (decimal) =   0.276
---------------------------------------------------------------------
Slope of intensity-duration curve for a 1 hour storm =0.5500
---------------------------------------------------------------------

             U n i t  H y d r o g r a p h
                    VALLEY S-Curve
-------------------------------------------------------------------
             Unit Hydrograph Data
---------------------------------------------------------------------
Unit time period   Time % of lag   Distribution   Unit Hydrograph
    (hrs)                           Graph %            (CFS)
---------------------------------------------------------------------
    1   0.083         56.860          7.518              8.819
    2   0.167        113.719         31.667             37.148
    3   0.250        170.579         27.543             32.311
    4   0.333        227.438         10.935             12.828
    5   0.417        284.298          6.287              7.376
    6   0.500        341.157          4.287              5.029
    7   0.583        398.017          3.113              3.652
    8   0.667        454.877          2.195              2.575
    9   0.750        511.736          1.744              2.046
   10   0.833        568.596          1.382              1.621
   11   0.917        625.455          1.052              1.234
   12   1.000        682.315          0.794              0.931
   13   1.083        739.174          0.590              0.692
   14   1.167        796.034          0.569              0.667
   15   1.250        852.893          0.324              0.380
                                Sum = 100.000   Sum=     117.309
-------------------------------------------------------------------

 The following loss rate calculations reflect use of the minimum calculated loss
 rate subtracted from the Storm Rain to produce the maximum Effective Rain value

  Unit Time   Pattern   Storm Rain     Loss rate(In./Hr)     Effective
       (Hr.)  Percent   (In/Hr)         Max   |   Low        (In/Hr)
   1   0.08     3.30      0.475       (  0.221)       0.131        0.344
   2   0.17     4.20      0.604       (  0.221)       0.167        0.437
   3   0.25     4.40      0.633       (  0.221)       0.175        0.458
   4   0.33     4.80      0.690       (  0.221)       0.191        0.500
   5   0.42     5.20      0.748       (  0.221)       0.206        0.542
   6   0.50     6.20      0.892          0.221    (  0.246)        0.671
   7   0.58     6.80      0.978          0.221    (  0.270)        0.758
   8   0.67     8.80      1.266          0.221    (  0.349)        1.045
```

```
 9   0.75    13.90      1.999          0.221    (  0.552)        1.779
10   0.83    31.40      4.517          0.221    (  1.247)        4.296
11   0.92     7.20      1.036          0.221    (  0.286)        0.815
12   1.00     3.80      0.547       (  0.221)       0.151        0.396
            (Loss Rate Not Used)
   Sum =     100.0                                    Sum =    12.0
     Flood volume = Effective rainfall      1.00(In)
      times area     116.4(Ac.)/[(In)/(Ft.)] =       9.7(Ac.Ft)
     Total soil loss =      0.20(In)
     Total soil loss =     1.895(Ac.Ft)
     Total rainfall =      1.20(In)
     Flood volume =      423975.3 Cubic Feet
     Total soil loss =       82528.3 Cubic Feet
     ---------------------------------------------------------------------
      Peak flow rate of this hydrograph =    252.104(CFS)
     ---------------------------------------------------------------------
     +++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
                         1 - H O U R    S T O R M
                    R u n o f f      H y d r o g r a p h
     ---------------------------------------------------------------------
                 Hydrograph in   5   Minute intervals ((CFS))

     ---------------------------------------------------------------------
  Time(h+m) Volume Ac.Ft   Q(CFS)  0       75.0     150.0     225.0     300.0
  ---------------------------------------------------------------------
    0+ 5       0.0209      3.03  Q         |         |         |         |
    0+10       0.1354     16.63  V Q       |         |         |         |
    0+15       0.3518     31.41  |V  Q     |         |         |         |
    0+20       0.6272     39.99  | V  Q    |         |         |         |
    0+25       0.9462     46.32  |  V  Q   |         |         |         |
    0+30       1.3116     53.05  |    V Q  |         |         |         |
    0+35       1.7413     62.40  |      VQ |         |         |         |
    0+40       2.2545     74.51  |        Q|         |         |         |
    0+45       2.9272     97.67  |         | VQ      |         |         |
    0+50       4.0269    159.68  |         |     V   |Q        |         |
    0+55       5.7631    252.10  |         |         |  V      |  Q      |
    1+ 0       7.2336    213.51  |         |         |       QV|         |
    1+ 5       8.0753    122.21  |         |     Q   |         |  V      |
    1+10       8.5815     73.51  |        Q|         |         |    V    |
    1+15       8.9012     46.42  |      Q  |         |         |     V   |
    1+20       9.1273     32.82  |    Q    |         |         |      V  |
    1+25       9.2913     23.82  |  Q      |         |         |       V |
    1+30       9.4169     18.24  | Q       |         |         |       V |
    1+35       9.5134     14.01  |Q        |         |         |        V|
    1+40       9.5862     10.58  |Q        |         |         |        V|
    1+45       9.6404      7.87  |Q        |         |         |        V|
    1+50       9.6804      5.81  Q         |         |         |        V|
    1+55       9.7113      4.48  Q         |         |         |        V|
    2+ 0       9.7281      2.45  Q         |         |         |        V|
    2+ 5       9.7321      0.57  Q         |         |         |        V|
    2+10       9.7331      0.15  Q         |         |         |        V|
---------------------------------------------------------------------
```

100-Year Proposed Condition Unit Hydrograph to Underground Basin
Leal Ranch – Tentative Map No. 38290

UNDERGROUND DETENTION BASIN
Total Stage-Storage-Outflow Summary

Elevation	Depth	Volume		Discharge
		(ft^3)	(ac-ft)	(cfs)
642.00	0	0	0	0
643.00	1.00	43,200	0.99	6.86
644.00	2.00	86,400	1.98	19.77
645.00	3.00	129,600	2.98	36.19
646.00	4.00	172,800	3.97	55.37
647.00	5.00	216,000	4.96	70.83
648.00	6.00	259,200	5.95	82.74

Note: Refer to Basin Volume Calculations for Volumes and
Refer to the outflow vs. depth calcualtions for discharges

Provided underground Detention Basin
Designer: Gary Guan
Project: Leal Ranch
Location: Eastvale, Riverside County
Date: 11/24/2021

Elevation	$Depth_{incremental}$	$Depth_{cumulative}$	Area	$Area_{average}$	$Volume_{incremental}$		$Volume_{cumulative}$	
(ft)	(ft)	(ft)	(ft^2)	(ft^2)	(ft^3)	(ac-ft)	(ft^3)	(ac-ft)
642.00			43200				0	0
	1.00			43200	43200	0.992		
643.00		1.00	43200				43200	0.99
	1.00			43200	43200	0.992		
644.00		2.00	43200				86400	1.98
	1.00			43200	43200	0.992		
645.00		3.00	43200				129600	2.98
	1.00			43200	43200	0.992		
646.00		4.00	43200				172800	3.97
	1.00			43200	43200	0.992		
647.00		5.00	43200				216000	4.96
	1.00			43200	43200	0.992		
648.00		6.00	43200				259200	5.95

WATER QUALITY/DETENTION BASIN
OUTFLOW VS DEPTH CALCULATIONS

				HOLES	HOLES	HOLES	HOLES	HOLES	HOLES	HOLES	TOP OF RISER		
			No. of Holes →	5	5	3	3	3	3	3	1	←	No. of Weir
				HOLE C	HOLE C	HOLE C	HOLE C	HOLE C	HOLE C	HOLE C	TOP OF RISER C		
			Discharge Coefficient →	0.6	0.6	0.6	0.6	0.6	0.6	0.6	2.8	←	Weir Coefficient
				HOLE FL	HOLE FL	HOLE FL	HOLE FL	HOLE FL	HOLE FL	HOLE FL	DIST TO TOP OF RISER		
			Distance of Holes from Basin Bottom (in) →	0	12	18	24	30	36	42	72	←	Distance of Top of Riser Pipe from Basin Bottom (in)
				HOLE R	HOLE R	HOLE R	HOLE R	HOLE R	HOLE R	HOLE R	RISER LENGTH (FT)		
			Hole Radius (in) →	4.00	4.00	4.00	4.00	4	4	4	15.708	←	Riser Pipe Perimeter (ft) =PAI*D, 60" Riser Pipe
				CEN EL	CEN EL	CEN EL	CEN EL	CEN EL	CEN EL	CEN EL	TOP OF RISER ELEV		
			Hole Centerline Elev →	642.3333	643.3333	643.8333	644.3333	644.8333	645.3333	645.8333	648.0	←	Top of Weir Elevation (ft)
ELEV	DEPTH	OUTFLOW									AREA		
642.00	0	0									0	←	(sq-ft)
643.00	1	6.86		6.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
644.00	2	19.77		10.85	6.86	2.06	0.00	0.00	0.00	0.00	0.00		
645.00	3	36.19		13.72	10.85	5.45	4.12	2.06	0.00	0.00	0.00		
646.00	4	55.37		16.09	13.72	7.42	6.51	5.45	4.12	2.06	0.00		
647.00	5	70.83		18.15	16.09	8.97	8.23	7.42	6.51	5.45	0.00		
648.00	6	82.74		20.00	18.15	10.29	9.66	8.97	8.23	7.42	0.00		

↑ [Σ FLOWS (HOLES+RISER)]

(OUTFLOW THROUGH HOLES)

↑ (FLOW OVER TOP OF RISER PIPE)

Note:

1. Orifice outflow is based on:
   $Q=CA(2gH)^{0.5}$
   where:
   C = Coefficient, 0.6 used here
   A = Orifice Area
   H = Headwater

2. Top of riser overflow is based on:
   $Q=CLH^{1.5}$
   where:
   C = Coefficient, 2.8 used here based on sharp crested weir
   L = Weir Length
   H = Headwater

```
                    FLOOD HYDROGRAPH ROUTING PROGRAM
            Copyright (c) CIVILCADD/CIVILDESIGN, 1989 - 2014
                        Study date: 11/24/21

-----------------------------------------------------------------------


Leal Ranch - Map Number 38290 - City of Eastvale
Detention Basin Routing
100-year storm (underground)

-----------------------------------------------------------------------


Program License Serial Number 6406

-----------------------------------------------------------------------
******************** HYDROGRAPH INFORMATION **********************

             From study/file name: LEALP1100.rte
****************************HYDROGRAPH DATA****************************
             Number of intervals =    26
             Time interval =    5.0 (Min.)
             Maximum/Peak flow rate =      252.104 (CFS)
             Total volume =       9.733 (Ac.Ft)
       Status of hydrographs being held in storage
                  Stream 1  Stream 2  Stream 3  Stream 4  Stream 5
       Peak (CFS)      0.000     0.000     0.000     0.000     0.000
       Vol (Ac.Ft)      0.000     0.000     0.000     0.000     0.000
***********************************************************************



++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++++
Process from Point/Station       70.000 to Point/Station       70.000
**** RETARDING BASIN ROUTING ****
______________________________________________________________________

User entry of depth-outflow-storage data
-----------------------------------------------------------------------
Total number of inflow hydrograph intervals = 26
Hydrograph time unit =  5.000 (Min.)
Initial depth in storage basin =   0.00(Ft.)
-----------------------------------------------------------------------
-----------------------------------------------------------------------
Initial basin depth =   0.00 (Ft.)
Initial basin storage =      0.00 (Ac.Ft)
Initial basin outflow =   0.00 (CFS)
-----------------------------------------------------------------------
-----------------------------------------------------------------------
Depth vs. Storage and Depth vs. Discharge data:
 Basin Depth  Storage    Outflow   (S-O*dt/2)   (S+O*dt/2)
     (Ft.)    (Ac.Ft)    (CFS)     (Ac.Ft)    (Ac.Ft)
-----------------------------------------------------------------------
   0.000      0.000      0.000      0.000        0.000
   1.000      0.990      6.860      0.966        1.014
   2.000      1.980     19.770      1.912        2.048
   3.000      2.980     36.190      2.855        3.105
   4.000      3.970     55.370      3.779        4.161
   5.000      4.960     70.830      4.716        5.204
   6.000      5.950     82.740      5.665        6.235
```

```
      ----------------------------------------------------------------------
                    Hydrograph Detention Basin Routing
      ----------------------------------------------------------------------

      Graph values: 'I'= unit inflow; 'O'=outflow at time shown
      ----------------------------------------------------------------------
 Time   Inflow  Outflow    Storage                                      Depth
(Hours)  (CFS)   (CFS)     (Ac.Ft) .0      63.0  126.05  189.08  252.10 (Ft.)
 0.083    3.03    0.07      0.010  O       |       |       |       |     0.01
 0.167   16.63    0.53      0.076  O I     |       |       |       |     0.08
 0.250   31.41    1.62      0.234  O  I    |       |       |       |     0.24
 0.333   39.99    3.21      0.463  O    I  |       |       |       |     0.47
 0.417   46.32    5.07      0.732  O    I  |       |       |       |     0.74
 0.500   53.05    7.40      1.031  O     I |       |       |       |     1.04
 0.583   62.40   11.72      1.363  |O     I|       |       |       |     1.38
 0.667   74.51   16.60      1.737  | O     |I      |       |       |     1.75
 0.750   97.67   23.26      2.192  | O     |   I   |       |       |     2.21
 0.833  159.68   34.54      2.880  |   O   |       |   I   |       |     2.90
 0.917  252.10   55.64      3.987  |      O|       |       |      I|     4.02
 1.000  213.51   73.08      5.147  |       |O      |       |  I    |     5.19
 1.083  122.21   80.62      5.774  |       | O    I|       |       |     5.82
 1.167   73.51   81.99      5.888  |       |IO     |       |       |     5.94
 1.250   46.42   80.24      5.742  |    I  | O     |       |       |     5.79
 1.333   32.82   77.01      5.474  |   I   |O      |       |       |     5.52
 1.417   23.82   73.14      5.152  |  I    |O      |       |       |     5.19
 1.500   18.24   68.47      4.809  | I     O       |       |       |     4.85
 1.583   14.01   63.13      4.467  |I      O       |       |       |     4.50
 1.667   10.58   57.94      4.135  |I     O|       |       |       |     4.17
 1.750    7.87   52.43      3.818  I     O |       |       |       |     3.85
 1.833    5.81   46.72      3.524  I    O  |       |       |       |     3.55
 1.917    4.48   41.52      3.255  I    O  |       |       |       |     3.28
 2.000    2.45   36.76      3.009  I   O   |       |       |       |     3.03
 2.083    0.57   32.91      2.780  I   O   |       |       |       |     2.80
 2.167    0.15   29.42      2.568  I  O    |       |       |       |     2.59
 2.250    0.00   26.28      2.377  I  O    |       |       |       |     2.40
 2.333    0.00   23.47      2.205  I O     |       |       |       |     2.23
 2.417    0.00   20.96      2.052  I O     |       |       |       |     2.07
 2.500    0.00   18.92      1.915  I O     |       |       |       |     1.93
 2.583    0.00   17.30      1.790  I O     |       |       |       |     1.81
 2.667    0.00   15.81      1.676  I O     |       |       |       |     1.69
 2.750    0.00   14.45      1.572  IO      |       |       |       |     1.59
 2.833    0.00   13.21      1.477  IO      |       |       |       |     1.49
 2.917    0.00   12.07      1.390  IO      |       |       |       |     1.40
 3.000    0.00   11.04      1.310  IO      |       |       |       |     1.32
 3.083    0.00   10.09      1.237  IO      |       |       |       |     1.25
 3.167    0.00    9.22      1.171  IO      |       |       |       |     1.18
 3.250    0.00    8.43      1.110  IO      |       |       |       |     1.12
 3.333    0.00    7.70      1.055  O       |       |       |       |     1.07
 3.417    0.00    7.04      1.004  O       |       |       |       |     1.01
 3.500    0.00    6.63      0.957  O       |       |       |       |     0.97
 3.583    0.00    6.32      0.912  O       |       |       |       |     0.92
 3.667    0.00    6.03      0.870  O       |       |       |       |     0.88
 3.750    0.00    5.75      0.829  O       |       |       |       |     0.84
 3.833    0.00    5.48      0.791  O       |       |       |       |     0.80
 3.917    0.00    5.22      0.754  O       |       |       |       |     0.76
 4.000    0.00    4.98      0.719  O       |       |       |       |     0.73
 4.083    0.00    4.75      0.685  O       |       |       |       |     0.69
 4.167    0.00    4.53      0.653  O       |       |       |       |     0.66
 4.250    0.00    4.31      0.623  O       |       |       |       |     0.63
 4.333    0.00    4.11      0.594  O       |       |       |       |     0.60
 4.417    0.00    3.92      0.566  O       |       |       |       |     0.57
 4.500    0.00    3.74      0.540  O       |       |       |       |     0.55
 4.583    0.00    3.56      0.514  O       |       |       |       |     0.52
```

4.667	0.00	3.40	0.490	O	|	|	|	|	0.50
4.750	0.00	3.24	0.468	O	|	|	|	|	0.47
4.833	0.00	3.09	0.446	O	|	|	|	|	0.45
4.917	0.00	2.95	0.425	O	|	|	|	|	0.43
5.000	0.00	2.81	0.405	O	|	|	|	|	0.41
5.083	0.00	2.68	0.386	O	|	|	|	|	0.39
5.167	0.00	2.55	0.368	O	|	|	|	|	0.37
5.250	0.00	2.43	0.351	O	|	|	|	|	0.35
5.333	0.00	2.32	0.335	O	|	|	|	|	0.34
5.417	0.00	2.21	0.319	O	|	|	|	|	0.32
5.500	0.00	2.11	0.304	O	|	|	|	|	0.31
5.583	0.00	2.01	0.290	O	|	|	|	|	0.29
5.667	0.00	1.92	0.277	O	|	|	|	|	0.28
5.750	0.00	1.83	0.264	O	|	|	|	|	0.27
5.833	0.00	1.74	0.251	O	|	|	|	|	0.25
5.917	0.00	1.66	0.240	O	|	|	|	|	0.24
6.000	0.00	1.58	0.229	O	|	|	|	|	0.23
6.083	0.00	1.51	0.218	O	|	|	|	|	0.22
6.167	0.00	1.44	0.208	O	|	|	|	|	0.21
6.250	0.00	1.37	0.198	O	|	|	|	|	0.20
6.333	0.00	1.31	0.189	O	|	|	|	|	0.19
6.417	0.00	1.25	0.180	O	|	|	|	|	0.18
6.500	0.00	1.19	0.172	O	|	|	|	|	0.17
6.583	0.00	1.13	0.164	O	|	|	|	|	0.17
6.667	0.00	1.08	0.156	O	|	|	|	|	0.16
6.750	0.00	1.03	0.149	O	|	|	|	|	0.15
6.833	0.00	0.98	0.142	O	|	|	|	|	0.14
6.917	0.00	0.94	0.135	O	|	|	|	|	0.14
7.000	0.00	0.89	0.129	O	|	|	|	|	0.13
7.083	0.00	0.85	0.123	O	|	|	|	|	0.12
7.167	0.00	0.81	0.117	O	|	|	|	|	0.12
7.250	0.00	0.77	0.112	O	|	|	|	|	0.11
7.333	0.00	0.74	0.106	O	|	|	|	|	0.11
7.417	0.00	0.70	0.102	O	|	|	|	|	0.10
7.500	0.00	0.67	0.097	O	|	|	|	|	0.10
7.583	0.00	0.64	0.092	O	|	|	|	|	0.09
7.667	0.00	0.61	0.088	O	|	|	|	|	0.09
7.750	0.00	0.58	0.084	O	|	|	|	|	0.08
7.833	0.00	0.55	0.080	O	|	|	|	|	0.08
7.917	0.00	0.53	0.076	O	|	|	|	|	0.08
8.000	0.00	0.50	0.073	O	|	|	|	|	0.07
8.083	0.00	0.48	0.069	O	|	|	|	|	0.07
8.167	0.00	0.46	0.066	O	|	|	|	|	0.07
8.250	0.00	0.44	0.063	O	|	|	|	|	0.06
8.333	0.00	0.42	0.060	O	|	|	|	|	0.06
8.417	0.00	0.40	0.057	O	|	|	|	|	0.06
8.500	0.00	0.38	0.055	O	|	|	|	|	0.06
8.583	0.00	0.36	0.052	O	|	|	|	|	0.05
8.667	0.00	0.34	0.050	O	|	|	|	|	0.05
8.750	0.00	0.33	0.047	O	|	|	|	|	0.05
8.833	0.00	0.31	0.045	O	|	|	|	|	0.05
8.917	0.00	0.30	0.043	O	|	|	|	|	0.04
9.000	0.00	0.28	0.041	O	|	|	|	|	0.04
9.083	0.00	0.27	0.039	O	|	|	|	|	0.04
9.167	0.00	0.26	0.037	O	|	|	|	|	0.04
9.250	0.00	0.25	0.036	O	|	|	|	|	0.04
9.333	0.00	0.23	0.034	O	|	|	|	|	0.03
9.417	0.00	0.22	0.032	O	|	|	|	|	0.03
9.500	0.00	0.21	0.031	O	|	|	|	|	0.03
9.583	0.00	0.20	0.029	O	|	|	|	|	0.03
9.667	0.00	0.19	0.028	O	|	|	|	|	0.03
9.750	0.00	0.18	0.027	O	|	|	|	|	0.03
9.833	0.00	0.18	0.025	O	|	|	|	|	0.03

9.917	0.00	0.17	0.024	O	|	|	|	|	0.02
10.000	0.00	0.16	0.023	O	|	|	|	|	0.02
10.083	0.00	0.15	0.022	O	|	|	|	|	0.02
10.167	0.00	0.15	0.021	O	|	|	|	|	0.02
10.250	0.00	0.14	0.020	O	|	|	|	|	0.02
10.333	0.00	0.13	0.019	O	|	|	|	|	0.02
10.417	0.00	0.13	0.018	O	|	|	|	|	0.02
10.500	0.00	0.12	0.017	O	|	|	|	|	0.02
10.583	0.00	0.11	0.017	O	|	|	|	|	0.02
10.667	0.00	0.11	0.016	O	|	|	|	|	0.02
10.750	0.00	0.10	0.015	O	|	|	|	|	0.02
10.833	0.00	0.10	0.014	O	|	|	|	|	0.01
10.917	0.00	0.09	0.014	O	|	|	|	|	0.01
11.000	0.00	0.09	0.013	O	|	|	|	|	0.01
11.083	0.00	0.09	0.012	O	|	|	|	|	0.01
11.167	0.00	0.08	0.012	O	|	|	|	|	0.01
11.250	0.00	0.08	0.011	O	|	|	|	|	0.01
11.333	0.00	0.07	0.011	O	|	|	|	|	0.01
11.417	0.00	0.07	0.010	O	|	|	|	|	0.01
11.500	0.00	0.07	0.010	O	|	|	|	|	0.01
11.583	0.00	0.06	0.009	O	|	|	|	|	0.01
11.667	0.00	0.06	0.009	O	|	|	|	|	0.01
11.750	0.00	0.06	0.008	O	|	|	|	|	0.01
11.833	0.00	0.06	0.008	O	|	|	|	|	0.01
11.917	0.00	0.05	0.008	O	|	|	|	|	0.01
12.000	0.00	0.05	0.007	O	|	|	|	|	0.01
12.083	0.00	0.05	0.007	O	|	|	|	|	0.01
12.167	0.00	0.05	0.007	O	|	|	|	|	0.01
12.250	0.00	0.04	0.006	O	|	|	|	|	0.01
12.333	0.00	0.04	0.006	O	|	|	|	|	0.01
12.417	0.00	0.04	0.006	O	|	|	|	|	0.01
12.500	0.00	0.04	0.006	O	|	|	|	|	0.01
12.583	0.00	0.04	0.005	O	|	|	|	|	0.01
12.667	0.00	0.03	0.005	O	|	|	|	|	0.01
12.750	0.00	0.03	0.005	O	|	|	|	|	0.00
12.833	0.00	0.03	0.005	O	|	|	|	|	0.00
12.917	0.00	0.03	0.004	O	|	|	|	|	0.00
13.000	0.00	0.03	0.004	O	|	|	|	|	0.00
13.083	0.00	0.03	0.004	O	|	|	|	|	0.00
13.167	0.00	0.03	0.004	O	|	|	|	|	0.00
13.250	0.00	0.02	0.004	O	|	|	|	|	0.00
13.333	0.00	0.02	0.003	O	|	|	|	|	0.00
13.417	0.00	0.02	0.003	O	|	|	|	|	0.00
13.500	0.00	0.02	0.003	O	|	|	|	|	0.00
13.583	0.00	0.02	0.003	O	|	|	|	|	0.00
13.667	0.00	0.02	0.003	O	|	|	|	|	0.00
13.750	0.00	0.02	0.003	O	|	|	|	|	0.00
13.833	0.00	0.02	0.003	O	|	|	|	|	0.00
13.917	0.00	0.02	0.002	O	|	|	|	|	0.00
14.000	0.00	0.02	0.002	O	|	|	|	|	0.00
14.083	0.00	0.02	0.002	O	|	|	|	|	0.00
14.167	0.00	0.01	0.002	O	|	|	|	|	0.00
14.250	0.00	0.01	0.002	O	|	|	|	|	0.00
14.333	0.00	0.01	0.002	O	|	|	|	|	0.00
14.417	0.00	0.01	0.002	O	|	|	|	|	0.00
14.500	0.00	0.01	0.002	O	|	|	|	|	0.00
14.583	0.00	0.01	0.002	O	|	|	|	|	0.00
14.667	0.00	0.01	0.002	O	|	|	|	|	0.00
14.750	0.00	0.01	0.002	O	|	|	|	|	0.00
14.833	0.00	0.01	0.001	O	|	|	|	|	0.00
14.917	0.00	0.01	0.001	O	|	|	|	|	0.00
15.000	0.00	0.01	0.001	O	|	|	|	|	0.00
15.083	0.00	0.01	0.001	O	|	|	|	|	0.00

```
15.167    0.00    0.01      0.001  O       |       |       |       |     0.00
15.250    0.00    0.01      0.001  O       |       |       |       |     0.00
15.333    0.00    0.01      0.001  O       |       |       |       |     0.00
15.417    0.00    0.01      0.001  O       |       |       |       |     0.00
15.500    0.00    0.01      0.001  O       |       |       |       |     0.00
15.583    0.00    0.01      0.001  O       |       |       |       |     0.00

      ****************************HYDROGRAPH DATA***************************
                   Number of intervals =   187
                   Time interval =    5.0 (Min.)
                   Maximum/Peak flow rate =       81.994 (CFS)
                   Total volume =       9.732 (Ac.Ft)
            Status of hydrographs being held in storage
                       Stream 1  Stream 2  Stream 3  Stream 4  Stream 5
            Peak (CFS)      0.000     0.000     0.000     0.000     0.000
            Vol (Ac.Ft)      0.000     0.000     0.000     0.000     0.000
      ***********************************************************************

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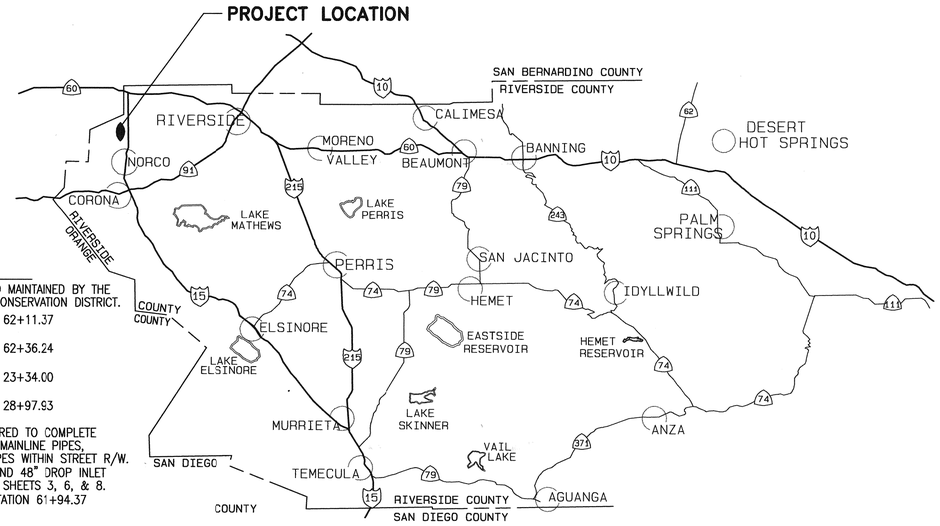
SECTION 5
REFERENCES

- **AS-BUILT STORM DRAIN IMPROVEMENT PLANS ALONG LIMONITE AVENUE (MDP LINE "D-5", RCFCD DWG NO. 2-0-323)**

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT



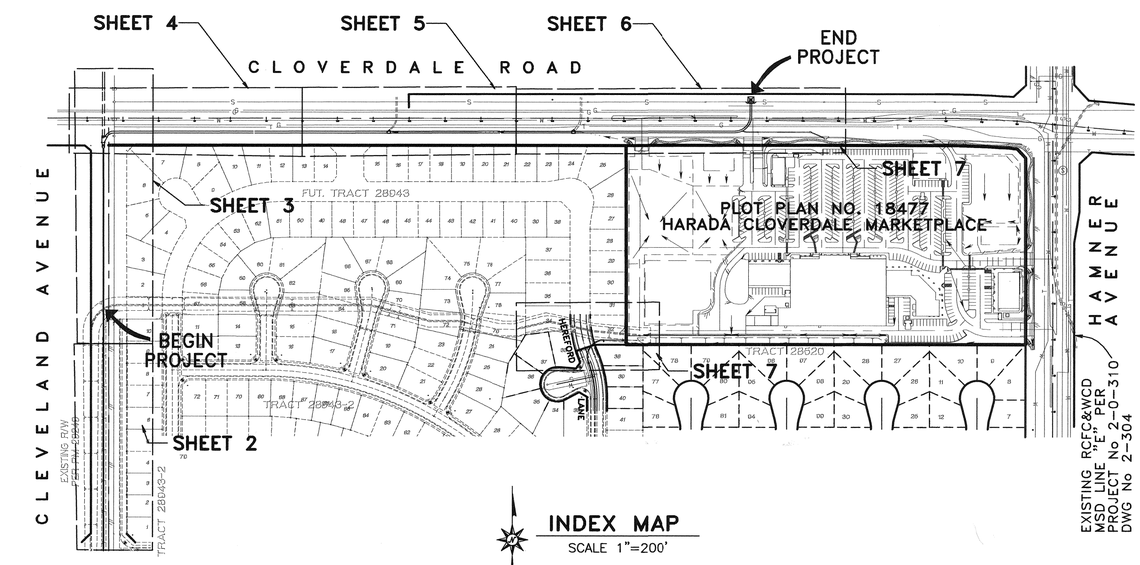
VICINITY MAP

N.T.S.

MAINTENANCE NOTES

THE FOLLOWING ITEMS ARE TO BE INSPECTED AND MAINTAINED BY THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.

1. 78" RCP FROM STATION 62+03.37 TO STATION 62+11.37 AS SHOWN ON SHEET 3.
2. 72" RCP FROM STATION 62+30.24 TO STATION 62+36.24 AS SHOWN ON SHEET 3.
3. 60" RCP FROM STATION 10+06.67 TO STATION 23+34.00 AS SHOWN ON SHEETS 4 & 5.
4. 54" RCP FROM STATION 23+37.93 TO STATION 28+97.93 AS SHOWN ON SHEETS 5 & 6.
5. ALL MANHOLES AND OTHER STRUCTURES REQUIRED TO COMPLETE THE CONSTRUCTION OF THE ABOVE MENTIOND MAINLINE PIPES, EXCLUDING CATCH BASINS AND COLLECTOR PIPES WITHIN STREET R/W.
6. 72" BUBBLER FACILITY AT STATION 61+99.37 AND 48" DROP INLET FACILITY AT STATION 28+97.93 AS SHOWN ON SHEETS 3, 6, & 8.
7. 24" HDPE/PVC FROM STATION 49+93.05 TO STATION 61+94.37 AS SHOWN ON SHEETS 2 & 3.



INDEX MAP

SCALE 1"=200'

GENERAL NOTES

1. THE CONTRACTOR SHALL CONSTRUCT THE FLOOD CONTROL IMPROVEMENTS SHOWN ON THE DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT'S MEMORANDUM OF UNDERSTANDING STANDARD SPECIFICATIONS, DATED SEPTEMBER 1984, AND DESIGN MANUAL STANDARD DRAWINGS, RECENT EDITION DATED MAY 1971.
2. THE CONTRACTOR IS REQUIRED TO CONTACT ALL UTILITY AGENCIES REGARDING TEMPORARY SUPPORT AND SHORING REQUIREMENTS FOR THE VARIOUS UTILITIES SHOWN IN THE PLAN.
3. CONSTRUCTION INSPECTION WILL BE PERFORMED BY RIVERSIDE COUNTY FLOOD CONTROL. CONTACT DALE ANDERSON AT (909) 955-1288. THE DISTRICT MUST BE NOTIFIED TWENTY DAYS PRIOR TO CONSTRUCTION.
4. ALL STATIONING REFERS TO THE CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.
5. STATIONING FOR LATERALS AND CONNECTOR PIPE REFER TO THE CENTERLINE-CENTERLINE INTERSECTION STATION.
6. FORTY-EIGHT HOURS BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (800) 227-2600.
7. ALL ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF BASED ON U.S.C. & G.S. DATUM.
8. ALL CROSS SECTIONS ARE TAKEN LOOKING DOWNSTREAM.
9. ELEVATIONS AND LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE UNLESS OTHERWISE NOTED. ALL UTILITIES ARE TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
10. OPENINGS RESULTING FROM THE CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES OR SIMILAR STRUCTURES TO BE ABANDONED SHALL BE SEALED WITH 6 INCHES OF CLASS "B" CONCRETE.
11. PIPE CONNECTED TO THE MAINLINE PIPE SHALL CONFORM TO JUNCTION STRUCTURE NO. 4 (JS 229) UNLESS OTHERWISE NOTED.
12. "V" IS THE DEPTH OF INLET AND CATCH BASINS MEASURED FROM THE TOP OF CURB TO INVERT OF CONNECTOR PIPE.
13. ALL CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS AND OTHER EXISTING IMPROVEMENTS TO BE RECONSTRUCTED IN KIND AND AT THE SAME ELEVATION AND LOCATION AS THE EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
14. HYDRAULIC GRADE LINES SHOWN IN PROFILES ARE FOR 100 YEAR FREQUENCY FLOWS, UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL COMPLY WITH THE STATE AND LOCAL SAFETY CODES DURING THE PROGRESS OF WORK.
16. THE DEVELOPER SHALL MAINTAIN ADJACENT STREETS IN A NEAT, SAFE, CLEAN AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY OF RIVERSIDE'S OR DISTRICT'S INSPECTOR. THE ADJACENT STREETS SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN-UP ON ADJACENT STREETS AFFECTED BY HIS CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS.

AS BUILT
APPROVED BY:
DATE 7-6-06

GENERAL NOTES CONT.

17. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, R.C.F.C.D., COUNTY ROAD DEPARTMENT, AND THE DEVELOPER'S ENGINEER HARLMESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS, OR THE DEVELOPER'S ENGINEER.
18. ADJUST ALL STORM DRAIN AND SEWER MANHOLES, AND WATER VALVES TO GRADE.
19. ALL PIPE LENGTHS ARE HORIZONTAL PROJECTIONS (NOT TRUE LENGTHS OF PIPE) AND ARE THE BASIS OF THE ESTIMATES OF QUANTITIES. THE CONTRACTOR SHALL DETERMINE THE TRUE QUANTITY OF PIPE REQUIRED FOR THIS PROJECT PRIOR TO PLACING THE ORDER.
20. ELEVATIONS SHOWN ARE TO THE INVERT OF PIPE, EXCEPT WHERE OTHERWISE NOTED.
21. AT THE DISCRETION OF THE ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO VERIFY BY POTHOLING THE LOCATION OF POTENTIALLY AFFECTED UTILITIES.
22. CONTRACTOR SHALL DISPOSE OF ALL EXCESS EXCAVATED MATERIAL AT MANDATORY DISPOSAL SITE. MUST BE NOTIFIED ONE WEEK PRIOR TO CONSTRUCTION.
23. ALL BACKFILL AND BEDDING AROUND STRUCTURES AND PIPES SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT RELATIVE COMPACTION EXCEPT WHERE SUCH MATERIAL IS PLACED UNDER EXISTING PAVED ROADWAYS, THE TOP 3 FEET, MEASURED FROM THE FINISHED PAVING, SHALL BE COMPACTED TO 95 PERCENT RELATIVE COMPACTION.
24. PIPE BEDDING SHALL CONFORM TO RCFC&WCD STD. DWG. NO. M815 EXCEPT FOR COVER <2 FEET. FOR COVER <2 FEET, CONCRETE SLURRY (2000 PSI - 2 SACK) SHALL BE USED. THE ENTIRE TRENCH SHALL BE SLURRY EXTENDING 4 INCHES MINIMUM AND 12 INCHES MAXIMUM ABOVE THE TOP OF THE PIPE.
25. APPROVAL OF THESE PLANS BY THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT DOES NOT RELIEVE THE DEVELOPER'S ENGINEER OF RESPONSIBILITY FOR THE ENGINEERING DESIGN. IF FIELD CHANGES ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO MAKE THE NECESSARY CORRECTIONS.
26. THE CONTRACTOR OR DEVELOPER SHALL SECURE ALL REQUIRED ENCROACHMENT AND/OR STATE AND FEDERAL REGULATORY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
27. STANDARD DRAWINGS CALLED FOR ON THE PLANS AND PROFILES SHALL CONFORM TO DISTRICT STANDARD DRAWINGS UNLESS NOTED OTHERWISE.
28. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.

CONSTRUCTION NOTES / QUANTITIES

1	CONSTRUCT 72" CMP BUBBLER PER DETAIL ON SHEET 8	1	EA
2	INSTALL 24" HDPE OR PVC.	1,184	LF
3	CONSTRUCT MANHOLE #4 PER RCFC & WCD STD. DWG. NO. MH 254,	3	EA
4	INSTALL 60" RCP (D-LOAD PER PLANS)	1,310	LF
5	INSTALL 54" RCP (D-LOAD PER PLANS)	545	LF
6	CONSTRUCT JUNCTION STRUCTURE #2 PER RCFC&WCD STD. DWG. JS 227.	1	EA
7	CONSTRUCT DROP INLET PER DETAIL ON SHEET 8	1	EA
8	CONSTRUCT METAL GUARD RAIL PER CALTRANS STD. PLAN NO. A77A	30	LF
9	CONSTRUCT MANHOLE #2 PER RCFC&WCD STD. DWG. MH252.	4	EA
10	CONSTRUCT CONCRETE COLLAR PER RCFC&WCD STD. DWG. M821.	3	EA
11	INSTALL 24" RCP (D-LOAD PER PLANS)	230	LF
12	INSTALL 30" RCP (D-LOAD PER PLANS)	91	LF
13	CONSTRUCT MANHOLE #1 PER RCFC & WCD STD. No. MH251	1	EA
14	CONSTRUCT CONCRETE BULKHEAD PER RCFC & WCD STD. No. M816	3	EA
15	INSTALL HDPE TEE FITTINGS WITH 6" CLEANOUT CAP	2	EA
16	INSTALL 22'x22' RIP-RAP WITH 1/4 TON, 30" THICKNESS ROCK (TYP)	1	EA

R.C.F.C. & W.C.D. STD. DRAWINGS

JS 227	JUNCTION STRUCTURE No. 2
MH 252	MANHOLE NO. 2
M 815	BEDDING AND PAY LINES
MH 251	MANHOLE NO. 1
MH 254	MANHOLE NO. 4
M 816	BULKHEAD

CALTRANS STD. DRAWINGS

D93C	DEBRIS RACK CAGE
A77A	METAL GUARD RAIL

SHEET INDEX

TITLE SHEET		1
TEMP LINE D-3	STA 50+50.03 TO STA 56+50.00	2
TEMP LINE D-3	STA 56+50.00 TO STA 62+34.69	3
LINE D-5	STA 10+00.00 TO STA 16+00.00	4
LINE D-5	STA 16+00.00 TO STA 23+00.00	5
LINE D-5	STA 23+00.00 TO STA 28+89.88	6
LINE D-5-1	STA 10+00.00 TO STA 12+37.23	7
LINE A	STA 1+00.00 TO STA 2+14.00	
DETAILS		8

PP 18477 - IP 040028
CLOVERDALE MARKETPLACE

GHY

REGISTERED PROFESSIONAL ENGINEER SCOTT R. HILDEBRAND NO. C44762 EXP. 3-31-06 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
PH (909) 686-1070
FAX (909) 788-1256

PREPARED BY: Scott Hildebrand
DATE: 6-25-04
R.C.E. NO. C44762
EXP. DATE: 3-31-06

REGISTERED PROFESSIONAL ENGINEER DALEO A. OTHMAN NO. 33950 EXP. 6-30-06 CIVIL STATE OF CALIFORNIA

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: 7/9/04
DEPUTY DIRECTOR OF TRANSPORTATION
DATE: 8287-6-04

Don't Dig...Until You Call U.S.A. Toll Free
1-800-227-2600
for the location of buried utility lines.
Don't disrupt vital services.
BURIED CABLE
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:
M.L. 36-34 1988
AT THE CORNER OF HAMNER AVE. & BELLEGRAVE AVE. 60 FEET E OF HAMNER AVE., 36 FEET NW OF BELLEGRAVE AVE, A BRASS DISK ON TOP OF SW CORNER OF 4'x7' CONC. GAS CO. VAULT MARKED ML 36-34
ELEV=694.35'

P8/235729 REVISIONS

REF.	DESCRIPTION	APPR.	DATE
2	AS-BUILT		
1	REVISED "D" LOADS SAM 8-31-04	SET	8/31/04

DESIGNED BY: WL
DRAWN BY: WL
DATE DRAWN: 6/25/2004
CHECKED BY: RKB

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: Stuart E. Mick
PLANNING ENGINEER
DATE: 8-3-2004
APPROVED BY:
CHIEF ENGINEER
DATE: 8/3/04

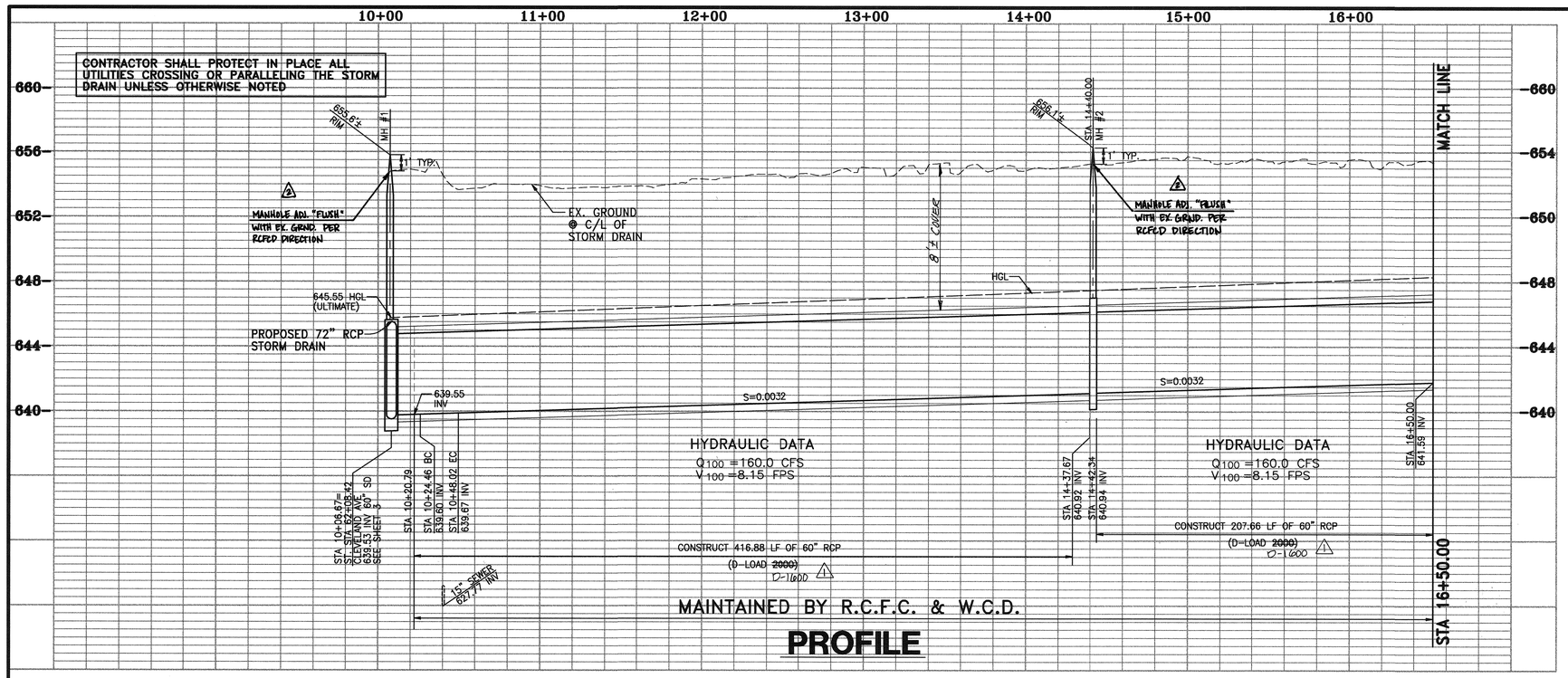
EASTVALE MDP LINE D-5 & D-3 (TEMPORARY)

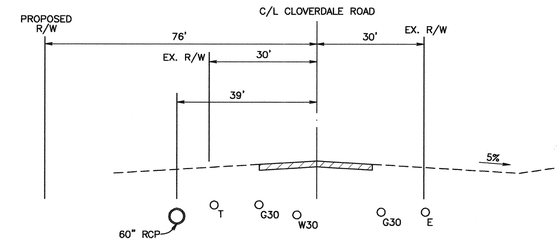
TITLE SHEET

PROJECT NO. 2-0-0323 & 2-0-0308
DRAWING NO. 2-350
SHEET NO. 1 OF 8

G:\2003\03-0203\Design\03-203RCFCD.pro 6/25/2004 10:57AM

1567





SECTION AT STA 16+00.00
CLOVERDALE ROAD

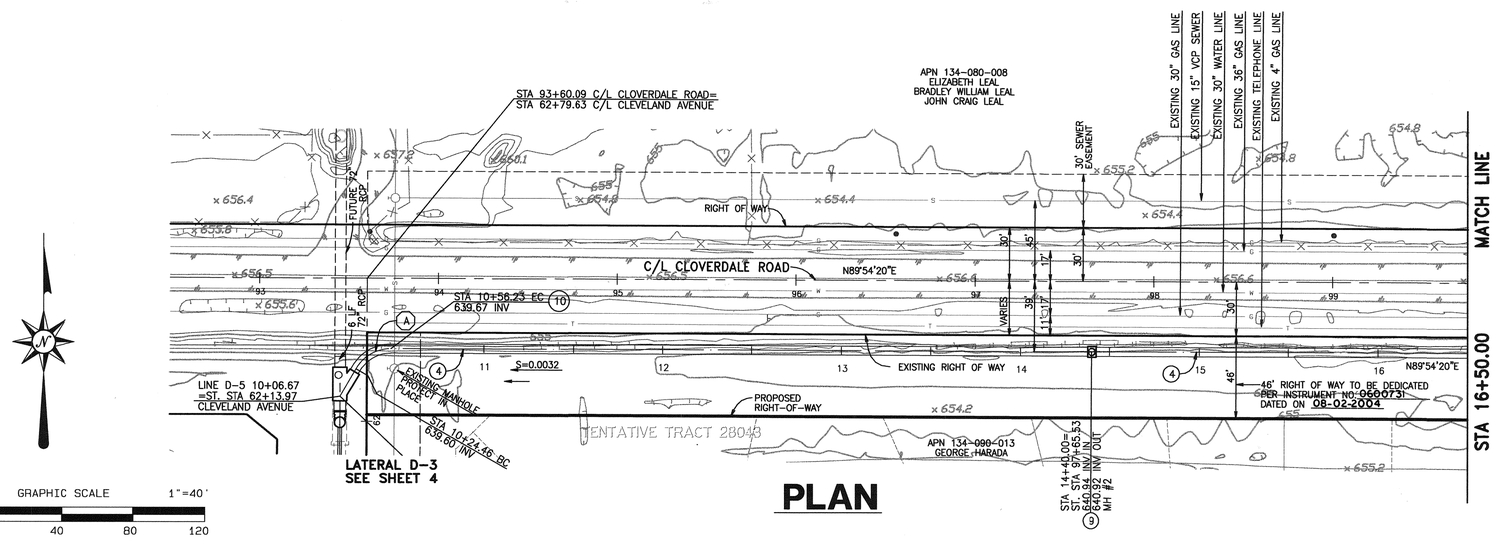
GRAPHIC SCALE 1"=20'

0 20 40 60

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
A	60°00'00"	22.56'	23.56'	12.99'

CONSTRUCTION NOTES

4. INSTALL 60" RCP (D-LOAD PER PLANS)
9. CONSTRUCT MANHOLE #2 PER RCFC & WCD STD. DWG. NO. MH252.



GRAPHIC SCALE 1"=40'

0 40 80 120

PLAN

AS BUILT
APPROVED BY: [signature]
DATE 7-6-06

PP 18477 – IP 040028
CLOVERDALE MARKETPLACE

GMY

REGISTERED PROFESSIONAL ENGINEER SCOTT R. HILDEBRANDT NO. C44762 EXP. 3-31-06 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
PH. (909) 686-1070
FAX (909) 788-1256

PREPARED BY: [signature]
DATE: 6-25-04
R.C.E. NO. C44762
EXP. DATE: 3-31-06

Don't Dig...Until You Call U.S.A. Toll Free
1-800-227-2600
for the location of buried utility lines.
Don't disrupt vital services.
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:
B.M. NO. M-13-65
IN THE INTER. OF LINDENBERGER RD. AND SIMPSON RD, A 1-INCH IRON PIPE AND TAG MARKED COUNTY SURVEYOR IN A CAP WELL MONUMENT
ELEV. 1444.021

REF.	P8/235729 REVISIONS	APPR.	DATE
2	AS-BUILT		
1	REVISED "D" LOADS SRH 8-31-04	SEM	9/01/04

DESIGNED BY: WL
DRAWN BY: WL
DATE DRAWN: 6/25/2004
CHECKED BY: RB

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: [signature]
DATE: 8/3/04
APPROVED BY: Stuart E. McKelvey
DATE: 8-3-2004

EASTVALE MDP LINE D-5

STA 10+00.00 TO STA 16+00.00

PROJECT NO. 2-0-0323
DRAWING NO. 2-350
SHEET NO. 4 OF 8

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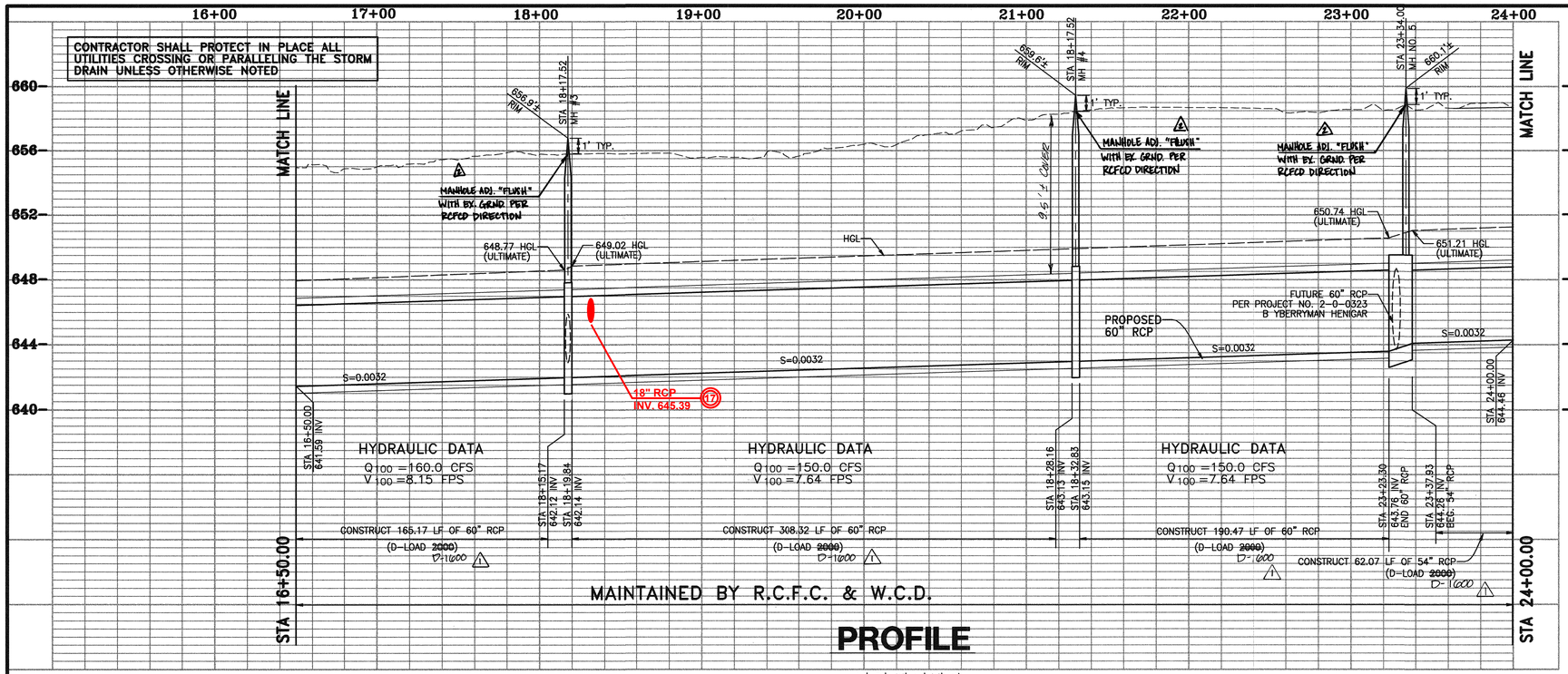
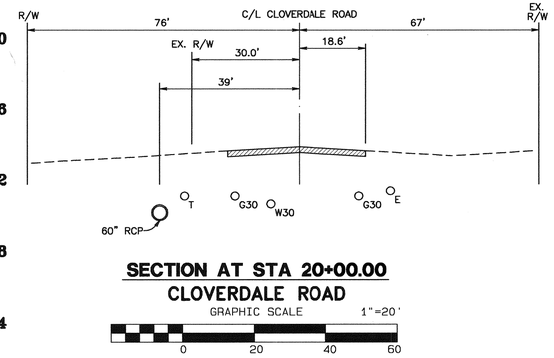
1568



PROFILE



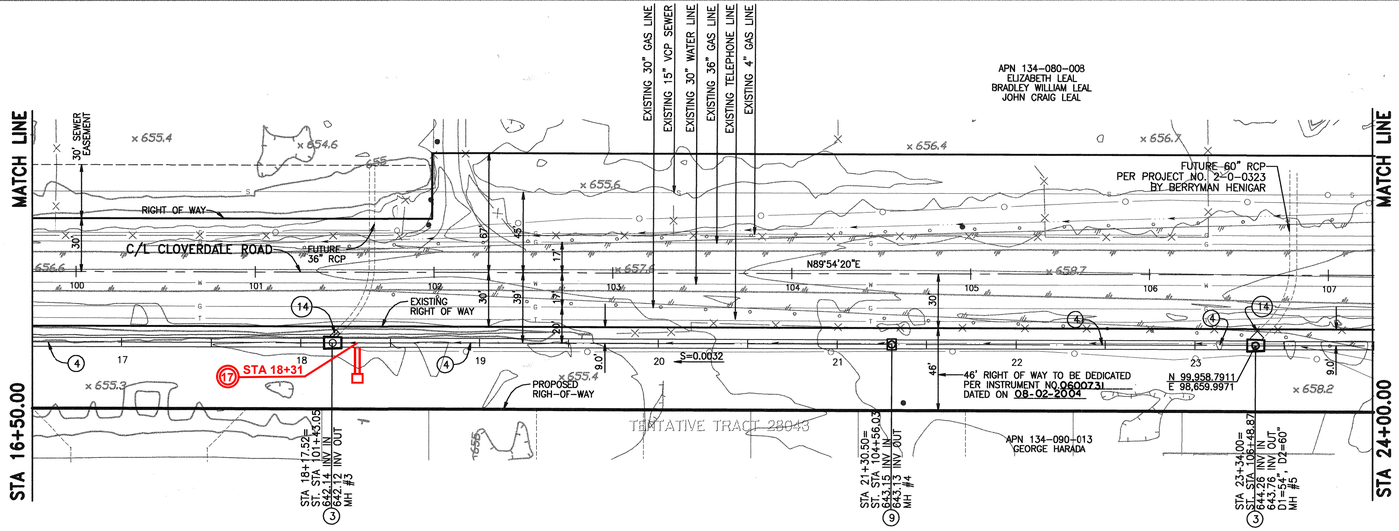
SECTION AT STA 20+00.00
CLOVERDALE ROAD

GRAPHIC SCALE 1"=20'

0 20 40 60

MH NO. 4	
M.L. STA.	18+17.52 LAT. D-5
LATERAL	FUTURE 36" RCP
A	30'±
B	36"
D1	60"
D2	60"
C	9.59'
L	10.00'
ELEV."S"	643.07
ELEV."R"	643.14

MH NO. 4	
M.L. STA.	23+34.00 LAT. D-5
LATERAL	FUTURE 60" RCP
A	30'±
B	60"
D1	54"
D2	60"
C	8.42'
L	10.00'
ELEV."S"	643.87
ELEV."R"	643.93



PLAN

CONSTRUCTION NOTES

3. CONSTRUCT MANHOLE #4 PER RCFC & WCD STD. DWG. NO. MH 254,
4. INSTALL 60" RCP (D-LOAD PER PLANS)
9. CONSTRUCT MANHOLE #2 PER RCFC & WCD STD. DWG. NO. MH252.
14. CONSTRUCT CONCRETE BULKHEAD PER RCFC & WCD STD. No. M816
17. EP 3675, 11/16/2018, 18" RCP CONNECTION W/ JS NO. 4 PER STD JS229

AS BUILT
APPROVED BY
DATE 7-6-05

GRAPHIC SCALE 1"=40'

0 40 80 120

PP 18477 – IP 040028
CLOVERDALE MARKETPLACE

REGISTERED PROFESSIONAL ENGINEER SCOTT R. HILDEBRANDT NO. C44762 EXP. 3-31-06 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
PH: (909) 686-1070
FAX: (909) 788-1256
PREPARED BY:
DATE: 6-25-04
R.C.E. NO. C44762
EXP. DATE: 3-31-06

Don't Dig...Until You Call U.S.A. Toll Free
1-800-227-2600
for the location of buried utility lines.
Don't disrupt vital services.
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:
B.M. NO. M-13-65
IN THE INTER. OF LINDENBERGER RD. AND SIMPSON RD. A 1-INCH IRON PIPE AND TAG MARKED COUNTY SURVEYOR IN A CAP WELL MONUMENT
ELEV. 1444.021

P8/235729 REVISIONS

REF.	DESCRIPTION	APPR.	DATE
2	AS-BUILT REVISED "0" LOADS SRH 8-3-04	SET	8/31/04

DESIGNED BY: WL
DRAWN BY: WL
DATE DRAWN: 6/25/2004
CHECKED BY: RB

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: DATE: 8/3/04
APPROVED BY: DATE: 8-3-2004

EASTVALE MDP LINE D-5
STA 16+00.00 TO STA 23+00.00

PROJECT NO. 2-0-0323
DRAWING NO. 2-350
SHEET NO. 5 OF 8

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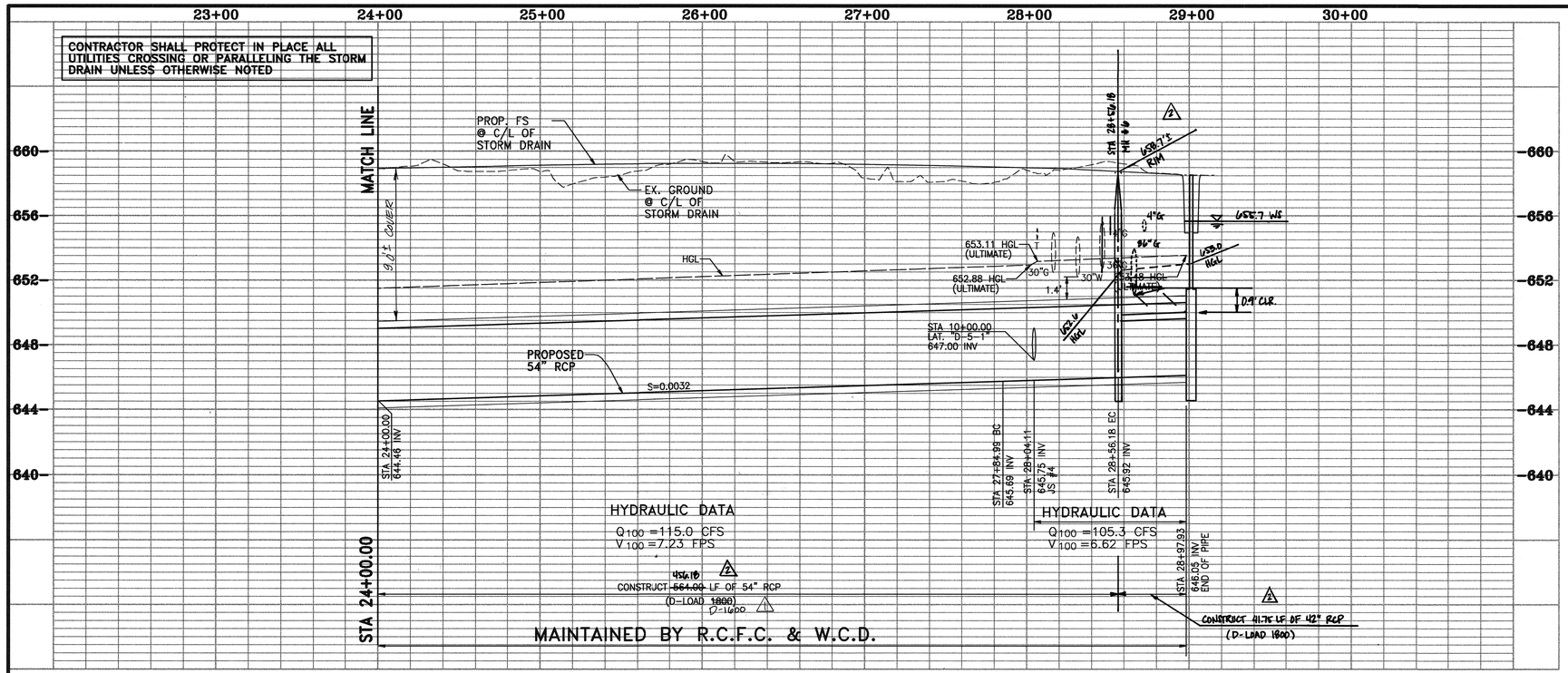
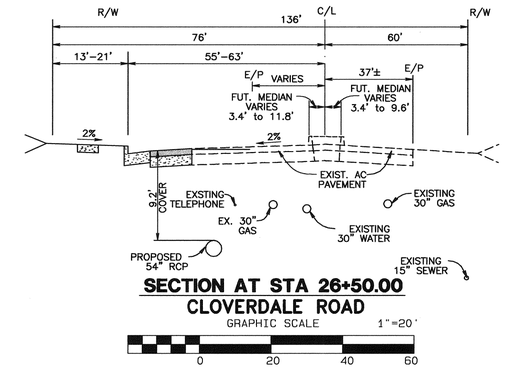
1569





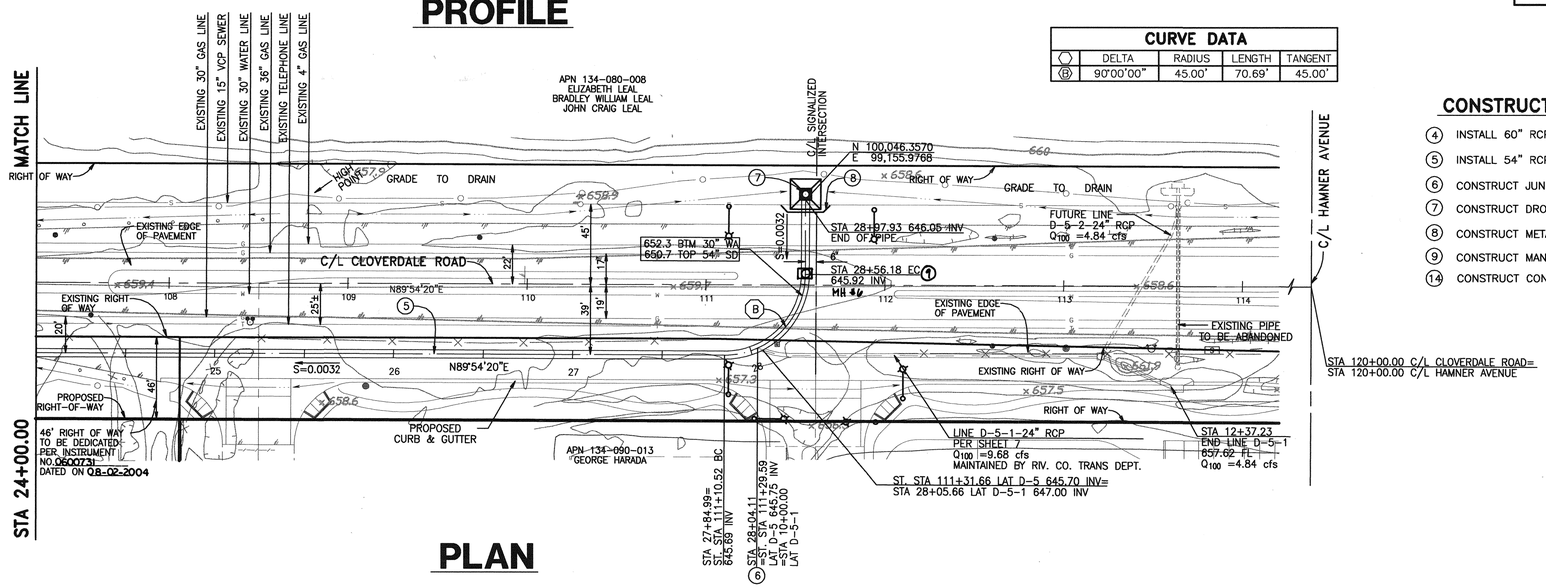
SECTION AT STA 26+50.00
CLOVERDALE ROAD

GRAPHIC SCALE 1"=20'

J.S. NO. 4	
M.L. STA.	28+04.11 LAT. D-5
LATERAL	LAT. D-5-1
A	30"±
B	24"
D	54"
C	6.9'
E	5.8'
F	2.01'
G	1.89'
L	6.8'
ELEV."S"	647.00
ELEV."R"	647.10

PROFILE

CURVE DATA				
	DELTA	RADIUS	LENGTH	TANGENT
B	90°00'00"	45.00'	70.69'	45.00'



PLAN

GRAPHIC SCALE 1"=40'
0 40 80 120

CONSTRUCTION NOTES

4. INSTALL 60" RCP (D-LOAD PER PLANS)
5. INSTALL 54" RCP (D-LOAD PER PLANS)
6. CONSTRUCT JUNCTION STRUCTURE #2 PER RCFC & WCD STD. DWG. NO. JS 227.
7. CONSTRUCT DROP INLET PER DETAIL ON SHEET 8
8. CONSTRUCT METAL GUARD RAIL PER CALTRANS STD. PLAN NO. A77A
9. CONSTRUCT MANHOLE #2 PER RCFC & WCD STD. DWG. NO. MH252.
14. CONSTRUCT CONCRETE BULKHEAD PER RCFC & WCD STD. No. M816

AS BUILT
APPROVED BY
DATE 7-6-06

PP 18477 – IP 040028
CLOVERDALE MARKETPLACE

GMY

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REGISTERED PROFESSIONAL ENGINEER SCOTT R. HILDEBRANDT NO. C44762 EXP. 3-31-06 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
PH: (909) 686-1070
FAX: (909) 788-1256

PREPARED BY: R.C.E. NO. C44762
DATE: 6-25-04 EXP. DATE: 3-31-06

Don't Dig...Until You Call U.S.A. Toll Free
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for the location of buried utility lines.
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TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:
B.M. NO. M-13-65
IN THE INTER. OF LINDENBERGER RD. AND SIMPSON RD, A 1-INCH IRON PIPE AND TAG MARKED COUNTY SURVEYOR IN A CAP WELL MONUMENT
ELEV. 1444.021

P8/235729 REVISIONS

REF.	DESCRIPTION	APPR.	DATE
2	AS-BUILT		
1	REVISED "D" LOADS SRH 8-31-04	GET	8/31/04

DESIGNED BY: WL
DRAWN BY: WL
DATE DRAWN: 6/25/2004
CHECKED BY: RB

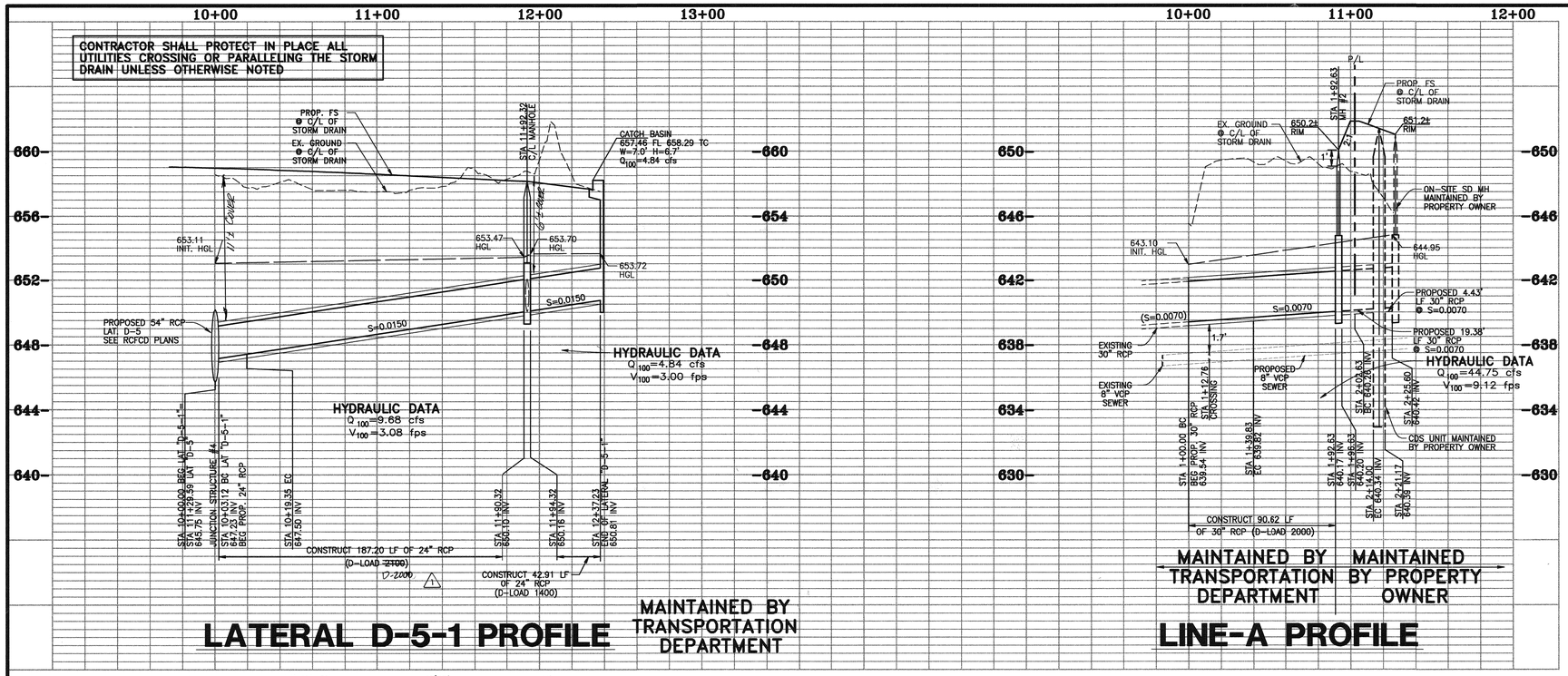
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: DATE: 8/3/04
APPROVED BY: DATE: 8-3-2004

EASTVALE MDP LINE D-5

STA 23+00.00 to STA 28+89.88

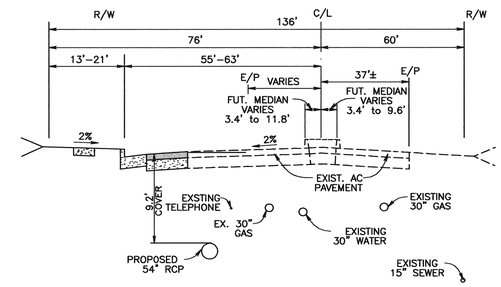
PROJECT NO. 2-0-0323
DRAWING NO. 2-350
SHEET NO. 6 OF 8

1570



LATERAL D-5-1 PROFILE

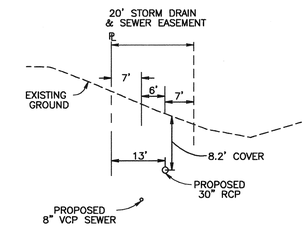
LINE-A PROFILE



SECTION AT STA 11+00.00
CLOVERDALE ROAD LATERAL D 5-1

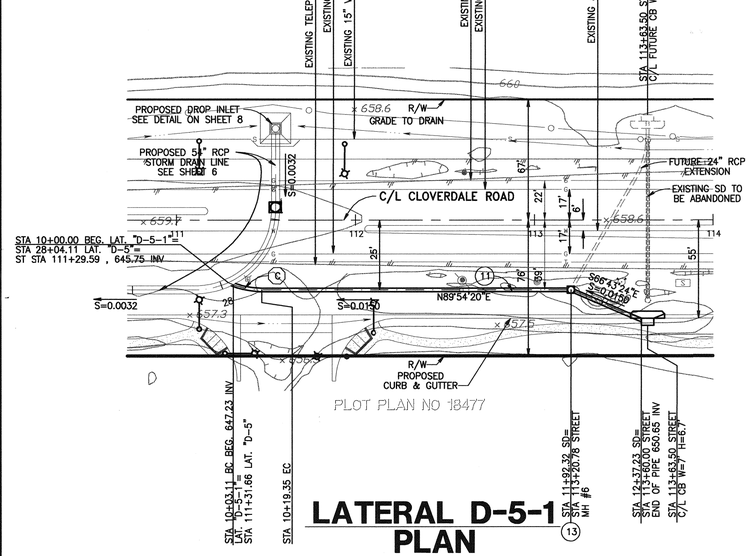
GRAPHIC SCALE 1"=20'

0 20 40 60

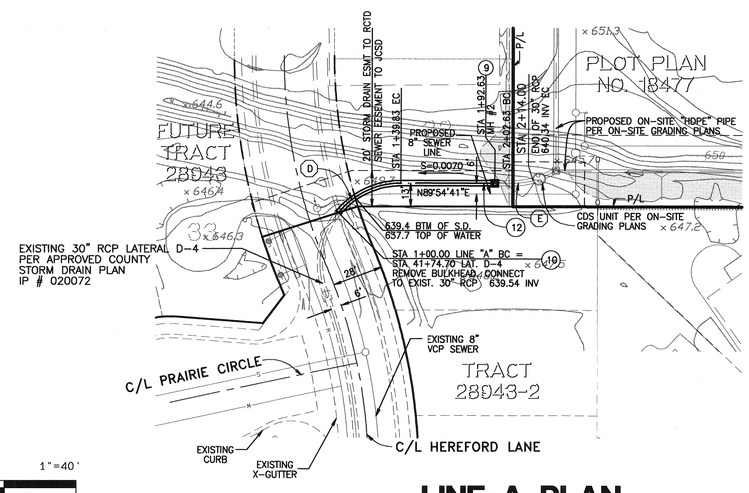


SECTION AT STA 1+50.00
LINE "A"

N.T.S.



LATERAL D-5-1 PLAN



LINE-A PLAN

GRAPHIC SCALE 1"=40'

0 40 80 120

CURVE DATA				
	DELTA	RADIUS	LENGTH	TENGENT
C	20°39'34"	45.00'	16.23'	8.20'
D	50°43'00"	45.00'	39.83'	21.33'
E	14°28'39"	45.00'	11.37'	5.72'

CONSTRUCTION NOTES

9. CONSTRUCT MANHOLE #2 PER RCFC & WCD STD. No. MH252
10. CONSTRUCT CONCRETE COLLAR PER RCFC & WCD STD. No. MH821
11. INSTALL 24" RCP (D-LOAD PER PLANS)
12. INSTALL 30" RCP (D-LOAD PER PLANS)
13. CONSTRUCT MANHOLE #1 PER RCFC & WCD STD. No. MH251

AS BUILT
APPROVED BY: [signature]
DATE 7-6-06

PP 18477 – IP 040028
CLOVERDALE MARKETPLACE

GHY

REGISTERED PROFESSIONAL ENGINEER SCOTT B. HILDEBRANDT NO. C44762 EXP. 3-31-06 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
PH: (909) 686-1070
FAX: (909) 788-1256

PREPARED BY: [signature]
DATE: 6-25-04
R.C.E. NO. C44762
EXP. DATE: 3-31-06

Don't Dig...Until You Call U.S.A. Toll Free
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BENCH MARK:
B.M. NO. M-13-65
IN THE INTER. OF LINDENBERGER RD. AND SIMPSON RD. A 1-INCH IRON PIPE AND TAG MARKED COUNTY SURVEYOR IN A CAP WELL MONUMENT
ELEV. 1444.021

P8/235729 REVISIONS

REF.	DESCRIPTION	APPR.	DATE
1	REVISED "D" LOADS	SBH 8-3-04	SBH 8/3/04

DESIGNED BY: WL
DRAWN BY: WL
DATE DRAWN: 6/25/2004
CHECKED BY: RB

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: [signature] DATE: 8/3/04
APPROVED BY: Stuart E. McKittrick DATE: 8-3-2004

EASTVALE MDP LINE D-5
LATERAL D-5-1 STA 10+00.00 TO STA 12+37.23
LINE A STA 1+00.00 TO STA 2+14.00

PROJECT NO. 2-0-0323
DRAWING NO. 2-350
SHEET NO. 7 OF 8

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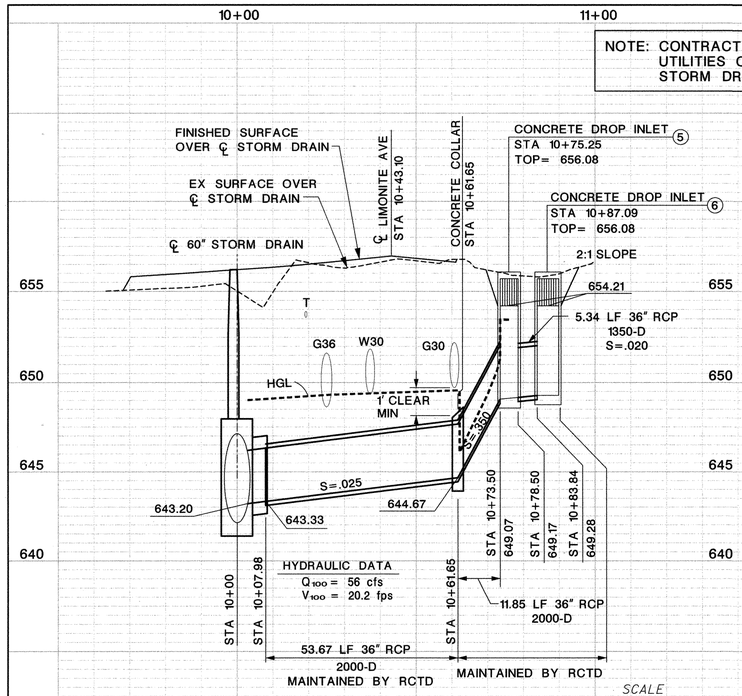
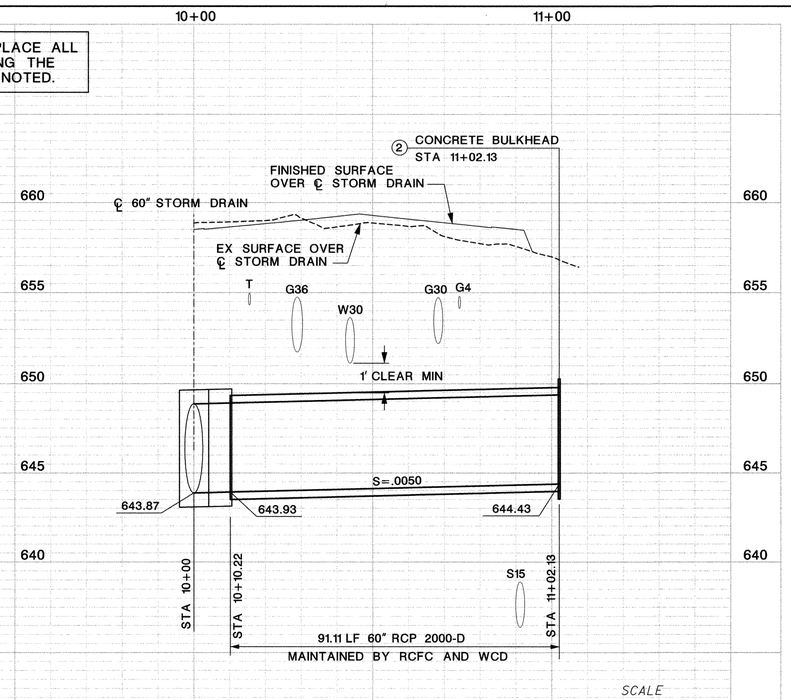
NOTE: CONTRACTOR SHALL PROTECT IN PLACE ALL UTILITIES CROSSING OR PARALLELING THE STORM DRAIN UNLESS OTHERWISE NOTED.



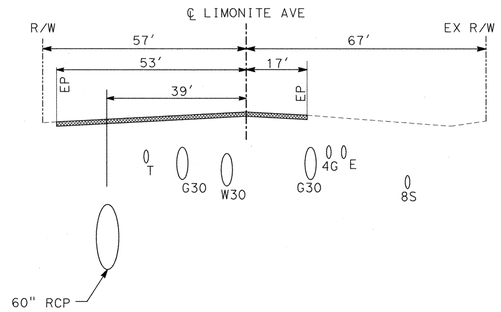
SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=4'

CONNECTOR P PROFILE



SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=4'

CONNECTOR Q PROFILE



SECTION AT STA 103+00

TYPICAL SECTION FROM STA 99+80 TO STA 107+50

20' 0 20'

INFORMATIONAL NOTE

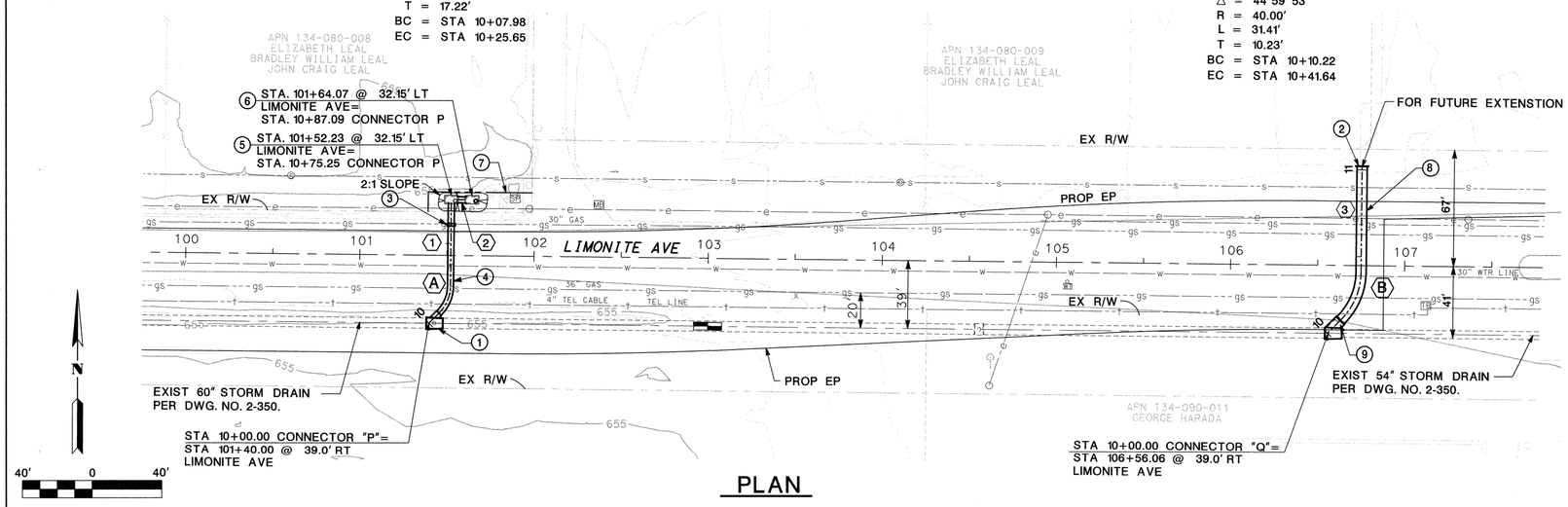
ALL X-SECTIONS TAKEN LOOKING DOWNSTREAM

Ⓐ ℄ CURVE DATA

Δ = 44°59' 57"
R = 22.50'
L = 17.67'
T = 17.22'
BC = STA 10+07.98
EC = STA 10+25.65

Ⓑ ℄ CURVE DATA

Δ = 44°59' 53"
R = 40.00'
L = 31.41'
T = 10.23'
BC = STA 10+10.22
EC = STA 10+41.64



PLAN

STORM DRAIN DATA TABLE

NO.	DELTA / BEARING	RADIUS	LENGTH	TANGENT	REMARKS
1	N 00°38'23"E	--	47.85'	--	36" RCP
2	S 89°21'40"E	--	5.34'	--	36" RCP
3	N 00°38'20"E	--	60.49'	--	60" RCP

NOTES

1. REMOVE EXIST MANHOLE. CONSTRUCT MH #4 PER RCFC STD DRAWING MH254. A=45°, B=36", C=8.4', D1=60", D2=60", R=643.20, S=643.33.
2. CONSTRUCT CONCRETE BULKHEAD PER RCFC STD DRAWING M816.
3. CONSTRUCT CONCRETE COLLAR PER RCFC & WCD STD DWG M803.
4. CONSTRUCT 30" RCP CONNECTOR "P".
5. CONSTRUCT CONCRETE DROP INLET PER RCFC & WCD STD DWG CB 110, V=7.01', H=1.5', W=6.5', A=3.5'
6. CONSTRUCT CONCRETE DROP INLET PER RCFC & WCD STD DWG CB 110, V=6.8', H=1.5', W=6.5', A=3.5'
7. DRAINAGE EASEMENT DEDICATED TO RIVERSIDE COUNTY.
8. CONSTRUCT 60" RCP CONNECTOR "Q".
9. REMOVE EXIST MANHOLE. CONSTRUCT MH #4 PER RCFC STD DRAWING MH254. A=45°, B=60", C=10.64', D1=60", D2=54", R=643.87, S=643.93

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
DEPUTY DIRECTOR OF TRANSPORTATION
DATE: 6/24/05

Don't Dig...Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't disrupt vital services.
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER HOANG NGUYEN No. C64747 Exp. 06/30/07 CIVIL STATE OF CALIFORNIA

Berryman & Henigar
11590 W. Bernardo Ct. Suite 100 San Diego, CA 92127
TEL: (858)451-6100 FAX: (858)451-2646

THE BENCHMARK USED FOR THIS SURVEY IS A FOUND AERIAL CONTROL POINT DESIGNATED HVP-3. THE VERTICAL VALUE FOR THIS AERIAL CONTROL POINT WAS PROVIDED BY RCTD AND LAND MANAGEMENT AGENCY IN A SURVEY CONTROL REPORT FOR LIMONITE AVE DATED 1-14-2002, W.O. NO. A3-0320, B10670, F.B. 2207, SURVEY NO. 6269.
ELEV: 654.044

REF.	DESCRIPTION	APPR.	DATE
	REVISIONS		

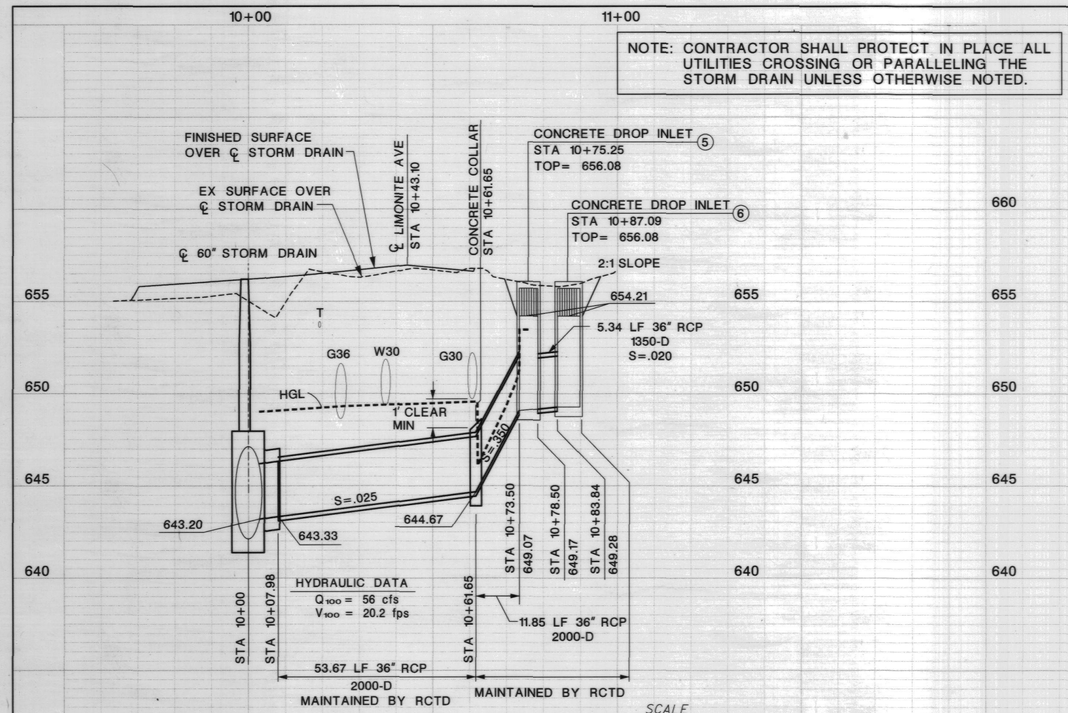
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: DATE: 6/29/05
APPROVED BY: DATE: 6-29-2005

EASTVALE MASTER DRAINAGE PLAN
CONNECTOR P & Q

PROJECT NO. 2-0-0323
DRAWING NO. 2-339
SHEET NO. 9 OF 10

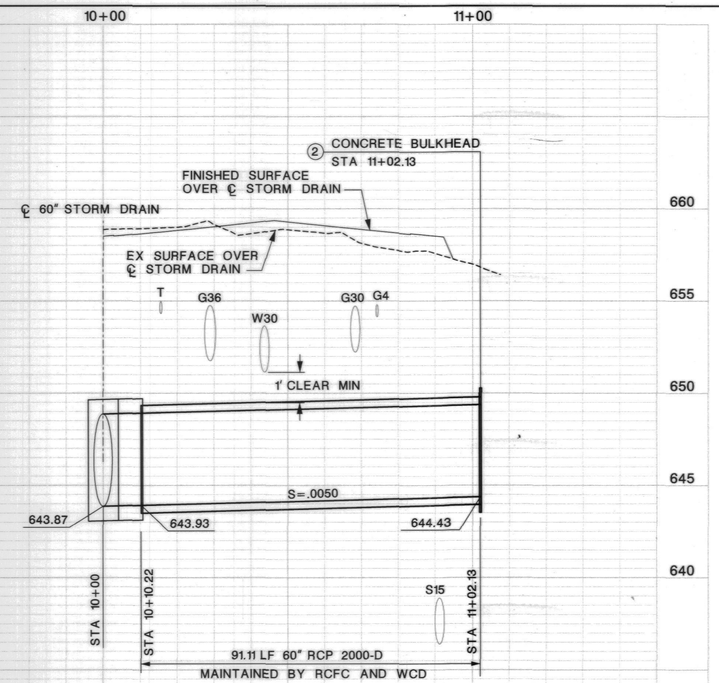
$SD9PLAN&PROFILE

NOTE: CONTRACTOR SHALL PROTECT IN PLACE ALL UTILITIES CROSSING OR PARALLELING THE STORM DRAIN UNLESS OTHERWISE NOTED.



CONNECTOR P PROFILE

SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=4'



CONNECTOR Q PROFILE

SCALE
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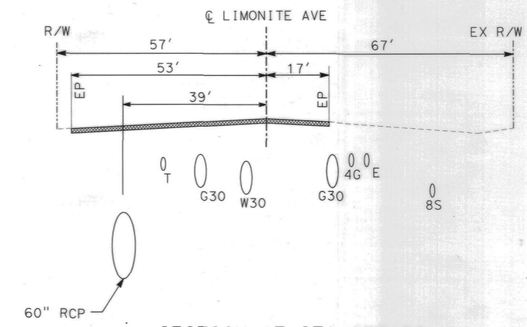
VERTICAL: 1"=4'



SECTION AT STA 103+00

TYPICAL SECTION FROM STA 99+80 TO STA 107+50

20' 0 20'

INFORMATIONAL NOTE

ALL X-SECTIONS TAKEN LOOKING DOWNSTREAM

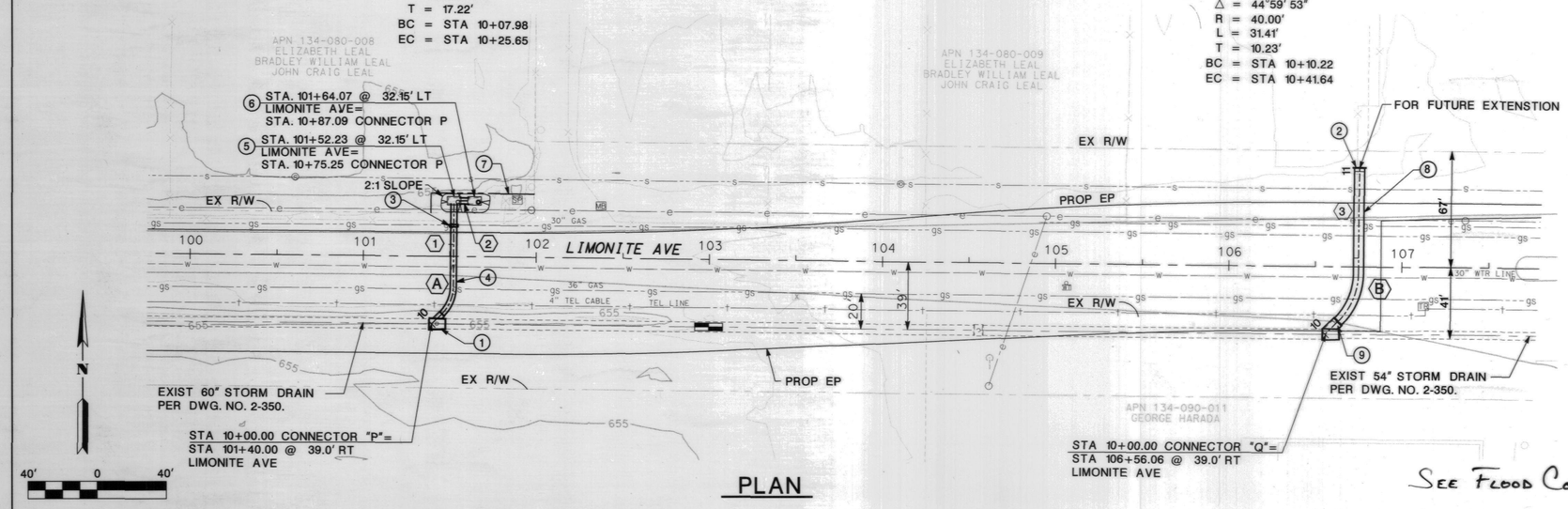
Ⓐ ℄ CURVE DATA

Δ = 44°59' 57"
R = 22.50'
L = 17.67'
T = 17.22'
BC = STA 10+07.98
EC = STA 10+25.65

Ⓑ ℄ CURVE DATA

Δ = 44°59' 53"
R = 40.00'
L = 31.41'
T = 10.23'
BC = STA 10+10.22
EC = STA 10+41.64

STORM DRAIN DATA TABLE					
NO.	DELTA / BEARING	RADIUS	LENGTH	TANGENT	REMARKS
1	N 00°38'23"E	--	47.85'	--	36" RCP
2	S 89°21'40"E	--	5.34'	--	36" RCP
3	N 00°38'20"E	--	60.49'	--	60" RCP



PLAN

SEE FLOOD CONTROL AS-BUILTS

NOTES

1. REMOVE EXIST MANHOLE. CONSTRUCT MH #4 PER RCFC STD DRAWING MH254. A=45°, B=36", C=8.4', D1=60", D2=60", R=643.20, S=643.33.
2. CONSTRUCT CONCRETE BULKHEAD PER RCFC STD DRAWING M816.
3. CONSTRUCT CONCRETE COLLAR PER RCFC & WCD STD DWG M803.
4. CONSTRUCT 30" RCP CONNECTOR "P".
5. CONSTRUCT CONCRETE DROP INLET PER RCFC & WCD STD DWG CB 110, V=7.01', H=1.5', W=6.5', A=3.5'
6. CONSTRUCT CONCRETE DROP INLET PER RCFC & WCD STD DWG CB 110, V=6.8', H=1.5', W=6.5', A=3.5'
7. DRAINAGE EASEMENT DEDICATED TO RIVERSIDE COUNTY.
8. CONSTRUCT 60" RCP CONNECTOR "Q".
9. REMOVE EXIST MANHOLE. CONSTRUCT MH #4 PER RCFC STD DRAWING MH254. A=45°, B=60", C=10.64', D1=60", D2=54", R=643.87, S=643.93

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
DEPUTY DIRECTOR OF TRANSPORTATION
DATE: 6/24/05

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REGISTERED PROFESSIONAL ENGINEER
HOANG NGUYEN
No. C64747
Exp. 06/30/07
5-12-05
CIVIL
STATE OF CALIFORNIA

Berryman & Henigar
11590 W. Bernardo Ct. Suite 100
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THE BENCHMARK USED FOR THIS SURVEY IS A FOUND AERIAL CONTROL POINT DESIGNATED HVP-3. THE VERTICAL VALUE FOR THIS AERIAL CONTROL POINT WAS PROVIDED BY RCTD AND LAND MANAGEMENT AGENCY IN A SURVEY CONTROL REPORT FOR LIMONITE AVE DATED 1-14-2002, W.O. NO. A3-0320, B10670, F.B. 2207, SURVEY NO. 6269.

ELEV: 654.044

REVISIONS			
REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: [redacted] APPROVED BY:
DATE: 6/29/05 DATE: 6-29-2005

EASTVALE MASTER DRAINAGE PLAN
CONNECTOR P & Q

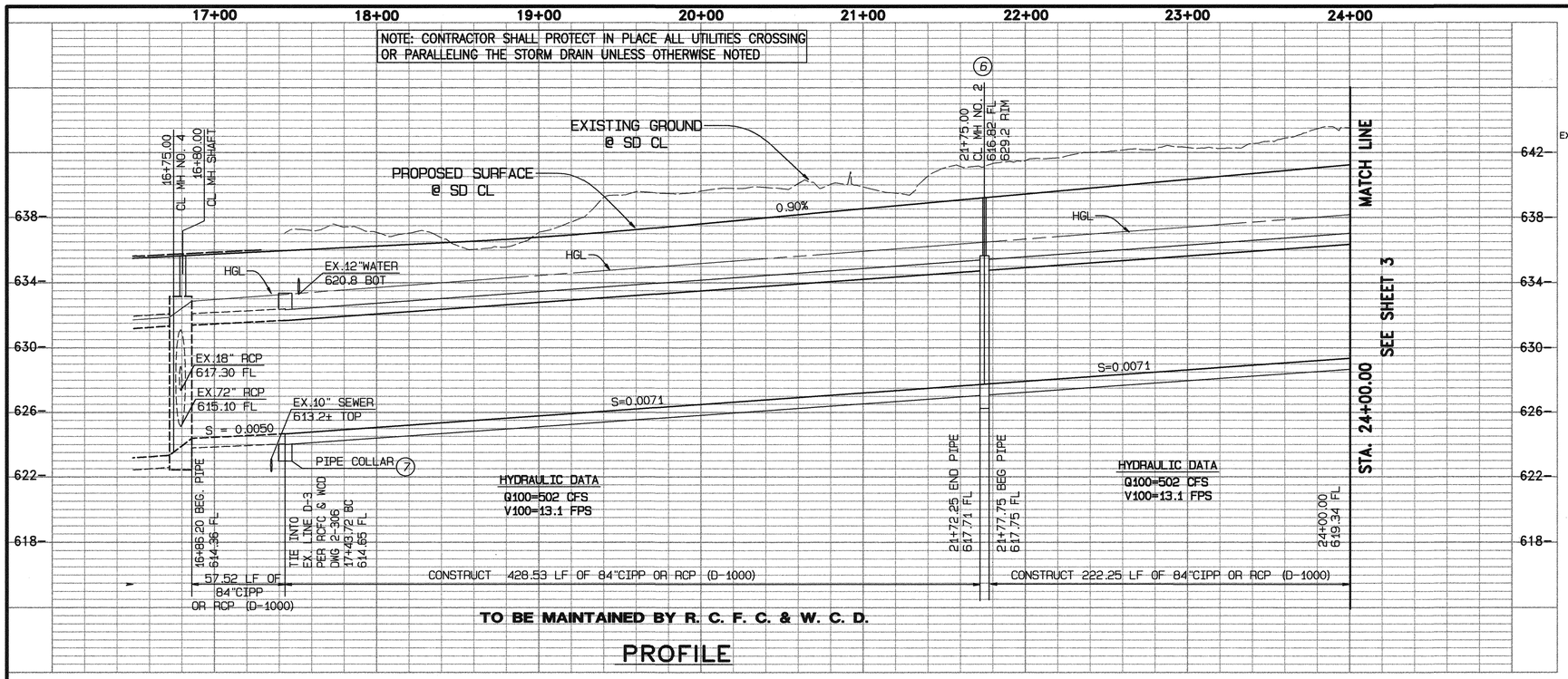
PROJECT NO. 2-0-0323
DRAWING NO. 2-339
SHEET NO. 9 OF 10

PLAN&PROFILE

939-D

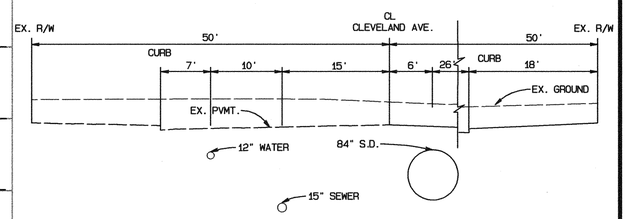
1573

- **AS-BUILT STORM DRAIN IMPROVEMENT PLANS ALONG SCHOLAR WAY AND 58TH STREET (MDP LINE "D-3", RCFCD DWG NO. 2-0-308)**



TO BE MAINTAINED BY R. C. F. C. & W. C. D.

PROFILE

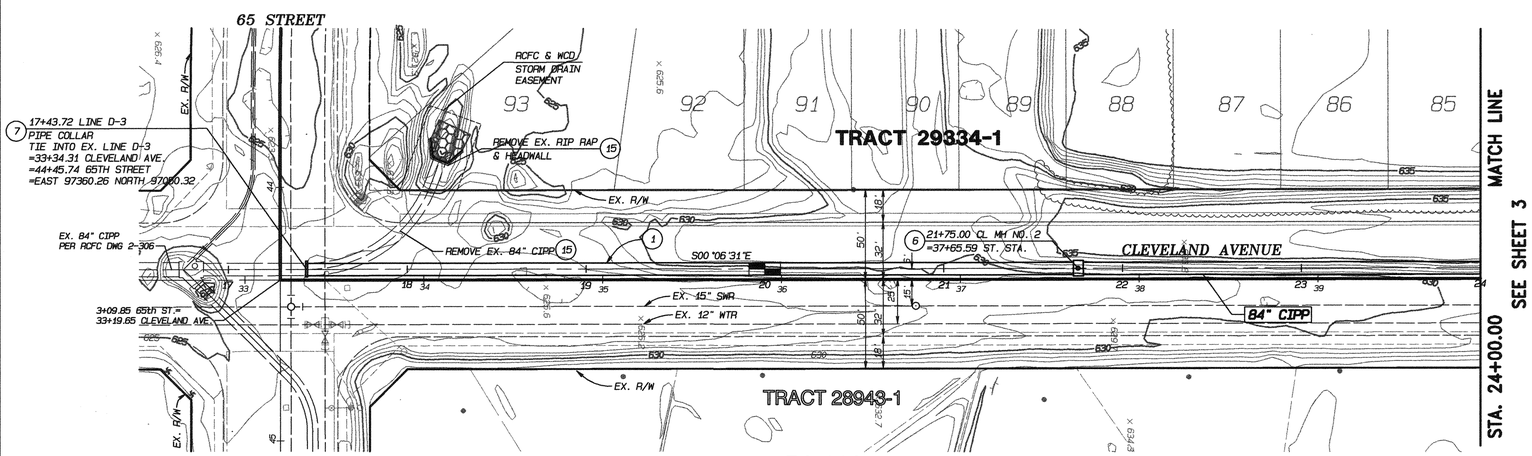


SECTION AT STA. 20+00.00

CLEVELAND AVENUE

GRAPHIC SCALE 1"=10'

0 10 20 30



PLAN

GRAPHIC SCALE 1"=40'

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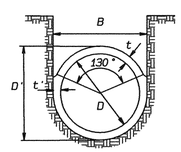

B	WIDTH OF PIPE TRENCH
D	NOMINAL PIPE DIAMETER
D'	OUTER PIPE DIAMETER
t	NOMINAL THICKNESS
t'	SIDEWALL THICKNESS

D	D'	B	t	t'
78"	93"	94"	7.5"	7.5"
84"	100"	101"	8.0"	8.0"

CIPP TRENCH DETAIL

N.T.S.

AS BUILT

APPROVED BY: J. McCaffery

DATE 11-4-05

NOTES

1. CONSTRUCT 84" CIPP
6. CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
7. CONSTRUCT CONCRETE COLLAR PER RCFC STD M 803
15. REMOVE PORTION OF EXIST. 84" RCP, HEADWALL, AND RIP RAP

REGISTERED PROFESSIONAL ENGINEER HUGH LIN McCAFFERY NO. C49405 EXP. 9-30-06 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER KHALED A. OTHMAN NO. 33950 EXP. 6-30-06 CIVIL STATE OF CALIFORNIA

TRACT NO. 29334-1 IP 040057

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS

CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
PH: (909) 686-1070
FAX: (909) 788-1256

PREPARED BY: DATE: 11-8-04

R.C.E. NO. C49405
EXP. DATE: 9-30-06

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT

APPROVED BY: DATE 11/15/04

KHALED A. OTHMAN, P.E.
R.C.E. 33950 EXP. 6-30-06

RECOMMENDED DATE 11/15/04

Don't Dig...Until You Call U.S.A. Toll Free
1-800-227-2600
for the location of buried utility lines.
Don't disrupt vital services.
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK:
RIVERSIDE COUNTYBENCH MARK M.L. 35-64 DISK IN TOP OF CONC. AT N.E. COR. OF LIMONITE AVE. & HAMMER AVE., 51.0 FT. E OF HAMMER AVE., 45 FT. N. OF LIMONITE AVE., 5FT. N.W.OF A 4"X4" CONC. GAS CO. MARKER POST & 5FT BELOW GROUND. MARKED M.L. 35
ELEVATION: 661.66

REF.	DESCRIPTION	APPR.	DATE
	REVISIONS		

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

RECOMMENDED FOR APPROVAL BY: DATE: 12/15/04

APPROVED BY: DATE: 12-15-2004

EASTVALE MASTER DRAINAGE PLAN LINE D-3 (STAGE 5)

STA. 17+43.72 TO STA. 24+00.00

PROJECT NO. 2-0-308

DRAWING NO. 2-363

SHEET NO. 2 OF 9

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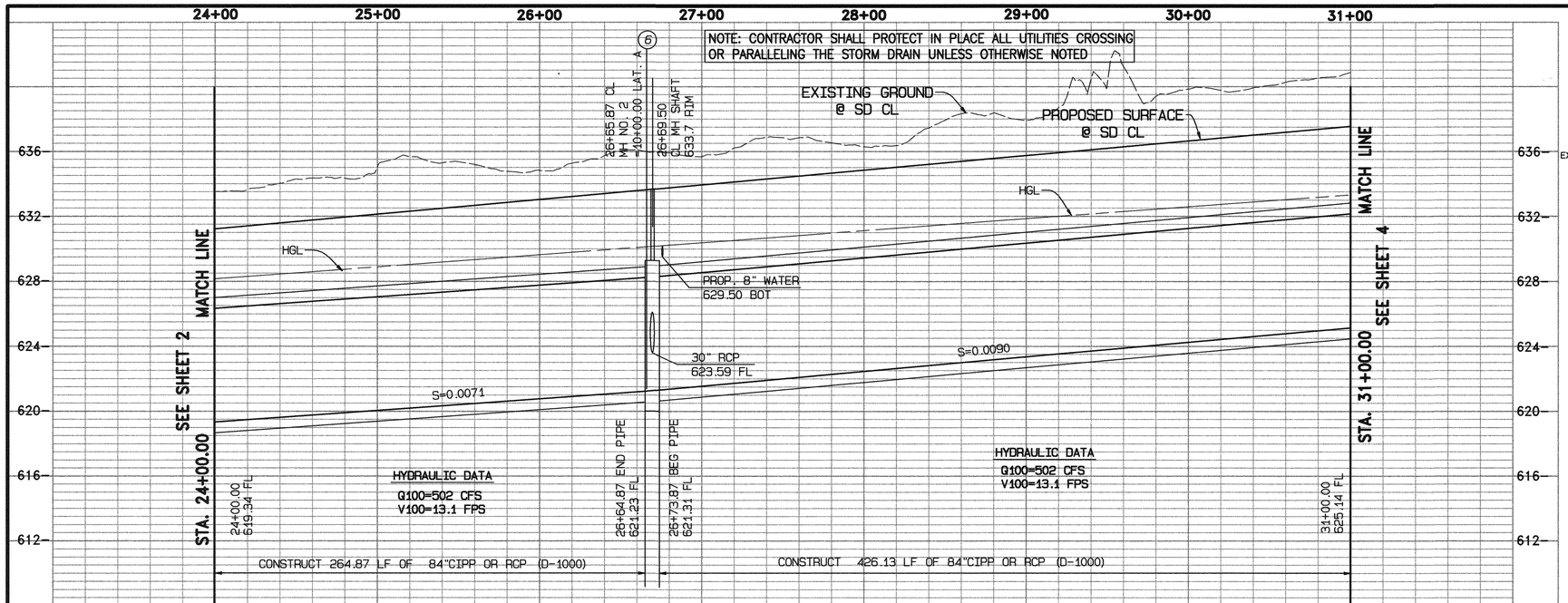
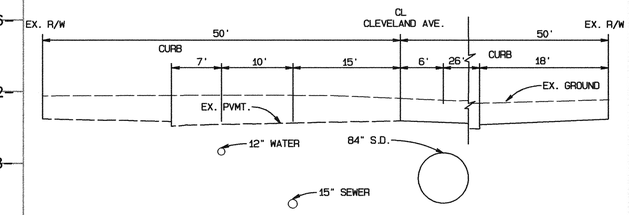


TO BE MAINTAINED BY R. C. F. C. & W. C. D.

PROFILE

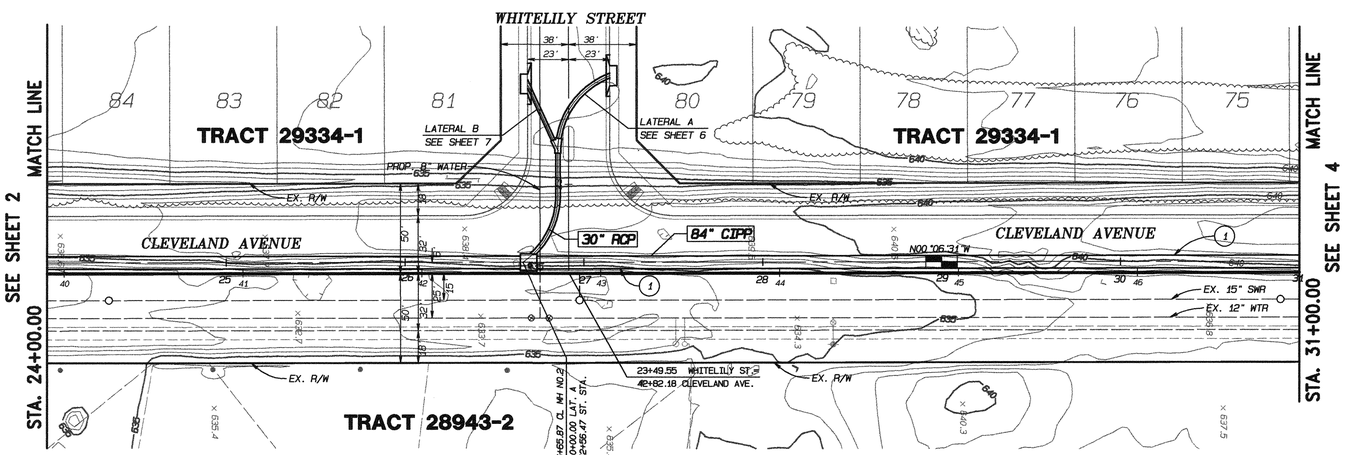


SECTION AT STA. 29+00.00

CLEVELAND AVENUE

GRAPHIC SCALE 1"=10'

0 10 20 30



PLAN

NOTES

1. CONSTRUCT 84" CIPP
6. CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252

AS BUILT

APPROVED BY: [signature]

DATE 11-6-05

N

GRAPHIC SCALE 1"=40'

40 20 0 40 80 120

REGISTERED PROFESSIONAL ENGINEER HUA LIN McCRAY REE NO. C49405 EXP. 9-30-06 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER KHALED A. OTHMAN NO. 33950 EXP. 6-30-06 CIVIL STATE OF CALIFORNIA

TRACT NO. 29334-1 IP 040057

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
PH: (909) 686-1070
FAX: (909) 788-1256
PREPARED BY: R.C.E. NO. C49405
DATE: 11-8-04 EXP. DATE: 9-30-06

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: [signature] DATE 11/15/04
KHALED A. OTHMAN, P.E.
R.C.E. 33950 EXP. 6-30-06
RECOMMENDED [signature] DATE 11/15/04

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BENCH MARK:
RIVERSIDE COUNTYBENCH MARK M.L. 35-64 DISK IN TOP OF CONC. AT N.E. COR. OF LIMONITE AVE. & HAMMER AVE., 51.0 FT. E OF HAMMER AVE., 45 FT. N. OF LIMONITE AVE., 5FT. N.W.OF A 4"X4" CONC. GAS CO. MARKER POST & 1FT BELOW GROUND. MARKED M.L. 35
ELEVATION: 661.66

REF.	DESCRIPTION	APPR.	DATE
	REVISIONS		

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: [signature] DATE: 12/15/04
APPROVED BY: Stuart E. McKelvy DATE: 12-15-2004

EASTVALE MASTER DRAINAGE PLAN LINE D-3 (STAGE 5)

STA. 24+00.00 TO STA. 31+00.00

PROJECT NO. 2-0-308
DRAWING NO. 2-363
SHEET NO. 3 OF 9

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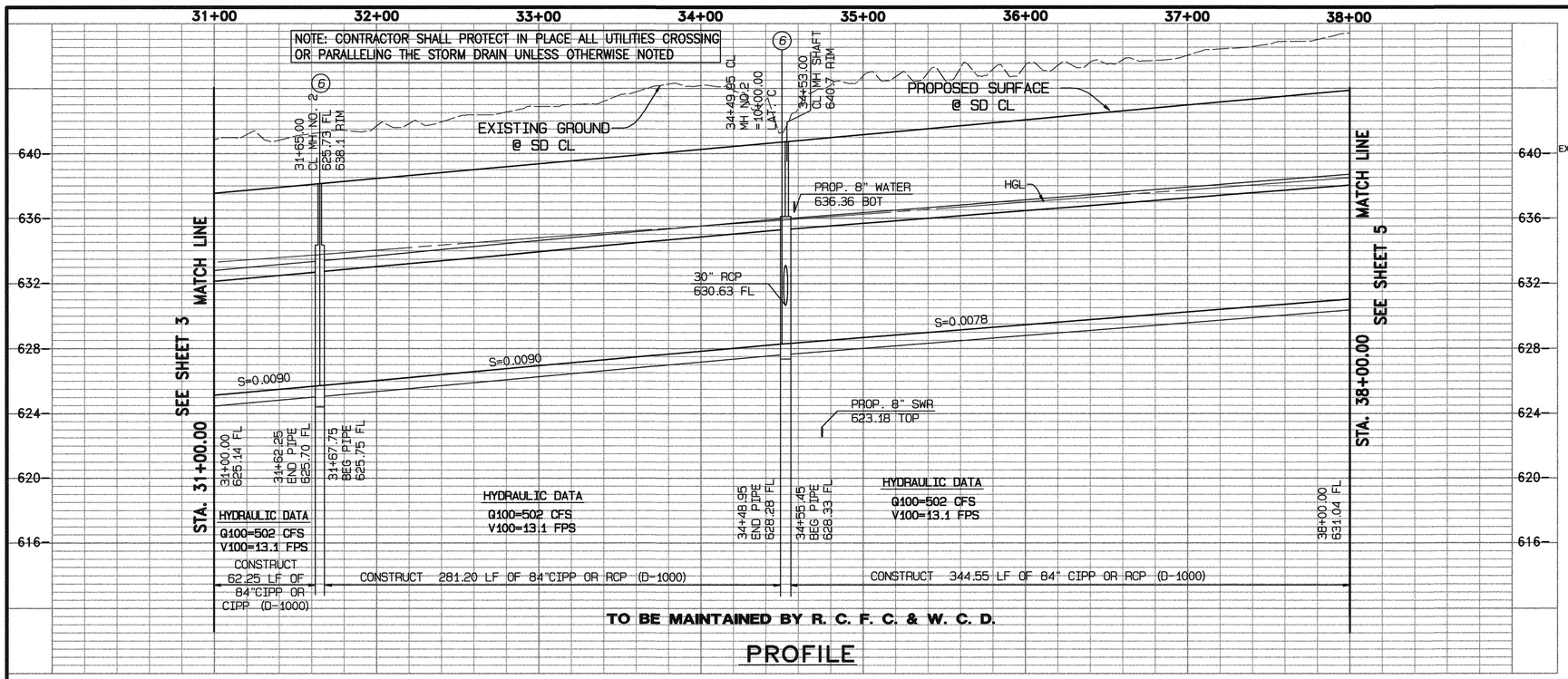
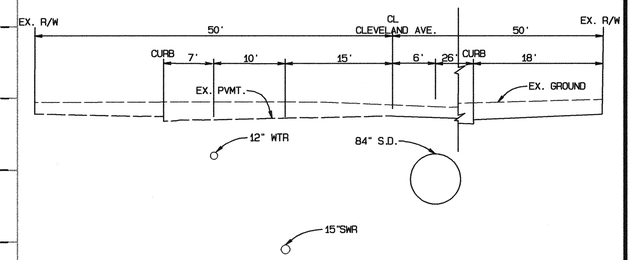


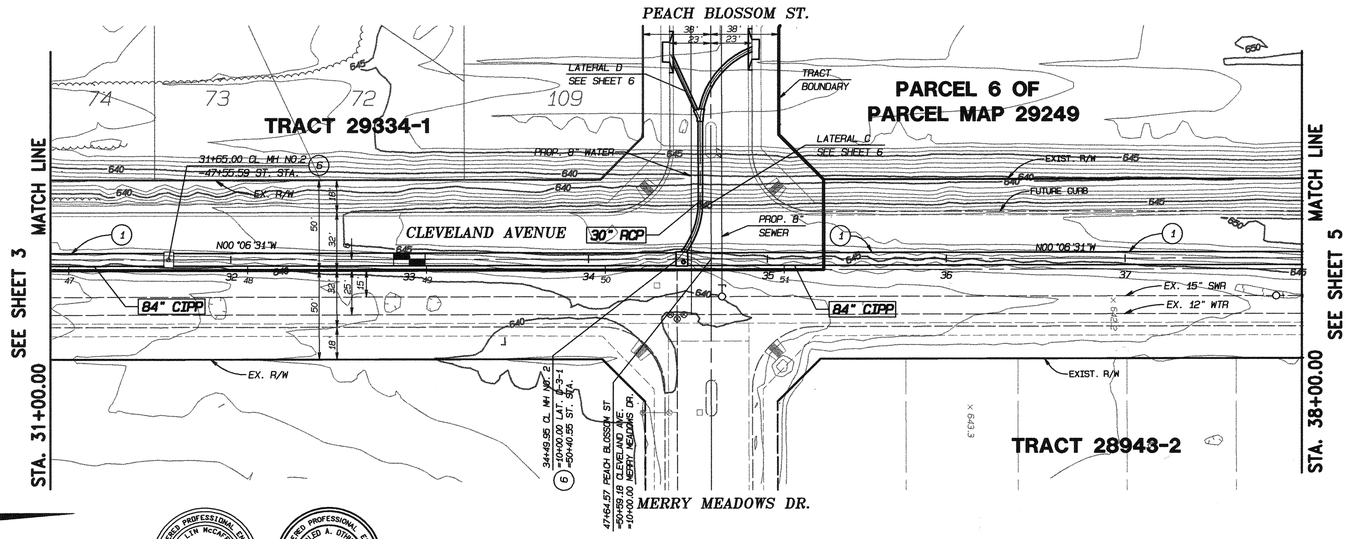
TO BE MAINTAINED BY R. C. F. C. & W. C. D.

PROFILE



SECTION AT STA. 33+00.00
CLEVELAND AVENUE

GRAPHIC SCALE 1"=10'
0 10 20 30



PLAN

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

NOTES

1. CONSTRUCT 84" CIPP
6. CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252

AS BUILT
APPROVED BY: [signature]
DATE 11-4-05

TRACT NO. 29334-1 IP 040057

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS	CIVIL ENGINEERS 3788 McCRAY ST. RIVERSIDE CA. 92506 PH: (909) 686-1070 FAX: (909) 788-1256	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT	Don't Dig...Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't disrupt vital services.	BENCH MARK: RIVERSIDE COUNTYBENCH MARK M.L. 35-64 DISK IN TOP OF CONC. AT N.E. COR. OF LIMONITE AVE. & HAMMER AVE., 51.0 FT. E OF HAMMER AVE., 45 FT. N. OF LIMONITE AVE., 5FT. N.W.OF A 4"X4" CONC. GAS CO. MARKER POST & 5FT BELOW GROUND. MARKED M.L. 35 ELEVATION: 661.66	REVISIONS
PREPARED BY: [signature] DATE: 11-8-04	R.C.E. NO. C49405 EXP. DATE: 9-30-06	APPROVED BY: [signature] 11/15/04 DATE; KHALED A. OTHMAN, P.E. R.C.E. 33950 EXP. 6-30-06 RECOMMENDED: [signature] 11/15/04 DATE	BURIED CABLE TWO WORKING DAYS BEFORE YOU DIG		REF. / DESCRIPTION / APPR. / DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT		EASTVALE MASTER DRAINAGE PLAN LINE D-3 (STAGE 5) STA. 31+00.00 TO STA. 38+00.00	PROJECT NO. 2-0-308
RECOMMENDED FOR APPROVAL BY: [signature] DATE: 12/15/04	APPROVED BY: Stuart E McKelvy DATE: 12-15-2004		DRAWING NO. 2-363
			SHEET NO. 4 OF 9

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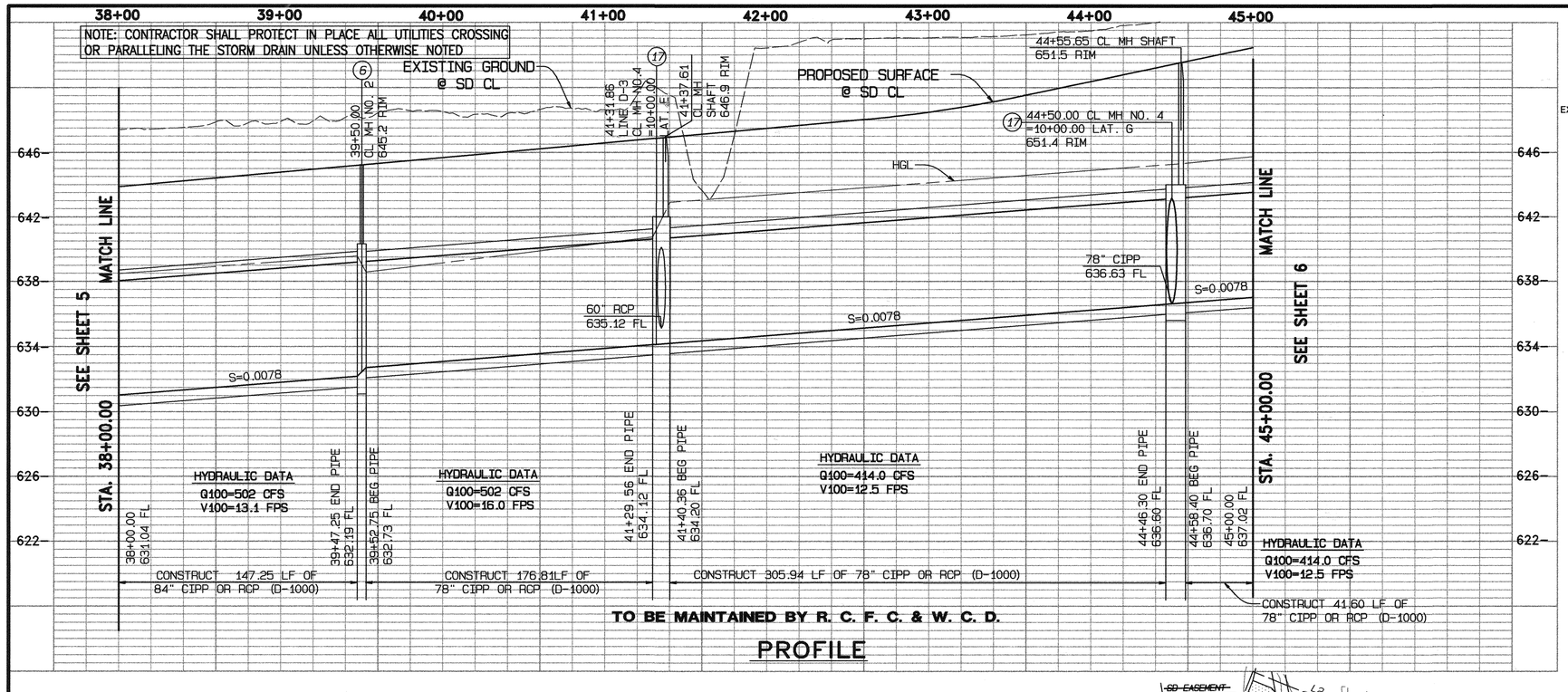
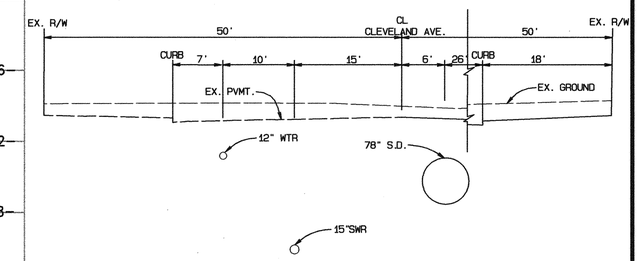


PROFILE

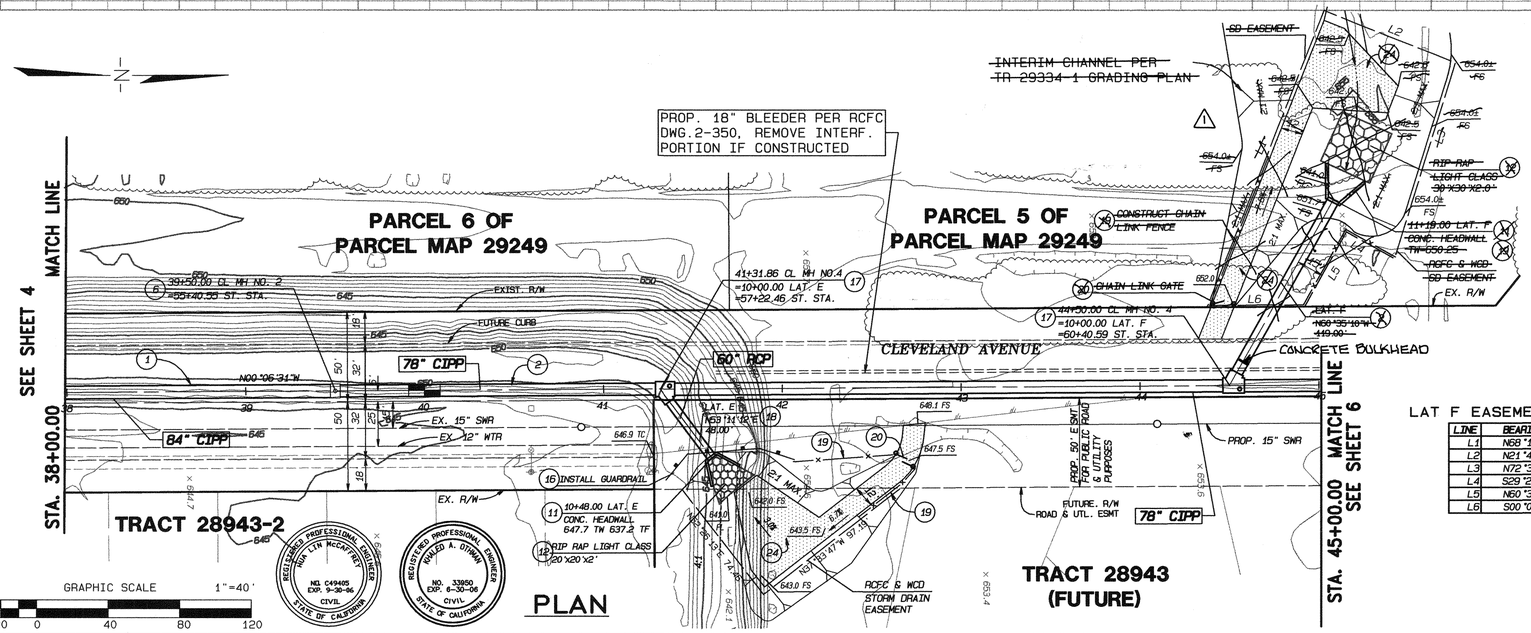


SECTION AT STA. 40+00.00
CLEVELAND AVENUE

GRAPHIC SCALE 1"=10'
0 10 20 30

	MH NO. 4
M.L. STA.	41+36.86 LINE E-3
LATERAL	LAT. E
A	55"±
B	60"
D1	78"
D2	78"
C	8.5'
E	8.0'
L	10.8'
ELEV."S"	635.12
ELEV."R"	635.78

	MH NO. 4
M.L. STA.	44+50.00 LINE E-3
LATERAL	LAT. F
A	60"±
B	78"
D1	78"
D2	78"
C	8.4'
E	8.4'
L	12.1'
ELEV."S"	636.63
ELEV."R"	637.19



PLAN

LAT F EASEMENT DIMENSIONS

LINE	BEARING	DISTANCE
L1	N68°16'09"W	178.11'
L2	N21°47'04"E	79.01'
L3	N72°31'17"W	114.70'
L4	S29°22'27"W	30.87'
L5	N60°35'10"W	47.94'
L6	S00°06'31"E	54.42'

AS BUILT
APPROVED BY:
DATE 11-4-05

NOTES

1. CONSTRUCT 84" CIPP
2. CONSTRUCT 78" CIPP
6. CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
7. CONSTRUCT CONCRETE COLLAR PER RCFC STD M 803
9. CONSTRUCT J.S. NO.4 PER RCFC STD. JS 229
11. CONSTRUCT TYPE A CONC. HEADWALL PER CALTRANS STD D90
12. CONSTRUCT LIGHT CLASS RIP RAP
16. INSTALL GUARDRAIL PER CALTRANS STD A77A
17. CONSTRUCT MANHOLE NO. 4 PER RCFC STD. MH 254
18. CONSTRUCT 60" RCP (D-1050)
19. CONSTRUCT CHAIN LINK FENCE PER RCFC. STD.M801
20. CONSTRUCT CHAIN LINK FENCE GATE PER RCFC STD. M801
24. CONSTRUCT 3" CLASS II BASE ON ACCESS ROAD

TRACT NO. 29334-1 IP 040057

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE CA. 92506
PH: (909) 686-1070
FAX: (909) 788-1256
PREPARED BY: R.C.E. NO. C49405
DATE: 11-8-04 EXP. DATE: 9-30-06

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: 11/15/04 DATE
KHALED A. OTHMAN R.C.E. 33950 EXP. 6-30-06
RECOMMENDED 11/15/04 DATE

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ELEVATION: 661.66

REF.	REVISIONS	APPR.	DATE
1	DELETED INTERIM CHANNEL FOR AS BUILT		

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: DATE: 12/15/04
APPROVED BY: DATE: 12-15-2004

EASTVALE MASTER DRAINAGE PLAN LINE D-3 (STAGE 5)

STA. 38+00.00 TO STA. 45+00.00

PROJECT NO. 2-0-308
DRAWING NO. 2-363
SHEET NO. 5 OF 9

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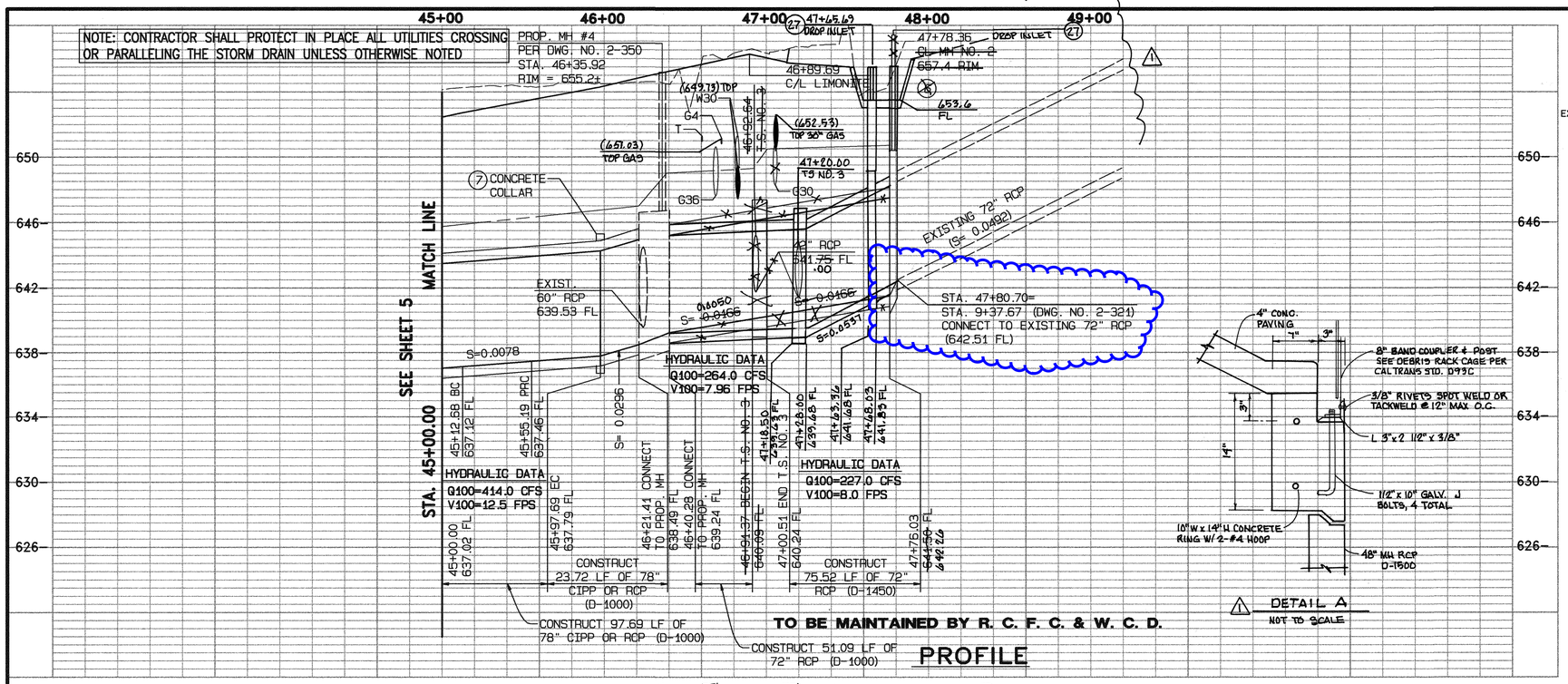
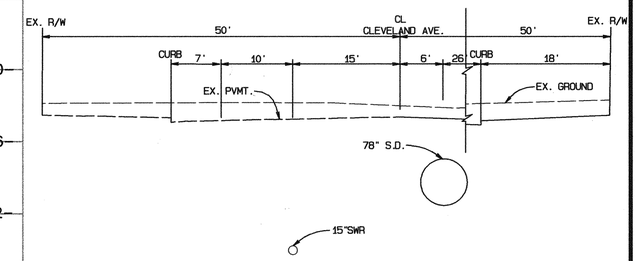
64



PROFILE



SECTION AT STA. 46+00.00
CLEVELAND AVENUE

GRAPHIC SCALE 1"=10'
0 10 20 30

DETAIL A
NOT TO SCALE

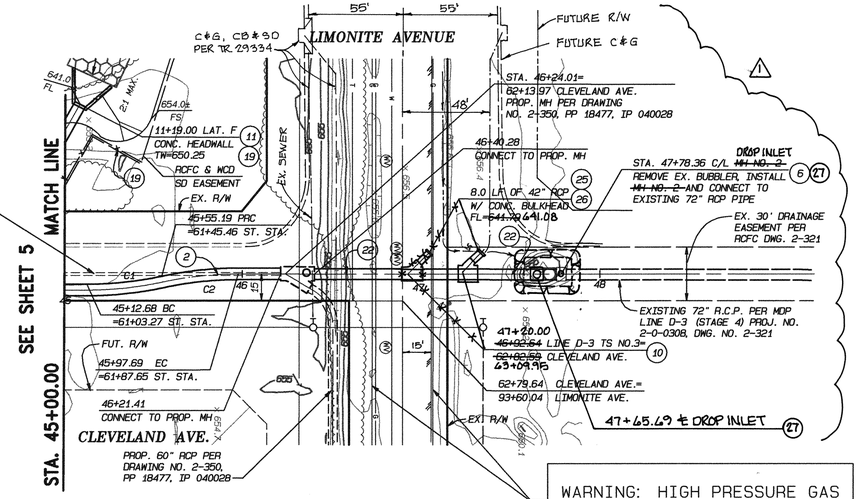
	T.S. NO. 3
M.L. STA.	~~46+24.68~~ 47+20 LINE D-3
LATERAL	LINE D-5
A	45°
B	42"
D1	72"
D2	72"
C	8.92'
ELEV. "S"	641.~~75 00~~
ELEV. "R"	641.~~77~~ 02
FL @ BULKHEAD	641.~~79~~ 08

AS BUILT
APPROVED BY: [signature]
DATE 11-4-04

MDP LINE D-3 CURVE TABLE

NO.	RADIUS	DELTA	TANGENT	LENGTH
C1	200.00'	12°10'38"	21.33'	42.51'
C2	200.00'	12°10'38"	21.33'	42.51'

PROP. 18" BLEEDER PER RCFC DWG.2-350, REMOVE INTERF. PORTION IF CONSTRUCTED



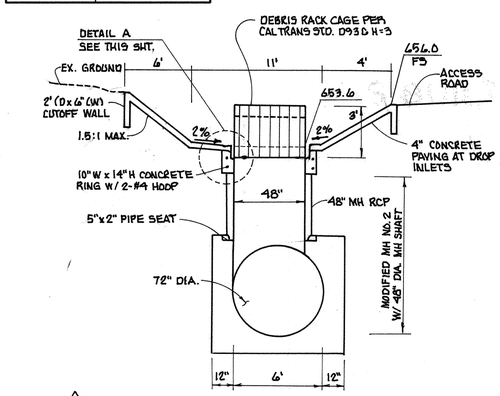
WARNING: HIGH PRESSURE GAS LINES. PROTECT IN PLACE.

PLAN

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

NOTES

(2) CONSTRUCT 78" CIPP
(6) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
(7) CONSTRUCT CONCRETE COLLAR PER RCFC STD M 803
(10) CONSTRUCT T.S. NO.3 PER RCFC STD. TS 303
(11) CONSTRUCT TYPE A HEADWALLS PER CALTRANS STD D90
(12) CONSTRUCT LIGHT CLASS RIP RAP
(19) CONSTRUCT CHAIN LINK FENCE PER RCFC STD. M801
(22) CONSTRUCT 72" RCP (D-1450)
(25) CONSTRUCT 8.0 LF OF 42" RCP (D-1450)
(26) CONSTRUCT CONCRETE BULKHEAD PER RCFC STD M 816
(27) CONSTRUCT DROP INLET PER DETAIL THIS SHEET



DROP INLET DETAIL
MODIFIED MH NO.2 PER RCFC STD. MH 252

TRACT NO. 29334-1 IP 040057

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CIVIL ENGINEERS
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PREPARED BY: [signature] DATE: 11-8-04
R.C.E. NO. C49405
EXP. DATE: 9-30-06

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REGISTERED PROFESSIONAL ENGINEER KHALED A. OTHMAN NO. 33950 EXP. 6-30-06 CIVIL STATE OF CALIFORNIA

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: [signature] DATE 11/15/04
KHALED A. OTHMAN, P.E. R.C.E. 33950 EXP. 6-30-06
RECOMMENDED [signature] DATE 11/15/04

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ELEVATION: 661.66

REF.	REVISIONS	APPR.	DATE
1	REVISE TS NO. 3 LOCATION. LINE D-3 PROFILE ADD POTHOLE INFO. ADD 2-DROP INLET AND DETAILS. FOR AS-BUILT.		

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL BY: [signature] DATE: 12/15/04
APPROVED BY: [signature] DATE: 12-15-2004

EASTVALE MASTER DRAINAGE PLAN LINE D-3 (STAGE 5)
STA. 45+00.00 TO STA. 47+03.03

PROJECT NO. 2-0-308
DRAWING NO. 2-363
SHEET NO. 6 OF 9

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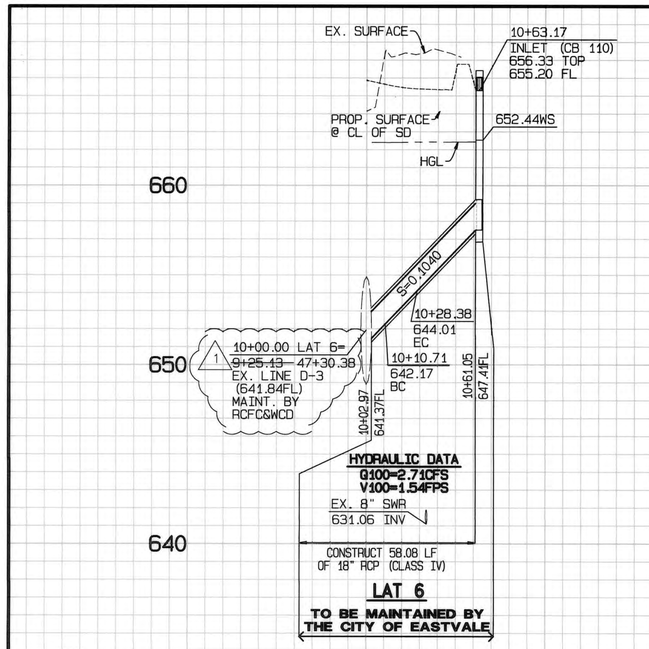
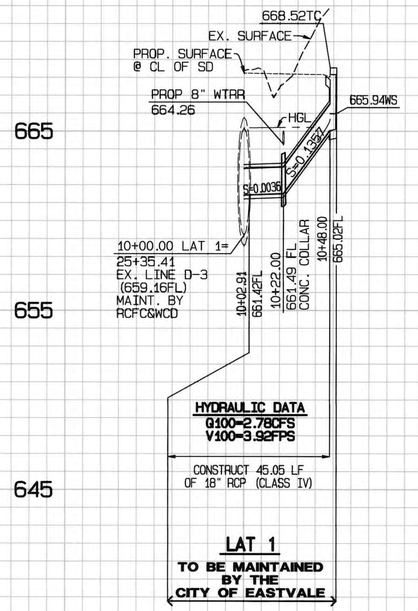
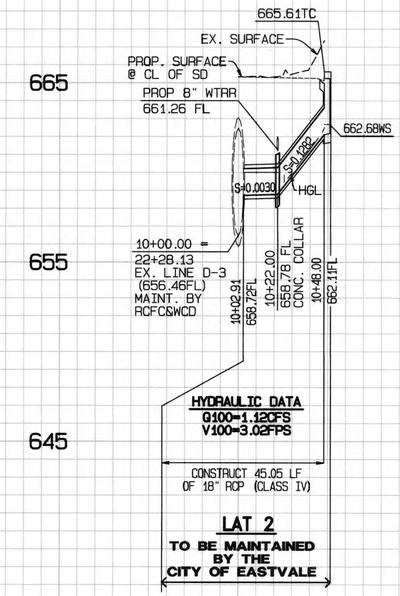
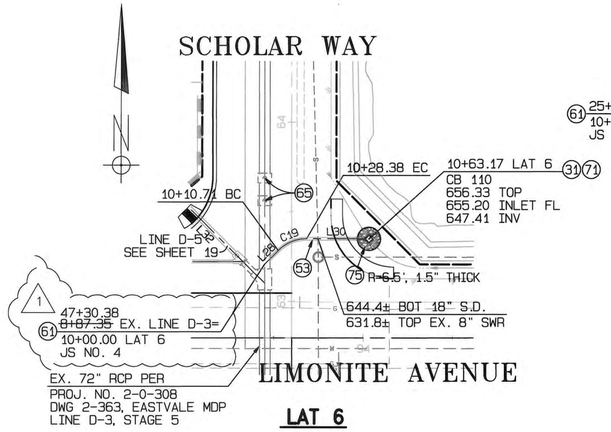


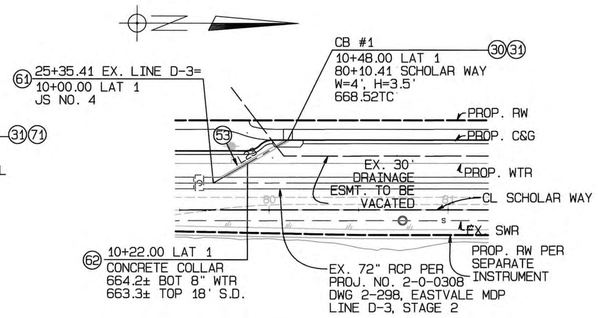


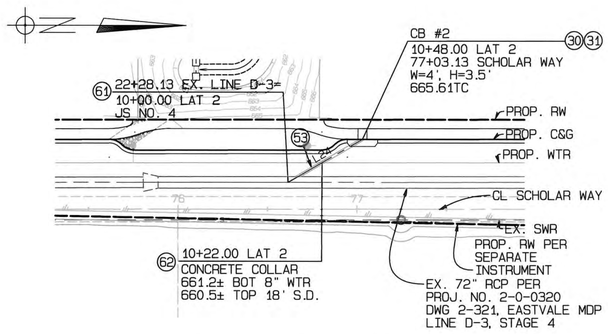


PROFILE SCALES
HORIZ. 1"=40'
VERT. 1"=4'

NOTE: CONTRACTOR SHALL PROTECT IN PLACE ALL UTILITIES CROSSING OR PARALLELING THE STORM DRAIN UNLESS OTHERWISE NOTED.







CONSTRUCTION NOTES

(30) CONSTRUCT 4' CATCH INLET CATCH BASIN PER CITY STD. NO. 300 AND LOCAL DEPRESSION PER CITY STD. NO. 311
(31) INSTALL FOSSIL FILTER PER CONTY STD. 300A, TO BE MAINTAINED BY HOA
(53) CONSTRUCT 18" RCP (CLASS IV)
(61) CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STD. JS 229
(62) CONSTRUCT CONCRETE COLLAR PER RCFC STD. M 803
(65) REMOVE DROP INLET, REPLACE WITH MH CONE (2 TOTAL)
(71) CONSTRUCT CONCRETE DROP INLET PER RCFC STD. CB 110
(75) CONSTRUCT LIGH CLASS RIP-RAP (SIZE PER PLAN WxDxT) W/ MIRAFI 1100N PR APPROVED EQUAL

LINE TABLE

LINE	BEARING	DISTANCE
L23	N30°04'57"W	48.00'
L24	N30°04'57"W	49.00'
L28	N44°55'03"E	10.71'
L30	N89°55'03"E	32.68'

CURVE TABLE

LINE	DELTA	RADIUS	LENGTH	TANGENT
C19	45°00'00"	22.50'	17.67'	9.32'

RCFC&WCD PERMIT # _____

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

G:\21010\10-0040\DWG\PRO\Design\10-0040_S3.prd 1/27/2014 7:58:49AM

DATE SIGNED 1-27-14

PUBLIC WORKS

ACCEPTED AS TO CONFORMANCE WITH APPLICABLE CITY OF EASTVALE STANDARDS AND PRACTICES.

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR ACCEPTANCE BY THE CITY.

MARK	BY	DATE	REVISIONS	APPR.	DATE
1	SKK	1/27/14	CORRECT STATION CALL OUT FOR EXISTING LINE D-3		

ENGINEER — CITY

Accepted 1/27/14

SEAL – ENGINEER
REGISTERED PROFESSIONAL ENGINEER SHAH K. KOMALSKI NO. C81093 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH: (951) 686-1070
FAX: (951) 788-1256

PREPARED BY: _____ R.C.E. NO. C81093 DATE 1-27-14

BENCHMARK: SEE SHEET NO.1

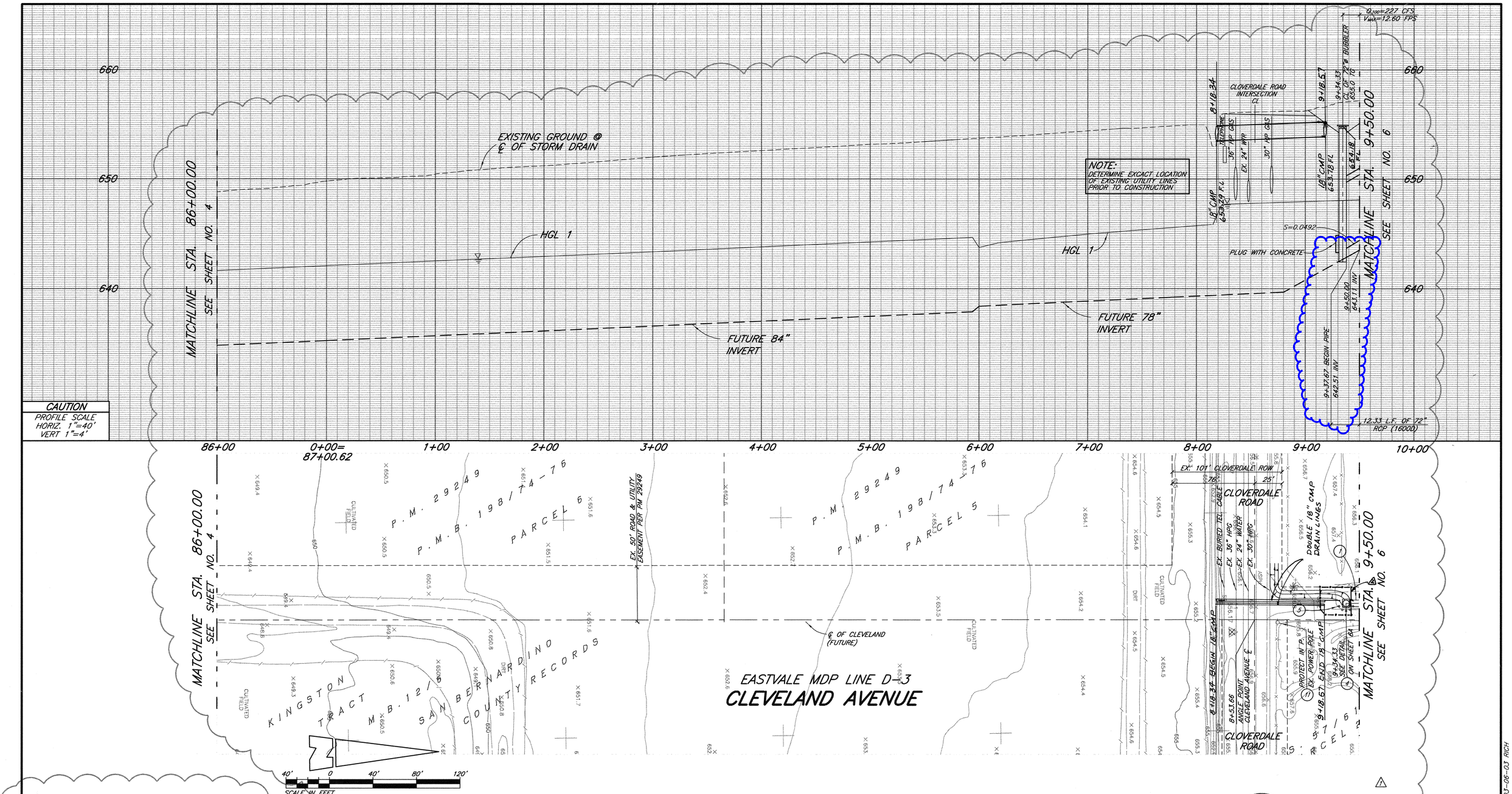
SCALE: H: AS SHOWN V: N/A

STORM DRAIN IMPROVEMENT PLANS

TRACT No. 32821-1
SCHEDULE "A"
LAT. 1, LAT. 2 & LAT. 6

SHEET NO. 17 OF 21 SHEETS

FOR: KB HOME
W.O. 10-0040
CITY FILE NO. 10-0124



CAUTION
PROFILE SCALE HORIZ. 1"=40' VERT 1"=4'

STORM DRAIN

1. CONSTRUCT 72" RCP (D LOAD PER PLAN PROFILE)
4. CONSTRUCT 72" CMP RISER PER DETAIL ON SHEET 6A.
5. CONSTRUCT 6" BOLLARD PER DETAIL SHEET 6A.
11. PROTECT IN PLACE (AS NOTED ON PLAN)

REGISTERED PROFESSIONAL ENGINEER THOMAS W. CHADWELL 33755 Exp. 06-30-06 CIVIL STATE OF CALIFORNIA

AS BUILT

APPROVED BY: Thomas W. Chadwell

DATE 10-27-03

NOTE:
HGL1= HYDRAULIC GRADE LINE AT ULTIMATE CONDITIONS PER LINE D-3 MASTER PLAN

DEM

Underground Service Alert — Call: TOLL FREE 1-800 227-2600 — TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK: SEE SHEET NO. 1

SEAL-ENGINEER: REGISTERED PROFESSIONAL ENGINEER KENNETH W. CRAWFORD, JR. No. 26928 Exp. 3/31/05 CIVIL STATE OF CALIFORNIA

KWC ENGINEERS, INC.
CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT
1280 W. POMONA ROAD, SUITE 104 • CORONA, CA. 92882-7158 • 909-734-2130

Designed by MVG | Drawn by HP | Checked by LAL

PLANS PREPARED UNDER SUPERVISION OF KENNETH W. CRAWFORD, JR. — DATE 2-6-03 — R.C.E. 26928 — EXP. DATE 03-31-05

SEAL-COUNTY: REGISTERED PROFESSIONAL ENGINEER RAALEO A. OTIMAN No. 33950 Exp. 06-30-02 CIVIL STATE OF CALIFORNIA

P8/232161 REVISIONS

REF.	DESCRIPTION	APPR.	DATE
4	ADD FENCE & 4' GATE		3/16/04
3	ADD 72" RCP, REMOVE 18" RCP		

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL — PLANNING ENGINEER — DATE 10 Mar 03
APPROVED BY: — CHIEF ENGINEER — DATE 3-10-03

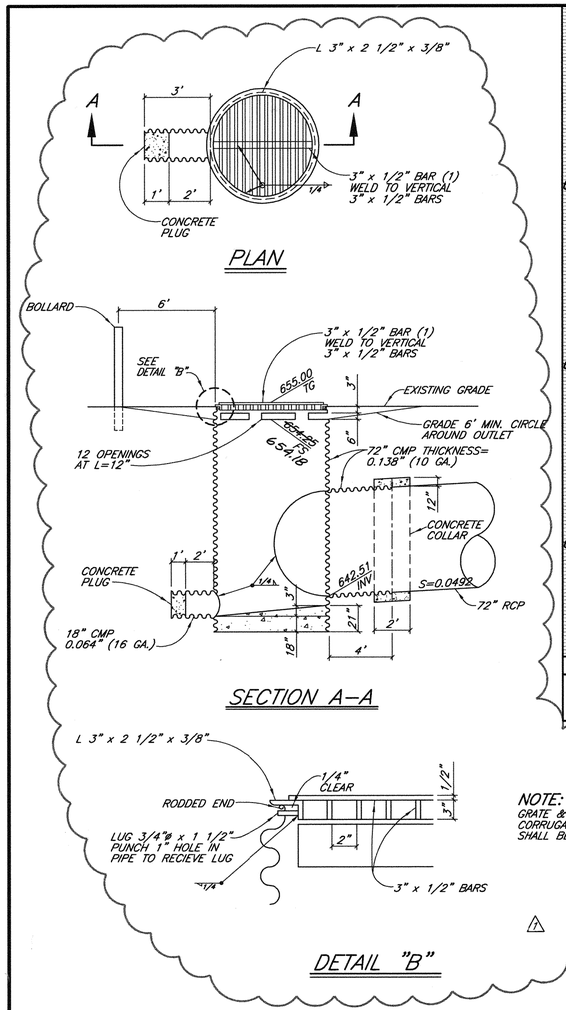
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: — DATE — RCE NO. — EXP. DATE

EASTVALE MASTER DRAINAGE PLAN
LINE D-3 (STAGE 4)
9+37.67 TO 9+50

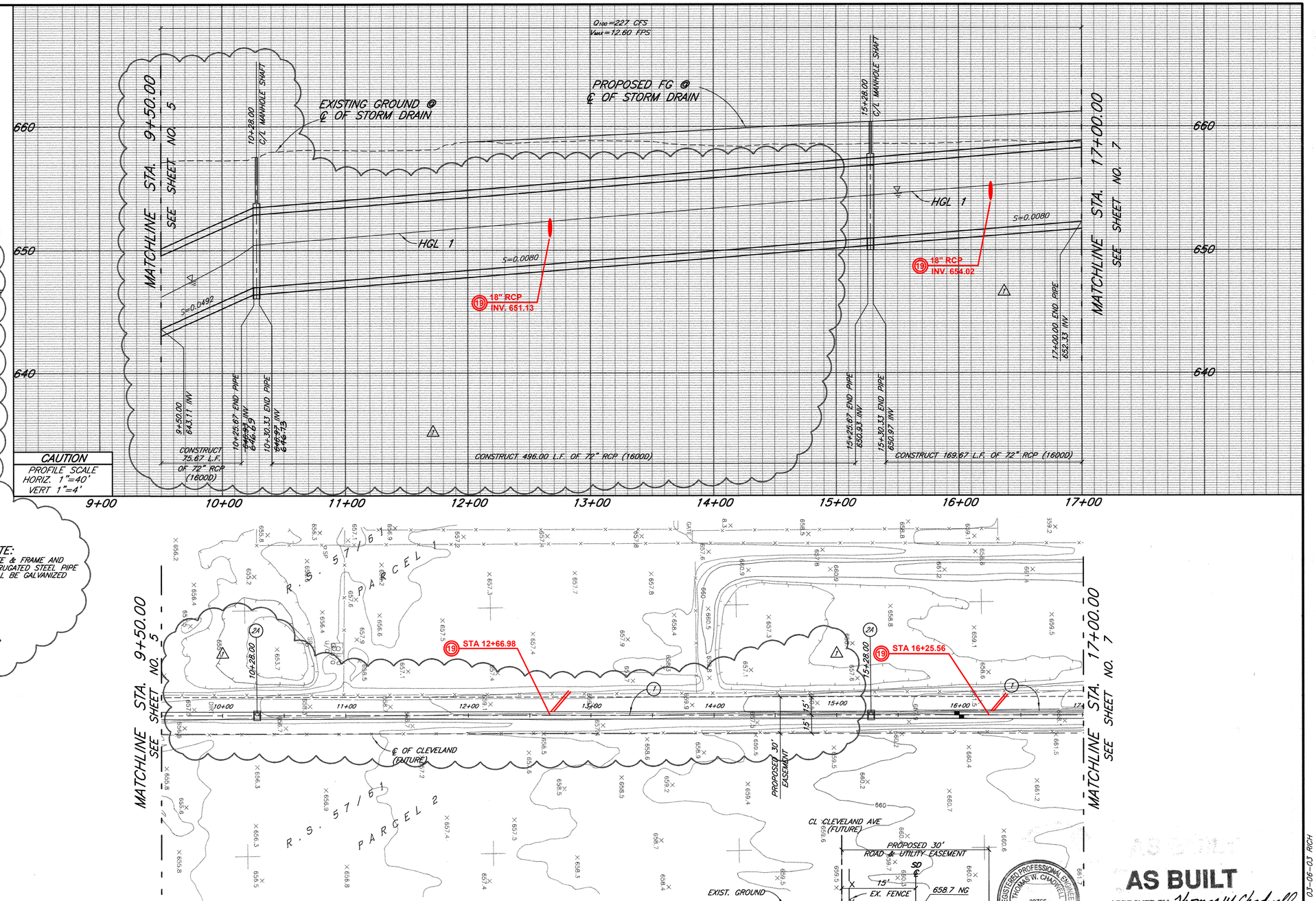
PROJECT NO. 2-0-0308
DRAWING NO.: 2-321
SHEET NO.: 5A OF 7

J.N. 01.581.2.10 H:\01.581\CONST\MAPP\581SD05A.DWG 03-06-03 RICH

1581



NOTE:
GRATE & FRAME AND CORRUGATED STEEL PIPE SHALL BE GALVANIZED



CAUTION
PROFILE SCALE
HORIZ. 1"=40'
VERT 1"=4'

EASTVALE MDP LINE D-3

CLEVELAND AVENUE

40' 0 40' 80' 120'
SCALE IN FEET

SECTION AT STA. 16+00.00
SCALE: 1"=10'

REGISTERED PROFESSIONAL ENGINEER THOMAS W. CHADWELL 33755 Exp. 06-30-06 CIVIL STATE OF CALIFORNIA

AS BUILT
APPROVED BY: Thomas W. Chadwell
DATE 10-27-03

NOTE:
HGL1= HYDRAULIC GRADE LINE AT ULTIMATE CONDITIONS PER LINE D-3 MASTER PLAN

(19) EP 3406, 6/15/2015, 18" RCP CONNECTION W/ JS NO.4 PER STD JS229

Δ	R	L	T	STORM DRAIN
				(1) CONSTRUCT 72" RCP (D LOAD PER PLAN PROFILE)
				(1B) CONSTRUCT 42" RCP (D LOAD PER PLAN)
				(2A) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252 SEE DETAIL "A" ON SHEET NO. 1 FOR MH FOR UNPAVED

Underground Service Alert
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
SEE SHEET NO.

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER KENNETH W. CRAWFORD, JR. No. 26928 Exp. 3/31/05 CIVIL STATE OF CALIFORNIA

KWC ENGINEERS, INC.
CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT
1299 W. POMONA ROAD, SUITE 104 • CORONA, CA. 92882-7150 • 909-734-2130

Designed by MVG | Drawn by HP | Checked by LAL

PLANS PREPARED UNDER SUPERVISION OF
KENNETH W. CRAWFORD, JR. — DATE 3-6-03 — R.C.E. 26928 — EXP. DATE 03-31-05

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER KHALED A. OTMAN No. 33950 Exp. 06-30-02 CIVIL STATE OF CALIFORNIA

P8/232161 REVISIONS

REF.	DESCRIPTION	APPR.	DATE
1	ADD 72" RCP, REMOVE 18" RCP		

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL — PLANNING ENGINEER — DATE 10 Mar 03
APPROVED BY: — CHIEF ENGINEER — DATE 3-10-03

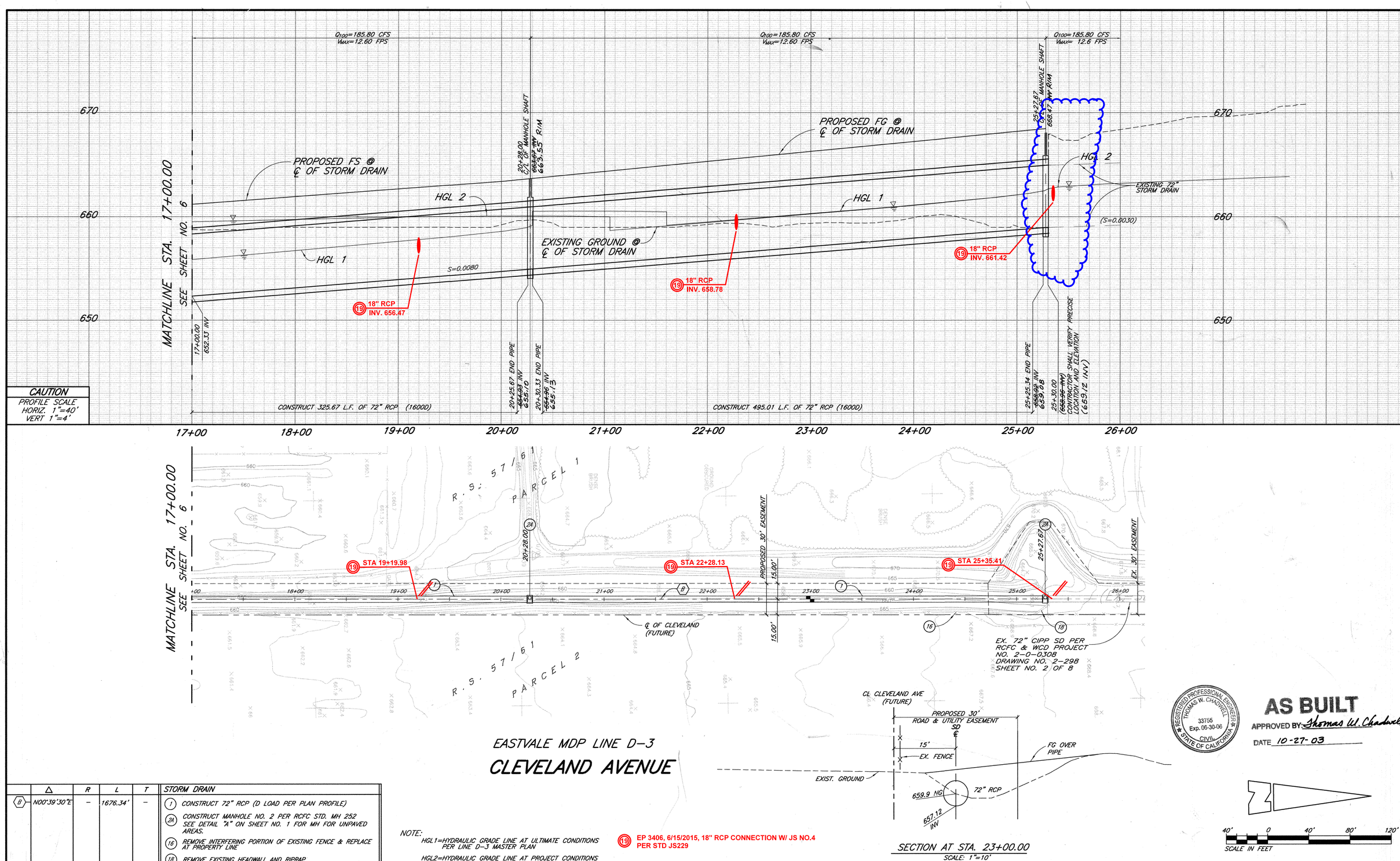
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: — DATE — RCE NO. — EXP. DATE

EASTVALE MASTER DRAINAGE PLAN
LINE D-3 (STAGE 4)
AND 18" BLEEDER PIPE
9+50 TO 17+00

PROJECT NO. 2-0-0308
DRAWING NO.: 2-321
SHEET NO.: 6A OF 7

DEM
J.N. 01.581.2.10 H:\01\581\CONST\MPR\58152006A.DWG 03-06-03 RICH

1582



CAUTION
PROFILE SCALE
HORIZ. 1"=40'
VERT 1"=4'

EASTVALE MDP LINE D-3

CLEVELAND AVENUE

SECTION AT STA. 23+00.00
SCALE: 1"=10'

REGISTERED PROFESSIONAL ENGINEER THOMAS W. CHADWELL 33755 Exp. 06-30-06 CIVIL STATE OF CALIFORNIA

AS BUILT
APPROVED BY: Thomas W. Chadwell
DATE 10-27-03

40' 0 40' 80' 120'
SCALE IN FEET

	Δ	R	L	T	STORM DRAIN
(B)	N00°39'30"E	–	1676.34'	–	

(1) CONSTRUCT 72" RCP (D LOAD PER PLAN PROFILE)
(2A) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252 SEE DETAIL "A" ON SHEET NO. 1 FOR MH FOR UNPAVED AREAS.
(16) REMOVE INTERFERING PORTION OF EXISTING FENCE & REPLACE AT PROPERTY LINE
(18) REMOVE EXISTING HEADWALL AND RIPRAP

NOTE:
HGL1=HYDRAULIC GRADE LINE AT ULTIMATE CONDITIONS PER LINE D-3 MASTER PLAN
HGL2=HYDRAULIC GRADE LINE AT PROJECT CONDITIONS WITH 18" SD SOUTH OF STA. 15+04.13

(19) EP 3406, 6/15/2015, 18" RCP CONNECTION W/ JS NO.4 PER STD JS229

DM

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
SEE SHEET NO. 1

SEAL–ENGINEER
REGISTERED PROFESSIONAL ENGINEER KENNETH W. CRAWFORD JR. No. 26928 Exp. 3/31/05 CIVIL STATE OF CALIFORNIA

KWC ENGINEERS, INC.
CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT
1269 W. POMONA ROAD, SUITE 104 • CORONA, CA. 92882-7158 • 909-734-2130

Designed by	Drawn by	Checked by
MVC	HP	LAL

PLANS PREPARED UNDER SUPERVISION OF
KENNETH W. CRAWFORD, JR. — DATE 11-1-02 — 26928 R.C.E. — 03-31-05 EXP. DATE

SEAL–COUNTY
REGISTERED PROFESSIONAL ENGINEER RAALED A. ORMAN No. 33950 Exp. 06-30-06 CIVIL STATE OF CALIFORNIA

P8/232161 REVISIONS

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL
PLANNING ENGINEER
DATE 11/12/02
APPROVED BY:
CHIEF ENGINEER
DATE 11/13/02

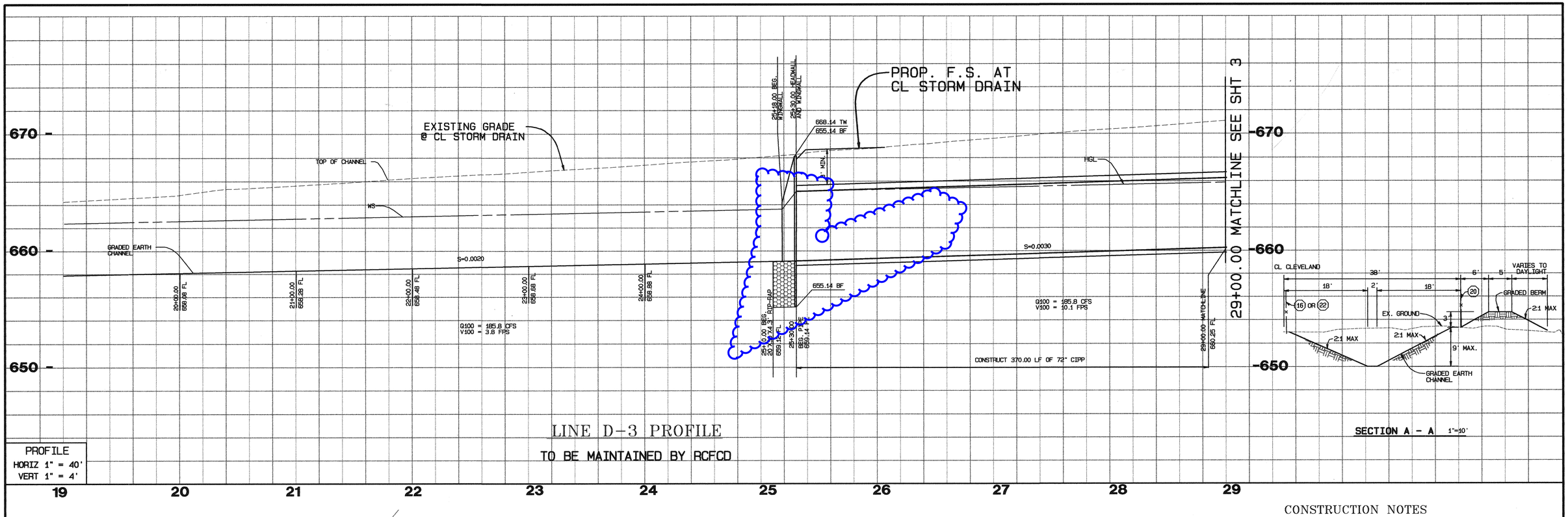
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY:
DATE 11/14/02
RCE NO. ____ EXP. DATE ____

EASTVALE MASTER DRAINAGE PLAN
LINE D-3 (STAGE 4)
17+00.00 TO 25+30.00

PROJECT NO. 2-0-0308
DRAWING NO.: 2-321
SHEET NO.: 7 OF 7

J.N. 01.581.2.10 H:\01581\ALT_SD\ALT_IMPR\581SD07A.DWG 10-01-02 MWG

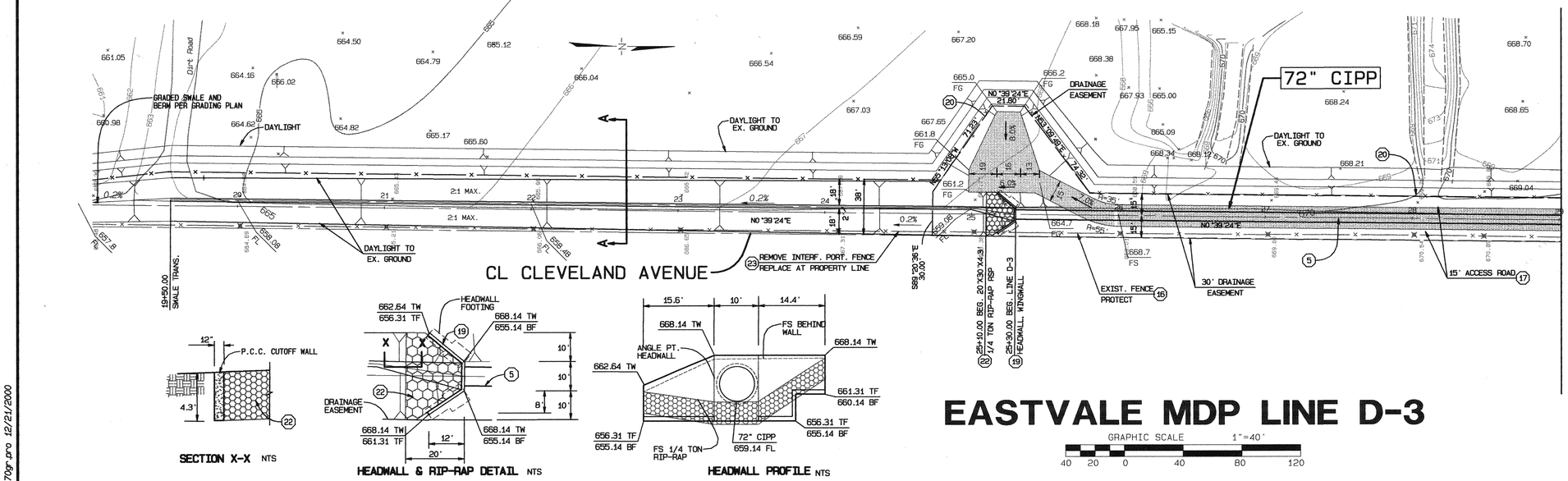
1583



LINE D-3 PROFILE

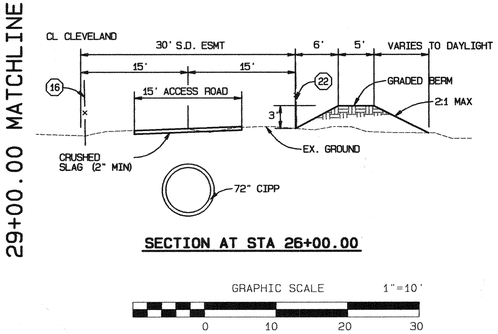
TO BE MAINTAINED BY RCFCD

PROFILE
HORIZ 1" = 40'
VERT 1" = 4'



CONSTRUCTION NOTES

- (5) CONSTRUCT 72" CIPP
- (5) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
- (16) PROTECT EXISTING FENCE IN PLACE
- (17) PLACE CRUSHED SLAG (2" MIN. THICKNESS) ON 15' ACCESS ROAD
- (19) CONSTRUCT TYPE A HEADWALL & WINGWALL PER CALTRANS STD. D-90
- (20) INSTALL 6' CHAIN-LINK FENCE PER RCFC STD. M 801
- (22) CONSTRUCT 1/4 TON GROUTED RIP-RAP PER DETAIL THIS SHEET
- (23) REMOVE INTERF. PORTION OF EX. FENCE & REPLACE IT AT PROPERTY LINE



UNDERGROUND SERVICE ALERT	BENCHMARK	SEAL-ENGINEER	ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS	SEAL-COUNTY	REVISIONS	RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT	EASTVALE MASTER DRAINAGE PLAN LINE D-3 (STAGE 2)
CALL: TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG	A BRASS DISK IN CONCRETE MONUMENT LOCATED 15 FT. SOUTH OF 4 FT. HIGH SOLID FIVE-BAR DAIRY FENCE IN CORRAL. AT S/W CORNER EUCALYPTUS & CLEVELAND AVES. 37 FT. SOUTH OF EUCALYPTUS, 44 FT.WEST OF CLEVELAND. ELEV. = 699.8640	REGISTERED PROFESSIONAL ENGINEER SHAHRAM FARSHAD NO. C39530 EXP. 12-31-01 CIVIL STATE OF CALIFORNIA	3788 McCRAY STREET RIVERSIDE, CA 92506 PH. (909) 686-1070 FAX (909) 788-1256 APPROVED BY: DATE: 12/21/00 R.C.E. NO. C39530 EXP. DATE 12-31-01 DESIGNED BY: L.M. CHECKED BY: MF	REGISTERED PROFESSIONAL ENGINEER KHALED A. OTMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA	REF. / DESCRIPTION / APPR. / DATE	RECOMMENDED FOR APPROVAL PLANNING ENGINEER DATE: 2/26/01 APPROVED BY: CHIEF ENGINEER DATE: 2/26/01	APPROVED BY: DATE: 1/10/01 RCE NO. 33950 EXP. DATE 6/30/	TRACT 28933-1 IP 990097 STA 21+61.00 TO 29+00.00 FOR: FORECAST HOMES W.O. 98-370

PROJECT NO. 2-0-0308
DRAWING NO. 2-298
SHEET NO. 2 OF 8

DM

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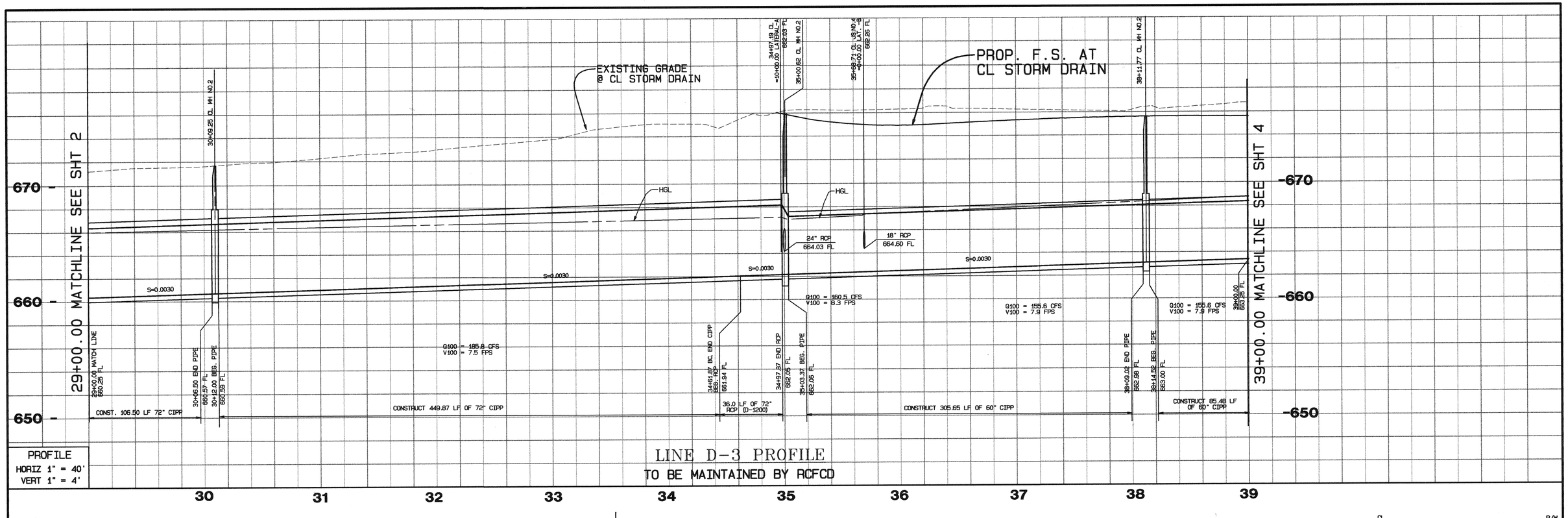
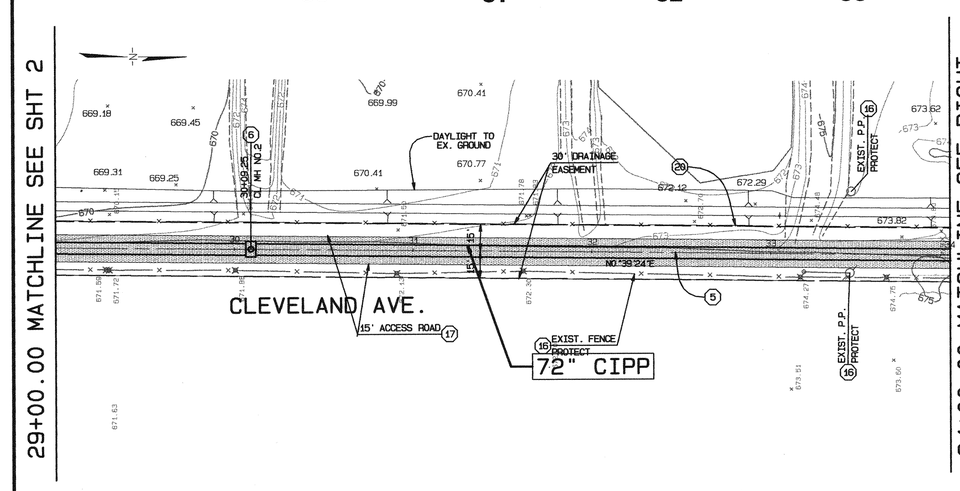
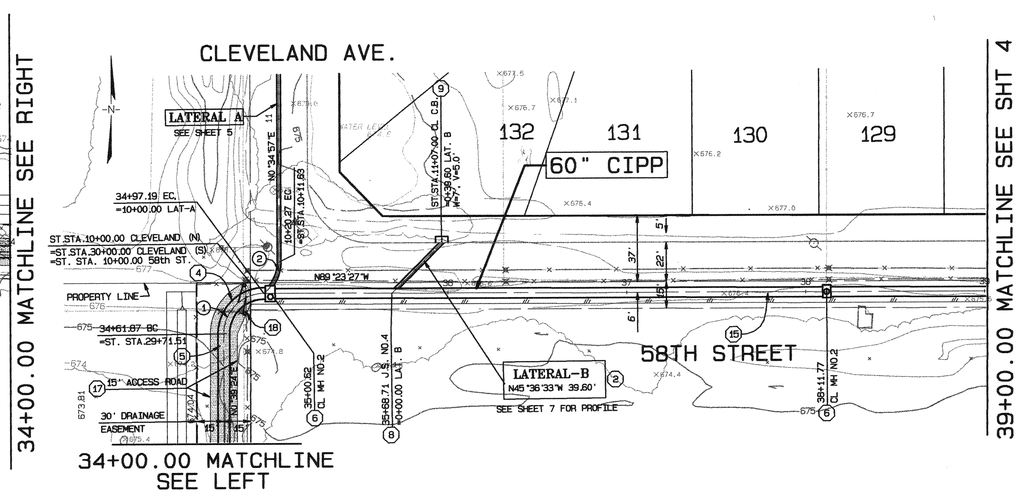


PROFILE
HORIZ 1" = 40'
VERT 1" = 4'

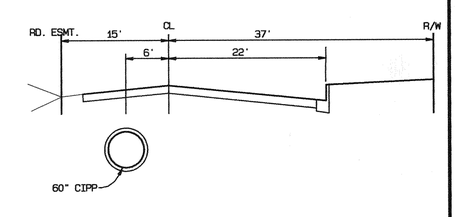
LINE D-3 PROFILE

TO BE MAINTAINED BY RCFCD





34+00.00 MATCHLINE SEE LEFT



SECTION AT STA.37+00

GRAPHIC SCALE 1"=10'
0 10 20 30

EASTVALE MDP LINE D-3

GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

CONSTRUCTION NOTES

2. CONSTRUCT 18" RCP CLASS IV
4. CONSTRUCT 72" RCP D-1200
5. CONSTRUCT 72" CIPP
6. CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
8. CONSTRUCT JUNCTION STRUCTURE NO.4 PER RCFC STD. JS 229
9. CONSTRUCT CATCH BASIN NO.1 PER RCFC STD.CB100 W/ LOCAL DEPRESSION PER RCFC STD. LD201
15. CONSTRUCT 60" CIPP
16. PROTECT EXIST. FENCE IN PLACE
17. CONSTRUCT 15' ACCESS ROAD WITH CRUSHED SLAG (2" MIN. THICK)
18. REMOVE INTERFERING PORTION OF EX. FENCE, INSTALL 14' DOUBLE DRIVE GATE PER RCFC STD. M 801

DM

G:\1998\98-0370\98370gr.pro 12/21/2000

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
A BRASS DISK IN CONCRETE MONUMENT LOCATED 15 FT. SOUTH OF 4 FT. HIGH SOLID FIVE-BAR DAIRY FENCE IN CORRAL. AT S/W CORNER EUCALYPTUS & CLEVELAND AVES., 37 FT. SOUTH OF EUCALYPTUS, 44 FT.WEST OF CLEVELAND.
ELEV. = 699.8640

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMAD FAGIH NI NO. C39530 EXP. 12-31-01 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

APPROVED BY: M. Fagih DATE: 12/21/00
R.C.E. NO. C39530 EXP. DATE 12-31-01
DESIGNED BY: L.M.
CHECKED BY: MF

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER RALED A. OTMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

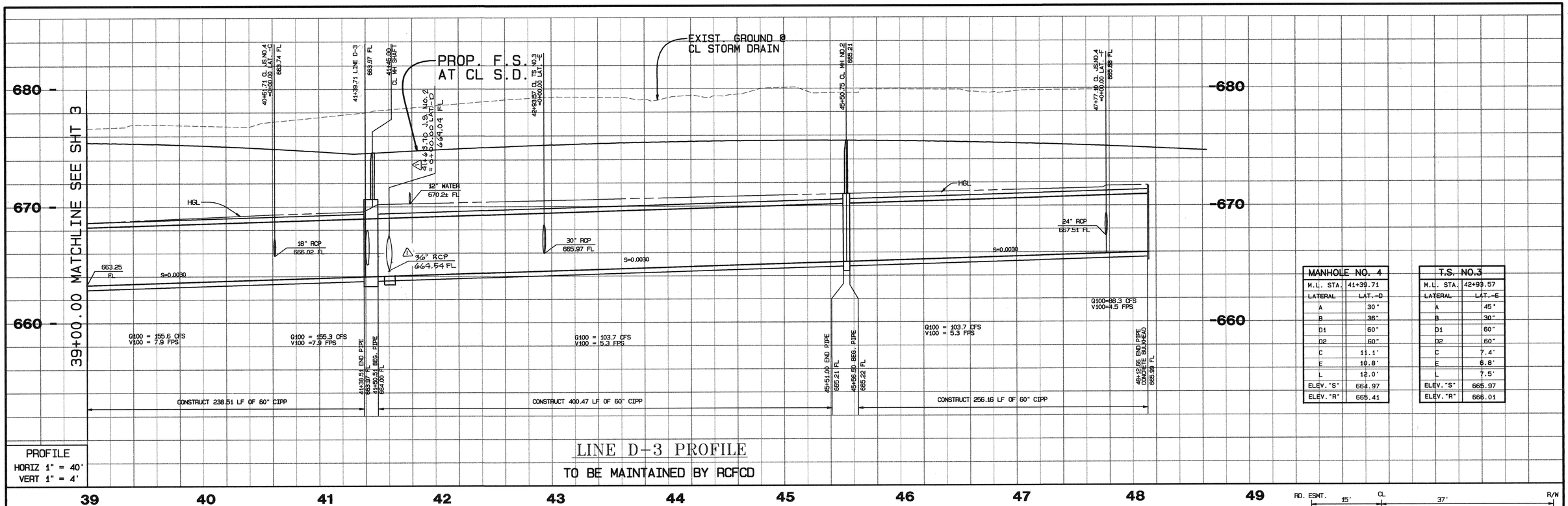
REVISIONS			
REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: Michael J. Ramos
PLANNING ENGINEER
DATE: 2/26/01
APPROVED BY: David Zigler
CHIEF ENGINEER
DATE: 2/28/01

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: R. Cary Gitter DATE: 1/10/01
RCE NO. 33950 EXP. DATE 6/30/02

EASTVALE MASTER DRAINAGE PLAN
LINE D-3 (STAGE 2)
TRACT 28933-1 IP 990097
STA 29+00.00 TO 39+00.00
FOR: FORECAST HOMES
W.O. 98-370

PROJECT NO. 2-0-0308
DRAWING NO. 2-298
SHEET NO. 3 OF 8



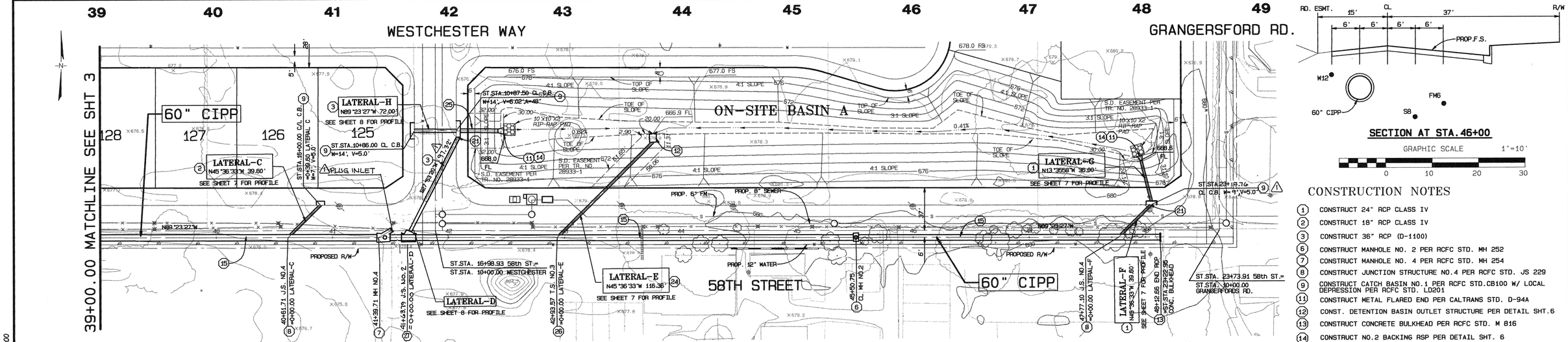
MANHOLE NO. 4	
M.L. STA.	41+39.71
LATERAL	LAT.-D
A	30"
B	36"
D1	60"
D2	60"
C	11.1'
E	10.8'
L	12.0'
ELEV. "S"	664.97
ELEV. "R"	665.41

T.S. NO.3	
M.L. STA.	42+93.57
LATERAL	LAT.-E
A	45"
B	30"
D1	60"
D2	60"
C	7.4'
E	6.8'
L	7.5'
ELEV. "S"	665.97
ELEV. "R"	666.01

PROFILE
HORIZ 1" = 40'
VERT 1" = 4'

LINE D-3 PROFILE

TO BE MAINTAINED BY RCFCD



Δ = 62°43'13", B=36", C=5.2', D=60", E=3.7', F=2.49', G=1.25', L=5.0', ELEV. "R" = 664.56, ELEV. "S" = 664.54

EASTVALE MDP LINE D-3

GRAPHIC SCALE 1"=40'

40 20 0 40 80 120

Δ (27) CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RCFC STD. JS 227.

SECTION AT STA. 46+00

GRAPHIC SCALE 1"=10'

0 10 20 30

CONSTRUCTION NOTES

1. CONSTRUCT 24" RCP CLASS IV
2. CONSTRUCT 18" RCP CLASS IV
3. CONSTRUCT 36" RCP (D-1100)
5. CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
7. CONSTRUCT MANHOLE NO. 4 PER RCFC STD. MH 254
8. CONSTRUCT JUNCTION STRUCTURE NO.4 PER RCFC STD. JS 229
9. CONSTRUCT CATCH BASIN NO.1 PER RCFC STD.CB100 W/ LOCAL DEPRESSION PER RCFC STD. LD201
11. CONSTRUCT METAL FLARED END PER CALTRANS STD. D-94A
12. CONST. DETENTION BASIN OUTLET STRUCTURE PER DETAIL SHT.6
13. CONSTRUCT CONCRETE BULKHEAD PER RCFC STD. M 816
14. CONSTRUCT NO.2 BACKING RSP PER DETAIL SHT. 6
15. CONSTRUCT 60" CIPP
21. INSTALL 1/4" GALVANIZED STEEL BULKHEAD PER DETAIL ON SHT 7
24. CONSTRUCT 30" RCP D-1500
25. CONSTRUCT 42" RCP D-1100
26. CONSTRUCT TRANSITION STRUCTURE NO.3 PER RCFC STD.TS 303

DM

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK

A BRASS DISK IN CONCRETE MONUMENT LOCATED 15 FT. SOUTH OF 4 FT. HIGH SOLID FIVE-BAR DAIRY FENCE IN CORRAL. AT S/W CORNER EUCALYPTUS & CLEVELAND AVES., 37 FT. SOUTH OF EUCALYPTUS, 44 FT.WEST OF CLEVELAND.

ELEV. = 699.8640

SEAL-ENGINEER

REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FARSHIDI NO. C39530 EXP. 12-31-01 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

APPROVED BY: M.L. Farshidi DATE: 12/21/00 DESIGNED BY: L.M.
R.C.E. NO. C39530 EXP. DATE 12-31-01 CHECKED BY: MF

SEAL-COUNTY

REGISTERED PROFESSIONAL ENGINEER DALE A. OTMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REVISIONS			
1	REVISE C.B. WIDTH AND ADDED J.S. NO. 2	MF	7/14/01 7/12
REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: Michael D. Ramos
PLANNING ENGINEER
DATE: 2/26/01

APPROVED BY: David Zapien
CHIEF ENGINEER
DATE: 2/26/01

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: R. Chief Petty
RCE NO. 33950 EXP. DATE 6/30/01

EASTVALE MASTER DRAINAGE PLAN
LINE D-3 (STAGE 2)
TRACT 28933-1 IP 990097
STA 39+00.00 TO 48+12.66

FOR: FORECAST HOMES | W.O. 98-370

PROJECT NO. 2-0-0308
DRAWING NO. 2-298
SHEET NO. 4 OF 8

G:\1998\98-0370\98370gr.pro 12/21/2000

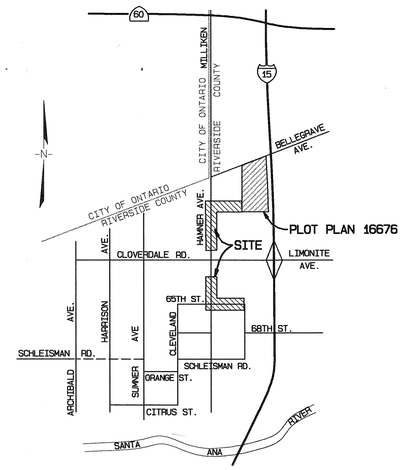
- **AS-BUILT STORM DRAIN IMPROVEMENT PLANS ALONG HAMNER AVENUE (MDP LINE "E", RCFCD DWG NO. 2-0-310)**

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

EASTVALE MASTER DRAINAGE PLAN LINE E

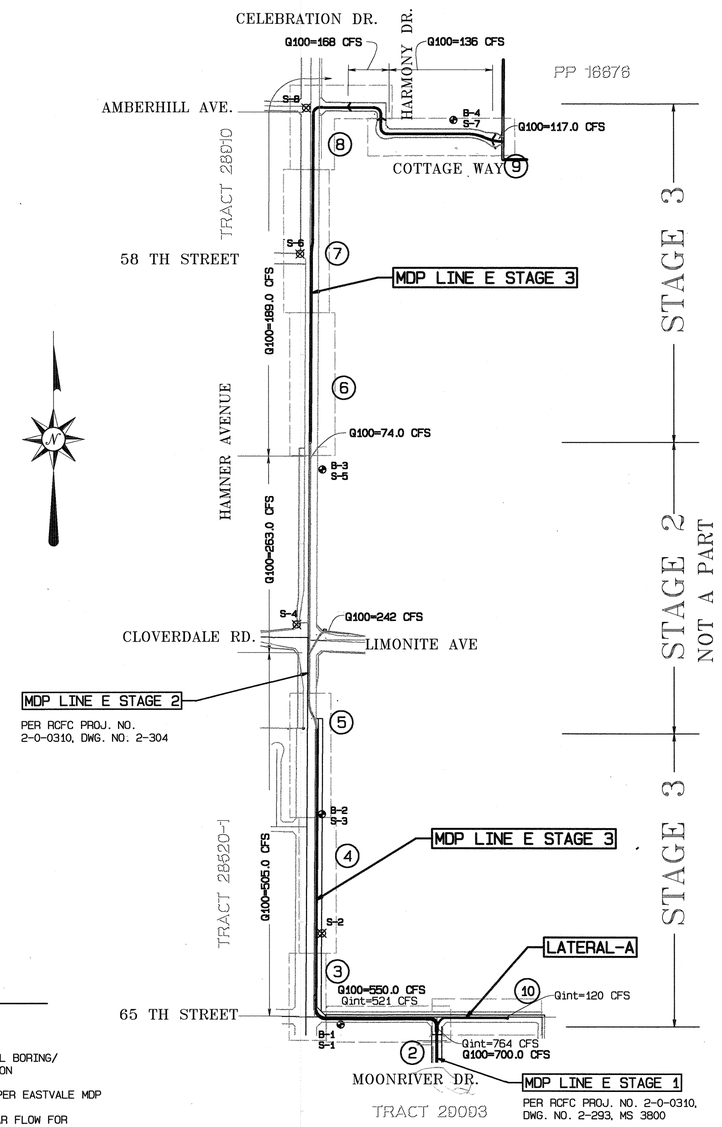
GENERAL NOTES

1. ALL STATIONING REFERS TO CENTERLINE OF CONSTRUCTION.
2. ALL CROSS SECTIONS ARE TAKEN LOOKING DOWNSTREAM.
3. TOPOGRAPHY BY DIGITAL PHOTOGRAMMETRIC METHODS. AERIAL PHOTOGRAPHS TAKEN AT AN ALTITUDE NOT TO EXCEED A FLYING HEIGHT TO CONTOUR INTERVAL RATIO OF 1800. PHOTOGRAPHY DATED 10-25-00, BY INLAND AERIAL SURVEYS, INC.
4. THE VERTICAL DATUM IS DERIVED FROM NGVD 29. THE HORIZONTAL DATUM IS DERIVED FROM NAD 83.
5. STANDARD DRAWINGS CALLED FOR ON THE PLAN & PROFILE SHALL CONFORM TO R.C.F.C. & W.C.D. STD. DRAWINGS, CALTRANS OR COUNTY STANDARD PLANS.
6. ELEVATIONS AND LOCATIONS OF UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION AND ARE SHOWN APPROXIMATELY ON THESE PLANS. 48 HOURS BEFORE EXCAVATION CALL UNDERGROUND SERVICE ALERT AT 1-800-227-2600. ALL UTILITIES SHALL BE PROTECTED IN PLACE EXCEPT AS NOTED ON PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR IS REQUIRED TO CONTACT ALL UTILITY AGENCIES REGARDING TEMPORARY SUPPORT AND SHORING REQUIREMENTS FOR THE VARIOUS UTILITY LINES SHOWN ON THESE PLANS.
8. ALL OPENINGS RESULTING FROM CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES, OR SIMILAR STRUCTURES TO BE ABANDONED, SHALL BE SEALED AT BOTH ENDS WITH 6" MIN. CLASS "B" CONCRETE.
9. STREET RECONSTRUCTION SHALL BE AS SHOWN ON TYPICAL STREET PAVEMENT DETAILS. IF THERE IS NO TYPICAL DETAIL, THE RECONSTRUCTION SHALL BE 0.65' AC OVER 0.60' AB OR IN KIND, WHICHEVER IS GREATER, INCLUDING STRIPING AND MARKING.
10. ALL RECONSTRUCTION, RESURFACING AND PAVEMENT DELINEATION, CURBS, SIDEWALKS AND OTHER IMPROVEMENTS ARE TO BE RECONSTRUCTED IN KIND AT THE SAME LOCATIONS AND ELEVATIONS AS THE EXISTING IMPROVEMENTS, UNLESS OTHERWISE NOTED.
11. ⊗ INDICATES APPROX. SOIL BORING LOCATION PER SOILS REPORT DATED 6/11/2001.
12. FOR COMPLETE RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT REFER TO GRANT OF EASEMENTS & OFFER OF DEDICATIONS RECORDED AS SHOWN ON PLAN
13. ALL TRENCH EDGES SHALL BE SAWCUT NEAT OR AS DIRECTED BY THE ENGINEER.
14. APPROVAL FOR THESE PLANS BY THE RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT DOES NOT RELIEVE THE DEVELOPER'S ENGINEER OF RESPONSIBILITY FOR THE ENGINEERING DESIGN. IF FIELD CHANGES ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO MAKE THE NECESSARY CHANGES.
15. ALL WORK WITHIN THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT R/W WILL REQUIRE AN ENCROACHMENT PERMIT.
16. ITEMS WITHIN THE TEMPORARY CONSTRUCTION EASEMENT NOT IDENTIFIED ON THE PLANS SHALL BE PROTECTED IN PLACE OR RESTORED TO THE ORIGINAL CONDITIONS
17. CONTRACTOR SHALL INSTALL TEMPORARY CHAIN-LINK FENCE ALONG TEMPORARY CONSTRUCTION EASEMENT, OR RELOCATE EXIST. FENCE TO TEMPORARY CONSTRUCTION EASEMENT. TEMPORARY FENCE SHALL BE REMOVED AFTER CONSTRUCTION COMPLETED



VICINITY MAP NTS

T2S, R7W, SECTION 25



INDEX MAP

SCALE: 1"=500'

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NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.

CONSTRUCTION NOTES

1	CONSTRUCT 12'WX7'H RCB PER CALTRANS STD.D-80, MAX. COVER 20'	22	PROTECT EXISTING POWER POLE/ TEL POLE
2	CONSTRUCT 10'WX7'H RCB PER CALTRANS STD.D-80, MAX. COVER 10'	23	REMOVE AND REPLACE EXIST. PAVEMENT, STRIPING AND MARKING. PAVEMENT TO BE
3	CONSTRUCT 84" RCP (D=1750)		RESTORED PER DETAILS AND SECTIONS ON SHEET 14
4	CONSTRUCT 66" RCP (D=1750)	24	RECONSTRUCT DRIVEWAY IN KIND TO MATCH EXIST.& PROVIDE ACCESS DURING CONST.
5	CONSTRUCT 60" RCP (D-1750)	25	REMOVE EXISTING FENCE AND REINSTALL IN KIND TO ITS ORIG. LOCATION
6	CONSTRUCT 48" RCP (D-1500)		AFTER COMPLETION OF CONSTRUCTION
7	CONSTRUCT 24" RCP CLASS IV	25A	RELOCATE EXISTING FENCE TO TCE AND REINSTALL IN KIND TO ITS ORIG.
8	CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252		LOCATION AFTER COMPLETION OF CONSTRUCTION
9	CONSTRUCT MANHOLE NO. 3 PER RCFC STD. MH 253	26	PROTECT IN PLACE
10	CONSTRUCT TRANSITION STRUCTURE NO.1 PER RCFC STD. TS 301	28	PROTECT EXISTING 4" GAS LINE
11	CONSTRUCT TRANSITION STRUCTURE NO.2 PER RCFC STD. TS 302	29	INSTALL 6' TEMP. CHAIN LINK FENCE ALONG TCE PER RCFC STD. M801
12	CONSTRUCT JUNCTION STRUCTURE NO. 1 PER RCFC STD. JS 226	30	EXISTING PACIFIC BELL TEL. RISER TO BE RELOCATED BY TELE. CO.
13	CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STD. JS 229	31	RELOCATE EX. MONITORING VAULT AND FIXTURES FOR DAIRY WASHWATER
14	CONSTRUCT CONCRETE BULKHEAD PER RCFC STD. M 816		PER ORANGE CO. SANITATION DIST. DWG. C4, M1 & M2
15	INSTALL BARRICADE PER RCTD STD. 810	32	REMOVE EX. 6" PVC IRR. LINE & RISER AND REINSTALL IN KIND TO ORIG. LOCATION
16	INSTALL 14' DOUBLE DRIVE GATE PER RCFC STD. M 801		AFTER COMPLETION OF CONSTRUCTION. PROVIDE TEMP. IRR. SYSTEM DURING CONST.
17	INSTALL 6' CHAIN LINK FENCE PER RCFC STD. M801	33	REMOVE AND REPLANT EX. ITAL. CYPRESS TREE W/ AN EXTRA TREE IN KIND @ 6' APART
18	CONSTRUCT DROP INLET 1 PER DETAIL ON SHEET 3	34	CONSTRUCT DECK ACCESS OPENING PER CALTRANS STD. B7-11, DETAIL U43
19	CONSTRUCT DROP INLET 2 PER DETAIL ON SHEET 10		
20	CONSTRUCT 4" CONC. PAVING W/ 2' CUTOFF WALL AT INLET STRUCTURES		
21	CONST. MODIFIED CONCRETE DROP INLET WITH 2" A.C. APRON PER RCFC		
	STD. CB110 & DETAIL ON SHT 11		

LEGEND

3	SHEET NUMBERS
⊗ B-2 S-3	APPROXIMATE SOIL BORING/ SOUNDING LOCATION
Q100	100-YEAR FLOW PER EASTVALE MDP
Qint	INTERIM 100-YEAR FLOW FOR EXISTING CONDITION

IP 010027

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FADAVIE NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET, RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: M. Fadavie DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER KHALED A. OTMAN NO. 33850 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REVISIONS			
REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: DESIGN ENGINEER — DATE: 2/20/02
APPROVED BY: CHIEF ENGINEER — DATE: 2/20/02

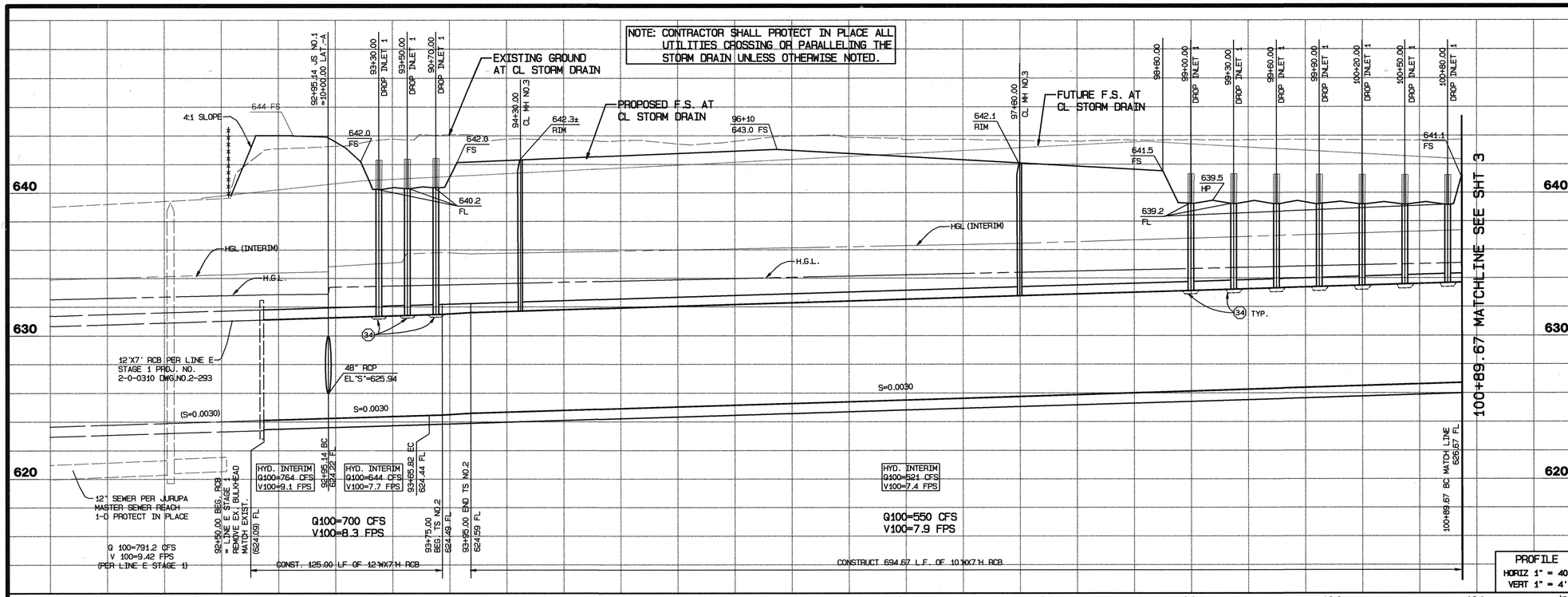
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: DATE: 2/20/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 3
TITLE SHEET

PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 1 OF 41

G:\2000\00-0101\00101SD.pro2/20/2002

NOTE: CONTRACTOR SHALL PROTECT IN PLACE ALL UTILITIES CROSSING OR PARALLELING THE STORM DRAIN UNLESS OTHERWISE NOTED.

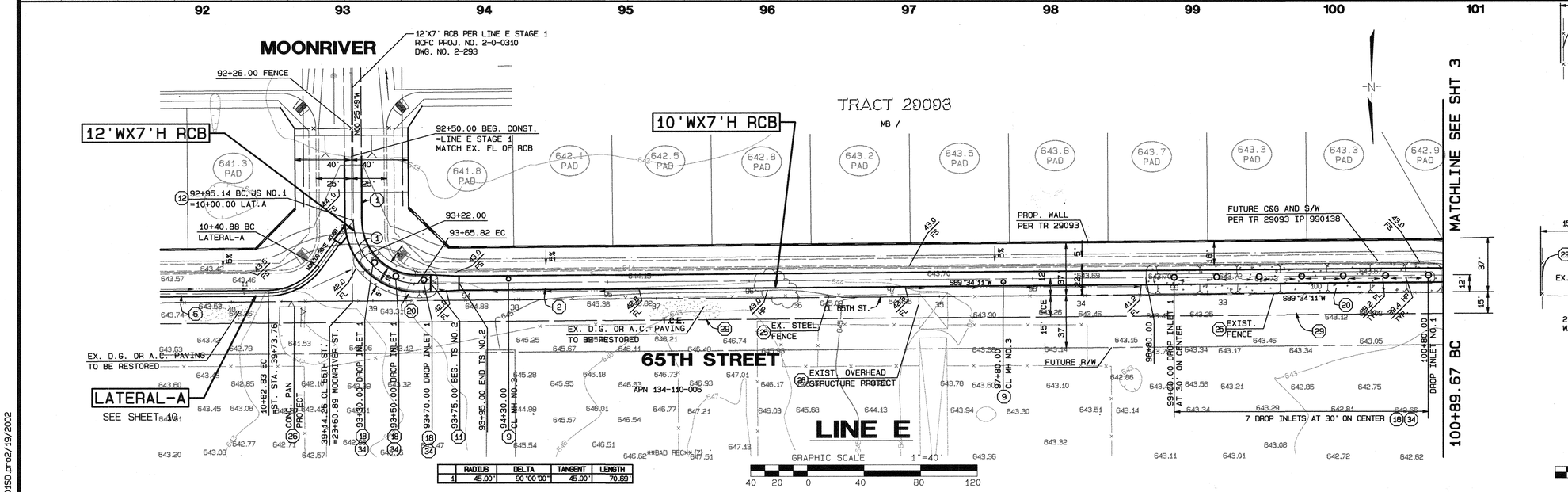


J.S. NO.1	
M.L. STA.	93+15.81
LATERAL	LAT.-A
A	36"±
B	48"
C	17.0
EL. "S"	625.94
EL. "R"	626.08

CONSTRUCTION NOTES

1. CONSTRUCT 12'WX7'H RCB PER CALTRANS STD.D-80, MAX. COVER 20' FLAT INVERT
2. CONSTRUCT 10'WX7'H RCB PER CALTRANS STD.D-80, MAX. COVER 10' FLAT INVERT
6. CONSTRUCT 48" RCP D-1500
9. CONSTRUCT MANHOLE NO. 3 PER RCFC STD. MH 253
11. CONSTRUCT TRANSITION STRUCTURE NO.2 PER RCFC STD. TS 302
12. CONSTRUCT JUNCTION STRUCTURE NO. 1 PER RCFC STD. JS 226
16. CONSTRUCT DROP INLET NO.1 PER DETAIL ON SHEET 3
20. CONSTRUCT 4" CONC. PAVING W/ 2' CUTOFF WALL AT INLET STRUC.
25. REMOVE EXISTING FENCE AND REINSTALL IN KIND TO ITS ORIG. LOCATION AFTER COMPLETION OF CONSTRUCTION
26. PROTECT IN PLACE
29. INSTALL 6' TEMP. CHAIN LINK FENCE ALONG TCE PER RCFC STD. M801
34. CONSTRUCT DECK ACCESS OPENING PER CALTRANS STD. B7-11, DETAIL U43

PROFILE
HORIZ 1" = 40'
VERT 1" = 4'



	RADIUS	DELTA	TANGENT	LENGTH
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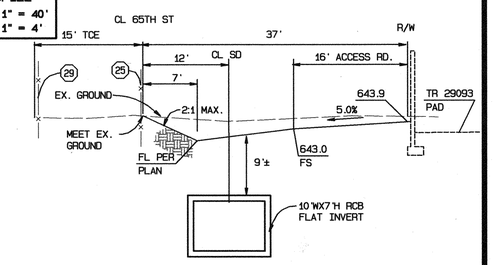
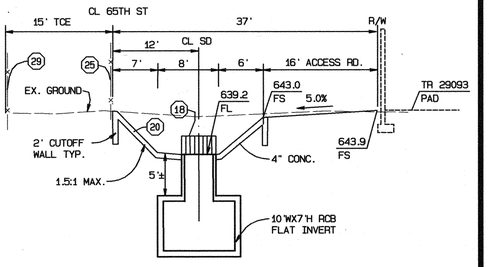


SECTION @ STA.95+00



SECTION @ STA.99+00

GRAPHIC SCALE 1"=10'

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1·800 227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER: REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGIR NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: Mohammad Fagir DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY: REGISTERED PROFESSIONAL ENGINEER HALED A. OTHMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

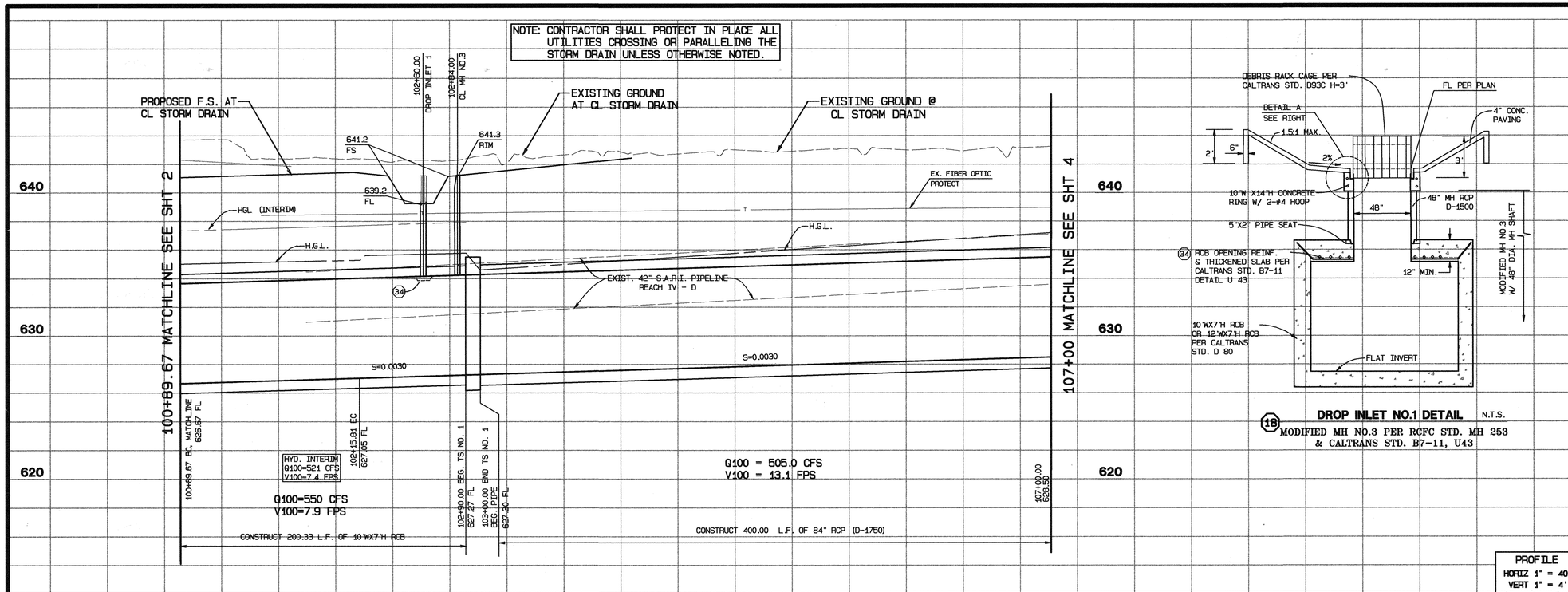
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: DESIGN ENGINEER — DATE: 2/20/02
APPROVED BY: CHIEF ENGINEER — DATE: 2/20/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: DATE: 2/20/02
RCE NO. ____ EXP. DATE ____

EASTVALE MDP
LINE E
STAGE 3
PLAN & PROFILE
STA. 92+50.00 TO STA. 100+89.67

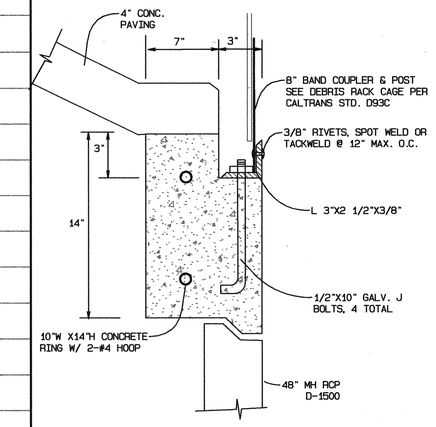
IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 2 OF 41

G:\2000\00-0101\00101SD.prc2/19/2002



DROP INLET NO.1 DETAIL N.T.S.

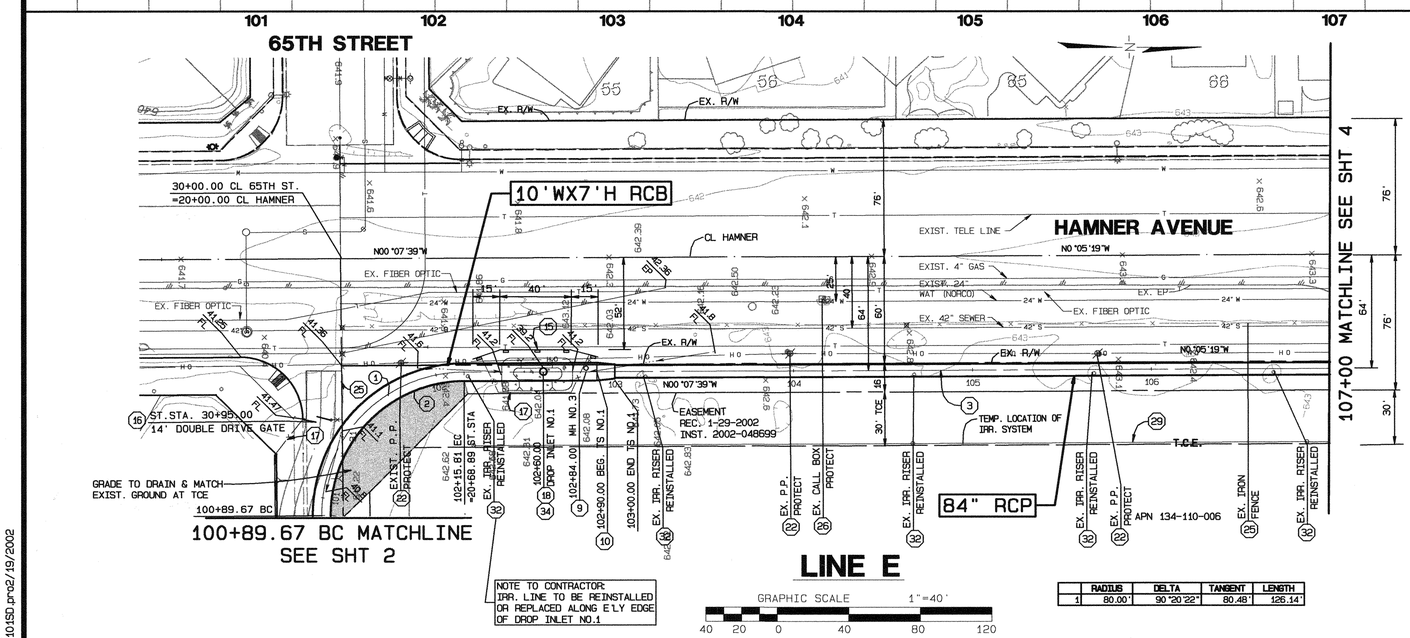
(18) MODIFIED MH NO.3 PER RCFC STD. MH 253 & CALTRANS STD. B7-11, U43



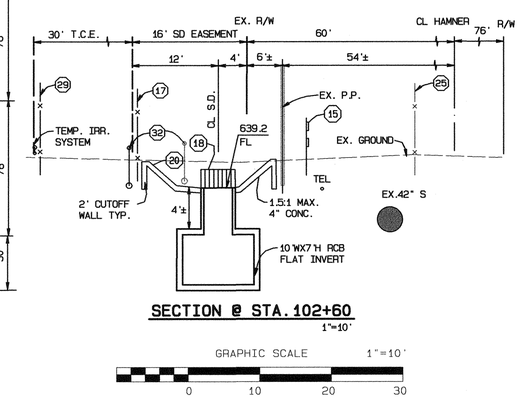
DETAIL A
NOT TO SCALE

CONSTRUCTION NOTES

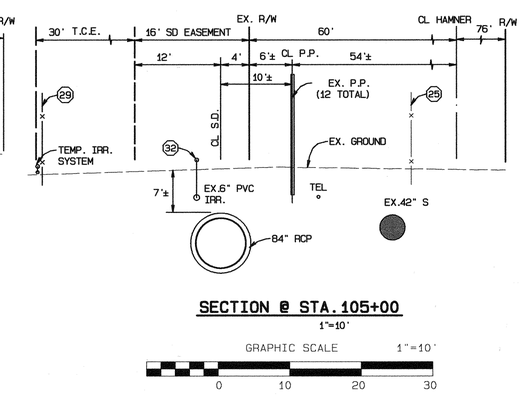
(2) CONSTRUCT 10'WX7'H RCB PER CALTRANS STD.D-80, MAX. COVER 10' FLAT INVERT
(3) CONSTRUCT 84" RCP (D=1750)
(9) CONSTRUCT MANHOLE NO. 3 PER RCFC STD. MH 253
(10) CONSTRUCT TRANSITION STRUCTURE NO.1 PER RCFC STD. TS 301
(15) INSTALL BARRICADE PER RCTC STD. 810
(16) INSTALL 14' DOUBLE DRIVE GATE PER RCFC STD. M 801
(17) INSTALL 6' CHAIN LINK FENCE PER RCFC STD. M801
(18) CONSTRUCT DROP INLET 1 PER DETAIL ON SHEET 3
(20) CONSTRUCT 4" CONC. PAVING W/ 2' CUTOFF WALL AT INLET STRUC.
(22) PROTECT EXISTING POWER POLE/ TEL POLE
(25) REMOVE EXISTING FENCE AND REINSTALL IN KIND TO ITS ORIG. LOCATION AFTER COMPLETION OF CONSTRUCTION
(26) PROTECT IN PLACE
(29) INSTALL 6' TEMP. CHAIN LINK FENCE ALONG TCE PER RCFC STD. M801
(32) REMOVE EX. 6" PVC IRR. LINE & RISER AND REINSTALL IN KIND TO ORIG. LOCATION UNLESS NOTED OTHERWISE ON PLAN AFTER COMPLETION OF CONSTRUCTION. PROVIDE TEMP. IRR. SYSTEM DURING CONST.
(34) CONSTRUCT DECK ACCESS OPENING PER CALTRANS STD. B7-11, DETAIL U43



	RADIUS	DELTA	TANGENT	LENGTH
1	80.00'	90°20'22"	80.48'	126.14'



SECTION @ STA.102+60
1"=10'



SECTION @ STA.105+00
1"=10'

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGIH NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: Mohammad Fagih DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER HALED A. OTHMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

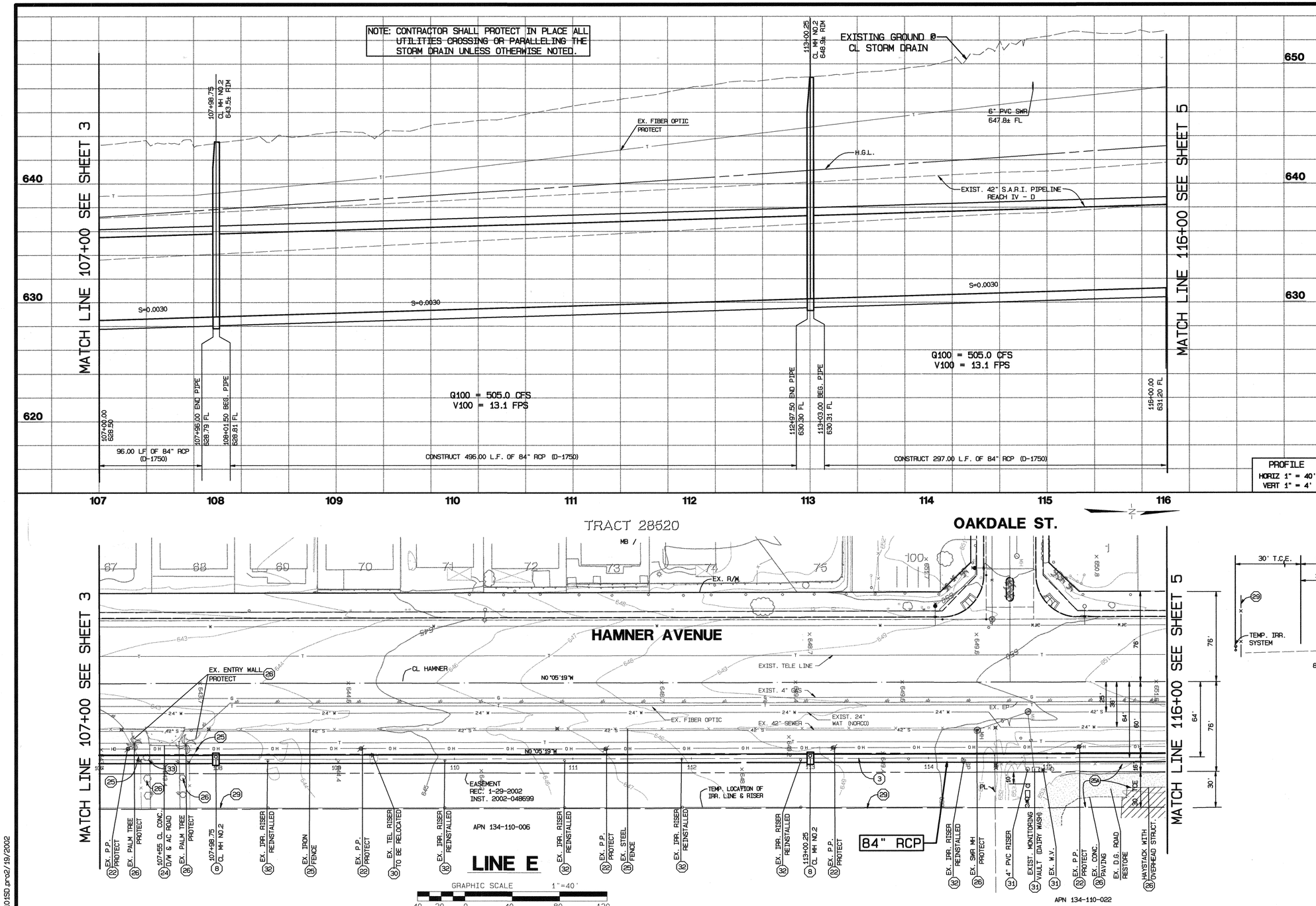
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: Chris Johnson
DESIGN ENGINEER
DATE: 2/20/02
APPROVED BY: David Zoro
CHIEF ENGINEER
DATE: 2/20/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: P. Gary Ratter DATE: 2/20/02
RCE NO. _____ EXP. DATE _____

EASTVALE MDP
LINE E
STAGE 3
PLAN & PROFILE
STA. 100+89.67 TO STA. 107+00

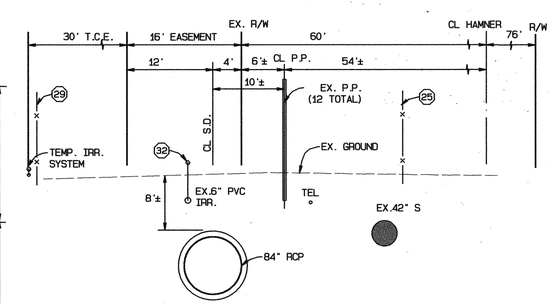
IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 3 OF 41

G:\2000\00-0101\0010105D.prn2/19/2002



CONSTRUCTION NOTES

- (3) CONSTRUCT 84" RCP (D=1750)
- (8) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
- (22) PROTECT EXISTING POWER POLE/ TEL POLE
- (24) RECONSTRUCT CONCRETE DRIVEWAY AND A.C. ROAD IN KIND TO MATCH EXISTING AND PROVIDE ACCESS DURING CONSTRUCTION
- (25) REMOVE EXISTING FENCE AND REINSTALL IN KIND TO ITS ORIG. LOCATION AFTER COMPLETION OF CONSTRUCTION (FROM STA. 107+00 TO 114+55)
- (25A) RELOCATE EXISTING FENCE AS SHOWN AND REINSTALL IN KIND TO ITS ORIG. LOCATION AFTER COMPLETION OF CONSTRUCTION (FROM STA. 114+55 TO STA. 116+00)
- (26) PROTECT IN PLACE
- (29) INSTALL 6' TEMP. CHAIN LINK FENCE ALONG TCE PER RCFC STD. M801
- (30) EXISTING PACIFIC BELL TEL. RISER TO BE RELOCATED BY TELE. CO.
- (31) RELOCATE EX. MONITORING VAULT AND FIXTURES FOR DAIRY WASHWATER @ 90° ROTATION PER ORANGE CO. SANITATION DIST. DWG. C4, M1 & M2
- (32) REMOVE EX. 6" PVC IRR. LINE & RISER AND REINSTALL IN KIND TO ORIG. LOCATION AFTER CONSTRUCTION. PROVIDE TEMP. IRR. SYSTEM DURING CONST.
- (33) REMOVE AND REPLANT EX. ITAL. CYPRESS TREE W/ AN EXTRA TREE IN KIND @ 6' APART



SECTION @ STA. 110+00

GRAPHIC SCALE 1"=10'

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1·800 227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMMER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER: REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGIH NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256
PREPARED BY: DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY: REGISTERED PROFESSIONAL ENGINEER KHALED A. OTHMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: DESIGN ENGINEER DATE: 2/20/02
APPROVED BY: CHIEF ENGINEER DATE: 2/20/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: DATE: 2/20/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 3
PLAN & PROFILE
STA. 107+00 TO STA. 116+00

IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 4 OF 41

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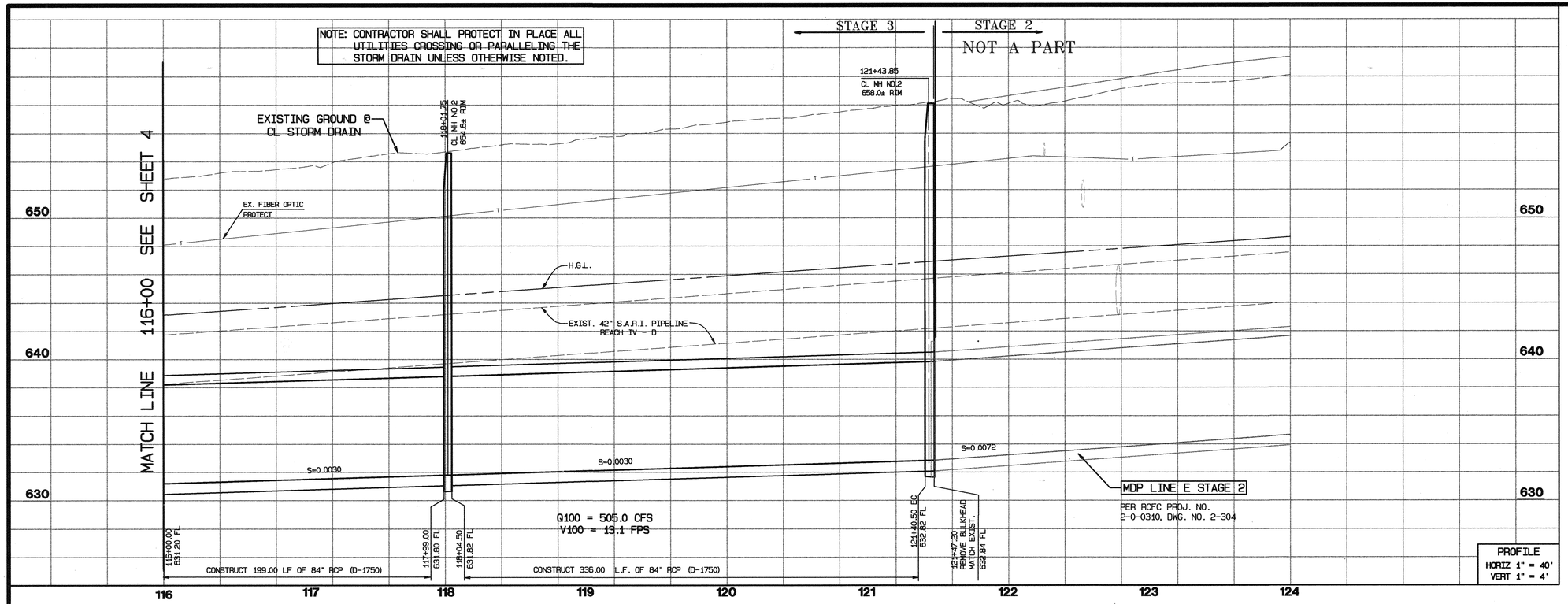
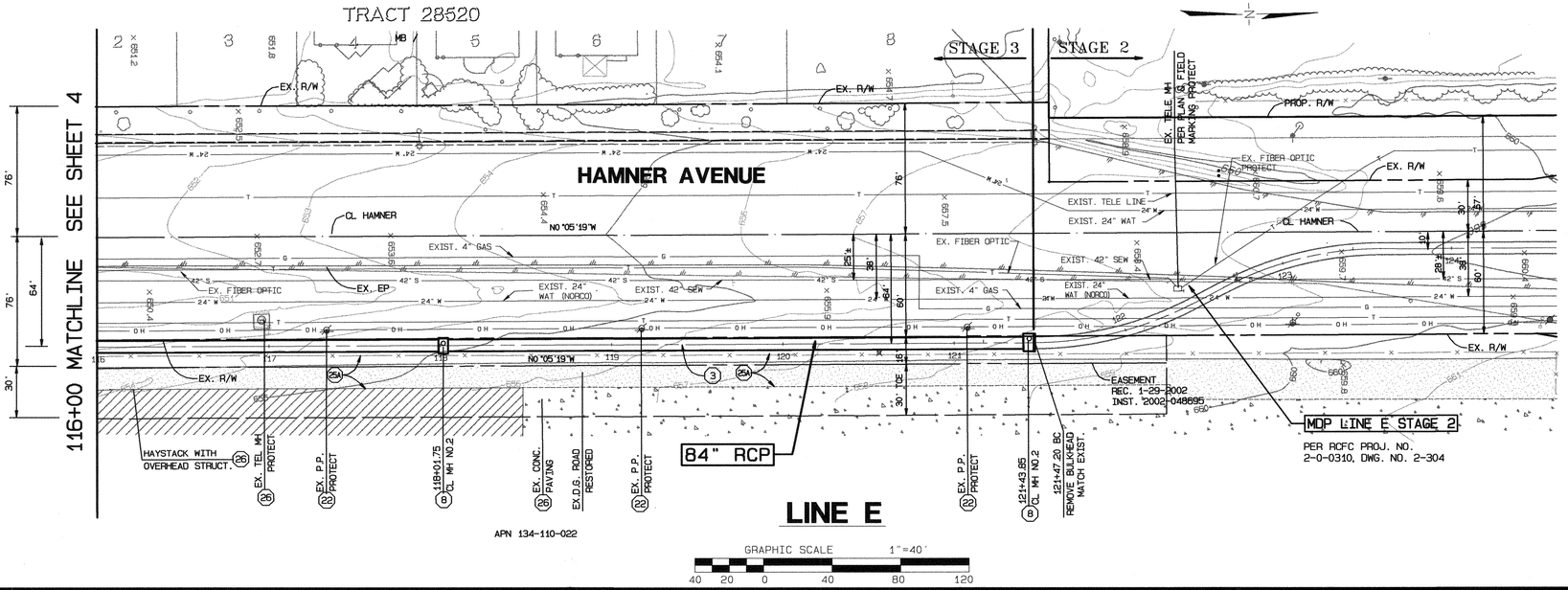
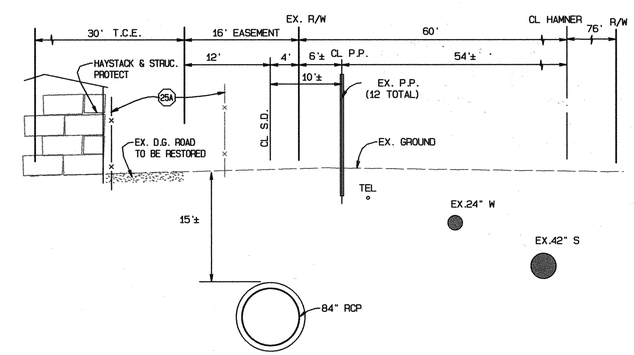


CONSTRUCTION NOTES

- (3) CONSTRUCT 84" RCP (D=1750)
- (8) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
- (22) PROTECT EXISTING POWER POLE/ TEL POLE
- (25A) RELOCATE EXISTING FENCE AS SHOWN AND REINSTALL IN KIND TO ITS ORIG. LOCATION AFTER COMPLETION OF CONSTRUCTION
- (26) PROTECT IN PLACE





SECTION @ STA.118+00

GRAPHIC SCALE 1"=10'
0 10 20 30

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMAD FADIN NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: MOF DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER KHALED A. OTHMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: DESIGN ENGINEER — DATE: 2/20/02
APPROVED BY: CHIEF ENGINEER — DATE: 2/20/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: DATE: 2/20/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 3
PLAN & PROFILE
STA.116+00 TO STA. 121+47.20

IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 5 OF 41

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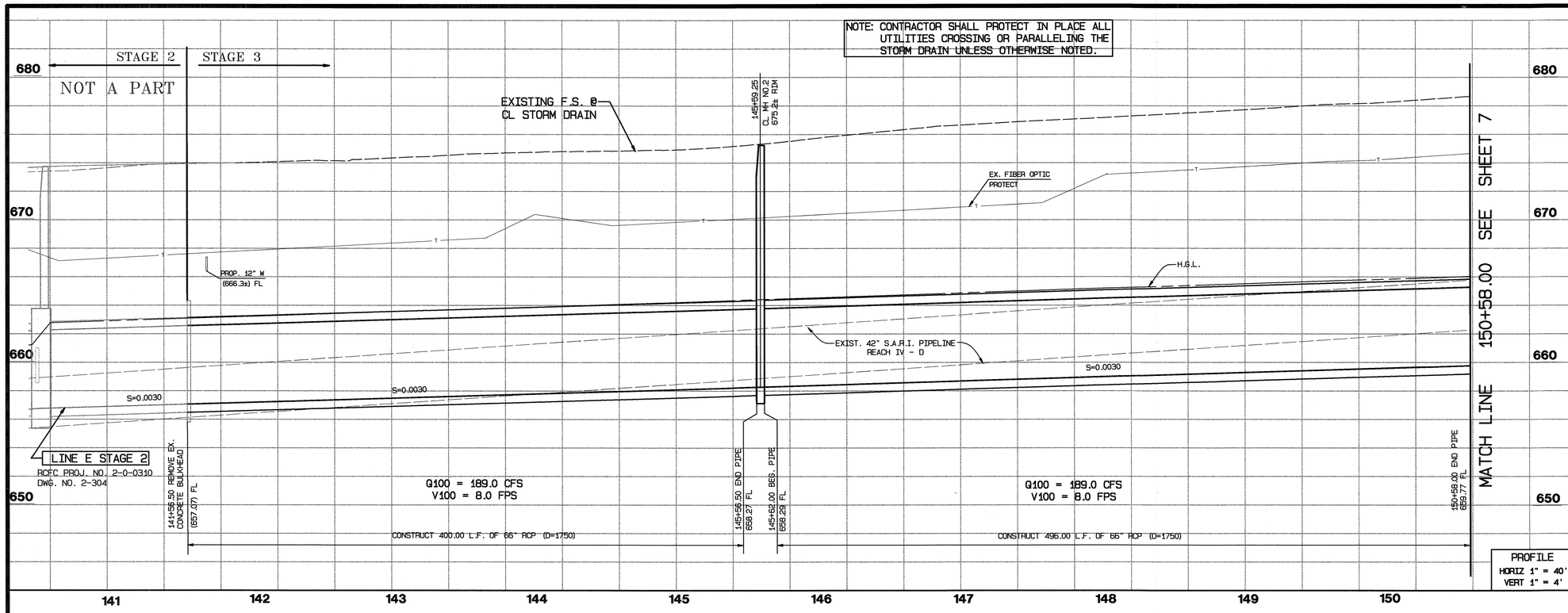


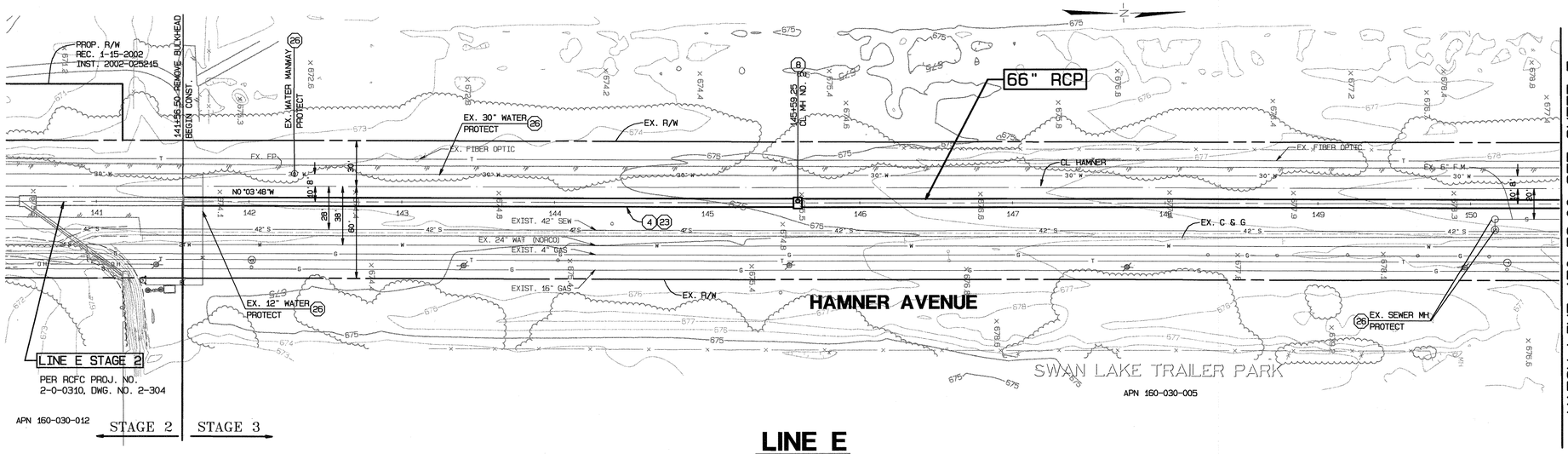
CONSTRUCTION NOTES

(4) CONSTRUCT 66" RCP (D=1750)

(8) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252

(23) REMOVE AND REPLACE EXIST. PAVEMENT, STRIPING AND MARKING. PAVEMENT TO BE RESTORED PER DETAILS AND SECTIONS ON SHEET 14

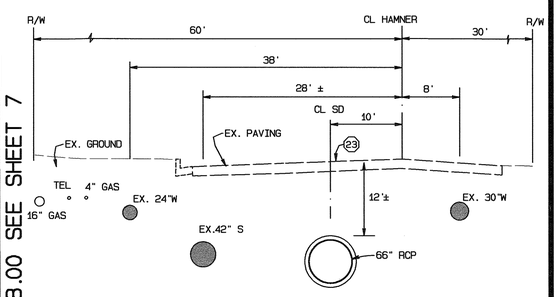
(26) PROTECT IN PLACE



LINE E

GRAPHIC SCALE 1"=40'

40 20 0 40 80 120



SECTION @ STA.147+00

GRAPHIC SCALE 1"=10'

0 10 20 30

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FARHAN NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256
PREPARED BY: DATE 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER KHALED A. OTHMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL
DESIGN ENGINEER
DATE : 2/20/02
APPROVED BY:
CHIEF ENGINEER
DATE : 2/20/02

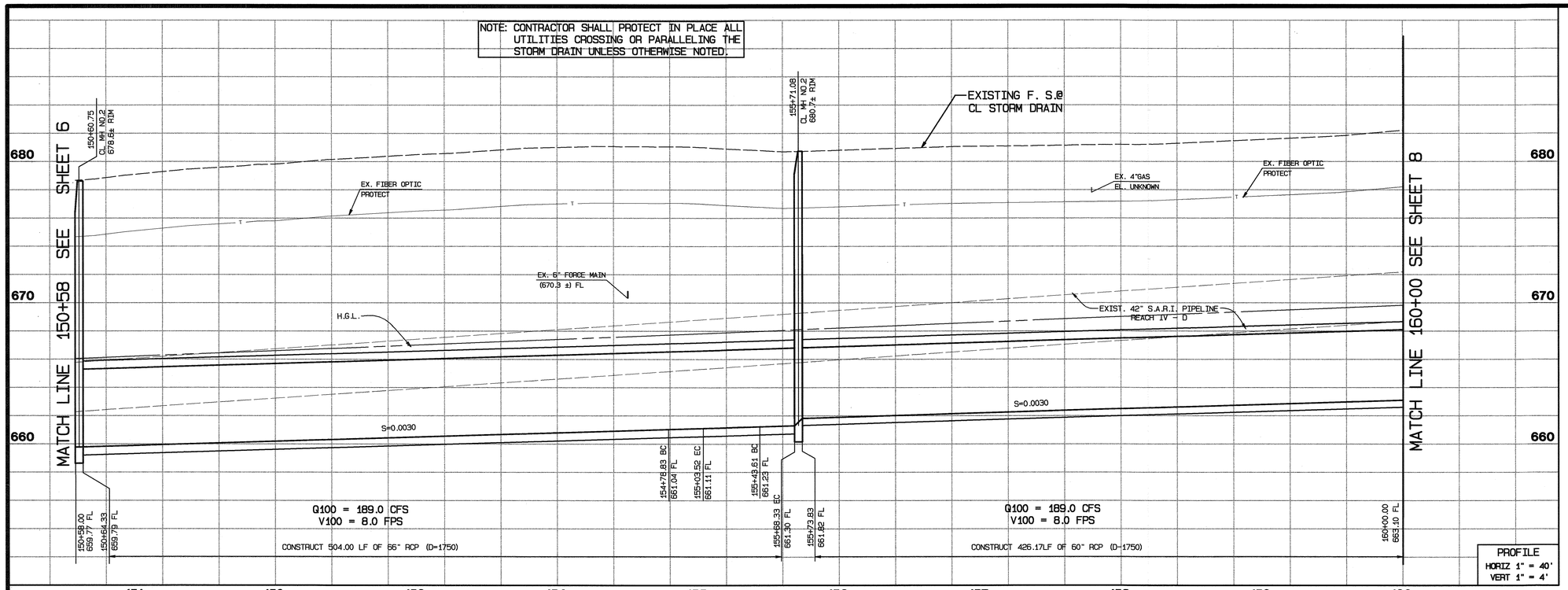
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY:
DATE: 2/20/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 3
PLAN & PROFILE
STA.141+56.50 TO STA. 150+58.00

IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 6 OF 41

G:\2000\00-0101\00101SD.prn2/19/2002

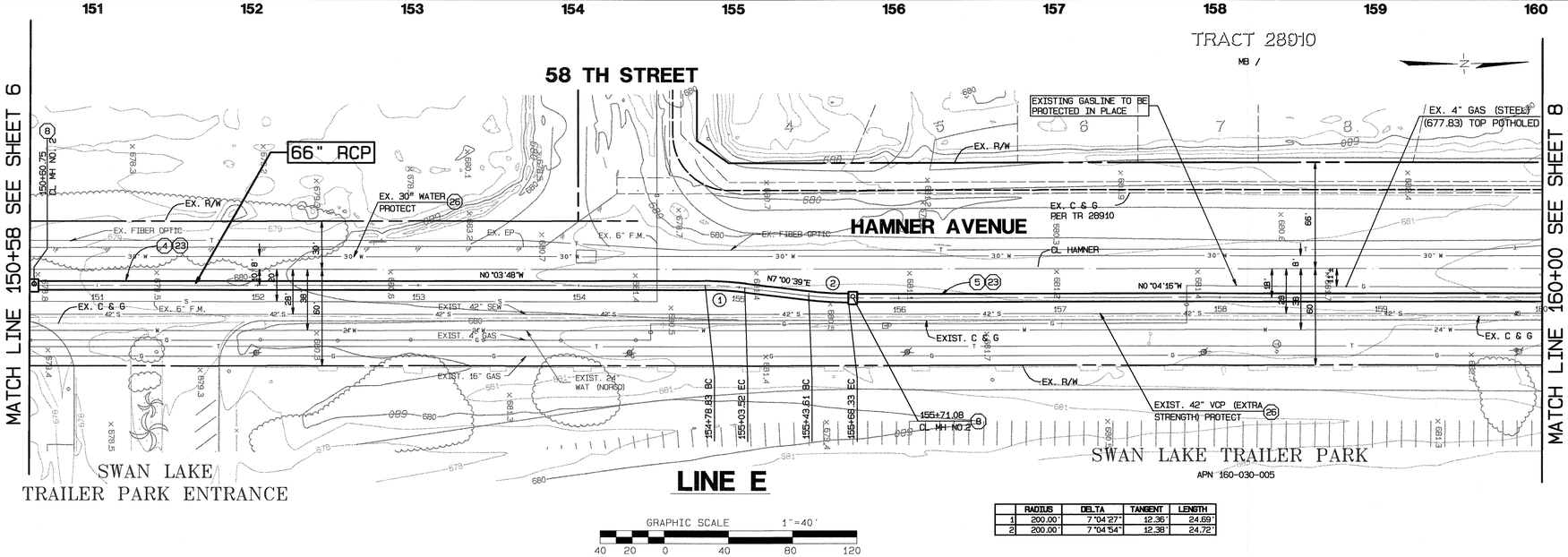
NOTE: CONTRACTOR SHALL PROTECT IN PLACE ALL UTILITIES CROSSING OR PARALLELING THE STORM DRAIN UNLESS OTHERWISE NOTED.



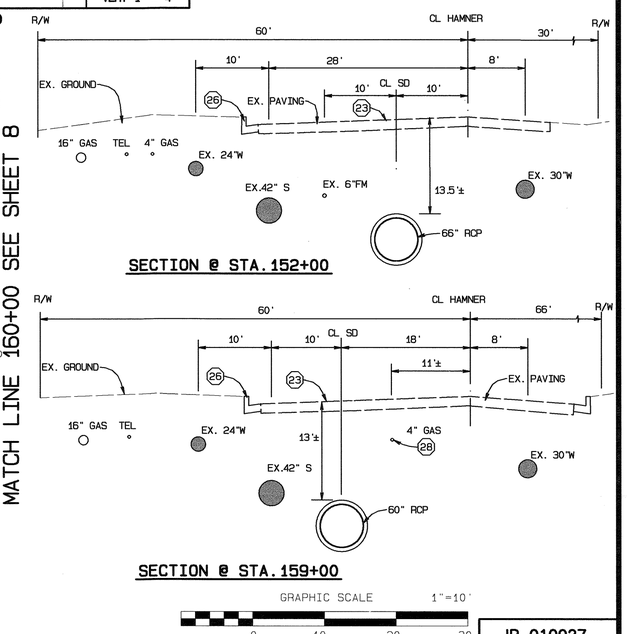
PROFILE
HORIZ 1" = 40'
VERT 1" = 4'

CONSTRUCTION NOTES

(4) CONSTRUCT 66" RCP (D=1750)
(5) CONSTRUCT 60" RCP (D-1750)
(8) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
(23) REMOVE AND REPLACE EXIST. PAVEMENT, STRIPING AND MARKING. PAVEMENT TO BE RESTORED PER DETAILS AND SECTIONS ON SHEET 14
(26) PROTECT IN PLACE
(28) EXISTING 4" GASLINE PROTECT IN PLACE



	RADIUS	DELTA	TANGENT	LENGTH
1	200.00'	7°04'27"	12.36'	24.69'
2	200.00'	7°04'54"	12.38'	24.72'



UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGHIH NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: M.O. Faghih DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER SHALED A. OTHMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: DESIGN ENGINEER — DATE: 2/20/02
APPROVED BY: CHIEF ENGINEER — DATE: 2/26/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: DATE: 2/21/02
RCE NO. ____ EXP. DATE ____

EASTVALE MDP
LINE E
STAGE 3
PLAN & PROFILE
STA.150+58 TO STA. 160+00

IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 7 OF 41

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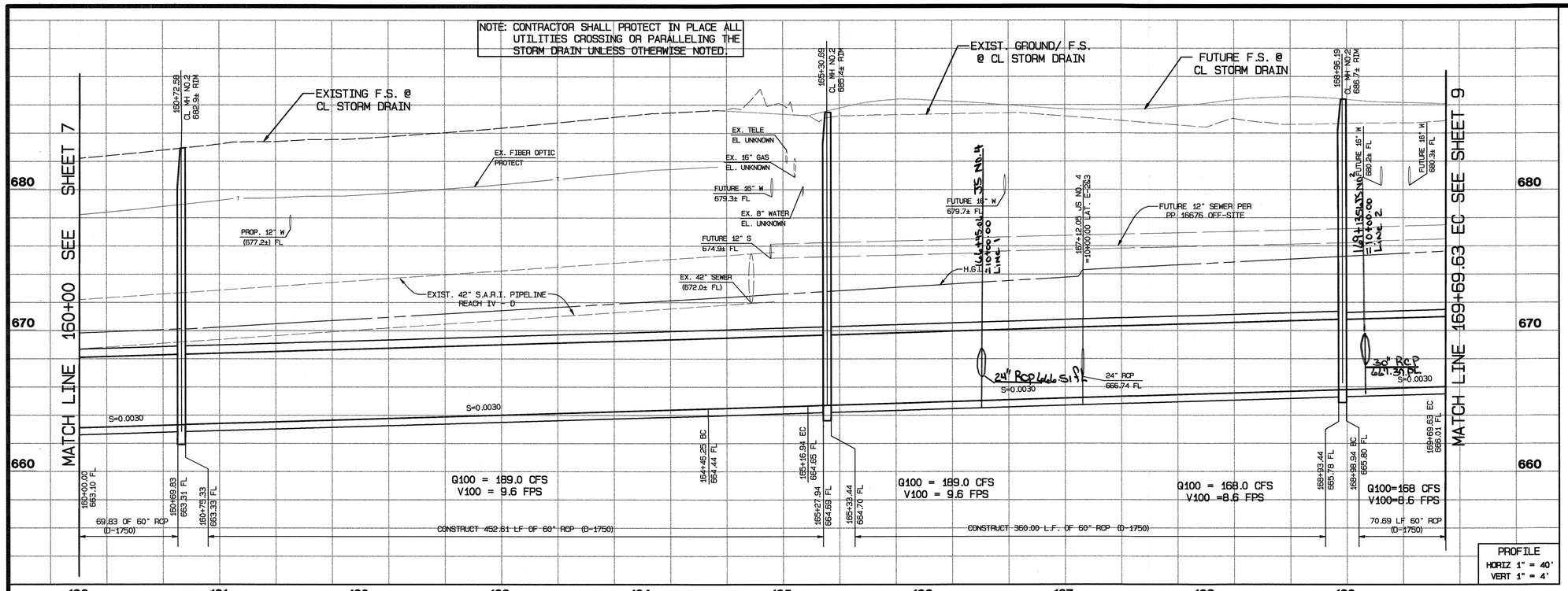
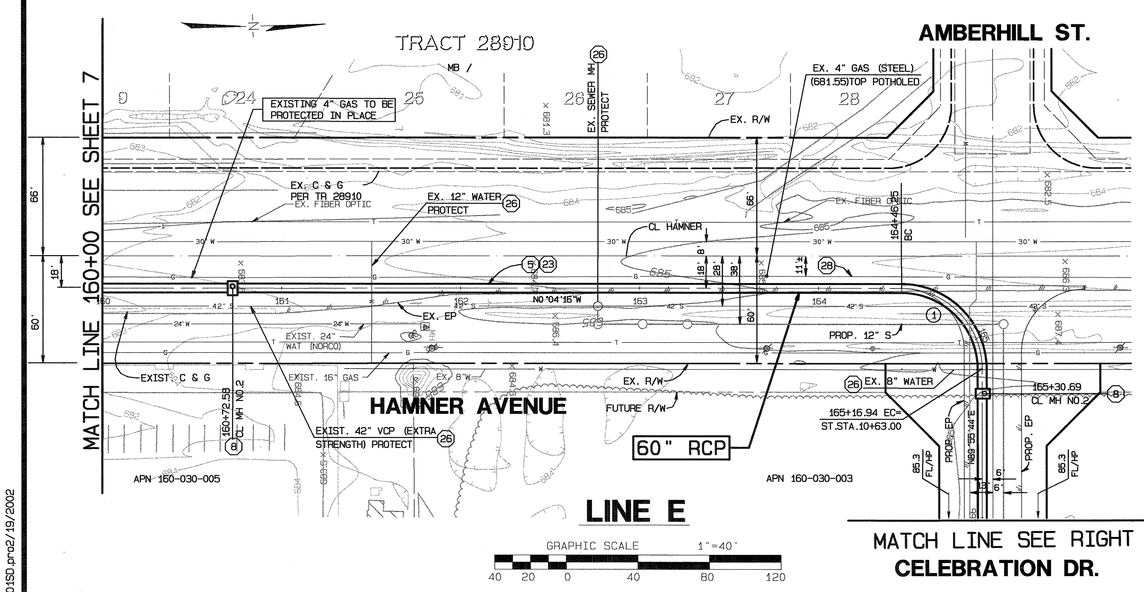
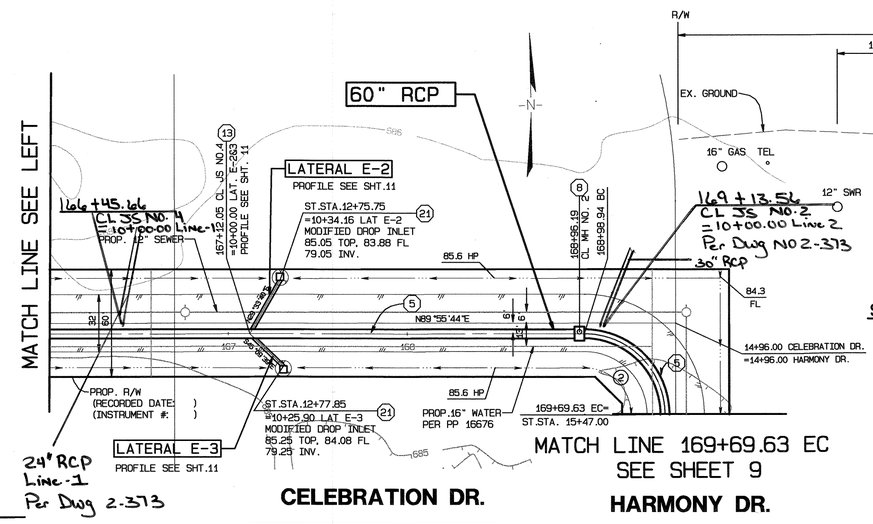


CONSTRUCTION NOTES

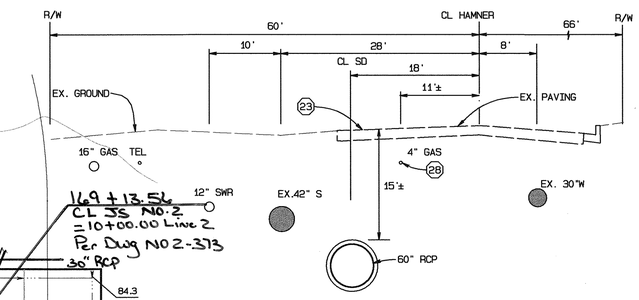
- (5) CONSTRUCT 60" RCP (D-1750)
- (8) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
- (13) CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STD. JS 229
- (21) CONST. MODIFIED CONCRETE DROP INLET WITH 2" A.C. APRON PER RCFC STD. CB110 & DETAIL ON SHT 11
- (23) REMOVE AND REPLACE EXIST. PAVEMENT, STRIPING AND MARKING. PAVEMENT TO BE RESTORED PER DETAILS AND SECTIONS ON SHEET 14
- (26) PROTECT IN PLACE
- (28) EXISTING 4" GASLINE TO BE PROTECTED IN PLACE



MATCH LINE SEE RIGHT
CELEBRATION DR.



	RADIUS	DELTA	TANGENT	LENGTH
1	45.00'	90°00'00"	45.00'	70.69'
2	45.00'	90°00'00"	45.00'	70.69'



Ep# 20-0324-2956
February 27, 2006
Lennar Homes

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1·800 227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER: REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FARHAN NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256
PREPARED BY: Moe + Fogil DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY: REGISTERED PROFESSIONAL ENGINEER KHALED A. OTHMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

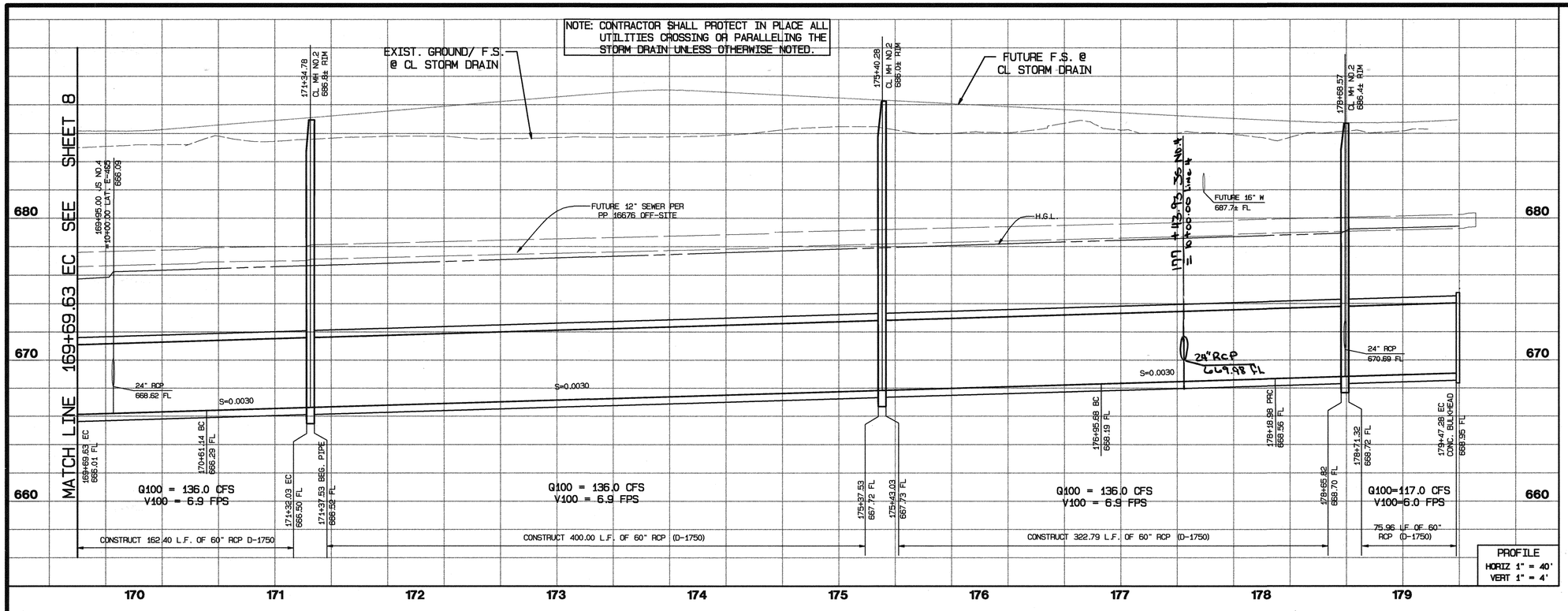
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: DESIGN ENGINEER — DATE: 2/20/02
APPROVED BY: CHIEF ENGINEER — DATE: 2/20/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: — DATE: 2/20/02
RCE NO. ____ EXP. DATE ____

EASTVALE MDP
LINE E
STAGE 3
PLAN & PROFILE
STA.160+00 TO STA. 169+69.63

IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 8 OF 41

G:\2000\00-0101\00101SD.prn2/19/2002



CONSTRUCTION NOTES

(5) CONSTRUCT 60" RCP (D-1750)

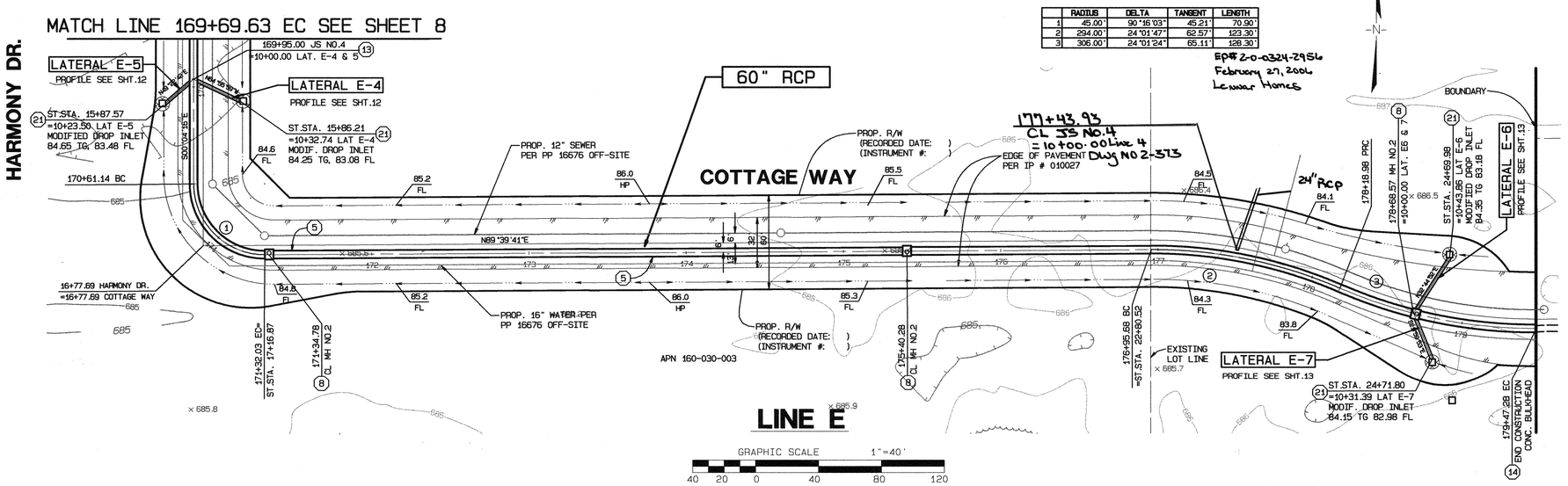
(8) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252

(13) CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STD. JS 229

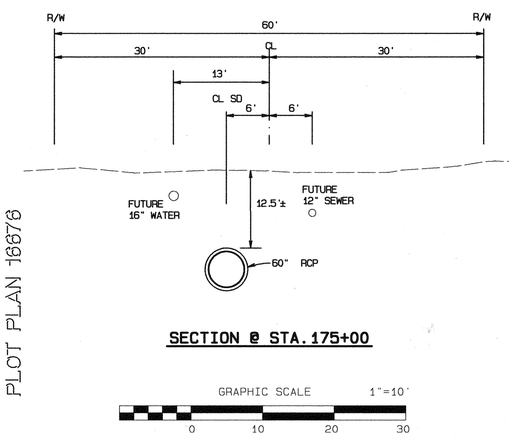
(14) CONSTRUCT CONCRETE BULKHEAD PER RCFC STD. MB16

(21) CONST. MODIFIED CONCRETE DROP INLET WITH 2" A.C. APRON PER RCFC STD. CB110 & DETAIL ON SHT 11

	RADIUS	DELTA	TANGENT	LENGTH
1	45.00'	90°16'03"	45.21'	70.90'
2	294.00'	24°01'47"	62.57'	123.30'
3	306.00'	24°01'24"	65.11'	128.30'



PLOT PLAN 16676



SECTION @ STA. 175+00

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1·800 227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMMER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER: REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGIH NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256
PREPARED BY: MOL & Fagh DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY: REGISTERED PROFESSIONAL ENGINEER KHALED A. ELIMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: Charles Johnson — DESIGN ENGINEER — DATE: 2/20/02
APPROVED BY: David Zeppa — CHIEF ENGINEER — DATE: 2/20/02

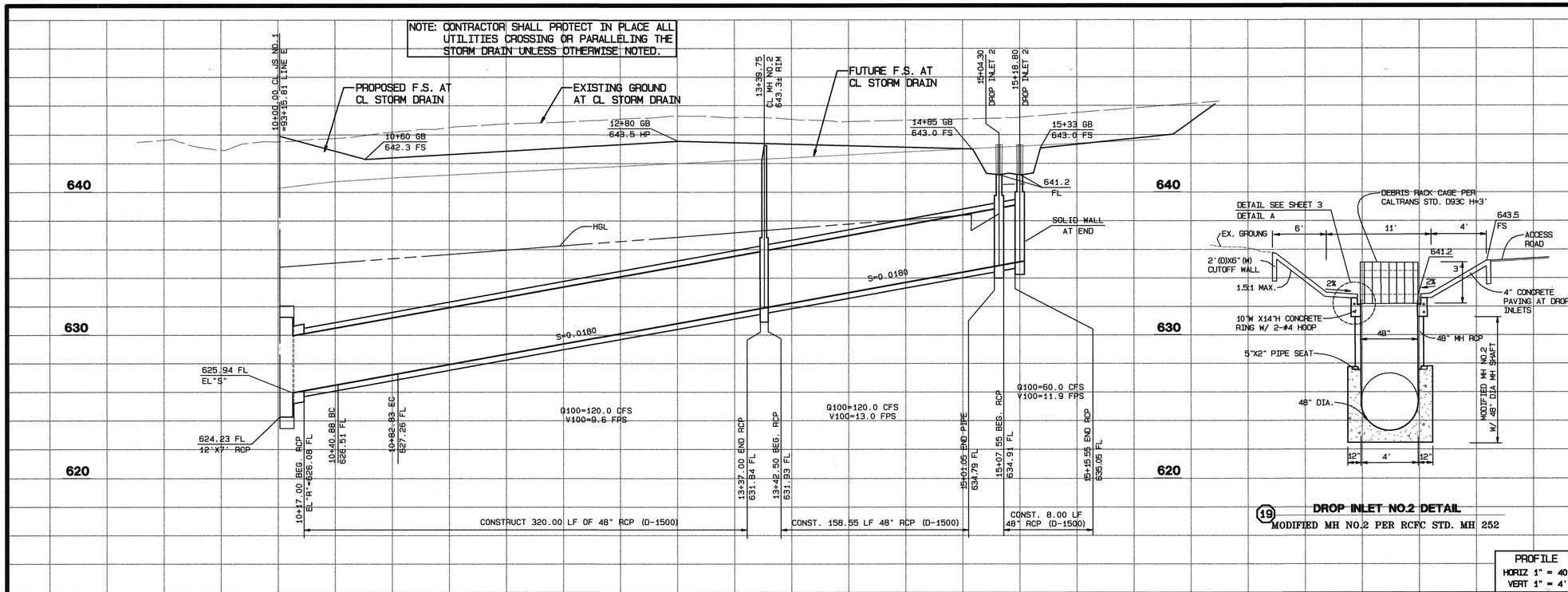
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: Richard G. Otth — DATE: 2/20/02
RCE NO. ____ EXP. DATE ____

IP 010027

EASTVALE MDP
LINE E
STAGE 3
PLAN & PROFILE
STA.169+69.63 TO STA. 179+47.28

PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 9 OF 41

G:\2000\00-0101\00101SD.proj2/19/2002

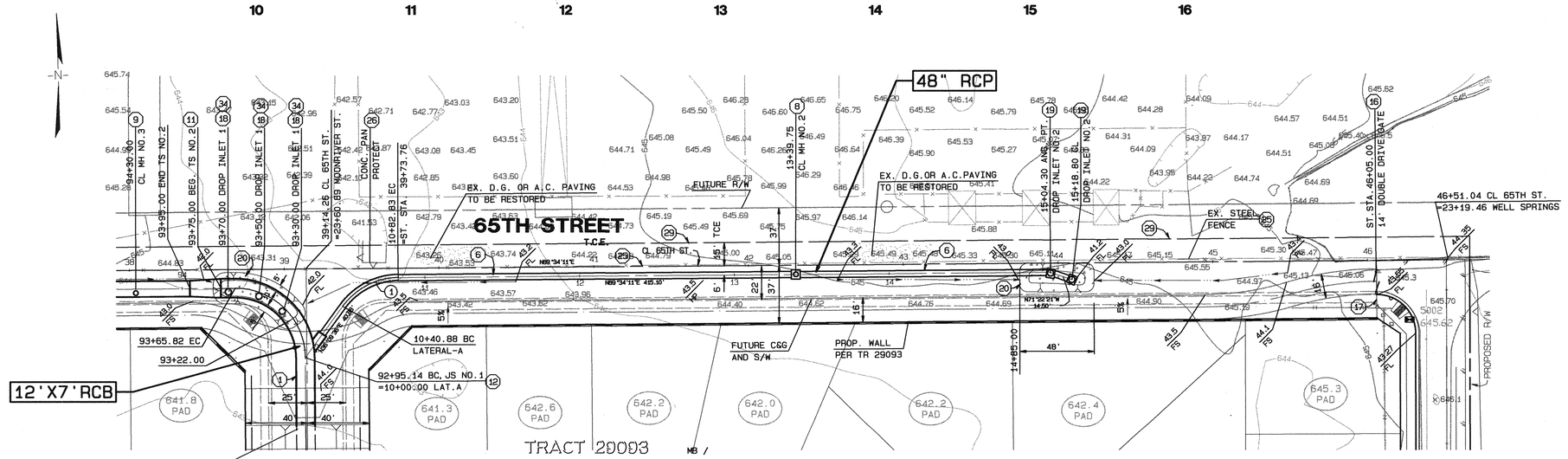


(19) **DROP INLET NO.2 DETAIL**
MODIFIED MH NO.2 PER RCFC STD. MH 252

J.S. NO.1	
M.L. STA.	93+15.81
LATERAL	LAT.-A
A	36"±
B	48"
C	17.0
EL."S"	625.94
EL."R"	626.08

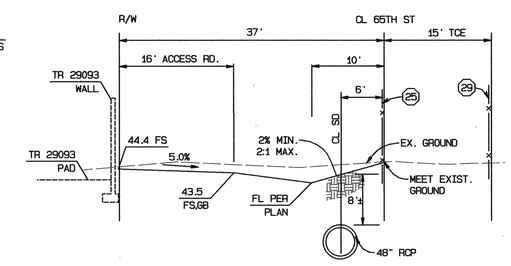
CONSTRUCTION NOTES

1. CONSTRUCT 12'WX7'H RCB PER CALTRANS STD.D-80, MAX. COVER 20' FLAT INVERT
6. CONSTRUCT 48" RCP D-1500
8. CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
11. CONSTRUCT TRANSITION STRUCTURE NO.2 PER RCFC STD. TS 302
12. CONSTRUCT JUNCTION STRUCTURE NO. 1 PER RCFC STD. JS 226
17. INSTALL 6' CHAIN LINK FENCE PER RCFC STD. M801
18. CONSTRUCT DROP INLET 1 PER DETAIL ON SHEET 3
19. CONSTRUCT DROP INLET 2 PER DETAIL ON SHEET 10
20. CONSTRUCT 4" CONC. PAVING W/2' CUTOFF WALL AT INLET STRUC.
25. REMOVE & REINSTALL EXIST. FENCE IN KIND
26. PROTECT IN PLACE
29. INSTALL 6'TEMP. CHAINLINK FENCE ALONG TCE PER RCFC STD. M801



	RADIUS	DELTA	TANGENT	LENGTH
1	45.00'	53°24'35"	22.64'	41.95'

LATERAL A



SECTION @ STA. 13+00

GRAPHIC SCALE 1"=10'
0 10 20 30

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800 227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGIH NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: Mo Fagih DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.A.
DRAWN BY: L.A.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER KHALED A. OTMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL
DESIGN ENGINEER
DATE: 2/20/02

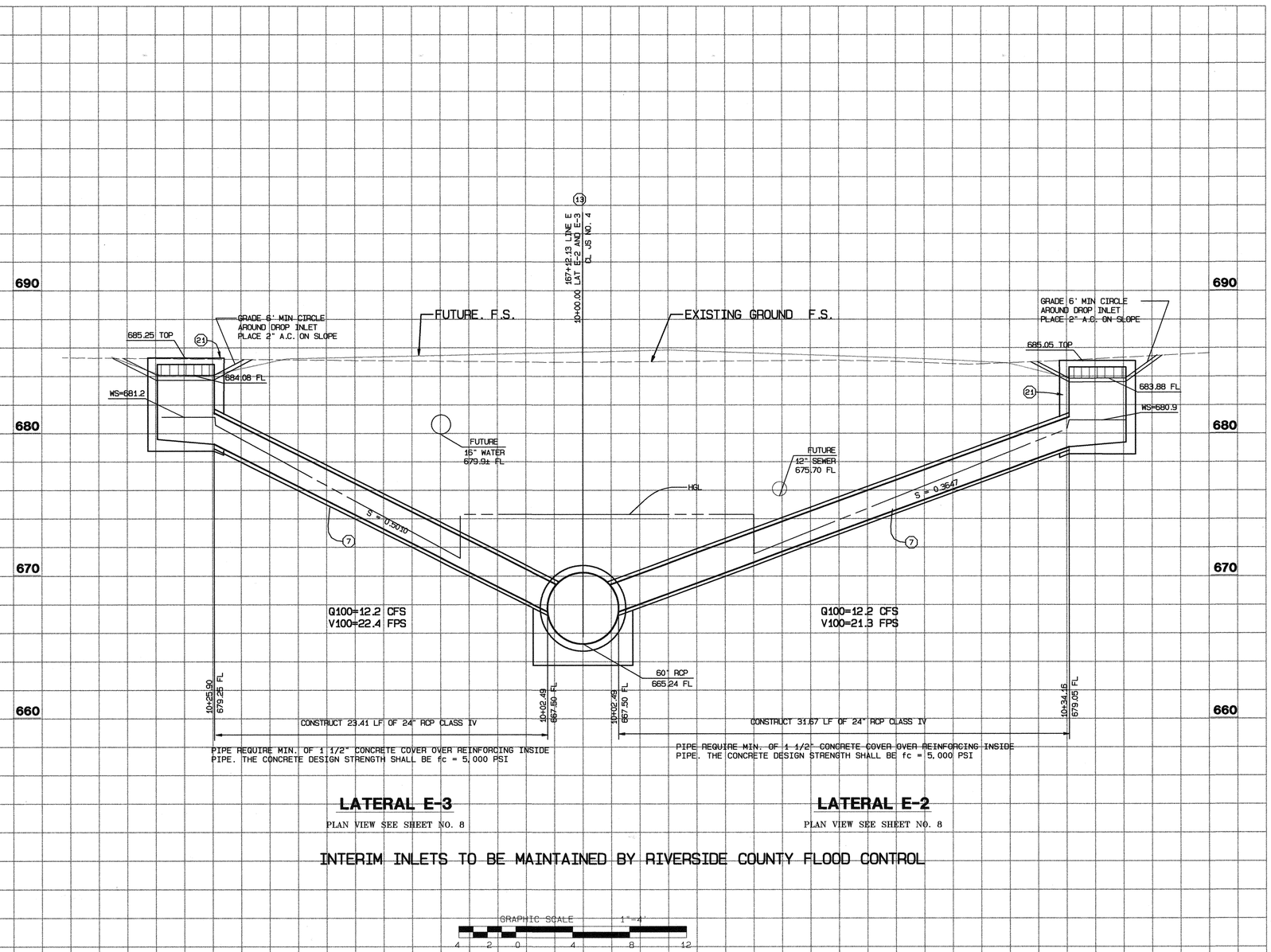
APPROVED BY:
CHIEF ENGINEER
DATE: 2/20/02

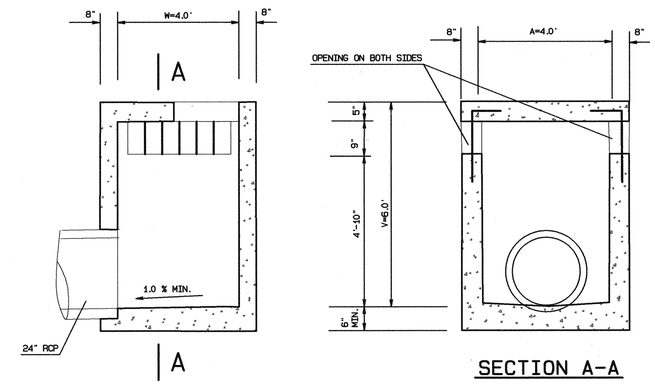
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY:
DATE: 2/20/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 3
LATERAL A
STA. 10+00 TO STA. 15+18.80

IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 10 OF 41

G:\2000\00-0101\001015D.pro2/19/2002





MODIFIED CONCRETE DROP INLET N.T.S. (21)

REBAR, MANHOLE & PROTECTION BAR DETAILS PER RCFDC STD. CB 110

CONSTRUCTION NOTES

(7) CONSTRUCT 24" RCP CLASS IV

(13) CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STD. JS 229

(21) CONST. MODIFIED CONCRETE DROP INLET WITH 2" A.C. APRON PER RCFC STD. CB110 & DETAIL ON THIS SHEET

SCALES
HORIZ: 1"=4'
VERT: 1"=4'

G:\2000\00-0101\00101SD.pro2/19/2002

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FARIVAR NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
3788 McCRAY STREET, RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256
PREPARED BY: MOF DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER HALED A. OTMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

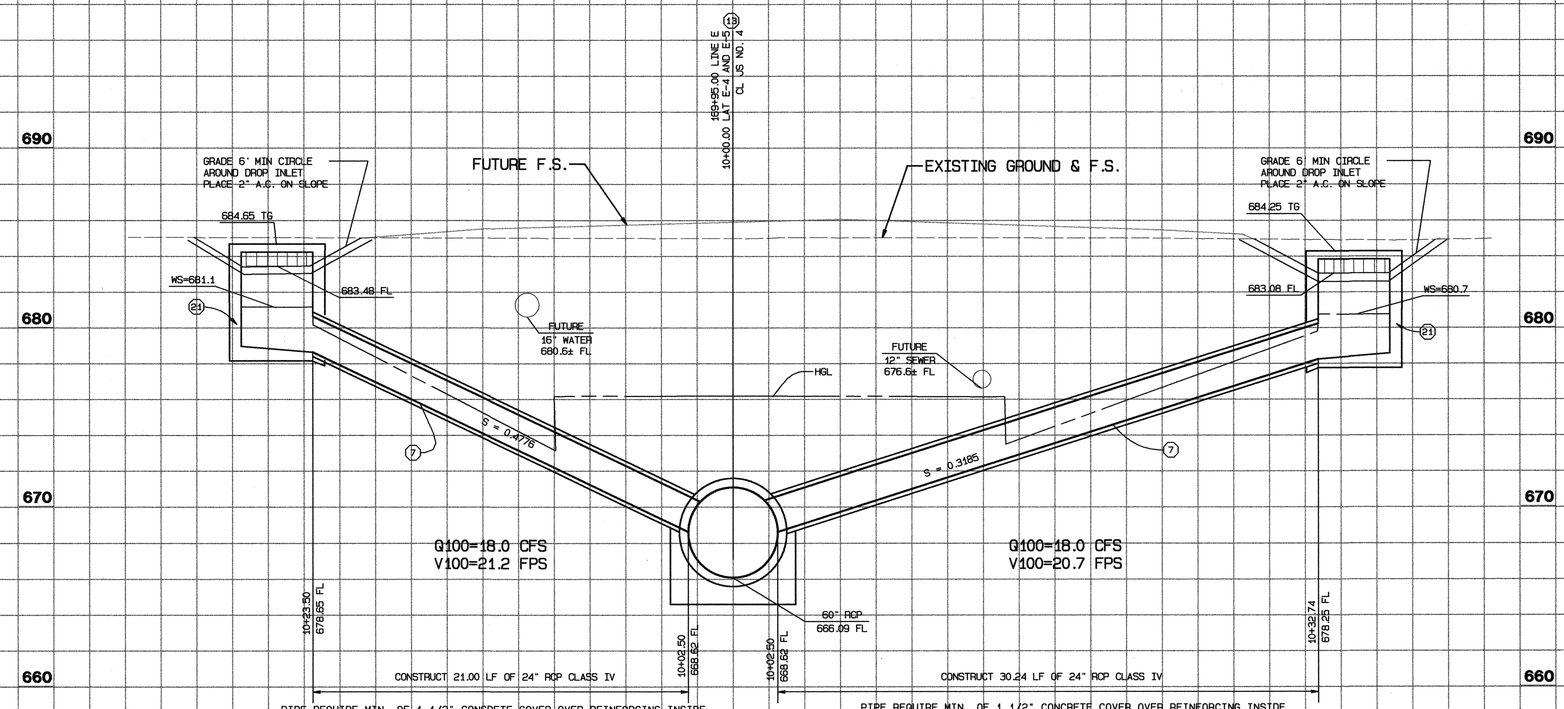
REF.	REVISIONS	APPR.	DATE
1	revise drawing NO	JL	2/21/02

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL
DESIGN ENGINEER
DATE: 2/20/02
APPROVED BY:
CHIEF ENGINEER
DATE: 2/20/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY:
DATE: 2/24/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 3
CONNECTORS

IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-~~293~~ 307 (4)
SHEET NO. 11 OF 41



LATERAL E-5

PLAN VIEW SEE SHEET NO. 9

LATERAL E-4

PLAN VIEW SEE SHEET NO. 9

INTERIM INLETS TO BE MAINTAINED BY RIVERSIDE COUNTY FLOOD CONTROL

GRAPHIC SCALE 1"=4'

4 2 0 4 8 12

CONSTRUCTION NOTES

7. CONSTRUCT 24" RCP CLASS IV
13. CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STD. JS 229
21. CONST. MODIFIED CONCRETE DROP INLET WITH 2" A.C. APRON PER RCFC STD. CB110 & DETAIL ON SHT 11

SCALES
HORIZ: 1"=4'
VERT: 1"=4'

IP 010027

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGIR NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET, RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: Mohammad Fagir DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER KHALED A. OTMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	REVISIONS	APPR.	DATE
1	revise drawing No.		2/20/02

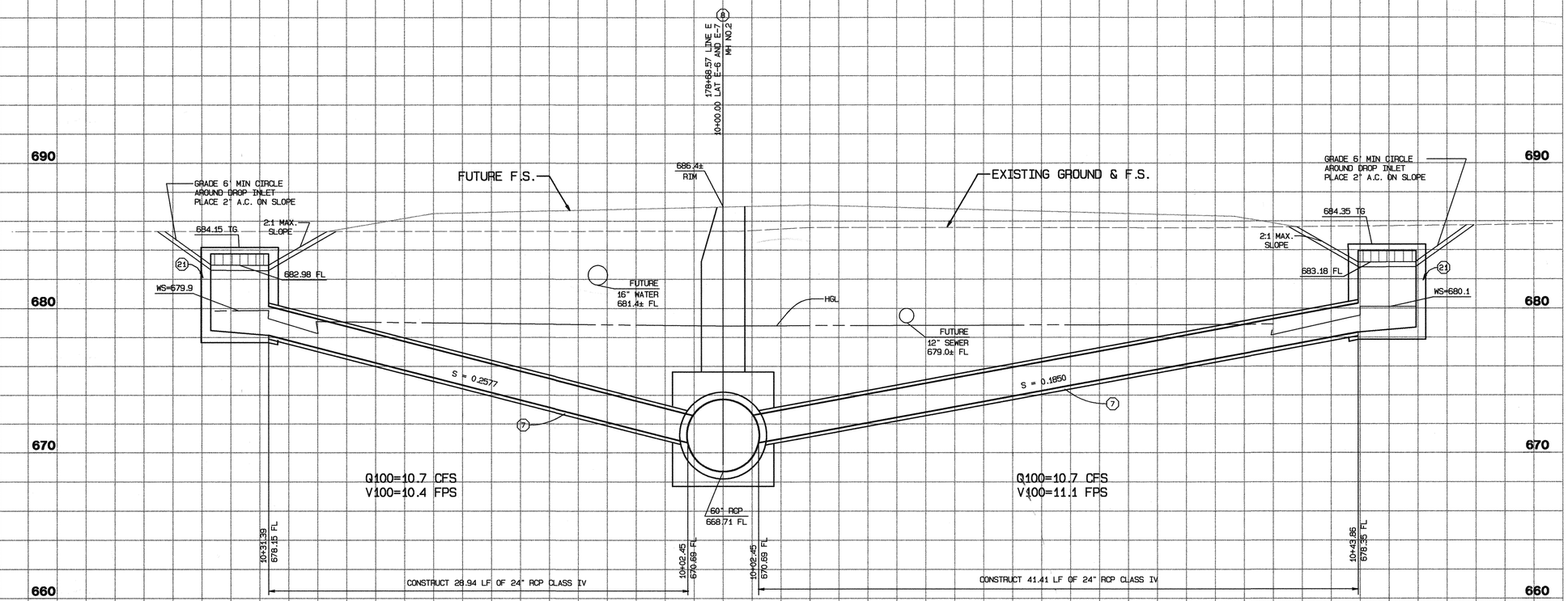
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL
DESIGN ENGINEER DATE: 2/20/02
APPROVED BY:
CHIEF ENGINEER DATE: 2/20/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: DATE: 2/20/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 3
CONNECTORS

PROJECT NO. 2-0-0310
DRAWING NO. 2-~~293~~ 307 1
SHEET NO. 12 OF 41

G:\2000\00-0101\0010150.prn02/19/2002



CONSTRUCTION NOTES

7. CONSTRUCT 24" RCP CLASS IV
8. CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
21. CONST. MODIFIED CONCRETE DROP INLET WITH 2" A.C. APRON PER RCFC STD. CB110 & DETAIL ON SHT 11

SCALES
HORIZ: 1"=4'
VERT: 1"=4'

IP 010027

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGIH NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET, RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256
PREPARED BY: Mohammad Fagih DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER HAMED A. OLIMAT NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REF.	REVISIONS / DESCRIPTION	APPR.	DATE
1	revise drawing no.	clk	2/21/02

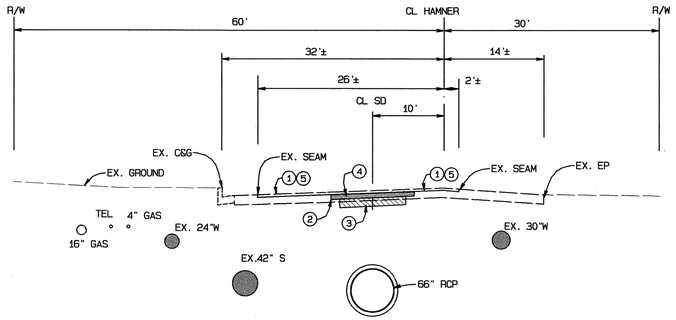
RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL
DESIGN ENGINEER
DATE: 2/20/02
APPROVED BY:
CHIEF ENGINEER
DATE: 2/20/02

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
DATE: 2/20/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 3
CONNECTORS

PROJECT NO. 2-0-0310
DRAWING NO. 1 2-~~293~~ 307
SHEET NO. 13 OF 41

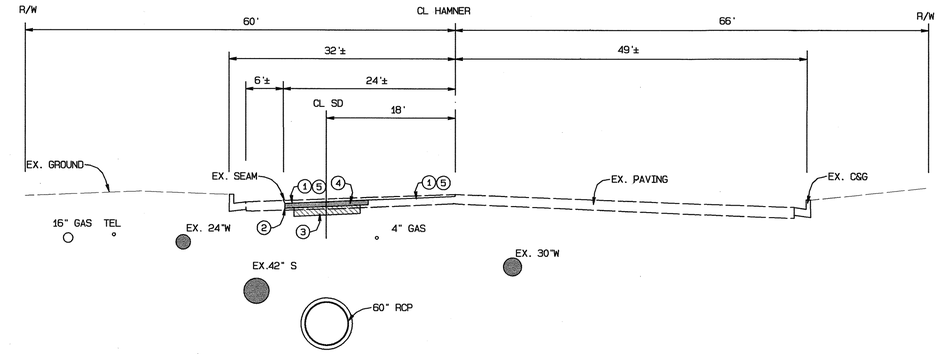
G:\2000\00-0101\001015D.prn02/19/2002



TYP. SECTION STA.141+56.50 TO STA.150+00.00

GRAPHIC SCALE 1"=10'

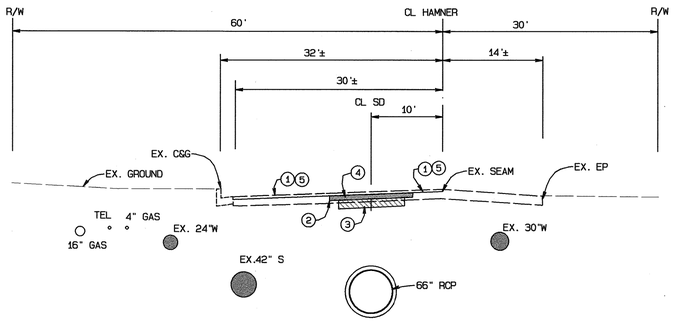
0 10 20 30



TYP. SECTION STA.155+68.33 TO 161+00.00

GRAPHIC SCALE 1"=10'

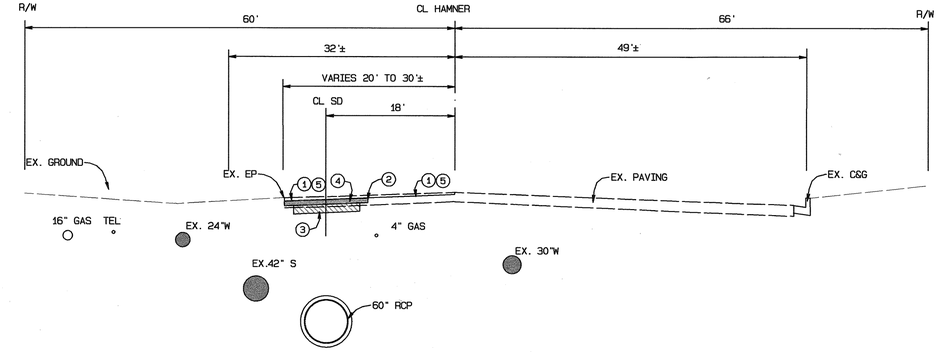
0 10 20 30



TYP. SECTION STA.150+00.00 TO STA.155+68.33

GRAPHIC SCALE 1"=10'

0 10 20 30



TYP. SECTION STA.161+00.00 TO 165+00

GRAPHIC SCALE 1"=10'

0 10 20 30

NOTES

1. HEADER CUT EXISTING A.C. PAVING 0.1' IN DEPTH
2. SAW CUT EXIST. A.C. PAVING PER RCFC STD. M 815
3. CONSTRUCT 0.6' CLASS II AGGREGATE BASE
4. CONSTRUCT 0.55' ASPHALT CONCRETE
5. CONSTRUCT 0.1' ASPHALT CONCRETE OVERLAY

G:\2000\00-0101\00101SD.prc2/19/2002

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMMER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAISAL NI NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS
3788 McCRAY STREET, RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: Mohammad Faisal Ni DATE 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER KHALED A. OTAMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

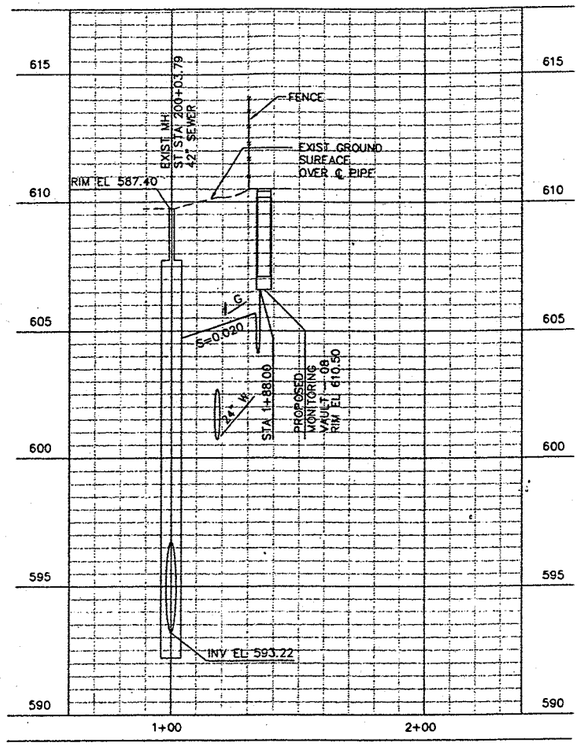
REF.	REVISIONS / DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL
DESIGN ENGINEER
DATE : 2/20/02
APPROVED BY:
CHIEF ENGINEER
DATE : 2/20/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY:
DATE: 2/20/02
RCE NO. EXP. DATE

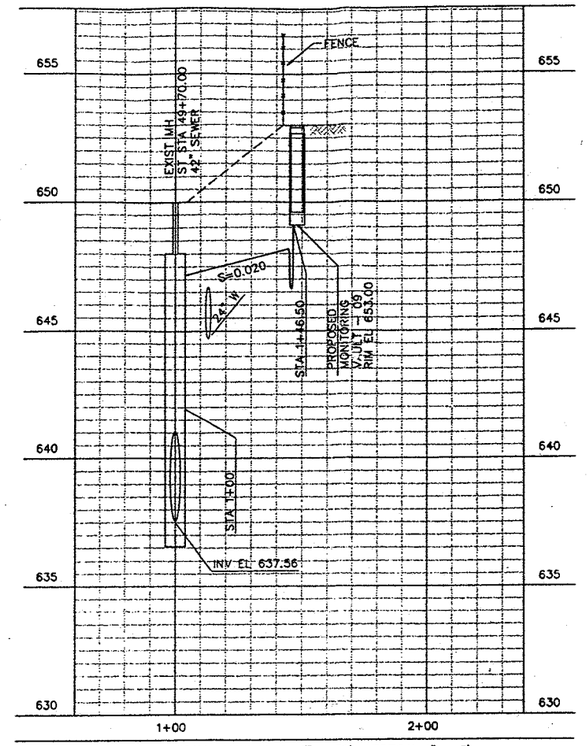
EASTVALE MDP
LINE E
STAGE 3
PAVEMENT RESTORATION DETAILS

IP 010027
PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 14 OF 41



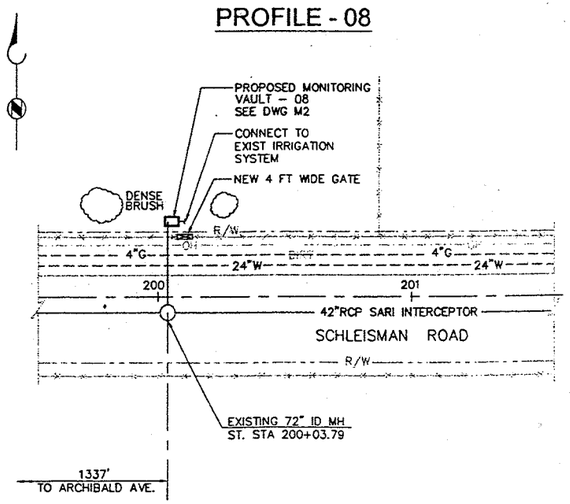
SCALE: HORIZONTAL 1" = 30' VERTICAL 1" = 3'

PROFILE - 08



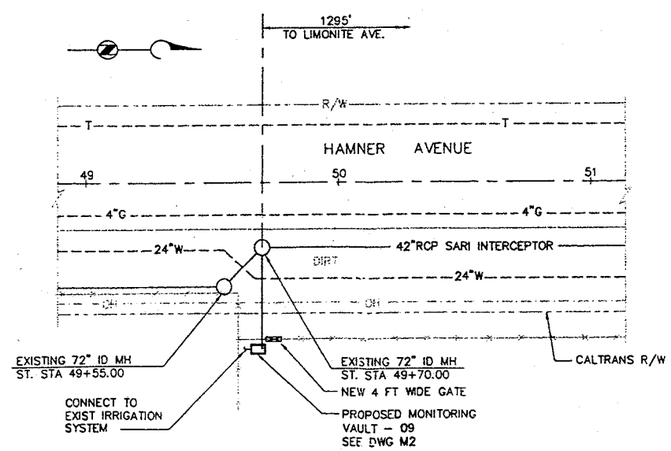
SCALE: HORIZONTAL 1" = 30' VERTICAL 1" = 3'

PROFILE - 09



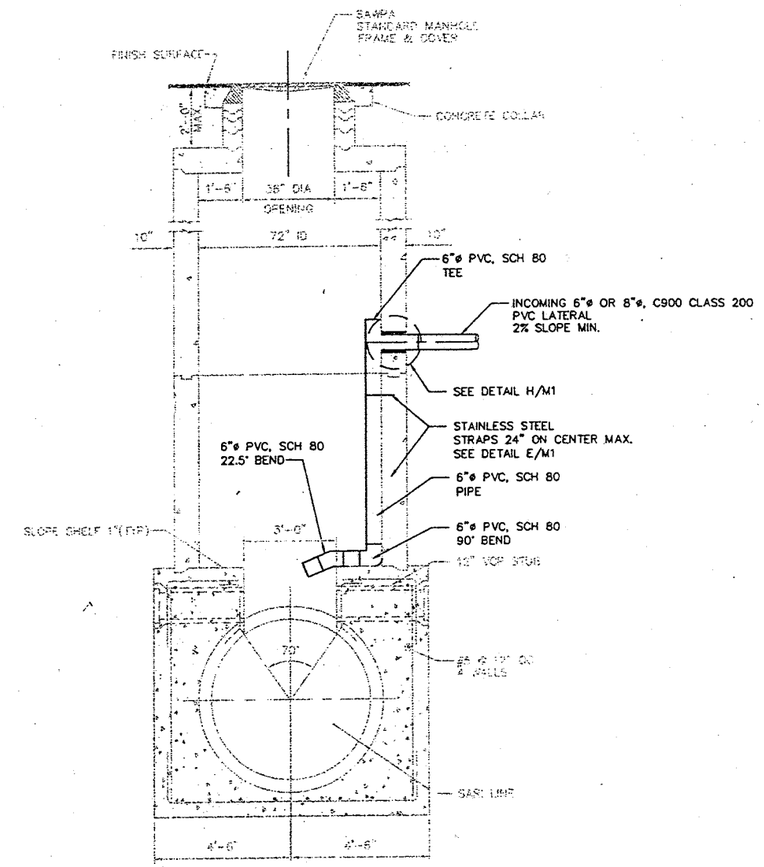
MONITORING VAULT- 08

SCALE: 1"=30'-0"



MONITORING VAULT- 09

SCALE: 1"=30'-0"



SEWER CONNECTION TO EXISTING SEWER MANHOLE

NOT TO SCALE

A
TYP

CONSTRUCTION NOTES :

1. ALL MANHOLE PENETRATIONS SHALL BE MADE BY CORE DRILLING.
2. ALL PIPES AND PIPE FITTINGS SHALL BE SOLVENT WELDED.

ONE INCH ON ORIGINAL

PROJECT NO.	2-0-0310
DRAWING NO.	2-307
SHEET NO.	39 OF 41

ORANGE COUNTY SANITATION DISTRICT

DAIRY WASHWATER PILOT PROJECT

PLANS AND PROFILES

REGISTERED PROFESSIONAL ENGINEER MOLLE R. MOJE CLARKE No. 34882 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	APPROVED	DATE

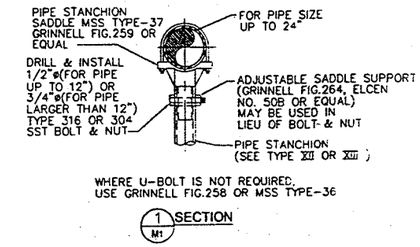
REVISIONS

DATE: SEP. 00
DESIGNED: MC/DY
DRAWN BY: CS
CHECKED: GEG

CGvL ENGINEERS
6 HUGHES • SUITE 100
IRVINE, CALIFORNIA 92XXX
(949)454-3600 Fax(949)454-3601

DRAWING NO. C4
SHEET NO. 6 OF 8

09/11/00 at 09:59:38am P:\194-06\DWPP\19406-C4.dwg



NOTE:

PIPE SUPPORT SHOWN IS FOR GRAVITY LOAD ONLY. FOR SEISMIC ACTIVE AREA PROVIDE SEISMIC BRACING

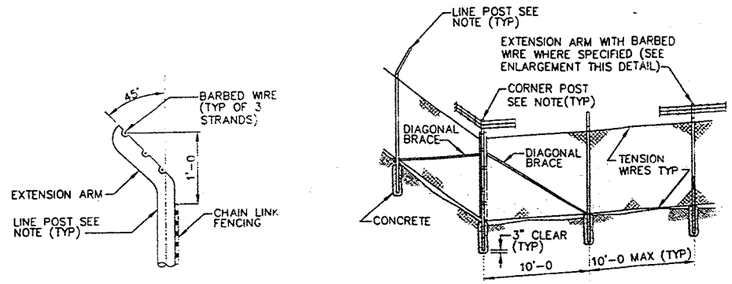
SEISMIC BRACING:

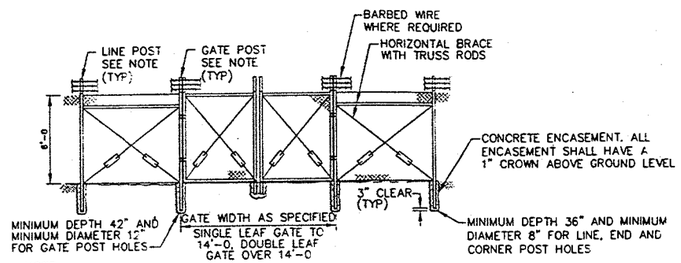
A. TRANSVERSE BRACING SHALL BE PROVIDED AT 20'-0" MAX SPACING. (MIN TWO STRAIGHT RUN GREATER THAN 10'-0")

B. LONGITUDINAL BRACES SHALL BE PROVIDED AT 40'-0" MAX SPACING. (MIN ONE PER EACH END)

PIPE SUPPORT (TYP)

DETAIL A / M1
NOT TO SCALE



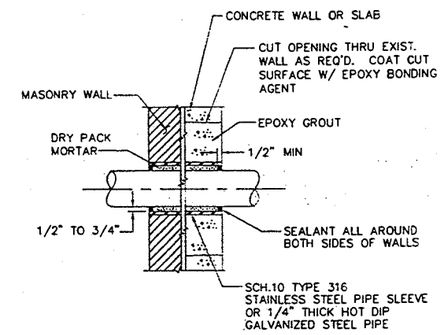


NOTE:

PROVIDE POST CAP WHERE EXTENSION ARM WITH BARBED WIRE IS NOT SPECIFIED.

CHAIN LINK FENCE AND GATE

DETAIL B / VAR
NOT TO SCALE

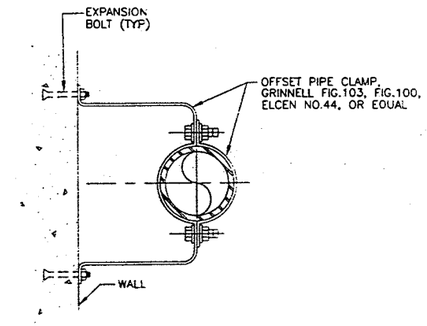


NOTES:

1. SLEEVE MAY BE OMITTED IF HOLE IS CORE DRILLED. CORE DRILLING SHALL BE APPROVED BY THE ENGINEER
2. HOT DIP GALVANIZED SCH 40 STEEL PIPE MAY BE USED FOR SLEEVES 6" DIA AND SMALLER.

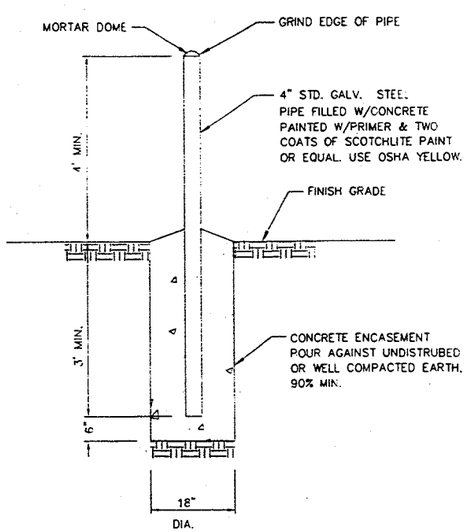
PIPE PENETRATION

DETAIL C / M2
NOT TO SCALE



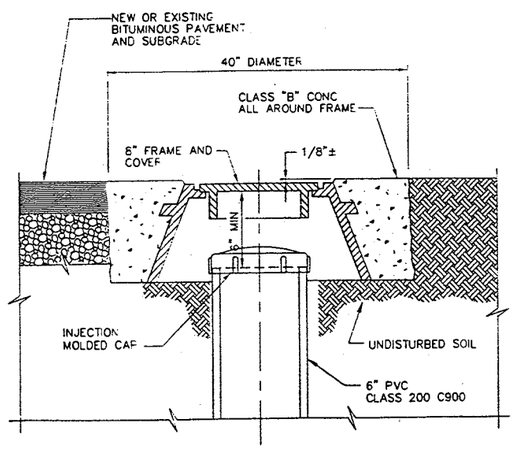
HORIZONTAL PIPE HANGER

DETAIL D / M2
NOT TO SCALE



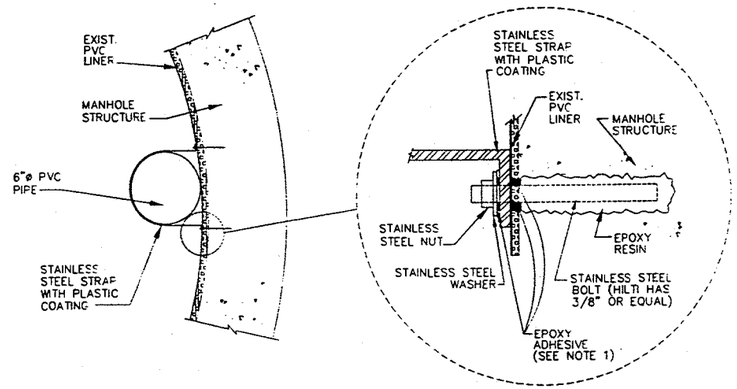
GUARD POST (TYP)

DETAIL F / M2
NOT TO SCALE



CLEANOUT

DETAIL G / C3
NOT TO SCALE

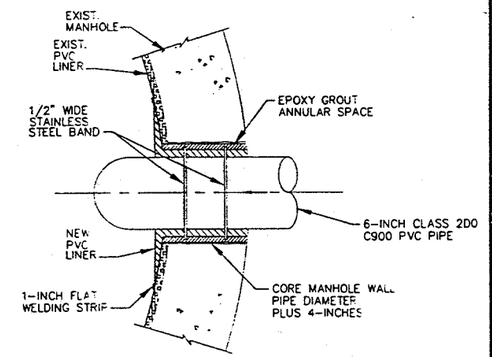


PIPE STRAPPING

DETAIL E / C4
NOT TO SCALE

NOTE:

1. EPOXY ADHESIVE SHALL BE APPLIED AROUND THE CEMENTED STAINLESS STEEL BOLT BEFORE AND AFTER INSTALLING THE STAINLESS STEEL STRAP TO ASSURE A GOOD STRUCTURE PROTECTION. SEE EPOXY ADHESIVE ANCHOR SPECIFICATION SECTION 05500.



PIPE PENETRATION THROUGH PVC LINER

DETAIL H / C4
NOT TO SCALE

ONE INCH ON ORIGINAL

PROJECT NO.	2-0-0310
DRAWING NO.	2-307
SHEET NO.	40 OF 41

ORANGE COUNTY SANITATION DISTRICT

DAIRY WASHWATER PILOT PROJECT

STANDARD DETAILS

REGISTERED PROFESSIONAL ENGINEER — GUY E. GARCIA — No. 34882 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	APPROVED	DATE

REVISIONS

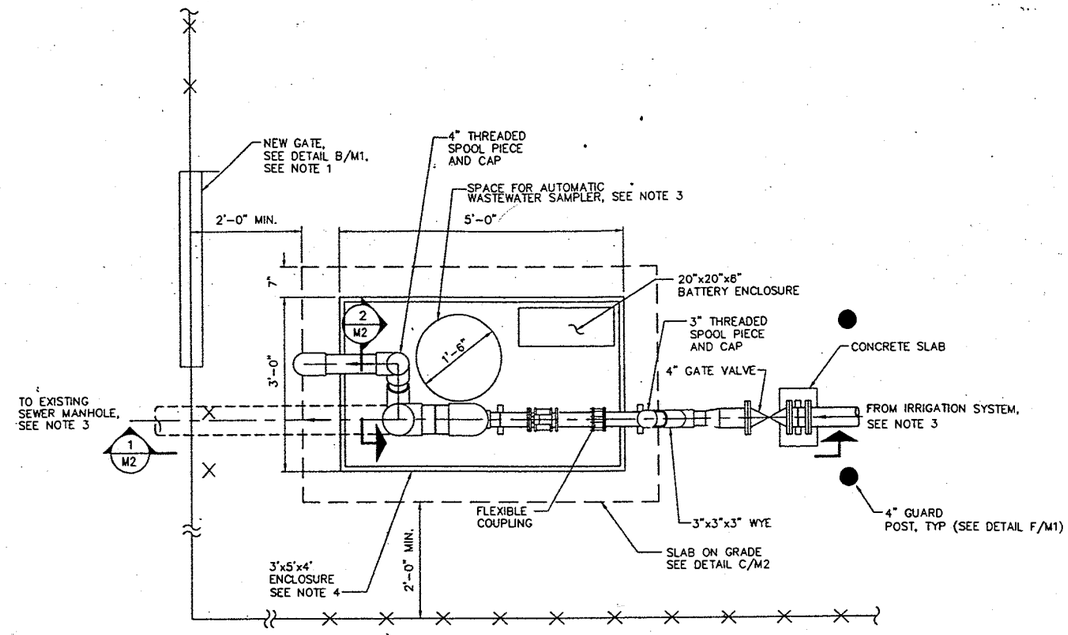
DATE:	SEP. 00
DESIGNED:	MC/DY
DRAWN BY:	CS
CHECKED:	GEG

CGvL ENGINEERS — 6 HUGHES • SUITE 100, IRVINE, CALIFORNIA 92XXX, 194.54.54-3600 Fax194.54.54-3601

DRAWING NO. M1

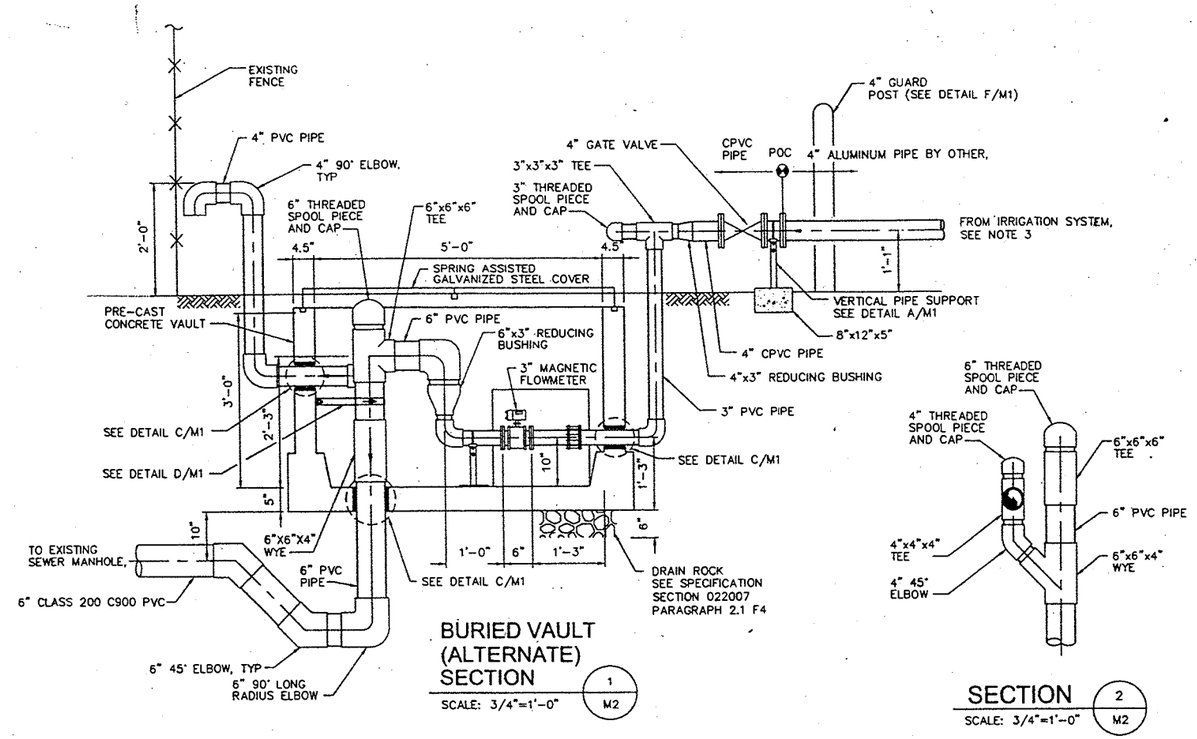
SHEET NO. 7 OF 8

09/11/00 at 11:58:29am P:\194-06\DWPZ\19406-M1.dwg



ABOVE-GROUND VAULT PLAN

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

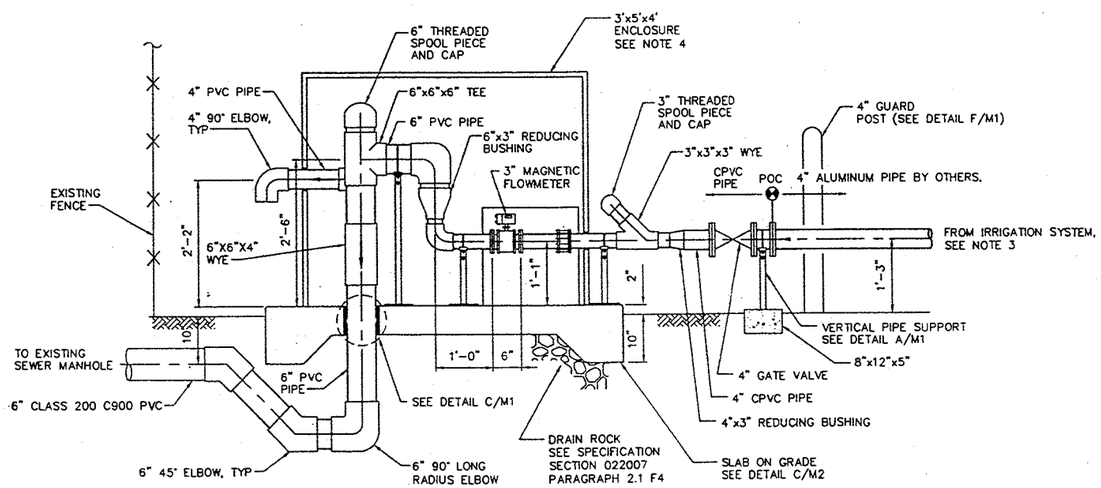


BURIED VAULT (ALTERNATE) SECTION (1 / M2)

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

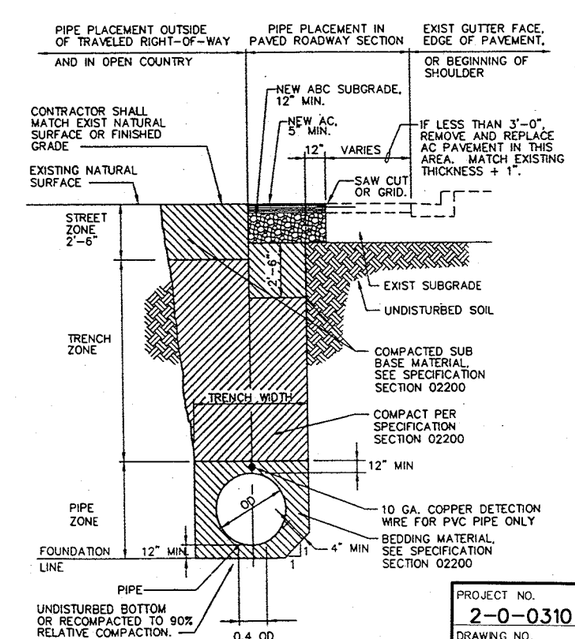
SECTION (2 / M2)

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



ABOVE-GROUND VAULT SECTION (1 / M2)

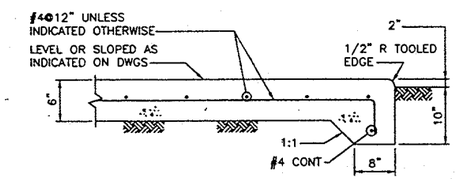
SCALE: 3/4"=1'-0"



PIPE INSTALLATION AND PAVEMENT REPLACEMENT

DETAIL (A / M2)

NOT TO SCALE



SLAB ON GRADE EQUIPMENT PAD

DETAIL (C / M2)

NOT TO SCALE

NOTES:

1. MODIFY TO EXISTING FENCE TO ACCOMMODATE 4'-0" WIDE GATE. A GATE SHALL BE PROVIDED WITHIN 20 FT OF VAULT AT THE LOCATIONS LISTED IN TABLE 1.
2. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR PIPES, VALVES, EQUIPMENT AND FLOW METERS.
3. ADEQUATE SPACE SHALL BE PROVIDED TO ACCOMMODATE AUTOMATIC WASTEWATER SAMPLER IN THE VAULT.
4. MATERIAL AND MANUFACTURER TO BE DETERMINED BY OWNER AND APPROVED BY OCSD.

ONE INCH ON ORIGINAL

TABLE 1 – MONITORING VAULT INFORMATION SUMMARY

LOCATION	1	2	3	4	5	6	7	8	9
DAIRY NAME	LOYOLA DAIRY	STUEVE DAIRY	VANDER POEL BROS. DAIRY	LEGEND DAIRY #1	LEGEND DAIRY #2	VAN RYN DAIRY	GOEDHART DAIRY	HARRY MIERSMA DAIRY	KASBERGEN DAIRY
DISTANCE TO MANHOLE, FEET	40	75	30	40	40	85	75	30	35
UNDERGROUND VAULT	YES	YES	YES	YES	NO	NO	NO	YES	YES
GATE REQUIRED	YES	YES	NO	YES	NO	YES	YES	YES	YES
CLEANOUT REQUIRED	NO	NO	NO	NO	NO	YES	YES	NO	NO

NO.	DESCRIPTION	APPROVED	DATE

REVISIONS

PROJECT NO. 2-0-0310
DRAWING NO. 2-307
SHEET NO. 41 OF 41

REGISTERED PROFESSIONAL ENGINEER GREGORY E. GEISER No. 31682 CIVIL STATE OF CALIFORNIA

ORANGE COUNTY SANITATION DISTRICT

DAIRY WASHWATER PILOT PROJECT

MONITORING VAULT - PLAN AND SECTION

DATE: SEP, 00
DESIGNED: MC/DY
DRAWN BY: CS
CHECKED: GEG

CGvL ENGINEERS
6 HUGHES • SUITE 190
IRVINE, CALIFORNIA 92XXX
(949)454-3600 Fax(949)454-3601

DRAWING NO. M2
SHEET NO. 8 OF 8

09/08/00 at 11:26:48am P:\194-06\DWPB\19406-M2.dwg

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
EASTVALE MASTER DRAINAGE PLAN LINE E

GENERAL NOTES

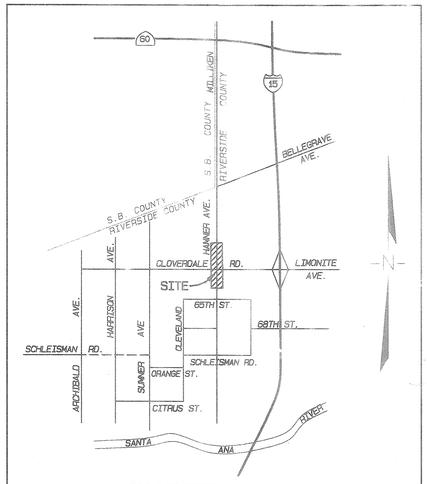
1. ALL STATIONING REFERS TO CENTERLINE OF CONSTRUCTION.
2. ALL CROSS SECTIONS ARE TAKEN LOOKING DOWNSTREAM
3. TOPOGRAPHY BY DIGITAL PHOTOGRAMMETRIC METHODS. AERIAL PHOTOGRAPHS TAKEN AT AN ALTITUDE NO TO EXCEED A FLYING HEIGHT TO CONTOUR INTERVAL RATIO OF 1800. PHOTOGRAPHY DATED 2-13-1999, BY INLAND AERIAL SURVEYS, INC.
4. THE VERTICAL DATUM IS DERIVED FROM NGVD 29. THE HORIZONTAL DATUM IS DERIVED FROM NAD 83.
5. STANDARD DRAWINGS CALLED FOR ON THE PLAN & PROFILE SHALL CONFORM TO R.C.F.C. & W.C.D. STD. DRAWINGS, CALTRANS OR COUNTY STANDARD PLANS.
6. ELEVATIONS AND LOCATIONS OF UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION AND ARE SHOWN APPROXIMATELY ON THESE PLANS. 48 HOURS BEFORE EXCAVATION CALL UNDERGROUND SERVICE ALERT AT 1-800-227-2600. ALL UTILITIES SHALL BE PROTECTED I
7. THE CONTRACTOR IS REQUIRED TO CONTACT ALL UTILITY AGENCIES REGARDING TEMPORARY SUPPORT AND SHORING REQUIREMENTS FOR THE VARIOUS UTILITY LINES SHOWN ON THESE PLANS.
8. ALL OPENINGS RESULTING FROM CUTTING OR PARTIAL REMOVAL OF EXISTING CULVERTS, PIPES, OR SIMILAR STRUCTURES TO BE ABANDONED, SHALL BE SEALED AT BOTH ENDS WITH 6" MIN. CLASS "B" CONCRETE.
9. STREET RECONSTRUCTION SHALL BE AS SHOWN ON TYPICAL STREET PAVEMENT DETAILS. IF THERE IS NO TYPICAL DETAIL, THE RECONSTRUCTION SHALL BE IN KIND.
10. ALL RECONSTRUCTION, RESURFACING AND PAVEMENT DELINEATION, CURBS, SIDEWALKS AND OTHER IMPROVEMENTS ARE TO BE RECONSTRUCTED IN KIND AT THE SAME LOCATIONS AND ELEVATIONS AS THE EXISTING IMPROVEMENTS, UNLESS OTHERWISE NOTED.
11. ⊗ INDICATES APPROX. SOIL BORING LOCATION PER SOILS REPORT BY RMA GROUP DATED 6/11/2001
12. CONSTRUCTION INSPECTION OF STORM DRAIN WILL BE PERFORMED BY RIVERSIDE COUNTY FLOOD CONTROL. CONTACT DALE ANDERSON AT (909) 275-1288. THE DISTRICT MUST BE NOTIFIED TWO WEEKS PRIOR TO CONSTRUCTION. CONSTRUCTION INSPECTION OF ROADWAY RELATED ITEMS WILL BE PERFORMED BY RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT.
13. ALL TRENCH EDGES SHALL BE SAWCUT NEAT OR AS DIRECTED BY THE ENGINEER
14. ALL ROAD WORK SHALL CONFORM TO COUNTY ROAD IMPROVEMENT STANDARDS AND SPECIFICATIONS PER ORDINANCE 461.
15. APPROVAL FOR THESE PLANS BY THE RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT DOES NOT RELIEVE THE DEVELOPER'S ENGINEER OF RESPONSIBILITY FOR THE ENGINEERING DESIGN. IF FIELD CHANGES ARE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO MAKE THE NECESSARY CHANGES.
16. ALL WORK WITHIN THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT R/W WILL REQUIRE AN ENCROACHMENT PERMIT.
17. ITEMS WITHIN THE TEMPORARY CONSTRUCTION EASEMENT NOT IDENTIFIED ON THE PLANS SHALL BE PROTECTED IN PLACE OR RESTORED IN KIND
18. STANDARD LOCATION OF STORM DRAIN (RIV. CO. STD 817) IS WAIVED DUE TO EXISTING UTILITY CONFLICTS.
19. THE OPENINGS OF CATCH BASIN AND CONCRETE DROP INLETS SHALL BE SEALED COMPLETELY WITH SAND BAGS OR OTHER METHOD APPROVED BY INSPECTOR UNTIL THE DOWN STREAM PORTION OF THE LINE E STAGE 3 CONSTRUCTED.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES (UTILITY PIPES, STRUCTURES, ETC.) SHOWN ON THESE PLANS (MAIN LINES ONLY - NO SERVICE LATERALS) WERE ASCERTAINED BY A REVIEW OF RECORDS PROVIDED BY THESE MEMBER AGENCIES AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. LOCATIONS OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

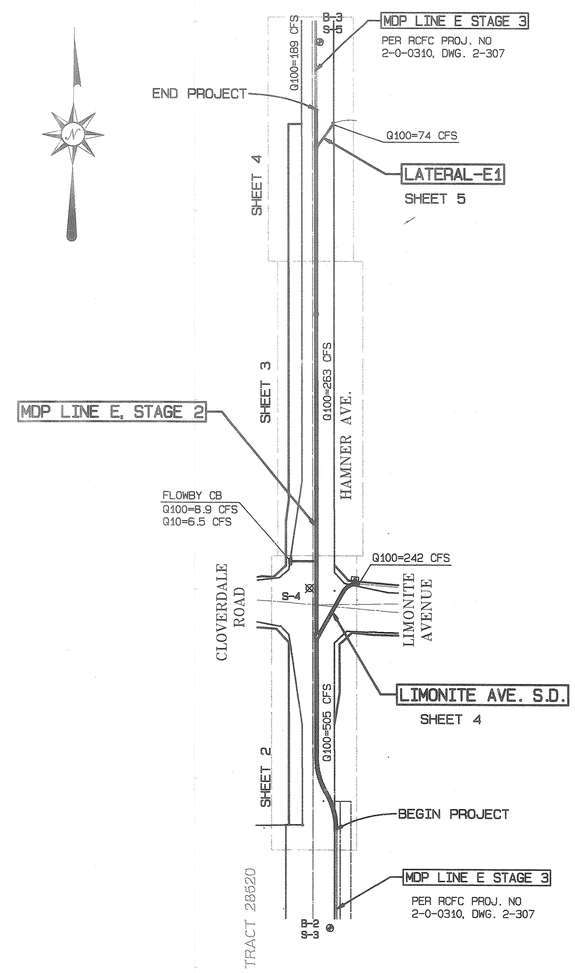
CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 2 WORKING DAYS PRIOR TO EXCAVATION.



VICINITY MAP NTS
T2S, R7W, SECTION 25

CONSTRUCTION NOTES

1	CONSTRUCT 84" RCP (D=1750)
2	CONSTRUCT 66" RCP (D=1750)
3	CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
4	CONSTRUCT MANHOLE NO. 4 PER RCFC STD. MH 254
5	CONSTRUCT CONCRETE BULKHEAD PER RCFC STD. M 816
6	PROTECT IN PLACE
7	CONSTRUCT MODIFIED CONCRETE DROP INLET 1 PER RCFC STD. CB110 AND
	DETAIL ON SHEET 5
8	CONSTRUCT 30" RCP (D=1500)
9	PROTECT EXISTING POWER POLE/ TEL POLE
10	CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STD. JS 229
11	CONSTRUCT 24" RCP CLASS IV
12	CONSTRUCT CATCH BASIN PER RIV.CO. STD. 300 AND GUTTER DEPRESSION
	PER RIV.CO. STD. 311, CASE B
13	CONSTRUCT CONCRETE COLLAR PER RCFC STD. M 803
14	EXIST. FENCE TO BE RELOCATED TO TCE, AND REINSTALLED IN ITS
	ORIG. LOCATION IN KIND AFTER CONPLETION OF CONSTRUCTION
15	CONSTRUCT MODIFIED CONCRETE DROP INLET 2 WITH 2" A.C. APRON PER RCFC
	STD. CB 110 AND DETAIL ON SHEET 5



INDEX MAP

GRAPHIC SCALE 1"=200'
0 200 400 600

INDEX

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CONNECTORS	5 - 6
TRAFFIC CONTROL	7 - 14
STANDARD DRAWINGS	15 - 33

RCFC STD. DRAWINGS

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CB 106	CATCH BASIN REINFORCEMENT	16
CB 110	CONCRETE DROP INLET	17
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608	PARKWAY COVER & FRAME	33

MS 3765
IP 990098

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PP NO. H331Y

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FAGIRA NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET, RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256
PREPARED BY: MOC Fagira DATE: 2/20/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: LA
DRAWN BY: L.A.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER HAMLET A. OTHMAN NO. 33950 EXP. 6-30-02 CIVIL STATE OF CALIFORNIA

REVISIONS			
REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL
DESIGN ENGINEER
DATE: 2/21/02

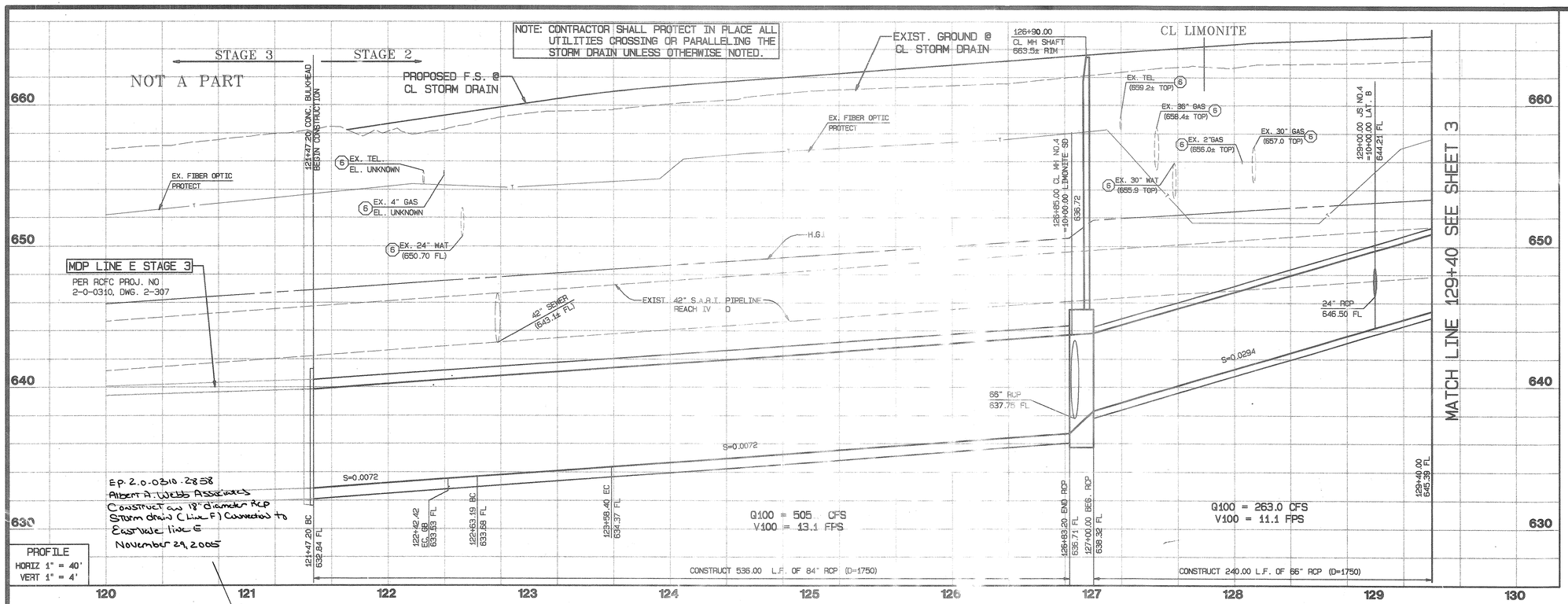
APPROVED BY:
CHIEF ENGINEER
DATE: 2/21/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY:
DATE: 3/01/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 2
TITLE SHEET

PROJECT NO. 2-0-0310
DRAWING NO. 2-304
SHEET NO. 1 OF 33

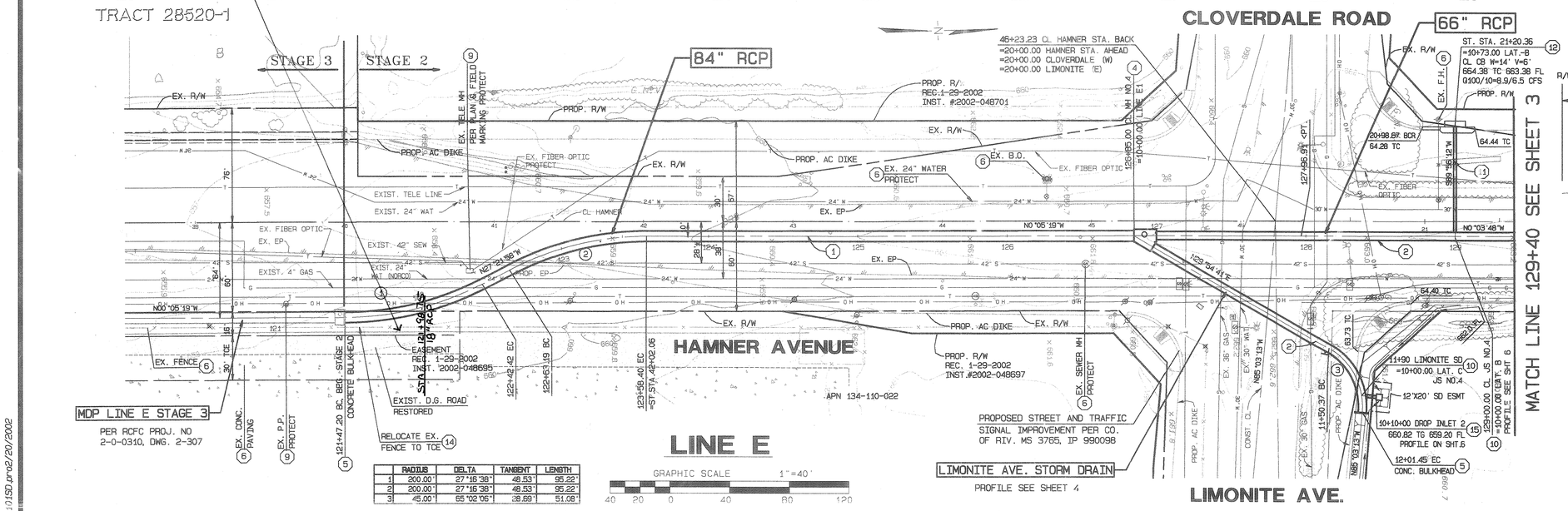
G:\2000\00-0101\00101SD.pr c2/20/2002



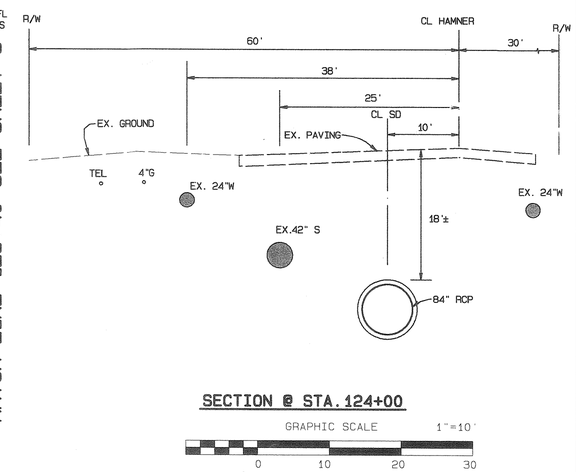
MH NO.4	
M.L. STA.	126+85.00
LATERAL	LIMONITE SD
A	30"
B	66"
C	15.0'
D1	84"
D2	66"
E	15.0'
L	16.8'
EL."S"	637.75'
EL."R"	637.88'

CONSTRUCTION NOTES

1. CONSTRUCT 84" RCP (D=1750)
2. CONSTRUCT 66" RCP (D=1750)
3. CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
4. CONSTRUCT MANHOLE NO. 4 PER RCFC STD. MH 254
5. CONSTRUCT CONCRETE BULKHEAD PER RCFC STD. M 816
6. PROTECT IN PLACE
9. PROTECT EXISTING POWER POLE/ TEL POLE
10. CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STD. JS 229
11. CONSTRUCT 24" RCP CLASS IV
12. CONSTRUCT CATCH BASIN PER RIV.CO. STD. 300 AND GUTTER DEPRESSION PER RIV.CO. STD. 311, CASE B
14. EXIST. FENCE TO BE RELOCATED TO TCE, REINSTALLED IN ITS ORIG. LOCATION IN KIND AFTER CONPLETION OF CONSTRUCTION
15. CONSTRUCT MODIFIED CONCRETE DROP INLET 2 WITH 2" A.C. APRON PER RCFC STD. CB 110 AND DETAIL ON SHEET 5



	RADIUS	DELTA	TANGENT	LENGTH
1	200.00'	27°16'38"	48.53'	95.22'
2	200.00'	27°16'38"	48.53'	95.22'
3	45.00'	65°02'06"	28.69'	51.08'



UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800 227-2600
(VALID DURING DAYS BEFORE YOU DIG)

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF DWL NO. H331

SEAL-ENGINEER

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: Mol & Fay DATE 2/25/02
R.C.E. NO. C39530 EXP. DATE 12-31-03
DESIGNED BY: G.M.
DRAWN BY: G.M.
CHECKED BY:

SEAL-COUNTY

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL
DESIGN ENGINEER
DATE: May 22

APPROVED BY:
CHIEF ENGINEER
DATE: 7-2-02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY:
DATE 3/4/02
RCE NO. EXP. DATE

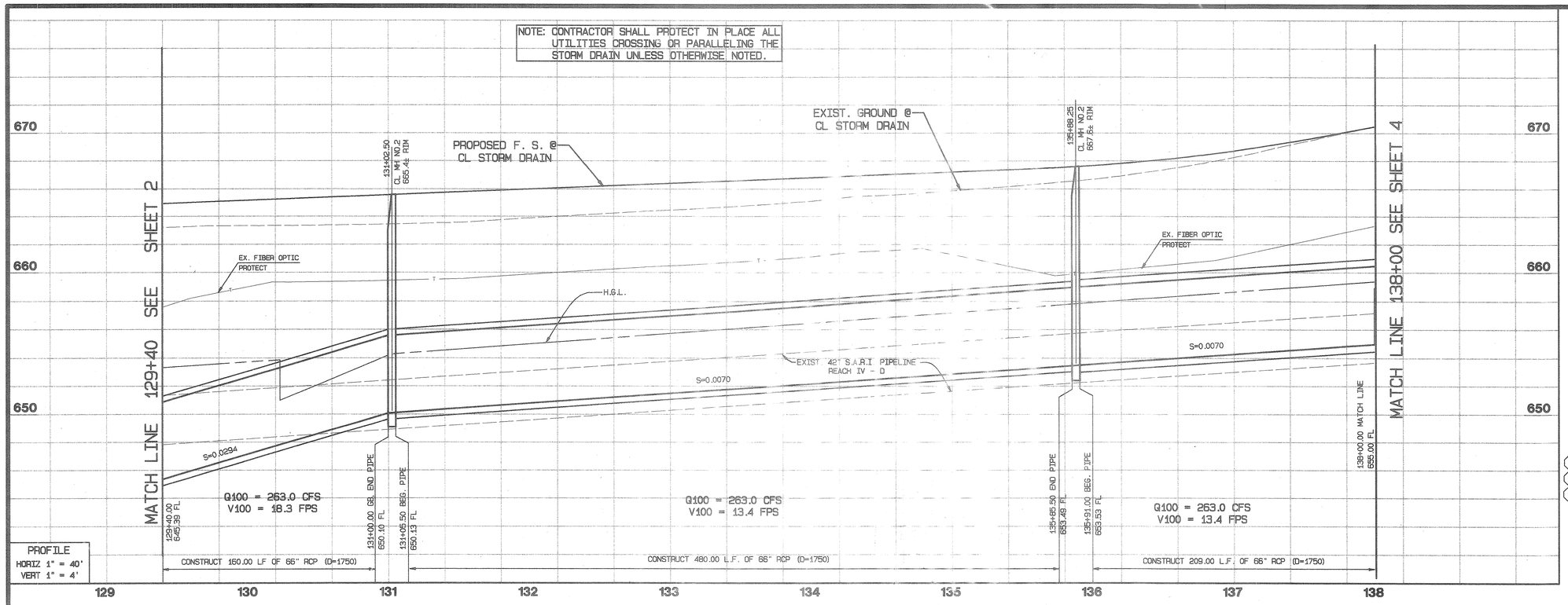
EASTVALE MDP
LINE E
STAGE 2
PLAN & PROFILE
STA. 121+47.20 TO STA. 129+10

MS 3765
IP 990098

PROJECT NO. 2-0-0310
DRAWING NO. 2-304
SHEET NO. 2 OF 11

G:\2000\00-010\100\010SD.prd 2/20/2002

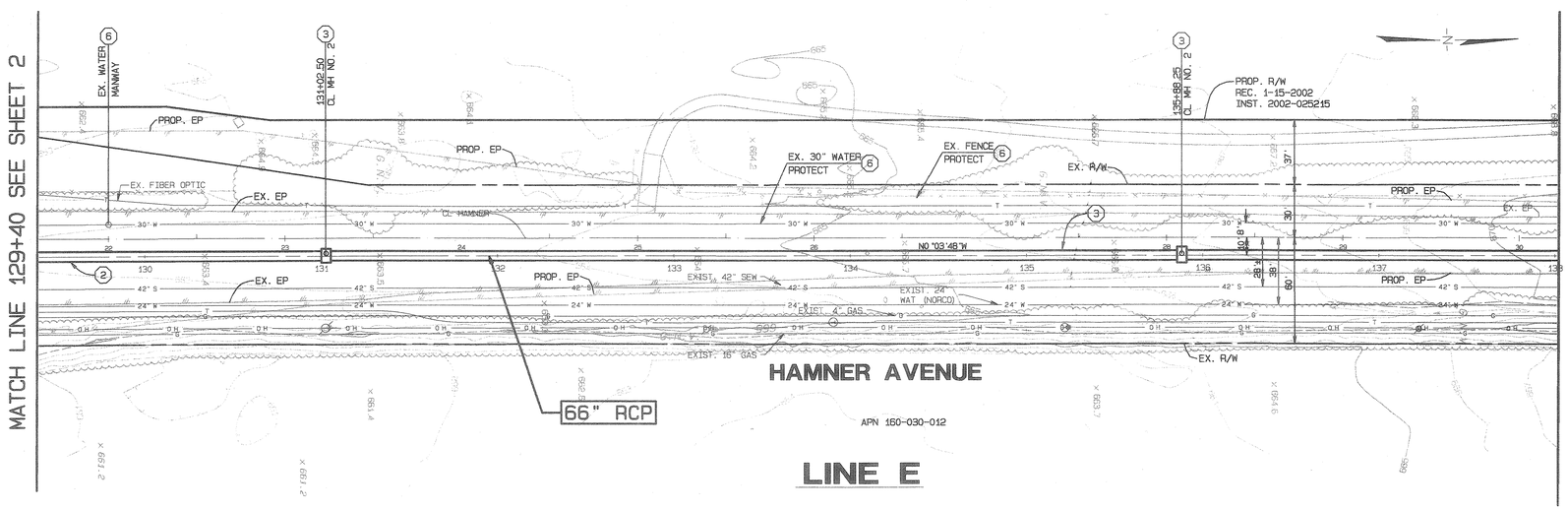
NOTE: CONTRACTOR SHALL PROTECT IN PLACE ALL UTILITIES CROSSING OR PARALLELING THE STORM DRAIN UNLESS OTHERWISE NOTED.

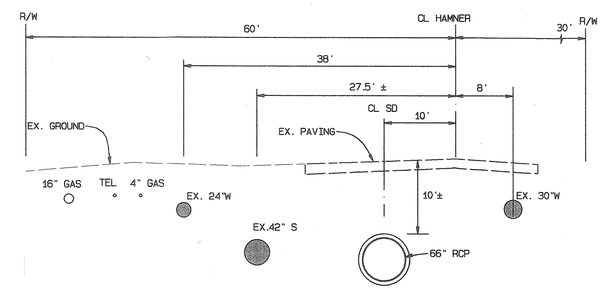


PROFILE
HORIZ 1" = 40'
VERT 1" = 4'

CONSTRUCTION NOTES

(2) CONSTRUCT 66" RCP (D=1750)
(3) CONSTRUCT MANHOLE NO. 2 PER RCFC STD. MH 252
(6) PROTECT IN PLACE





SECTION @ STA. 135+00

GRAPHIC SCALE 1"=10'
0 10 20 30

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PE NO. 43317

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMAD FADWA NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: Mohamad Fadwa DATE 2/26/02
R.C.E. NO. C39530 EXP. DATE 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER RALEE A. OTMAN NO. 39490 EXP. 12-31-02 CIVIL STATE OF CALIFORNIA

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: DESIGN ENGINEER DATE 3/4/02
APPROVED BY: CHIEF ENGINEER DATE 3/4/02

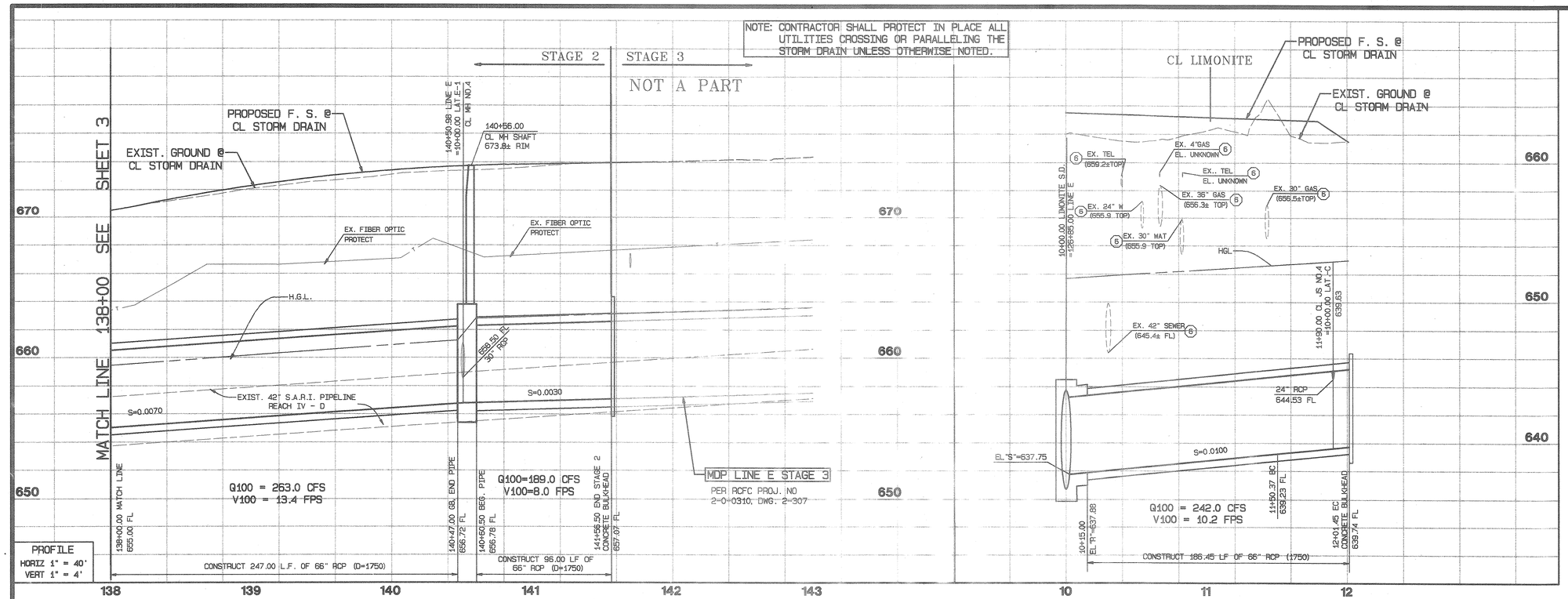
COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: DATE 3/4/02
RCE NO. _____ EXP. DATE _____

EASTVALE MDP
LINE E
STAGE 2
PLAN & PROFILE
STA.129+40 TO STA. 138+00

MS 3765
iP 990098

PROJECT NO. 2-0-0310
DRAWING NO. 2-304
SHEET NO. 3 OF 33

X:\00\00-0101\00-015D.pro\2/20/2002



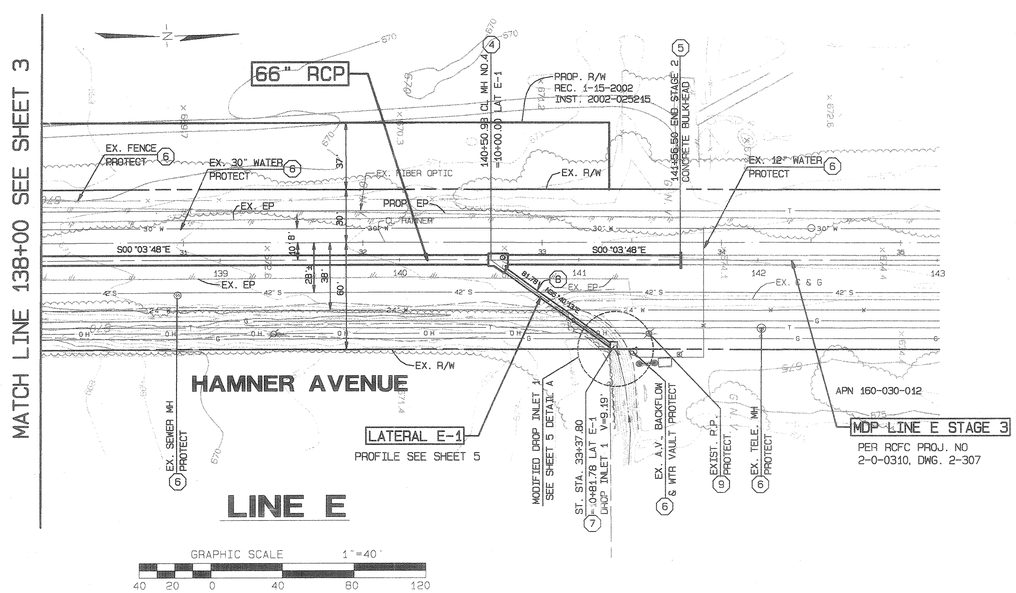
MH NO.4	
M.L. STA.	140+50.98
LATERAL	LATERAL E1
A	35"
B	30"
C	9.8'
D1	66"
D2	66"
E	9.52'
L	13.50'
EL. "S"	658.50
EL. "R"	659.19

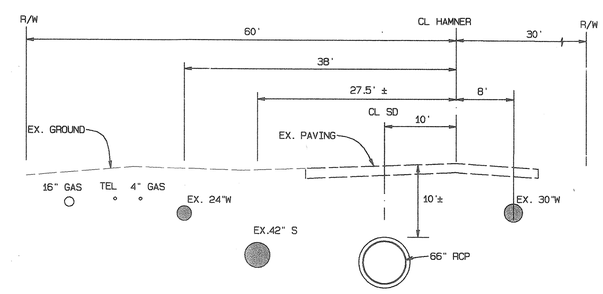
CONSTRUCTION NOTES

2. CONSTRUCT 66" RCP (D=1750)
4. CONSTRUCT MANHOLE NO. 4 PER RCFC STD. MH 254
5. CONSTRUCT CONCRETE BULKHEAD PER RCFC STD. M 816
6. PROTECT IN PLACE
7. CONSTRUCT MODIFIED CONCRETE DROP INLET 1 PER RCFC STD. CB110 AND DETAIL ON SHEET 5
8. CONSTRUCT 30" RCP (D=1500)
9. PROTECT EXISTING POWER POLE/ TEL POLE

LIMONITE AVE. STORM DRAIN

PLAN VIEW SEE SHEET 2





SECTION @ STA.140+00

GRAPHIC SCALE 1"=10'
0 10 20 30

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800
227-2600
(ID) WORKING DAYS BEFORE YOU DIG

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER ST. SIDE OF CLOVERDALE IN FRONT OF DOC ML-8331

SEAL-ENGINEER

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256

PREPARED BY: Mark Fugit DATE 2/20/02
RCE NO. C39530 EXP. DATE 12-31-06
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY

REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: DISTRICT ENGINEER DATE: 4/4/02
APPROVED BY: CHIEF ENGINEER DATE: 3/21/02

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: DATE 3/21/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 2
PLAN & PROFILE
STA.138+00 TO STA. 111+56.50

MS 3765
IP 990098
PROJECT NO. 2-0-0310
DRAWING NO. 2-304
SHEET NO 4 OF 33

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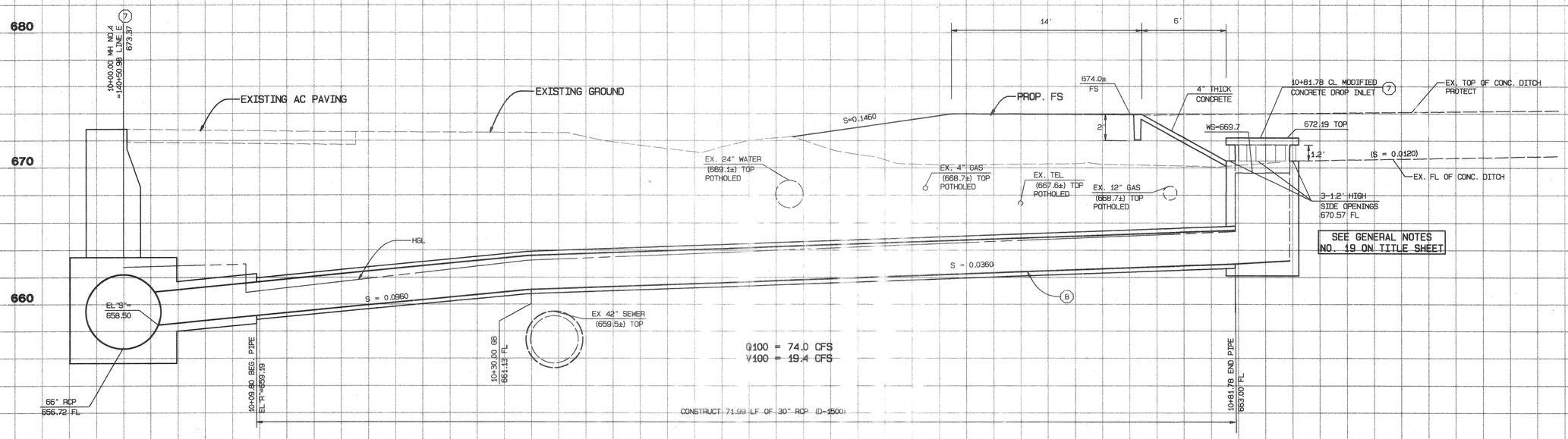


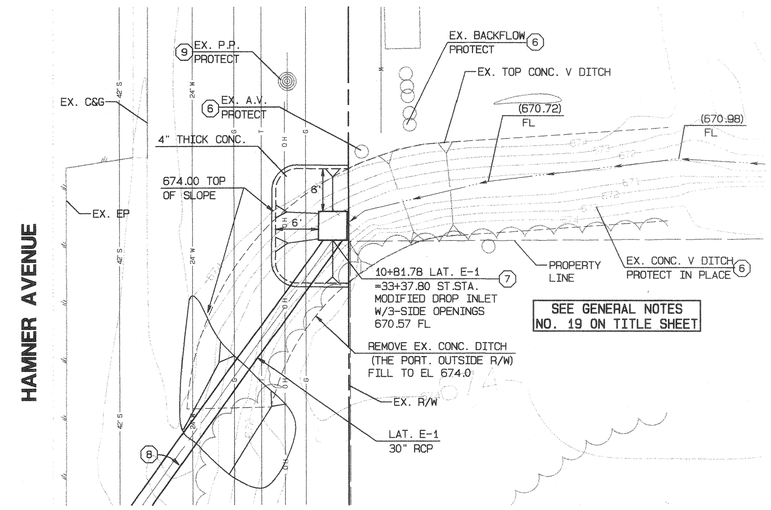
LATERAL E-1

PLAN VIEW SEE SHEET NO. 4

TO BE MAINTAINED BY RIV. CO TRANSPROTATION DEPT.

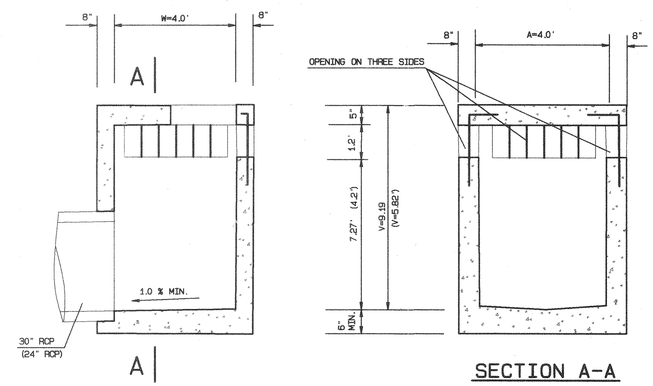
GRAPHIC SCALE 1"=4'

SCALES
HORIZ: 1"=4'
VERT: 1"=4'



MODIFIED DROP INLET 1 DETAIL A

GRAPHIC SCALE 1"=10'



SECTION A-A

MODIFIED CONCRETE DROP INLET 1 & 2

N.T.S. 7 15

REBAR, MANHOLE & PROTECTION BAR DETAILS PER RCFDC STD. CB 110

(DIMENSIONS IN PARENTHESIS REPRESENT DROP INLET 2)

CONSTRUCTION NOTES

4. CONSTRUCT MANHOLE NO. 4 PER RCFC STD. MH 254
6. PROTECT IN PLACE
7. CONSTRUCT MODIFIED CONCRETE DROP INLET PER RCFC STD. CB110 & DETAIL THIS SHEET
8. CONSTRUCT 30" RCP (D=1500)
9. PROTECT EXISTING POWER POLE/ TEL POLE
15. CONSTRUCT MODIFIED CONCRETE DROP INLET 2 WITH 2" A.C. APRON PER RCFC STD. CB 110 AND DETAIL ON SHEET 5

MS 3765
IP 990098

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227 2600
(TWO WORKING DAYS BEFORE YOU DIG)

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF #6 NO. H331'

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER MOHAMMAD FARHIVE NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET, RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256
PREPARED BY Mohammad Farhive DATE 2/7/02
R.C.E. NO. C39530 EXP. DATE 12-31-05
DESIGNED BY L.M.
DRAWN BY L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER SOHAILA A. OTHMAN NO. 13896 EXP. 6-30-03 CIVIL STATE OF CALIFORNIA

REVISIONS			
REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: PLANNING ENGINEER DATE
APPROVED BY: CHIEF ENGINEER DATE

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: DATE: 3/4/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 2
LATERAL E-1

PROJECT NO. 2-0-0310
DRAWING NO. 2-304
SHEET NO. 5 OF 33

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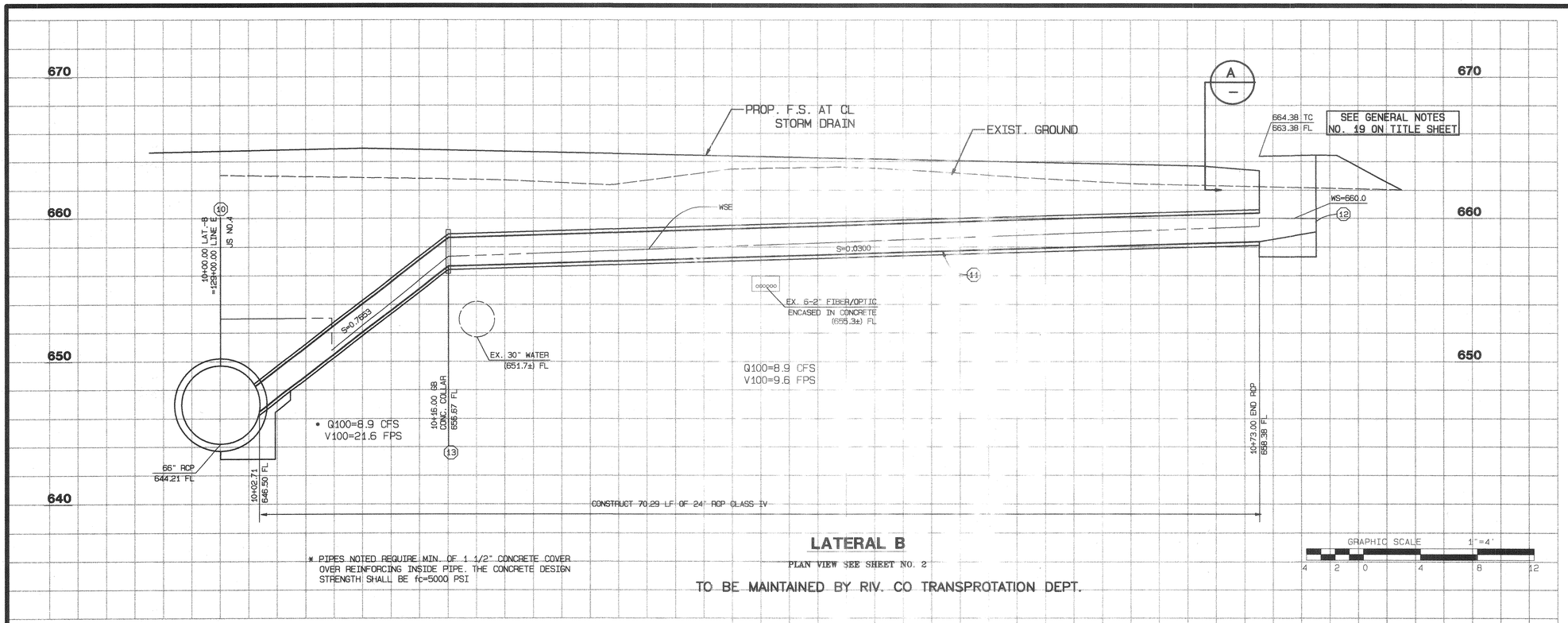


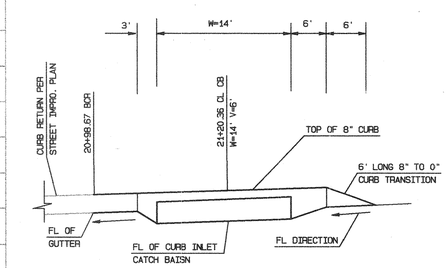
* PIPES NOTED REQUIRE MIN. OF 1 1/2" CONCRETE COVER OVER REINFORCING INSIDE PIPE. THE CONCRETE DESIGN STRENGTH SHALL BE fc=5000 PSI

LATERAL B

PLAN VIEW SEE SHEET NO. 2

TO BE MAINTAINED BY RIV. CO TRANSPROTATION DEPT.

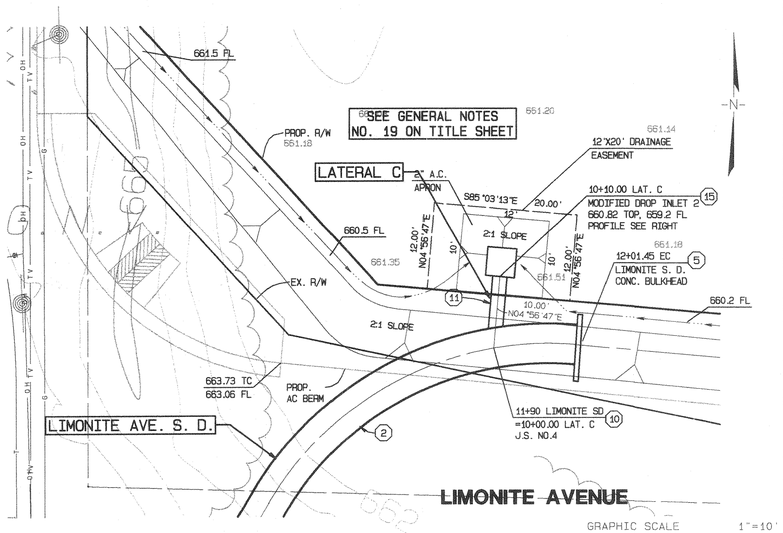
GRAPHIC SCALE 1"=4'



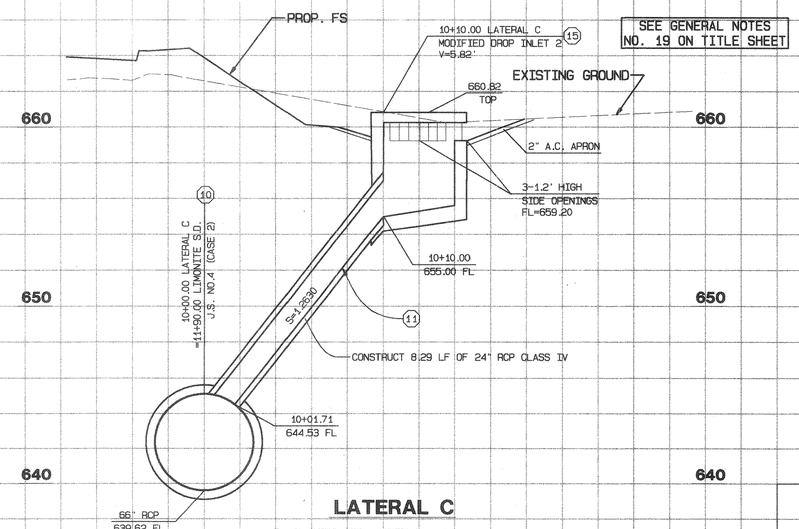
SECTION A–A

N.T.S.

SEE GENERAL NOTES NO.19 ON TITLE SHEET



LATERAL C DROP INLET DETAIL



LATERAL C

PLAN VIEW SEE SHEET NO. 2 AND LEFT

TO BE MAINTAINED BY RIV. CO TRANSPROTATION DEPT.

CONSTRUCTION NOTES

(2) CONSTRUCT 66" RCP (D-1750)

(5) CONSTRUCT CONCRETE BULKHEAD PER RCFC STD. M 816

(10) CONSTRUCT JUNCTION STRUCTURE NO. 4 PER RCFC STD. JS 229

(11) CONSTRUCT 24" RCP CLASS IV

(12) CONSTRUCT CATCH BASIN PER RIV.CO. STD. 300 AND GUTTER DEPRESSION PER RIV.CO. STD. 311, CASE B

(13) CONSTRUCT CONCRETE COLLAR PER RCFC STD. M 803

(15) CONSTRUCT MODIFIED CONCRETE DROP INLET 2 WITH 2" A.C. APRON PER RCFC STD. CB 110 AND DETAIL ON SHEET 5

SCALES
HORIZ: 1"=4'
VERT: 1"=4'

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1·800
227·2600
(8 WORKING DAYS BEFORE YOU DIG)

BENCHMARK
ML-34-88 EL. 661.945'
RE-SET 1988 APPROX. 200'± WEST OF CL INT. CLOVERDALE AND SUMNER S'LY SIDE OF CLOVERDALE IN FRONT OF PH. NO. 331

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER SHAHRAM FARSHAD NO. C39530 EXP. 12-31-05 CIVIL STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET, RIVERSIDE, CA 92506
PH. (909) 686-1070 FAX (909) 788-1256
PREPARED BY: Mac E Fogle DATE: 2/7/02
R.C.E. NO. C39530 EXP. DATE: 12-31-05
DESIGNED BY: L.M.
DRAWN BY: L.M.
CHECKED BY:

SEAL-COUNTY
REGISTERED PROFESSIONAL ENGINEER DALE A. OTTMAN NO. 33950 EXP. 12-31-03 CIVIL STATE OF CALIFORNIA

REVISIONS			
REF.	DESCRIPTION	APPR.	DATE

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
RECOMMENDED FOR APPROVAL: PLANNING ENGINEER DATE
APPROVED BY: CHIEF ENGINEER DATE

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT
APPROVED BY: DATE: 3/4/02
RCE NO. EXP. DATE

EASTVALE MDP
LINE E
STAGE 2
CONNECTORS

MS 3765
IP 990098
PROJECT NO. 2-0-0310
DRAWING NO. 2-304
SHEET NO. 6 OF 33

\\2000\00-0101\0101SD.prn2/7/2002

Appendix H

PRELIMINARY WATER QUALITY MANAGEMENT PLAN

"LEAL RANCH"
TENTATIVE TRACT MAP NO. 38290

Project Address:
Northwest of Limonite Avenue and Hamner Avenue
City of Eastvale, CA

Prepared for:

THE NEW HOME COMPANY
25231 Laguna Canyon Road, Suite 250
Irvine, CA 926183
(949) 382-7800

Prepared by:

H&A
Hunsaker & Associates Irvine, Inc.
3 Hughes
Irvine, CA 92618
(949) 583-1010

Preparation Date:
November 29, 2021

W.O. 2749-44C

W.O. 2749-44C

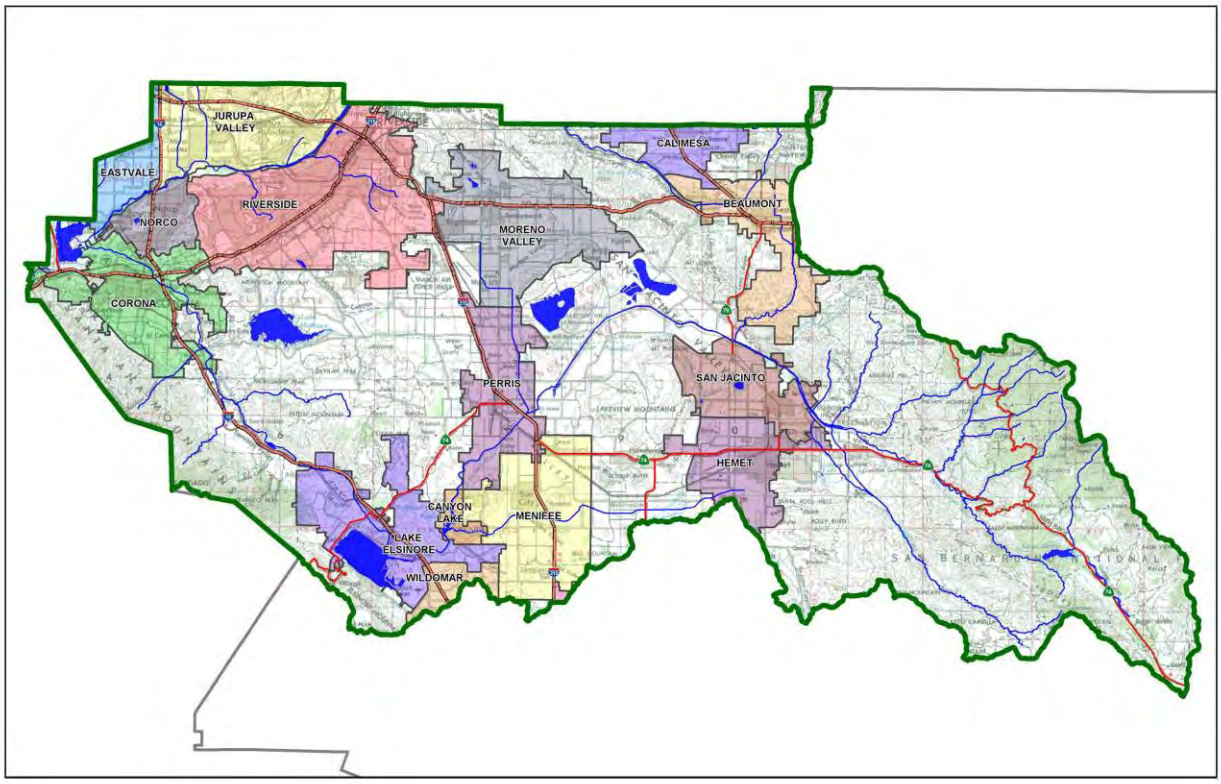
PRELIMINARY WATER QUALITY MANAGEMENT PLAN
"LEAL RANCH" – TENTATIVE TRACT MAP NO. 38290
City of Eastvale, CA

Project Specific Water Quality Management Plan

Project Title: "Leal Ranch" – Tentative Tract Map No. 38290

Public Works No: N/A

Design Review/Case No: TBD



☒ Preliminary
☐ Final

Original Date Prepared: November 29, 2021

Revision Date(s):

Prepared for Compliance with
Regional Board Order No. R8-2010-0033

Contact Information:

Prepared for:
The New Home Company
15231 Laguna Canyon Road, Suite 250
Irvine, CA 92618
(949) 382-7800

Prepared by:
Hunsaker & Associates Irvine, Inc.
3 Hughes,
Irvine, CA 92618
(949) 583-1010

W.O. No. 2749-44

OWNER'S CERTIFICATION

This Project-Specific Water Quality Management Plan (WQMP) has been prepared for The New Home Company by Hunsaker & Associates Irvine, Inc. for the "Leal Ranch" Project.

This WQMP is intended to comply with the requirements of The City of Eastvale requirements for the preparation and implementation of a Project-Specific WQMP.

The undersigned, while owning the property/project described in the preceding paragraph, shall be responsible for the implementation and funding of this WQMP and will ensure that this WQMP is amended as appropriate to reflect up-to-date conditions on the site. In addition, the property owner accepts responsibility for interim operation and maintenance of Stormwater BMPs until such time as this responsibility is formally transferred to a subsequent owner. This WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party (or parties) having responsibility for implementing portions of this WQMP. At least one copy of this WQMP will be maintained at the project site or project office in perpetuity. The undersigned is authorized to certify and to approve implementation of this WQMP. The undersigned is aware that implementation of this WQMP is enforceable under the City of Eastvale Water Quality Ordinance.

"I, the undersigned, certify under penalty of law that the provisions of this WQMP have been reviewed and accepted and that the WQMP will be transferred to future successors in interest."

Owner's Signature	Date
Owner's Printed Name	Owner's Title/Position

PREPARER'S CERTIFICATION

"The selection, sizing and design of stormwater treatment and other stormwater quality and quantity control measures in this plan meet the requirements of Regional Water Quality Control Board Order No. R8-2010-0033 and any subsequent amendments thereto."

Preparer's Signature	Date
Preparer's Printed Name	Preparer's Title/Position

Preparer's Licensure:

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Section A: Project and Site Information

The New Home Company proposes the development of "Leal Ranch", Tentative Tract Map No. 38290, located just northwest of the intersection of Limonite Avenue and Hamner Avenue, in the City of Eastvale, California. Specifically, the project site is bound to the north by 58th Street and existing residential homes beyond; to the east by Hamner Avenue and existing residential homes and a commercial shopping center (Eastvale Gateway); to the south by Limonite Avenue and existing residential homes and a commercial shopping center beyond; and to the west by Scholar Way and existing residential homes beyond.

The Project Site consists of approximately 159.2 acres (6,934,278 SF) and will be subdivided into 14 Planning Areas (Lots 1-14) and 19 lettered lots (A-S) to accommodate a mixed use development consisting of multi-family residential, general retail (shopping center), general offices, medical offices, hotels, civic center, parks and supporting infrastructure improvements. Proposed lot summary is as follows:

NUMBERED LOTS			
Lot #	USAGE	S.F.	Acres
1	RESIDENTIAL	315,892.10	7.252
2	MIXED USE	550,731.85	12.643
3	COMMERCIAL CIVIC	426,869.17	9.800
4	MIXED USE	279,624.41	6.419
5	MIXED USE	198,540.25	4.558
6	RESIDENTIAL	244,324.99	5.609
7	RESIDENTIAL	613,599.82	14.086
8	RESIDENTIAL	171,451.45	3.936
9	RESIDENTIAL	191,384.23	4.394
10	MIXED USE	195,395.18	4.486
11	RESIDENTIAL	724,736.51	16.638
12	RESIDENTIAL	754,749.47	17.327
13	RESIDENTIAL	574,268.61	13.183
14	FIRE STATION	53,083.07	1.219
Total		5,294,651.10	121.5485

LETTERED LOTS			
Lot #	USAGE	S.F.	Acres
A	RIGHT OF WAY	139,937.69	3.213
B	RIGHT OF WAY	147,811.51	3.393
C	RIGHT OF WAY	84,478.50	1.939
D	RIGHT OF WAY	38,267.77	0.879
E	ROADWAY	246,244.32	5.653
F	ROADWAY	44,673.74	1.026
G	ROADWAY	113,590.68	2.608
H	ROADWAY	115,905.65	2.661
I	ROADWAY	67,321.01	1.545
J	PARK	89,220.27	2.048
K	PRIVATE REC. FAC.	68,998.58	1.584
L	PARK	153,611.43	3.526
M	TRAIL/LINEAR PARK	44,835.28	1.029
N	TRAIL/LINEAR PARK	31,408.46	0.721
O	TRAIL/LINEAR PARK	32,546.77	0.747
P	TRAIL/LINEAR PARK	84,078.57	1.930
Q	TRAIL/LINEAR PARK	46,663.19	1.071
R	TRAIL/LINEAR PARK	42,155.07	0.968
S	TRAIL/LINEAR PARK	21,801.21	0.500
Total		1,613,549.69	37.0420

Impervious and paved areas for the site include each building structures, streets and parkways, walkways, parking lots and other miscellaneous hardscape areas. Total impervious area is anticipated to consist of approximately 127.36 acres, or 80% of the gross project area.

Pervious areas of the project include open space and designated landscaping areas located in designated park areas, street parkways and parking lots (planters), and private homeowner maintained landscaping areas. Project landscaping and revegetation areas will consist of native and/or drought tolerant plant species. Total pervious area is anticipated to consist of approximately 31.84 acres, or 20% of the gross project area.

Parking is anticipated to be provided via garage parking, driveway parking, open parking lots, parking structures and off-street parking. Total parking shall be consistent with City requirements per each development area's land use.

Normal trash typical of residential and commercial facilities can be anticipated to be produced daily from the project. These include food wastes (wrappers, bottles, etc.) plastics and paper wastes. Such trash is anticipated to be disposed of by residents, staff, and facility users in designated trash storage, to be hauled off for disposal on a weekly basis (minimum) by the contracting waste disposal company.

PROJECT INFORMATION	
Type of Project:	Mixed-Use (Residential, commercial, office, park, hotel, civic center)
Planning Area:	Eastvale Area Plan
Community Name:	"Leal Ranch"
Development Name:	"Leal Ranch"
PROJECT LOCATION	
Latitude & Longitude (DD): 33.978862414978266, -117.56268204581465	
Project Watershed and Sub-Watershed: Santa Ana River Watershed and Lower Cucamonga Creek	
APN(s): 164-030-010, 164-030-025, 164-030-012	
Map Book and Page No.: TBD	
PROJECT CHARACTERISTICS	
Proposed or Potential Land Use(s)	Commercial, office, medical office, hotel, residential, park
Proposed or Potential SIC Code(s)	TBD
Area of Impervious Project Footprint (SF)	5,547,422 SF
Total Area of proposed Impervious Surfaces within the Project Limits (SF)/or Replacement	5,547,422 SF
Does the project consist of offsite road improvements?	☐ Y ☒ N
Does the project propose to construct unpaved roads?	☐ Y ☒ N
Is the project part of a larger common plan of development (phased project)?	☐ Y ☒ N
EXISTING SITE CHARACTERISTICS	
Total area of Existing Impervious Surfaces within the project limits (SF)	693,428 SF
Is the project located within any MSHCP Criteria Cell?	☐ Y ☒ N
If so, identify the Cell number:	N/A
Are there any natural hydrologic features on the project site?	☐ Y ☒ N
Is a Geotechnical Report attached?	☒ Y ☐ N
If no Geotech. Report, list the NRCS soils type(s) present on the site (A, B, C and/or D)	Project resides in A and C areas
What is the Water Quality Design Storm Depth for the project?	0.86"

A.1 Maps and Site Plans

The project's Vicinity Map and Site Plan is provided in Appendix 1 of this WQMP. The maps show the following elements, as required by the WQMP Guidance Document.

- Drainage Management Areas
- Proposed Structural BMPs
- Drainage Path
- Drainage Infrastructure, Inlets, Overflows
- Source Control BMPs
- Buildings, Roof Lines, Downspouts
- Impervious Surfaces
- Standard Labeling

A.2 Receiving Waters

The project's receiving waters are as follows:

Table A.1 Identification of Receiving Waters

Receiving Waters	303(d) List Impairments[1]	Designated Beneficial Uses	Proximity to RARE Beneficial Use
Cucamonga Creek (Reach 1) 801.21	Cadmium, Copper, Lead, Zinc	GWR, REC2, LWRM, WILD	No RARE designation
Prado Basin Management Zone Hydrologic Unit 801.21	pH	REC1, REC2, WARM, WILD, RARE	6 miles
Santa Ana River (Reach 3) Hydrologic Unit 801.21	Copper, Lead *(Indicator Bacteria, Nitrate)*	AGR, GWR, REC1, REC2, WARM, WILD, RARE,SPWN	7 miles
Santa Ana River (Reach 2) Hydrologic Unit 801.11	None	REC2, WARM, WILD,	30 miles
Santa Ana River (Reach 1) Hydrologic Unit 801.11	None	REC2, WARM, WILD, RARE	35 miles
Tidal Prism of Santa Ana River and Newport Slough Hydrologic Unit 801.11	None	REC1, REC2, COMM, WILD, RARE, MAR	36.5 miles
Pacific Ocean Offshore Zone Hydrologic Unit 801.11	None	IND, NAV, REC1, REC2, COMM, WILD, RARE, SPWN, MAR	36.5 miles

[1] TMDLs denoted in italics and parenthesis.

A.3 Additional Permits/Approvals required for the Project:

Table A.2 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	☐ Y	☒ N
State Water Resources Control Board, Clean Water Act (CWA) Section 401 Water Quality Cert.	☐ Y	☒ N
US Army Corps of Engineers, CWA Section 404 Permit	☐ Y	☒ N
US Fish and Wildlife, Endangered Species Act Section 7 Biological Opinion	☐ Y	☒ N
Statewide Construction General Permit Coverage	☒ Y	☐ N
Statewide Industrial General Permit Coverage	☐ Y	☒ N
Western Riverside MSHCP Consistency Approval (e.g., JPR, DBESP)	☐ Y	☒ N
Other *(please list in the space below as required)* City of Eastvale Development and Grading Permits	☒ Y	☐ N

Section B: Optimize Site Utilization (LID Principles)

Site Optimization

Does the project identify and preserve existing drainage patterns? If so, how? If not, why?

Yes. Pre-project site drains southerly to the existing storm rain in Limonite. Proposed condition will preserve flow patterns of project site.

Does the project identify and protect existing vegetation? If so, how? If not, why?

No. Pre-project site does not consist of any natural or native vegetation to be preserved. All vegetation will be removed and replaced with native and/or drought tolerant landscaping.

Does the project identify and preserve natural infiltration capacity? If so, how? If not, why?

Yes. Project will allow incidental infiltration of BMPs in the northern and central project areas, and only in areas where suitable soils are known to be present. Although the project tested favorable infiltration rates at a single location and per County data, is located with HSG Type A soils, per the geotechnical professional's recommendation, infiltration rates at the tested location is not typical of the project site due to the presence of large quantities of silt/compacted silt in project's subsurface soils. Due to unsuitable soils and low tested infiltration rates in the southern portion of the project site, infiltration will not be employed.

Does the project identify and minimize impervious area? If so, how? If not, why?

Yes. Wherever feasible, open space and landscaping areas have been proposed to minimize the amount of directly connected impervious area.

Does the project identify and disperse runoff to adjacent pervious areas? If so, how? If not, why? No. The project will not disperse runoff to adjacent pervious areas at this time. However, runoff dispersion will be considered as project design approaches final.

Section C: Delineate Drainage Management Areas (DMAs)

Table C.1 DMA Classifications

DMA Name or ID	Surface Type(s)[1]	Area (Sq. Ft.)	DMA Type
DMA 1 (Sub-Areas A – F)	Mixed Surface Type (landscaping, concrete/asphalt, roof)	5,563,173	Type D
DMA 2	Mixed Surface Type (landscaping, concrete/asphalt)	571,177	Type D
DMA 3	Mixed Surface Type (landscaping, concrete/asphalt)	20,004	Type D
DMA 4	Mixed Surface Type (landscaping, concrete/asphalt)	27,082	Type D
DMA 5	Mixed Surface Type (landscaping, concrete/asphalt)	37,514	Type D
DMA 6	Mixed Surface Type (landscaping, concrete/asphalt)	32,384	Type D
DMA 7	Mixed Surface Type (landscaping, concrete/asphalt)	91,523	Type D
DMA 8	Mixed Surface Type (landscaping, concrete/asphalt)	93,166	Type D
DMA 9	Mixed Surface Type (landscaping, concrete/asphalt)	52,777	Type D
DMA 10	Mixed Surface Type (landscaping, concrete/asphalt)	72,452	Type D
DMA 11	Mixed Surface Type (landscaping, concrete/asphalt)	17,237	Type D
DMA 12	Mixed Surface Type (landscaping, concrete/asphalt)	81,864	Type D
DMA 13	Mixed Surface Type (landscaping, concrete/asphalt)	20,030	Type D
DMA 14	Mixed Surface Type (landscaping, concrete/asphalt)	40,079	Type D
DMA 15	Mixed Surface Type (landscaping, concrete/asphalt)	57,984	Type D

DMA Name or ID	Surface Type(s)[1]	Area (Sq. Ft.)	DMA Type
DMA 16	Mixed Surface Type (landscaping, concrete/asphalt)	95,700	Type D
DMA 17	Mixed Surface Type (landscaping, concrete/asphalt)	97,608	Type D
Total	--	6,971,734	--

[1]*Reference Table 2-1 in the WQMP Guidance Document to populate this column*

Table C.2 Type 'A', Self-Treating Areas

DMA Name or ID	Area (Sq. Ft.)	Stabilization Type	Irrigation Type (if any)
None			

Table C.3 Type 'B', Self-Retaining Areas

Self-Retaining Area				Type 'C' DMAs that are draining to the Self-Retaining Area		
DMA Name/ ID	Post-project surface type	Area (square feet)	Storm Depth (inches)	DMA Name / ID	[C] from Table C.4 =	Required Retention Depth (inches)
		[A]	[B]		[C]	[D]
None						

$$[D] = [B] + \frac{[B] \cdot [C]}{[A]}$$

Table C.4 Type 'C', Areas that Drain to Self-Retaining Areas

DMA					Receiving Self-Retaining DMA		
DMA Name/ ID	Area (square feet)	Post-project surface type	Runoff factor	Product	DMA name /ID	Area (square feet)	Ratio
	[A]		[B]	[C] = [A] x [B]		[D]	[C]/[D]
None							

Table C.5 Type 'D', Areas Draining to BMPs

DMA Name or ID	BMP Name or ID
DMA 1 (A-F)	Biotreatment BMP 1
DMA 2	Biotreatment/Bioretention BMP 2
DMA 3	Biotreatment/Bioretention BMP 3
DMA 4	Biotreatment/Bioretention BMP 4
DMA 5	Biotreatment/Bioretention BMP 5
DMA 6	Biotreatment/Bioretention BMP 6
DMA 7	Biotreatment/Bioretention BMP 7
DMA 8	Biotreatment/Bioretention BMP 8
DMA 9	Biotreatment/Bioretention BMP 9
DMA 10	Biotreatment/Bioretention BMP 10
DMA 11	Biotreatment/Bioretention BMP 11
DMA 12	Biotreatment/Bioretention BMP 12
DMA 13	Biotreatment/Bioretention BMP 13
DMA 14	Biotreatment/Bioretention BMP 14
DMA 15	Biotreatment/Bioretention BMP 15
DMA 16	Biotreatment/Bioretention BMP 16
DMA 17	Biotreatment/Bioretention BMP 17

Note: More than one drainage management area can drain to a single LID BMP; however, one drainage management area may not drain to more than one BMP.

Section D: Implement LID BMPs

D.1 Infiltration Applicability

Is there an approved downstream 'Highest and Best Use' for stormwater runoff (Reference Chapter 2.4.4 of the WQMP Guidance Document for further details)? ☐ Y ☒ N

Geotechnical Report

A Geotechnical Report is required by the City of Eastvale to confirm present and past site characteristics that may affect the use of Infiltration BMPs, see Appendix 3.

Is this project classified as a small project consistent with the requirements of Chapter 2 of the WQMP Guidance Document? ☐ Y ☒ N

Infiltration Feasibility

Table D.1 Infiltration Feasibility

Does the project site…	YES	NO
…have any DMAs with a seasonal high groundwater mark shallower than 10 feet?		X
If Yes, list affected DMAs:		
…have any DMAs located within 100 feet of a water supply well?		X
If Yes, list affected DMAs:		
…have any areas identified by the geotechnical report as posing a public safety risk where infiltration of stormwater could have a negative impact?		X
If Yes, list affected DMAs:		
…have measured in-situ infiltration rates of less than 1.6 inches / hour?	X	
If Yes, list affected DMAs:		
…have significant cut and/or fill conditions that would preclude in-situ testing of infiltration rates at the final infiltration surface?		X
If Yes, list affected DMAs:		
…geotechnical report identifies other site-specific factors that would preclude effective and safe infiltration?		X
Describe here: *Based on preliminary infiltration testing conducted onsite, infiltration of the site is feasible for norther and central areas of the project site. Southern areas is not feasible.*		

D.2 Harvest and Use Assessment

The following conditions apply*:*

- ☐ Reclaimed water will be used for the non-potable water demands for the project.
- ☐ Downstream water rights may be impacted by Harvest and Use as approved by the Regional Board (verify with the Copermittee).
- ☒ The Design Capture Volume will be addressed using Infiltration Only BMPs. In such a case, Harvest and Use BMPs are still encouraged, but are not required as the Design Capture Volume will be infiltrated or evapotranspired.

Irrigation Use Feasibility

Step 1: *Total Area of Irrigated Landscape*: *N/A*

Type of Landscaping (Conservation Design or Active Turf): *N/A*

Step 2: *Total Area of Impervious Surfaces: N/A*

Step 3: *The project EIATIA factor*: *N/A*

Step 4: *Minimum required irrigated area*:

Step 5:

Minimum required irrigated area (Step 4)	Available Irrigated Landscape (Step 1)
N/A	*N/A*

Toilet Use Feasibility

Step 1: *Projected Number of Daily Toilet Users:* *N/A*

Project Type: *N/A*

Step 2: *Total Area of Impervious Surfaces:* *N/A*

Step 3: *Enter your TUTIA factor:* *N/A*

Step 4: *Minimum number of toilet users:* *N/A*

Step 5:

Minimum required Toilet Users (Step 4)	Projected number of toilet users (Step 1)
N/A	*N/A*

Other Non-Potable Use Feasibility

Are there other non-potable uses for stormwater runoff on the site (e.g. industrial use)? There are no other non-potable uses for stormwater runoff of site.

Step 1: *Average Daily Demand:* *N/A*

Step 2: *Total Area of Impervious Surfaces:* *N/A*

Step 3: *Enter the factor from Table 2-3:* *N/A*

Step 4: *Minimum required use:* *N/A*

Step 5:

Minimum required non-potable use (Step 4)	Projected average daily use (Step 1)
N/A	*N/A*

D.3 Bioretention and Biotreatment Assessment

Other LID Bioretention and Biotreatment BMPs as described in Chapter 2.4.7 of the WQMP Guidance Document are feasible on nearly all development sites with sufficient advance planning.

For the project neither of the following applies:

☒ LID Bioretention/Biotreatment BMPs will be used for some or all DMAs of the project as noted below in Section D.4

☐ A site-specific analysis demonstrating the technical infeasibility of all LID BMPs has been performed and is included in Appendix 5.

The project proposes to use a combination of Bioretention BMPs (non-infiltration type) and Proprietary Biotreatment BMPs to address project runoff.

D.4 Feasibility Assessment Summaries

Table D.2 LID Prioritization Summary Matrix

DMA* Name/ ID	LID BMP Hierarchy				No LID (Alternative Compliance)
	1. Infiltration	2. Harvest and use	3. Bioretention	4. Biotreatment	
DMA 1	☐	☐	☐	☒	☐
DMA 2	☐	☐	☒	☒	☐
DMA 3	☐	☐	☒	☒	☐
DMA 4	☐	☐	☒	☒	☐
DMA 5	☐	☐	☒	☒	☐
DMA 6	☐	☐	☒	☒	☐
DMA 7	☐	☐	☒	☒	☐
DMA 8	☐	☐	☒	☒	☐
DMA 9	☐	☐	☒	☒	☐
DMA 10	☐	☐	☒	☒	☐
DMA 11	☐	☐	☒	☒	☐
DMA 12	☐	☐	☒	☒	☐
DMA 13	☐	☐	☒	☒	☐
DMA 14	☐	☐	☒	☒	☐
DMA 15	☐	☐	☒	☒	☐
DMA 16	☐	☐	☒	☒	☐
DMA 17	☐	☐	☒	☒	☐

Runoff from DMA 1 will be conveyed to a proprietary biotreatment BMP facility located in the southwestern portion of the project site (exact location to be determined) for treatment prior to discharging to the existing storm drain system in Limonite Avenue.

DMAs 2 (onsite backbone streets) and 2 through 17 (offsite perimeter street improvements) will be conveyed to parkway bioretention BMPs and/or proprietary biotreatment BMPs prior to discharging to the existing storm drain system along the project's perimeter streets.

Since the project is in the preliminary stage of design (TTM level), the exact locations and actual BMPs to be implemented are tentative and subject to change. Therefore, only feasible BMP alternatives and preliminary locations are provided at this time.

The required Design Capture Volume (V_{BMP}) and Design Flow Rate (Q_{BMP}) for each BMP are provided in the following tables. Although sizing of the proposed BMPs have not been determined at this time, it is anticipated that the project will be able to achieve minimum V_{BMP} and Q_{BMP} requirements for each DMA.

D.5 LID BMP Sizing

Table D.3 DCV Calculations for LID BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor[1]	*Design Storm Depth (In)*	*Design Capture Volume, Vbmp (cubic feet)* [2]	*Proposed Volume on Plans (cubic feet)*
DMA 1A	2,002,660	Mixed Surface Type	0.8	0.6	1,201,596.0	0.86	86,114.4	*TBD*
DMA 1B	723,208	Mixed Surface Type	0.8	0.6	433,924.8	0.86	31,097.9	
DMA 1C	668,544	Mixed Surface Type	0.8	0.6	401,126.4	0.86	28,747.4	
DMA 1D	1,287,889	Mixed Surface Type	0.8	0.6	772,733.4	0.86	55,379.2	
DMA 1E	558,821	Mixed Surface Type	0.8	0.6	335,292.6	0.86	24,029.3	
DMA 1F	322,031	Mixed Surface Type	0.8	0.6	193,218.6	0.86	13,847.3	
DMA 2	571,177	Mixed Surface Type	0.8	0.6	342,706.2	0.86	24,560.6	
DMA 3	20,004	Mixed Surface Type	0.8	0.6	12,002.4	0.86	860.2	
DMA 4	27,082	Mixed Surface Type	0.8	0.6	16,249.2	0.86	1,164.5	
DMA 5	37,514	Mixed Surface Type	0.8	0.6	22,508.4	0.86	1,613.1	
DMA 6	32,384	Mixed Surface Type	0.8	0.6	19,430.4	0.86	1,392.5	
DMA 7	91,523	Mixed Surface Type	0.8	0.6	54,913.8	0.86	3,935.5	
DMA 8	93,166	Mixed Surface Type	0.8	0.6	55,899.6	0.86	4,006.1	
DMA 9	52,777	Mixed Surface Type	0.8	0.6	31,666.2	0.86	2,269.4	

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor[1]	*Design Storm Depth (In)*	*Design Capture Volume, Vbmp (cubic feet)* [2]	*Proposed Volume on Plans (cubic feet)*
DMA 10	72,452	Mixed Surface Type	0.8	0.6	43,471.2	0.86	3,115.4	*TBD*
DMA 11	17,237	Mixed Surface Type	0.8	0.6	10,342.2	0.86	741.2	
DMA 12	81,864	Mixed Surface Type	0.8	0.6	49,118.4	0.86	3,520.2	
DMA 13	20,030	Mixed Surface Type	0.8	0.6	12,018.0	0.86	861.3	
DMA 14	40,079	Mixed Surface Type	0.8	0.6	24,047.4	0.86	1,723.4	
DMA 15	57,984	Mixed Surface Type	0.8	0.6	34,790.4	0.86	2,493.3	
DMA 16	95,700	Mixed Surface Type	0.8	0.6	57,420.0	0.86	4,115.1	
DMA 17	97,608	Mixed Surface Type	0.8	0.6	58,564.8	0.86	4,197.1	
Total	6,971,734	--			4,183,040.4	0.86	299,784.6	

[1], [2] *Differences between values obtained in this table and County Worksheets due to rounding of values.*

Table D.4.1 Q_{BMP} Calculations for LID BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor(1)	*Design Rainfall Intensity (in/hr)*	*Design Flow Rate (cfs)* (2)	*Proposed Flow Rate (cfs)*
DMA 1A	2,002,660	Mixed Surface Type	0.8	0.6	1,201,596.0	0.2	5.52	*TBD*
DMA 1B	723,208	Mixed Surface Type	0.8	0.6	433,924.8	0.2	1.99	
DMA 1C	668,544	Mixed Surface Type	0.8	0.6	401,126.4	0.2	1.84	
DMA 1D	1,287,889	Mixed Surface Type	0.8	0.6	772,733.4	0.2	3.55	
DMA 1E	558,821	Mixed Surface Type	0.8	0.6	335,292.6	0.2	1.54	
DMA 1F	322,031	Mixed Surface Type	0.8	0.6	193,218.6	0.2	0.89	
DMA 2	571,177	Mixed Surface Type	0.8	0.6	342,706.2	0.2	1.57	
DMA 3	20,004	Mixed Surface Type	0.8	0.6	12,002.4	0.2	0.06	
DMA 4	27,082	Mixed Surface Type	0.8	0.6	16,249.2	0.2	0.07	
DMA 5	37,514	Mixed Surface Type	0.8	0.6	22,508.4	0.2	0.10	
DMA 6	32,384	Mixed Surface Type	0.8	0.6	19,430.4	0.2	0.09	
DMA 7	91,523	Mixed Surface Type	0.8	0.6	54,913.8	0.2	0.25	
DMA 8	93,166	Mixed Surface Type	0.8	0.6	55,899.6	0.2	0.26	
DMA 9	52,777	Mixed Surface Type	0.8	0.6	31,666.2	0.2	0.15	
DMA 10	72,452	Mixed Surface Type	0.8	0.6	43,471.2	0.2	0.20	

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, $I_{\searrow f}$	DMA Runoff Factor	DMA Areas x Runoff Factor[1]	*Design Rainfall Intensity (in/hr)*	*Design Flow Rate (cfs)* [2]	*Proposed Flow Rate (cfs)*
DMA 11	17,237	Mixed Surface Type	0.8	0.6	10,342.2	0.2	0.05	*TBD*
DMA 12	81,864	Mixed Surface Type	0.8	0.6	49,118.4	0.2	0.23	
DMA 13	20,030	Mixed Surface Type	0.8	0.6	12,018.0	0.2	0.06	
DMA 14	40,079	Mixed Surface Type	0.8	0.6	24,047.4	0.2	0.11	
DMA 15	57,984	Mixed Surface Type	0.8	0.6	34,790.4	0.2	0.16	
DMA 16	95,700	Mixed Surface Type	0.8	0.6	57,420.0	0.2	0.26	
DMA 17	97,608	Mixed Surface Type	0.8	0.6	58,564.8	0.2	0.27	
Total	6,971,734	--			4,183,040.4	0.20	19.21	

[1], [2] Differences between values obtained in this table and County Worksheets due to rounding of values.

Alternative Compliance (LID Waiver Program)

LID BMPs are expected to be feasible on virtually all projects. Where LID BMPs have been demonstrated to be infeasible as documented in Section D, other Treatment Control BMPs must be used (subject to LID waiver approval by the Regional Board). For the project, the following applies:

☒ LID Principles and LID BMPs have been incorporated into the site design to fully address all Drainage Management Areas. No alternative compliance measures are required for this project and thus this Section is not required to be completed.

- Or -

☐ The following Drainage Management Areas are unable to be addressed using LID BMPs. A site-specific analysis demonstrating technical infeasibility of LID BMPs has been approved by the Regional Board and included in Appendix 5. Additionally, no downstream regional and/or sub-regional LID BMPs exist or are available for use by the project. The alternative compliance measures on the following pages are being implemented to ensure that any pollutant loads expected to be discharged by not incorporating LID BMPs, are fully mitigated.

D.6 Identify Pollutants of Concern

Utilizing Table A.1 from Section A above which noted your project's receiving waters and their associated EPA approved 303(d) listed impairments, cross reference this information with that of your selected Priority Development Project Category in Table E.1 below. If the identified General Pollutant Categories are the same as those listed for your receiving waters, then these will be your Pollutants of Concern and the appropriate box or boxes will be checked on the last row. The purpose of this is to document compliance and to help you appropriately plan for mitigating your Pollutants of Concern in lieu of implementing LID BMPs.

Table D.5 Potential Pollutants by Land Use Type

Priority Development Project Categories and/or Project Features (check those that apply)	General Pollutant Categories							
	Bacterial Indicators	Metals	Nutrients	Pesticides	Toxic Organic Compounds	Sediments	Trash & Debris	Oil & Grease
☒ Detached Residential Development	P	N	P	P	N	P	P	P
☒ Attached Residential Development	P	N	P	P	N	P	P	P(2)
☒ Commercial/Industrial Development	P(3)	P	P(1)	P(1)	P(5)	P(1)	P	P
☐ Automotive Repair Shops	N	P	N	N	P(4, 5)	N	P	P
☐ Restaurants (>5,000 ft²)	P	N	N	N	N	N	P	P
☐ Hillside Development (>5,000 ft²)	P	N	P	P	N	P	P	P
☒ Parking Lots (>5,000 ft²)	P(6)	P	P(1)	P(1)	P(4)	P(1)	P	P
☐ Retail Gasoline Outlets	N	P	N	N	P	N	P	P
Project Priority Pollutant(s) of Concern	☒	☒	☒	☐	☐	☐	☐	☐

P = Potential
N = Not Potential
(1) A potential Pollutant if non-native landscaping exists or is proposed onsite; otherwise not expected
(2) A potential Pollutant if the project includes uncovered parking areas; otherwise not expected
(3) A potential Pollutant is land use involving animal waste
(4) Specifically petroleum hydrocarbons
(5) Specifically solvents
(6) Bacterial indicators are routinely detected in pavement runoff

D.7 Stormwater Credits

Projects that cannot implement LID BMPs but implement smart growth principles are potentially eligible for Stormwater Credits. Utilize Table 3-8 within the WQMP Guidance Document to identify your Project Category and its associated Water Quality Credit.

Table D.6 Water Quality Credits

Qualifying Project Categories	Credit Percentage[2]
Not applicable to project. Project will implement LID BMPs to address runoff.	
Total Credit Percentage[1]	

[1]Cannot Exceed 50%
[2]Obtain corresponding data from Table 3-8 in the WQMP Guidance Document

D.8 Sizing Criteria

After you appropriately considered Stormwater Credits for your project, utilize Table E.3 below to appropriately size them to the DCV, or Design Flow Rate, as applicable. Please reference Chapter 3.5.2 of the WQMP Guidance Document for further information. ***This section is not applicable to project. Project will use LID BMPs to address project runoff.***

Table D.7 Treatment Control BMP Sizing

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Area x Runoff Factor		*Enter BMP Name / Identifier Here*		
	[A]		[B]	[C]	[A] x [C]				
						Design Storm Depth (in)	*Minimum Design Capture Volume or Design Flow Rate (cubic feet or cfs)*	*Total Storm Water Credit % Reduction*	*Proposed Volume or Flow on Plans (cubic feet or cfs)*
	A_T = Σ[A]				Σ= [D]	[E]	$[F] = \frac{[D]x[E]}{[G]}$	[F] X (1-[H])	[I]

[B], [C] is obtained as described in Section 2.3.1 from the WQMP Guidance Document
[E] is obtained from Exhibit A in the WQMP Guidance Document
[G] is for Flow-Based Treatment Control BMPs [G] = 43,560, for Volume-Based Control Treatment BMPs, [G] = 12
[H] is from the Total Credit Percentage as Calculated from Table E.2 above
[I] as obtained from a design procedure sheet from the BMP manufacturer and should be included in Appendix 6

D.9 Treatment Control BMP Selection

Treatment Control BMPs typically provide proprietary treatment mechanisms to treat potential pollutants in runoff, but do not sustain significant biological processes. Treatment Control BMPs must have a removal efficiency of a medium or high effectiveness as quantified below:

- High: equal to or greater than 80% removal efficiency
- Medium: between 40% and 80% removal efficiency

Such removal efficiency documentation (e.g., studies, reports, etc.) as further discussed in Chapter 3.5.2 of the WQMP Guidance Document, must be included in Appendix 6. In addition, ensure that proposed Treatment Control BMPs are properly identified on the WQMP Site Plan in Appendix 1.

This section is not applicable to project. Project will employ LID BMPs to address runoff.

Table D.8 Treatment Control BMP Selection

Selected Treatment Control BMP Name or ID[1]	Priority Pollutant(s) of Concern to Mitigate[2]	Removal Efficiency Percentage[3]

[1] Treatment Control BMPs must not be constructed within Receiving Waters. In addition, a proposed Treatment Control BMP may be listed more than once if they possess more than one qualifying pollutant removal efficiency.
[2] Cross Reference Table E.1 above to populate this column.
[3] As documented in a Co-Permittee Approved Study and provided in Appendix 6.

Section E: Hydromodification

F.1 Hydrologic Conditions of Concern (HCOC) Analysis

HCOC EXEMPTION 1: The Priority Development Project disturbs less than one acre. The City of Eastvale has the discretion to require a Project-Specific WQMP to address HCOCs on projects less than one acre on a case by case basis. The disturbed area calculation should include all disturbances associated with larger common plans of development.

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

The project does not qualify.

HCOC EXEMPTION 2: The volume and time of concentration[1] of storm water runoff for the post-development condition is not significantly different from the pre-development condition for a 2-year return frequency storm (a difference of 5% or less is considered insignificant) using one of the following methods to calculate:

- Riverside County Hydrology Manual
- Technical Release 55 (TR-55): Urban Hydrology for Small Watersheds (NRCS 1986), or derivatives thereof, such as the Santa Barbara Urban Hydrograph Method
- Other methods acceptable to the City of Eastvale

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

The project does not qualify.

Table E.1 Hydrologic Conditions of Concern Summary

	2 year – 24 hour		
	Pre-condition	Post-condition	% Difference

[1] Time of concentration is defined as the time after the beginning of the rainfall when all portions of the drainage basin are contributing to flow at the outlet.

HCOC EXEMPTION 3: All downstream conveyance channels to an adequate sump (for example, Prado Dam, Lake Elsinore, Canyon Lake, Santa Ana River, or other lake, reservoir or naturally erosion resistant feature) that will receive runoff from the project are engineered and regularly maintained to ensure design flow capacity; no sensitive stream habitat areas will be adversely affected; or are not identified on the Co-Permittees Hydromodification Sensitivity Maps.

Does the project qualify for this HCOC Exemption? ☒ Y ☐ N

Per most recent hydromodification susceptibility data, project is located within a hydromodification exempt area. See Appendix 7.

F.2 HCOC Mitigation

As an alternative to the HCOC Exemption Criteria above, HCOC criteria is considered mitigated if the project meets one of the following conditions, as indicated:

☐ Additional LID BMPS are implemented onsite or offsite to mitigate potential erosion or habitat impacts as a result of HCOCs. This can be conducted by an evaluation of site-specific conditions utilizing accepted professional methodologies published by entities such as the California Stormwater Quality Association (CASQA), the Southern California Coastal Water Research Project (SCCRWP), or other Co-Permittee approved methodologies for site-specific HCOC analysis.

☐ The project is developed consistent with an approved Watershed Action Plan that addresses HCOC in Receiving Waters.

☐ Mimicking the pre-development hydrograph with the post-development hydrograph, for a 2-year return frequency storm. Generally, the hydrologic conditions of concern are not significant, if the post-development hydrograph is no more than 10% greater than pre-development hydrograph. In cases where excess volume cannot be infiltrated or captured and reused, discharge from the site must be limited to a flow rate no greater than 110% of the pre-development 2-year peak flow.

☒ None of the above.

Section G: Source Control BMPs

Source control BMPs include permanent, structural features that may be required in project plans — such as roofs over and berms around trash and recycling areas — and Operational BMPs, such as regular sweeping and "housekeeping", that must be implemented by the site's occupant or user. The MEP standard typically requires both types of BMPs. In general, Operational BMPs cannot be substituted for a feasible and effective permanent BMP. Using the Pollutant Sources/Source Control Checklist in Appendix 8, the following Source Control BMPs are applicable to this project:

Table G.1 Permanent and Operations Source Control Measures

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
A. On-site storm drain inlets	Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin Makers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.	Maintain and periodically repaint or replace inlet markings. Provide stormwater pollution prevention information to new site owners, lessees, or operators. See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
B. Interior floor drains and elevator shaft sump pumps	Any interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	Inspect and maintain drains to prevent blockages and overflow.
C. Interior parking garages	Parking garage floor drains will be plumbed to the sanitary sewer.	Inspect and maintain drains to prevent blockages and overflow.
D1. Need for future indoor and structural pest control	Design building features that discourage entry of pests	Provide Integrated Pest Management information to owners, lessees and operators.

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
D2. Landscape/Outdoor Pesticide Use	Preserve, existing native trees, shrubs, and ground cover to the maximum extent possible. Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. Where landscaping areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. Consider using pest-resistant plants, especially to hardscape. To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	Maintain landscaping using minimum or no pesticides. See applicable operation BMPs in "What you show know for…..Landscaping and Gardening" Provide IPM information to new owners, lessees and operators.
E. Pools, spas, ponds, decorative fountains, and other water features.	Ensure pools are plumbed to the sanitary sewer, place notes on plans that connection will be made according to local requirements.	See applicable operational BMPs in "Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain"
F. Food service	Provide description of cleaning area locations and features. Provide description of items to be cleaned in facility and sizing to ensure largest items can be accommodated.	See brochure "The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries". Provide brochure to new site owners, lessees and operators.
G. Refuse areas	Trash enclosure areas shall be paved, covered with a solid canopy-type roof and precluded from rain, run-on and runoff. Drainage from any adjoining roofs and pavements shall be diverted around facility. Perimeter walls shall be installed and dumpster lid provided to prevent offsite transport of trash. Surrounding area shall be kept	Ensure adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
	clean, with all leaks and over-spilled materials clean up as soon as possible. Trash shall be emptied on a weekly basis (at minimum) and as needed.	available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
N. Fire sprinkler test water	Provide a means to drain fire sprinkler test water to the sanitary sewer.	See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www. Cabmphandbooks.com
P. Plazas, sidewalks and parking lots	Sweep regularly	Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

Section H: Construction Plan Checklist

Table H.1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)
N/A	Project is currently in the TTM approval process.	

Section I: Operation, Maintenance and Funding

As required by the City of Eastvale, the following Operation, Maintenance and Funding details are provided as summarized:

1. A means to finance and implement facility maintenance in perpetuity, including replacement cost.
2. Acceptance of responsibility for maintenance from the time the BMPs are constructed until responsibility for operation and maintenance is legally transferred.
3. An outline of general maintenance requirements for the Stormwater BMPs selected.
4. Figures delineating and designating pervious and impervious areas, location, and type of Stormwater BMP, and tables of pervious and impervious areas served by each facility..
5. A separate list and location of self-retaining areas or areas addressed by LID Principles that do not require specialized O&M or inspections but will require typical landscape maintenance as noted in Chapter 5, pages 85-86, in the WQMP Guidance.

See Appendix 9 for a detailed Stormwater BMP Operation and Maintenance Plan that sets forth a maintenance schedule for each of the Stormwater BMPs built on site, and an agreement assigning responsibility for maintenance and providing for inspections and certification.

Maintenance Mechanism: Property Owner (The New Home Company) prior to takeover by HOA.

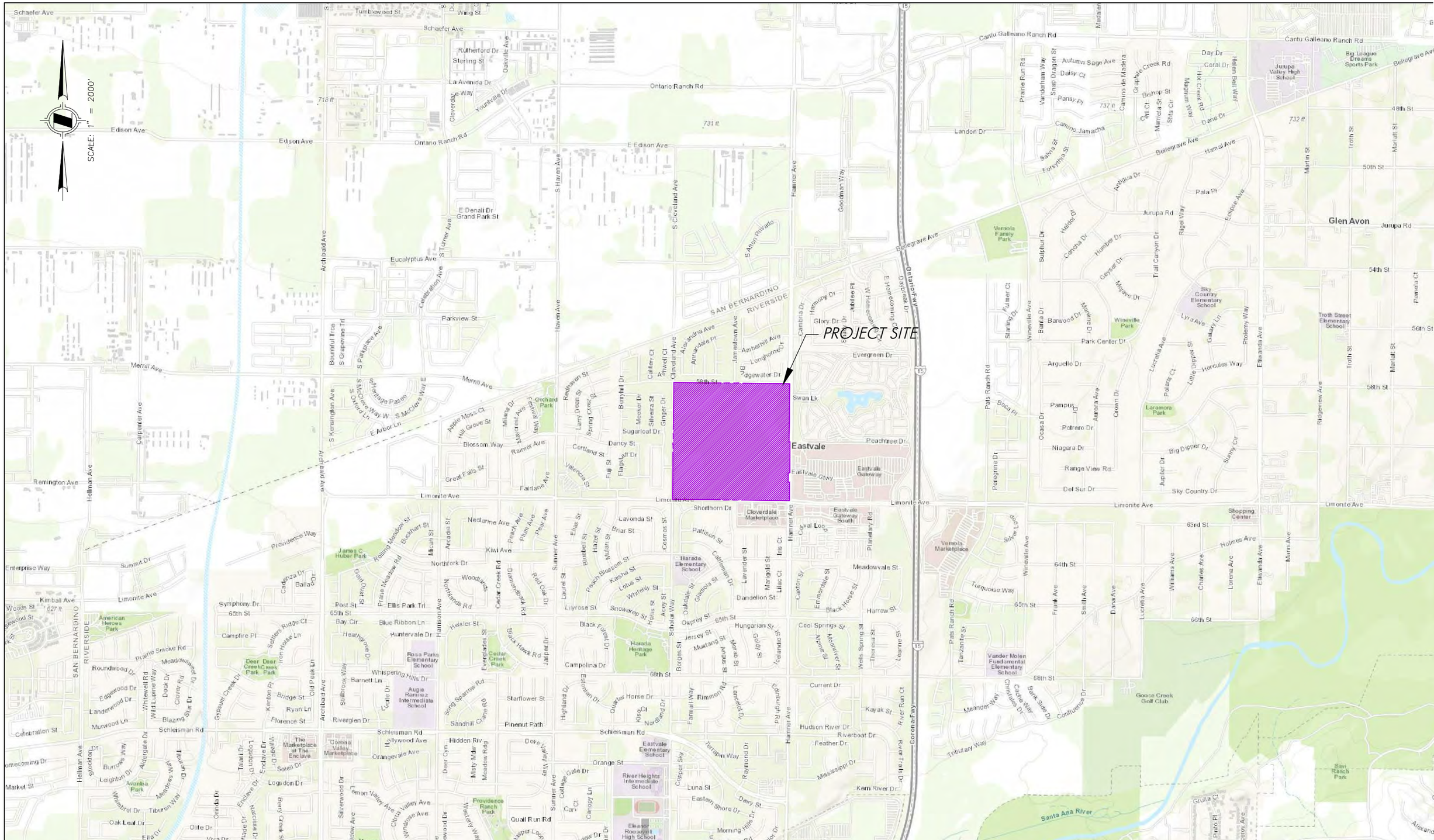
Will the proposed BMPs be maintained by a Home Owners' Association (HOA) or Property Owners Association (POA)?

☒ Y ☐ N

Operation and Maintenance Plan and Maintenance Mechanism are included in Appendix 9. Educational materials for those personnel that will be maintaining the proposed BMPs within this Project-Specific WQMP are included in Appendix 10. Maintenance

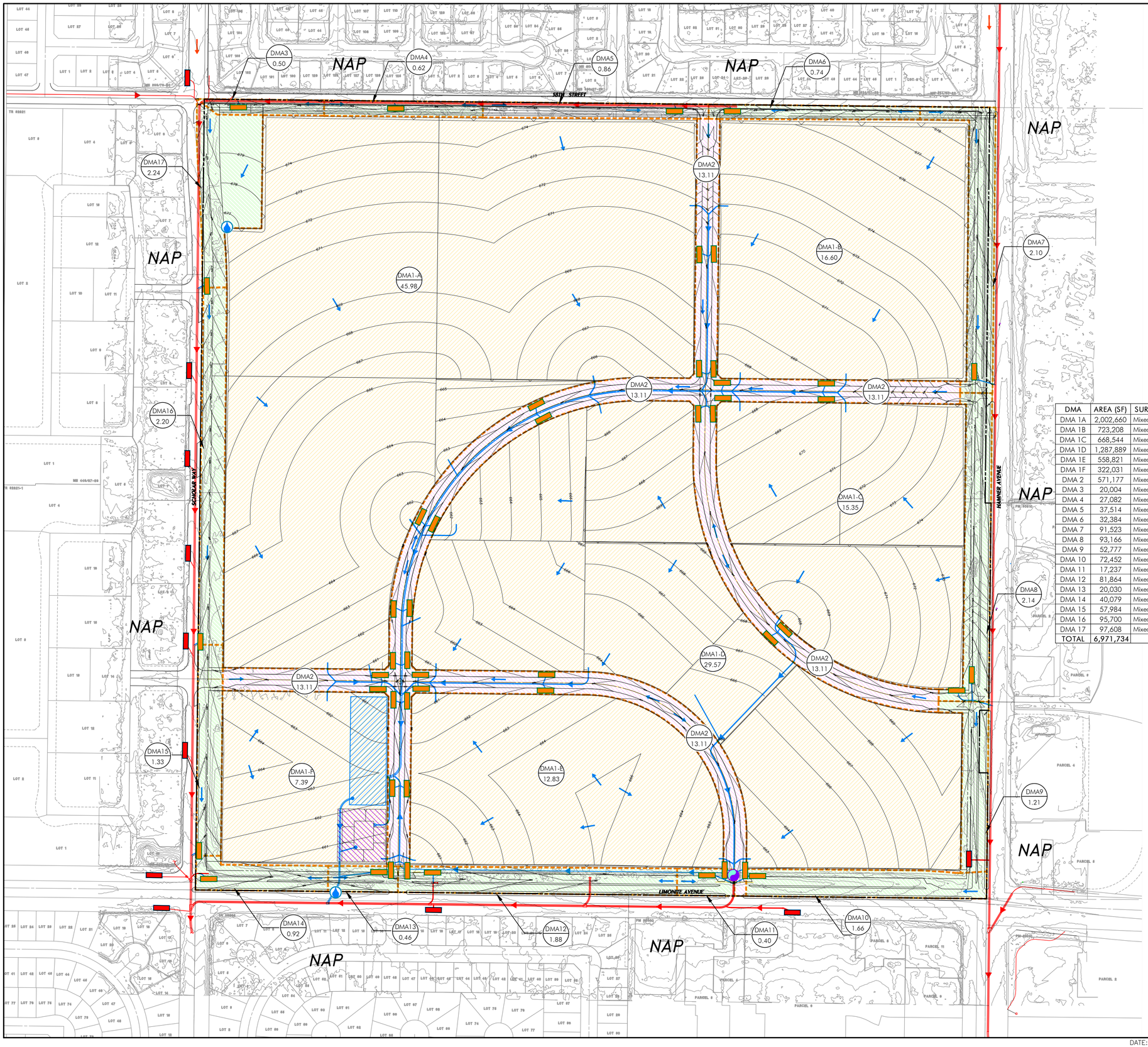
Appendix 1: Maps and Site Plans

Vicinity Map, WQMP Site Plan and Receiving Waters Exhibit



DRAWN BY: TIH	PREPARED BY: HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING Three Hughes, Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759	PREPARED FOR: THE NEW HOME COMPANY 15231 LAGUNA CANYON ROAD, SUITE 250 IRVINE, CA 92618 (949) 382-7800	"LEAL RANCH" - TTM 38290 NORTHWEST OF LIMONITE AVENUE & HAMNER AVENUE CITY OF EASTVALE, CALIFORNIA
DATE: 10/18/2021			PRELIMINARY WQMP VICINITY MAP
W.O.: 2749-44			

DATE: Oct. 23, 2021 02:29:50 PM FILE: F:\0736\Planning\SY_WQ\WQMP\EXHIBITS\PWQMP_VIC LEAL RANCH.dwg



LEGEND

- TRACT LIMITS
- NAP — NOT A PART
- DRAINAGE MANAGEMENT AREA (DMA) LIMITS
- DMA / ACRE — DMA DESIGNATION AND ACRES
- SURFACE FLOW (ONSITE)
- SURFACE FLOW (OFFSITE)
- EXISTING DRAINAGE SYSTEM
- PROPOSED DRAINAGE SYSTEM
- EXISTING CATCH BASIN
- PROJECT CATCH BASIN WITH BMPS SD-13 STORM DRAIN STENCILING
- SUBSURFACE DETENTION VAULT (FLOOD CONTROL)
- PROPRIETARY BIOTREATMENT
- DMA 1 – ONSITE DEVELOPMENT AREA
- DMA 2 – ONSITE BACKBONE STREETS
- DMA 3 – PERIMETER STREET IMPROVEMENT AREAS
- WATER QUALITY DIVERSION STRUCTURE
- DISCHARGE POINT

DMA SUMMARY

DMA	AREA (SF)	SURFACE TYPE	IMP	C-VALUE	DMA*C	D_{85} (IN)	V_{BMP} (CU-FT)	I_{85} (IN/HR)	Q_{BMP} (CFS)	BMP ALTERNATIVES
DMA 1A	2,002,660	Mixed Surface Type	0.8	0.6	1,201,596.0	0.86	86,114.4	0.2	5.52	PROPRIETARY BIOTREATMENT
DMA 1B	723,208	Mixed Surface Type	0.8	0.6	433,924.8	0.86	31,097.9	0.2	1.99	
DMA 1C	668,544	Mixed Surface Type	0.8	0.6	401,126.4	0.86	28,747.4	0.2	1.84	
DMA 1D	1,287,889	Mixed Surface Type	0.8	0.6	772,733.4	0.86	55,379.2	0.2	3.55	
DMA 1E	558,821	Mixed Surface Type	0.8	0.6	335,292.6	0.86	24,029.3	0.2	1.54	
DMA 1F	322,031	Mixed Surface Type	0.8	0.6	193,218.6	0.86	13,847.3	0.2	0.89	
DMA 2	571,177	Mixed Surface Type	0.8	0.6	342,706.2	0.86	24,560.6	0.2	1.57	BIORETENTION, PROPRIETARY BIOTREATMENT
DMA 3	20,004	Mixed Surface Type	0.8	0.6	12,002.4	0.86	860.2	0.2	0.06	
DMA 4	27,082	Mixed Surface Type	0.8	0.6	16,249.2	0.86	1,164.5	0.2	0.07	
DMA 5	37,514	Mixed Surface Type	0.8	0.6	22,508.4	0.86	1,613.1	0.2	0.10	
DMA 6	32,384	Mixed Surface Type	0.8	0.6	19,430.4	0.86	1,392.5	0.2	0.09	
DMA 7	91,523	Mixed Surface Type	0.8	0.6	54,913.8	0.86	3,935.5	0.2	0.25	
DMA 8	93,166	Mixed Surface Type	0.8	0.6	55,899.6	0.86	4,006.1	0.2	0.26	
DMA 9	52,777	Mixed Surface Type	0.8	0.6	31,666.2	0.86	2,269.4	0.2	0.15	
DMA 10	72,452	Mixed Surface Type	0.8	0.6	43,471.2	0.86	3,115.4	0.2	0.20	
DMA 11	17,237	Mixed Surface Type	0.8	0.6	10,342.2	0.86	741.2	0.2	0.05	
DMA 12	81,864	Mixed Surface Type	0.8	0.6	49,118.4	0.86	3,520.2	0.2	0.23	
DMA 13	20,030	Mixed Surface Type	0.8	0.6	12,018.0	0.86	861.3	0.2	0.06	
DMA 14	40,079	Mixed Surface Type	0.8	0.6	24,047.4	0.86	1,723.4	0.2	0.11	
DMA 15	57,984	Mixed Surface Type	0.8	0.6	34,790.4	0.86	2,493.3	0.2	0.16	
DMA 16	95,700	Mixed Surface Type	0.8	0.6	57,420.0	0.86	4,115.1	0.2	0.26	
DMA 17	97,608	Mixed Surface Type	0.8	0.6	58,564.8	0.86	4,197.1	0.2	0.27	
TOTAL	6,971,734	--	--	--	4,183,040.4	--	299,784.6	--	19.21	--

N

GRAPHIC SCALE
0 75 150 300
(IN FEET)
1 INCH = 150 FT.

PRELIMINARY WATER QUALITY MANAGEMENT PLAN (WQMP)

APPLICANT:
THE NEW HOME COMPANY
15231 LAGUNA CANYON ROAD., SUITE 250
IRVINE, CA 92618
(949) 382-7800

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes Irvine, CA 92618 PH: (949) 583-1010 FX: (949) 583-0759

"LEAL RANCH" - TENTATIVE TRACT MAP NO. 38290
NORTHWEST OF LIMONITE AVENUE
& HAMNER AVENUE
CITY OF EASTVALE, COUNTY OF RIVERSIDE, CALIFORNIA

DRAFTED BY: TIH	DATE: 11/29/2021	W.O. NO: 2749-44	SHEET NO: 1 OF 1

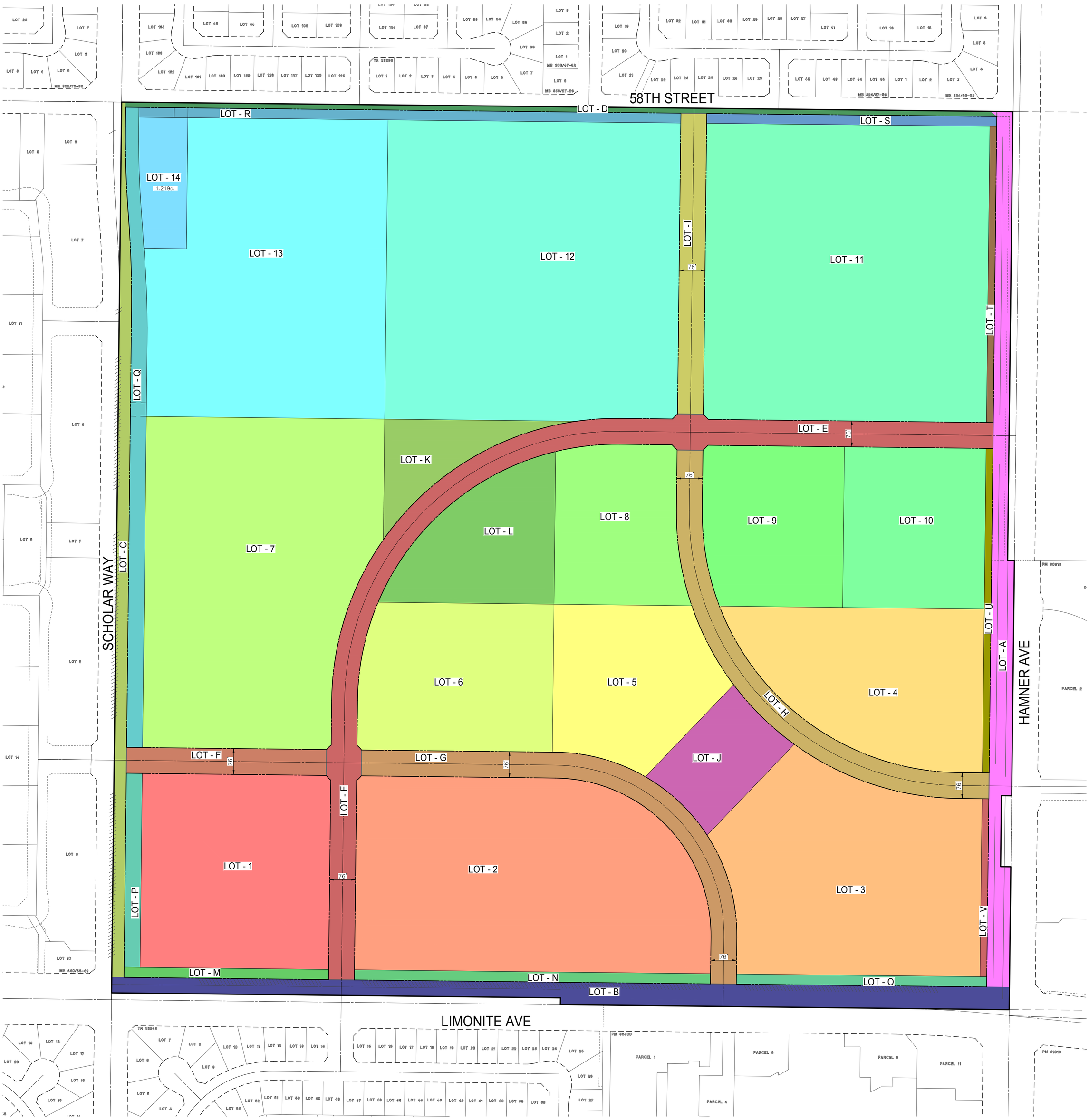
DATE: Nov. 29, 2021 10:22:30 AM FILE: F:\0736\Planning\SY_WQ\WQMP\EXHIBITS\PWQMP_SP LEAL RANCH 11.28.2021.dwg

1646

PLANNING AREAS MAP

LEAL RANCH - A MAP LOTTING EXHIBIT

CITY OF EASTVALE, CA



Numbered Lots		
Lot #	S.F.	Acres
1	315,892.10	7.252
2	550,731.85	12.643
3	42,245.50	0.970
4	280,986.58	6.451
5	203,068.13	4.662
6	244,324.99	5.609
7	613,599.82	14.086
8	171,451.45	3.936
9	191,384.23	4.394
10	196,757.07	4.517
11	724,736.51	16.638
12	754,749.47	17.327
13	574,268.61	13.183
14	53,083.07	1.219
Total	4,917,279.37	112.8852

Lettered Lots		
Lot #	S.F.	Acres
A	139,937.69	3.213
B	147,811.51	3.393
C	84,478.50	1.939
D	38,267.77	0.879
E	246,244.32	5.653
F	44,673.74	1.026
G	113,590.68	2.608
H	115,905.65	2.661
I	67,321.01	1.545
J	89,110.05	2.046
K	68,998.58	1.584
L	153,611.43	3.526
M	18,039.30	0.414
N	31,408.46	0.721
O	22,086.67	0.507
P	26,795.98	0.615
Q	84,078.57	1.930
R	46,663.19	1.071
S	24,737.25	0.568
T	17,417.82	0.400
U	19,077.17	0.438
V	10,461.10	0.240
Total	1,610,716.43	36.9770

N
W HUNSAKER E
S

0 50 100 200
SCALE: 1" = 100'

PREPARED BY

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

DATE PREPARED: September 15, 2021

W.O.: 2749-44X

PLOT DATE: November 2, 2021

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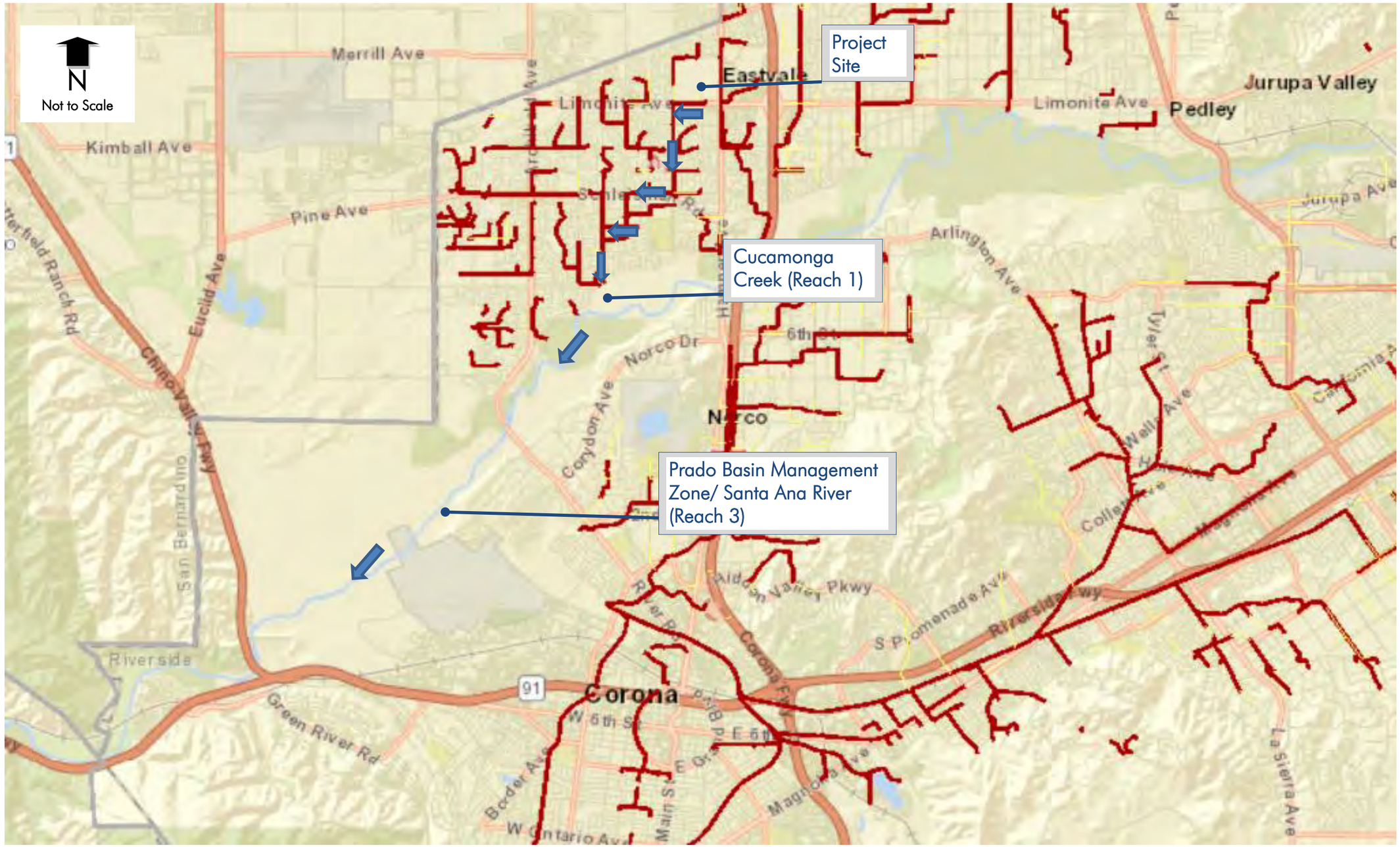

Receiving Waters Exhibit

Appendix 2: Construction Plans

Grading and Drainage Plans

- Construction Plans shall be submitted with the Final WQMP, at the time of Grading Plan submittal, which will provide detailed design drawings of all LID BMPs for the project and structural source control BMP locations.

Appendix 3: Soils Information

Geotechnical Study and Other Infiltration Testing Data

June 21, 2021 Project No. 21116-01

Mr. A.J. Jarvis
The New Home Company
85 Enterprise, Suite 450
Aliso Viejo, CA 92656

Subject: ***Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California***

In accordance with your request, LGC Geotechnical, Inc. has performed a geotechnical evaluation including near surface organic content for the proposed approximate 160-acre "Leal" property located southwest of the intersection of Hamner Avenue and 58th Street in the City of Eastvale, California. This report summarizes the results of our background review, subsurface exploration, and geotechnical analyses of the data collected, and presents our findings, conclusions, and preliminary recommendations for the proposed residential project.

If you should have any questions regarding this report, please do not hesitate to contact our office. We appreciate this opportunity to be of service.

Respectfully,

LGC Geotechnical, Inc.

Blake J. Elliott, RCE 70705
Project Engineer

REGISTERED PROFESSIONAL ENGINEER
BLAKE J. ELLIOTT
No. 70705
CIVIL
STATE OF CALIFORNIA

Barry Graham, CEG 2749
Project Geologist

CERTIFIED ENGINEERING GEOLOGIST
BARRY GRAHAM
No. 2749
STATE OF CALIFORNIA

BJE/BPG/amm

Distribution: (1) Addressee (electronic copy, wet signed copies can be provided upon request)

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Appendix B – Boring & Geotechnical Trench Logs
Appendix C – Laboratory Test Results
Appendix D – Infiltration Test Data
Appendix E – General Earthwork and Grading Specifications for Rough Grading

1.0 INTRODUCTION

1.1 Purpose and Scope of Services

This report presents the results of our geotechnical evaluation including near surface organic content for the proposed approximately 160-acre "Leal" property in the City of Eastvale, California (see Site Location Map, Figure 1). The purpose of our work was to collect subsurface data in order to prepare a geotechnical report providing recommendations for design and construction of the proposed project. Our scope of services included:

- Review of pertinent readily available geotechnical information and geologic maps (Appendix A).
- Subsurface investigation including excavation, sampling, and logging of ten small-diameter hollow stem borings.
- Excavation of 10 exploratory geotechnical trenches throughout the site to aid in estimating the depth of required removals during grading and assist in characterizing the near surface soils.
- Excavation of 25 shallow trenches to assess the organic content of near surface "soils".
- Laboratory testing of representative samples obtained during our subsurface investigation (Appendix C).
- Geotechnical analysis and evaluation of the data obtained, including:
  - Suitability of the site for the proposed development from a geotechnical standpoint;
  - Description of the site geology, and subsurface soil and groundwater conditions;
  - Assessment of the organic content of near surface "soils" including recommendations for offsite organic export and/or mixing;
  - Evaluation of the seismic conditions at the site, including seismic design criteria based on the 2019 California Building Code (CBC); and
  - Recommendations for remedial grading operations and site preparation.
- Preparation of this report presenting our findings, conclusions and recommendations with respect to the proposed site development.

1.2 Existing Site Conditions and Proposed Improvements

The square shaped site is approximately 160 acres in size with minor relief. The site is composed of four adjacent 40-acre parcels, and is bounded to the north by 58th street, the south by Limonite Avenue, the west by Scholar Way, and to the East by Hamner Avenue. The northern portion of the site is a former dairy that has been inactive for several years, while the south has remained as open pasture for decades. A review of historic aerial photographs suggests the site has been used as a dairy or agricultural farm dating back to the earliest available photos in 1938.

As of the date of this report, neither a conceptual plan nor grading plan was available. It is our understanding that the site will most likely consist of residential units, parks and associated street improvements and underground utilities. We expect the proposed residential development will be at-grade with relatively light building loads (column and wall loads assumed to be a maximum of approximately 30 kips and 3 kips per lineal foot, respectively). A preliminary grading plan was not available at this time either.

The recommendations provided herein are based upon the estimated structural loading and expected layout information above. We understand that the project plans are currently being developed at this time; LGC Geotechnical should be provided with updated project plans and any changes to the assumed structural loads when they become available, in order to either confirm or modify the recommendations provided herein.

1.3 Subsurface Evaluation

LGC Geotechnical performed a subsurface geotechnical evaluation of the site consisting of the excavation of 10 hollow-stem auger borings, 2 infiltration borings, 10 exploratory geotechnical trenches with organic testing, and 25 near surface organic trenches.

10 hollow-stem borings (HS-1 through HS-10) were drilled to depths ranging from approximately 25 to 50 feet below existing grade. An LGC Geotechnical representative observed the drilling operations, logged the borings, and collected soil samples for laboratory testing. The borings were excavated using a track-mounted drill rig equipped with 8-inch-diameter hollow-stem augers. Driven soil samples were collected by means of the Standard Penetration Test (SPT) and Modified California Drive (MCD) sampler generally obtained at 2.5 to 5-foot vertical increments. The MCD is a split-barrel sampler with a tapered cutting tip and lined with a series of 1-inch-tall brass rings. The SPT sampler and MCD sampler were driven using a 140-pound automatic hammer falling 30 inches to advance the sampler a total depth of 18 inches. The raw blow counts for each 6-inch increment of penetration were recorded on the boring logs. Bulk samples were also collected and logged at select depths for laboratory testing. At the completion of drilling, the borings were backfilled with the native soil cuttings and tamped. Some settlement of the backfill soils may occur over time.

Ten exploratory geotechnical trenches (TP-1 through TP-10) were excavated utilizing a standard backhoe in order to estimate removal depths and obtain samples for laboratory testing. A staff geologist observed the operation, logged the geotechnical trenches and collected the soil samples. Each exploratory geotechnical trench was also logged and sampled for the organic content of the near surface "soils." The exploratory geotechnical trenches were subsequently backfilled with tamped native soils.

Twenty-five additional shallow trenches (T-1 through T-25) were excavated utilizing a standard backhoe in order to assess the organic content of near surface "soils". Samples were collected at various depths within each trench. In general, based on visual observations, 2 layers of soil were identified including 1) near surface heavily tainted organic "soils" and 2) "clean" (organic free) soils. In some areas there was a "transitional" layer in between these two. The shallow trenches were subsequently backfilled and tamped with native soils. There are 4 areas identified as having thick zones of buried or stockpiled high-organic material. These 4 areas have been outlined on our Geotechnical Map (Figure 2).

LGC Geotechnical, Inc. was asked to avoid the northwest corner of the property during our evaluation as this area is currently occupied by a local farmer. This area was not explored during our evaluation. The boundary for this area is shown on the Geotechnical Map (Figure 2).

The approximate locations of borings and trenches are shown on the Geotechnical Map (Figure

2). Boring and geotechnical trench logs are presented in Appendix B. The Encumbrance Map prepared by Hunsaker & Associates (H&A, 2021) was utilized as a base map for our Geotechnical Map.

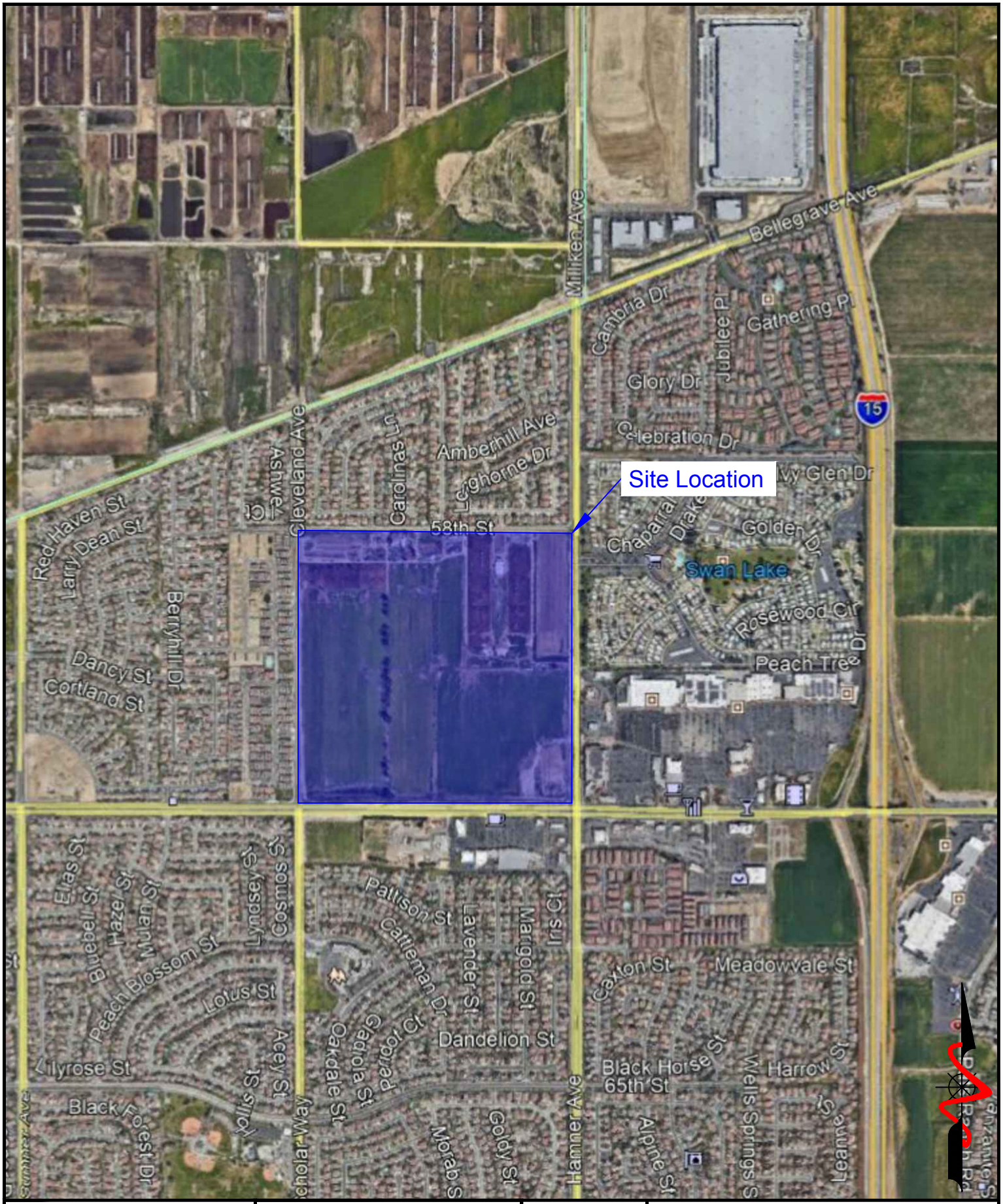
1.4 Laboratory Testing

Laboratory testing was performed on representative soil samples obtained from our subsurface evaluation. Laboratory testing included in-situ moisture and density tests, fines content/sieve analysis, Atterberg Limits (liquid limit and plastic limits), consolidation, collapse/swell potential, expansion index, laboratory compaction and corrosion (sulfate and chloride). Additionally, the near surface organic content trench samples were tested for characterization of the organic content (ASTM 2974).

The following is a summary of the laboratory test results.

- Dry density of the samples collected ranged from approximately 90 pounds per cubic foot (pcf) to 122 pcf, with an average of approximately 109 pcf. Field moisture contents ranged from approximately 1.1 percent to 32.0 percent, with an average of approximately 12 percent.
- One sample tested for fines content indicated a fines content (passing No. 200 sieve) of 83 percent. According to the Unified Soils Classification System (USCS), the tested sample is classified as "fine grained" soil.
- One Atterberg Limit (liquid limit and plastic limit) test was performed. The result indicated a Plasticity Index value of 11.
- One consolidation test was performed. The deformation versus vertical stress plot is provided in Appendix C.
- One swell/collapse test was performed. The plots are provided in Appendix C.
- One Expansion Index (EI) test was performed. The result indicates an EI value of 11, corresponding to "Very Low" expansion potential.
- One laboratory compaction test of a near surface sample indicated maximum dry density of 125.0 pcf with an optimum moisture content of 8.5 percent.
- Corrosion testing indicated soluble sulfate content of 78 parts per million (ppm) and chloride content of 100 ppm.
- The organic content of the samples ranged from approximately 0.1 to 33.2 percent.

A summary of the results is presented in Appendix C. The moisture and dry density test results are presented on the boring logs in Appendix B.



LGC Geotechnical, Inc.	**FIGURE 1** **Site Location Map**	PROJECT NAME	TNHC - Eastvale
		PROJECT NO.	21116-01
		ENG. / GEOL.	BJE / BPG
		SCALE	Not to Scale
		DATE	June 2021

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2.0 GEOTECHNICAL CONDITIONS

2.1 Regional Geology

The subject site is located south of the San Gabriel Mountains within the broad alluvial plain of the Santa Ana River Basin, within the Peninsular Ranges Geomorphic Province. Specifically, the site is located within the northern portion of the Perris Block, a geologic zone consisting of granitics overlain by sedimentary deposits that are bounded by active faults including the northwest-trending Whittier-Elsinore Fault Zone at the southwest and the northwest-trending San Jacinto Fault Zone at the northeast (USGS, 2002). The roughly rectangular Perris Block is transected by the southwest-trending Santa Ana River that passes approximately 2 miles south of the subject site.

Regional geologic mapping and local topographic expressions do not indicate the presence of large-scale landslides within or adjacent to the project area.

2.2 Site Geology and Generalized Subsurface Conditions

Based on regional mapping (USGS, 2002 & 2003), the subject site is underlain by Holocene- to Pleistocene-age alluvial fan deposits (Qyf), minor amounts of similar age eolian (wind-blown) deposits (Qye), and older early Pleistocene age alluvial channel deposits at depth. For this report however, alluvial and eolian deposits have been undifferentiated as general Quaternary deposits. As indicated in our field explorations, soils generally consisted of medium dense to dense sands and silty sands with thinner layers of stiff to very stiff fine-grained soils (i.e., silts and clays) to the maximum explored depth of approximately 50 feet below existing grade. Descriptions of the subsurface conditions are presented on the boring and geotechnical trench logs located in Appendix B. A brief description of the site geologic units can be found below.

2.3 Groundwater

Groundwater was not encountered in any of our borings. Groundwater levels recorded in the area by California Department of Water Resources are at depths greater than 100 feet below the ground surface (CDWR, 2021).

In general, groundwater levels fluctuate with the seasons and local zones of perched groundwater may be present within the near-surface deposits due to local seepage or during rainy seasons. Groundwater conditions below the site may be variable, depending on numerous factors including seasonal rainfall, local irrigation and groundwater pumping, among others.

2.4 Field Infiltration Testing

Two field percolation tests were performed on Borings I-1 and I-2 to approximate depths of 10 feet below existing grade, respectively. Estimation of infiltration rates was performed in general accordance with guidelines set forth by the Riverside County Flood Control (2011). In general, a 3-inch diameter perforated PVC pipe was placed in each borehole to be tested and

the annulus was backfilled with gravel, including placement of about 2 inches of gravel at the bottom of the borehole. The infiltration wells were pre-soaked prior to testing. Based on the County of Riverside methodology, the calculated (observed) infiltration rates are provided in Table 1 below. These infiltration rates do not include any factor of safety (to be determined by the project Civil Engineer); however, they have been normalized to correct the 3-D flow that occurs within the field test to 1-D flow out of the bottom of the boring only. The locations and depths of the infiltration tests were coordinated with the civil engineer. The approximate infiltration test locations are shown on the Geotechnical Map (Figure 2) and the infiltration test data is included in Appendix D and summarized below.

TABLE 1

Summary of Infiltration Testing

Infiltration Test Location	Infiltration Test Depth Below Existing Grade (ft)	Observed Infiltration Rate* (Inch/Hr.)
I-1	10	3.8
I-2	10	0.6

*Normalized to One-Dimensional Flow, does not include any Factor of Safety.

It should be emphasized that infiltration test results are only representative of the location and depth where they are performed. Varying subsurface conditions may exist outside of the test locations which could alter the calculated infiltration rates indicated above. Infiltration tests are performed using relatively clean water free of particulates, silt, etc. Refer to Section 4.8 for subsurface water infiltration recommendations.

2.5 Faulting and Seismic Hazards

Prompted by damaging earthquakes in California, State legislation and policies concerning the classification and land-use criteria associated with faults have been developed. Their purpose was to prevent the construction of urban developments across the trace of active faults, resulting in the Alquist-Priolo Earthquake Fault Zoning Act. Earthquake Fault Zones have been delineated along the traces of active faults within California. Where developments for human occupation are proposed within these zones, the State requires detailed fault evaluations be performed so that engineering geologists can mitigate the hazards associated with active faulting by identifying the location of active faults and allowing for a setback from zones of previous ground rupture.

The subject site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site during our site evaluation. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site.

Secondary effects of seismic shaking resulting from large earthquakes on the major faults in the Southern California region, which may affect the site, include ground lurching, shallow ground rupture, soil liquefaction and dynamic settlement. These secondary effects of seismic shaking

are a possibility throughout the Southern California region and are dependent on the distance between the site and causative fault and the onsite geology. Some of the major active nearby faults that could produce these secondary effects include the Chino-Central, Elsinore, Cucamonga and San Andreas Faults, among others (CGS, 2018). A discussion of these secondary effects is provided in the following sections.

2.5.1 Liquefaction and Dynamic Settlement

Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when three general conditions coexist: 1) shallow groundwater; 2) low density non-cohesive (granular) soils; and 3) high-intensity ground motion. Studies indicate that loose, saturated, near-surface, cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils, and cohesive soils exhibit low to negligible liquefaction potential. In general, cohesive soils are not considered susceptible to liquefaction. Effects of liquefaction on level ground include settlement, sand boils, and bearing capacity failures below structures. Furthermore, dynamic settlement of dry sands can occur as the sand particles tend to settle and densify as a result of a seismic event.

Based on our review of the City of Eastvale General Plan (CE, 2012), the subject site is located in an area of "High" liquefaction susceptibility based only on soil type (sediments being less than 10,000 years old and unconsolidated). Site soils are not generally susceptible to liquefaction due to a lack of groundwater in the upper 50 feet. However, isolated layers may be susceptible to dry sand seismic settlement. Seismically induced dry sand settlements were estimated by the procedures outlined by Pradel (Pradel, 1998) using the PGA_M per the 2019 CBC and a moment magnitude of 6.71 (USGS, 2014). Based on the data obtained from our field evaluation, seismic settlement due to dry sands is estimated to be on the order of about 0.5-inch or less. Differential settlement may be estimated as half of the total settlement over a horizontal span of 40 feet.

2.5.2 Lateral Spreading

Lateral spreading is a type of liquefaction induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures.

Due to the depth to groundwater, low potential for liquefaction and lack of nearby "free face" conditions, the potential for lateral spreading is considered extremely low.

2.6 Seismic Design Criteria

The site seismic characteristics were evaluated per the guidelines set forth in Chapter 16, Section 1613 of the 2019 California Building Code (CBC) and applicable portions of ASCE 7-16 which has been adopted by the CBC. **Please note that the following seismic parameters are only applicable for code-based acceleration response spectra and are not applicable for where site-specific ground motion procedures are required by ASCE 7-16.** Representative site coordinates of latitude 33.975696 degrees north and longitude -117.566832 degrees west were utilized in our analyses. The maximum considered earthquake (MCE) spectral response accelerations (S_{MS} and S_{M1}) and adjusted design spectral response acceleration parameters (S_{DS} and S_{D1}) for Site Class D are provided in Table 1 on the following page. Since site soils are Site Class D, additional adjustments are required to code acceleration response spectrums as outlined below and provided in ASCE 7-16. The structural designer should contact the geotechnical consultant if structural conditions (e.g., number of stories, seismically isolated structures, etc.) require site-specific ground motions.

A deaggregation of the PGA based on a 2,475-year average return period (MCE) indicates that an earthquake magnitude of 6.71 at a distance of approximately 14.03 km from the site would contribute the most to this ground motion. A deaggregation of the PGA based on a 475-year average return period (Design Earthquake) indicates that an earthquake magnitude of 6.7 at a distance of approximately 17.24 km from the site would contribute the most to this ground motion (USGS, 2014).

Section 1803.5.12 of the 2019 CBC (per Section 11.8.3 of ASCE 7) states that the maximum considered earthquake geometric mean (MCE_G) Peak Ground Acceleration (PGA) should be used for liquefaction potential. The PGA_M for the site is equal to 0.74g (SEAOC, 2021).

TABLE 2

Seismic Design Parameters

Selected Parameters from 2019 CBC, Section 1613 - Earthquake Loads	Seismic Design Values	Notes/Exceptions
Distance to applicable faults classifies the site as a "Near-Fault" site.		Section 11.4.1 of ASCE 7
Site Class	D*	Chapter 20 of ASCE 7
Ss (Risk-Targeted Spectral Acceleration for Short Periods)	1.63g	From SEAOC, 2021
S_1 (Risk-Targeted Spectral Accelerations for 1-Second Periods)	0.586g	From SEAOC, 2021
F_a (per Table 1613.2.3(1))	1.0	For Simplified Design Procedure of Section 12.14 of ASCE 7, F_a shall be taken as 1.4 (Section 12.14.8.1)
F_v (per Table 1613.2.3(2))	1.714	Value is only applicable per requirements/exceptions per Section 11.4.8 of ASCE 7
S_{MS} for Site Class D [Note: $S_{MS} = F_aS_S$]	1.63g	-
S_{M1} for Site Class D [Note: $S_{M1} = F_vS_1$]	1.004g	Value is only applicable per requirements/exceptions per Section 11.4.8 of ASCE 7
S_{DS} for Site Class D [Note: $S_{DS} = (^2/_3)S_{MS}$]	1.087g	-
S_{D1} for Site Class D [Note: $S_{D1} = (^2/_3)S_{M1}$]	0.669g	Value is only applicable per requirements/exceptions per Section 11.4.8 of ASCE 7
C_{RS} (Mapped Risk Coefficient at 0.2 sec)	0.941	ASCE 7 Chapter 22
C_{R1} (Mapped Risk Coefficient at 1 sec)	0.918	ASCE 7 Chapter 22
*Since site soils are Site Class D and S_1 is greater than or equal to 0.2, the seismic response coefficient Cs is determined by Eq. 12.8-2 for values of $T \leq 1.5T_s$ and taken equal to 1.5 times the value calculated in accordance with either Eq. 12.8-3 for $T_L \geq T > T_s$, or Eq. 12.8-4 for $T > T_L$. Refer to ASCE 7-16.		

2.7 Organic Rich Soils

Approximately 60 bag soil samples were collected to determine their organic content (based on ASTM 2974). The organic content of the samples ranged from approximately 0.1 to 33.2 percent. In general, the organic content is higher near existing grade and decreases with depth. Table 6 (Appendix C) summarizes the measured organic content and also notes where the

organic content was estimated to be greater than 10% based on observation.

For most of the site there is a distinct contact between high organic content (greater than 5%) and low organic content (less than 2%) at the 1-foot depth. This upper 1-foot of soil across the site requires removal and disposal off-site due to high organic content (greater than 5.0 percent). In a few areas, there is a "transition zone" from 1-foot below the ground surface to approximately 2 feet below the ground surface where the organic content is greater than 2%. Below approximately 2 feet on average is generally free of organics.

There are 4 locations noted on our geotechnical map where appreciable amounts of high organic material is known to be stockpiled above the adjacent ground surface or buried below the ground surface. The depths of high organic material within these areas are noted on the Geotechnical Map (Figure 2). The material noted in these areas will need to be disposed of off-site.

Recommendations for off-site disposal and/or mixing to dilute organics to geotechnically acceptable organic levels (less than 2 percent) are provided in the following "Organic Rich Soil Recommendations" Section 4.1.2.

3.0 CONCLUSIONS

Based on the results of our subsurface geotechnical evaluation, it is our opinion that the proposed improvements are feasible from a geotechnical standpoint, provided that the recommendations contained in the following sections are incorporated during site grading and development. A summary of our geotechnical conclusions are as follows:

- The near-surface loose and compressible soils are not suitable for the planned improvements in their present condition (refer to Section 4.1). Organic rich soils (total organic carbon content generally greater than 2 percent) are not suitable for compacted fill soils from a geotechnical perspective.
- From a geotechnical perspective, onsite soils are anticipated to be suitable for use as general compacted fill provided the high organic content soils (soils with organic content greater than 5 percent) are removed from the site and the remaining soils with organic content between 2 and 5 percent are blended and mixed with "clean" soils and screened of construction debris and any oversized material (8 inches in greatest dimension).
- Records indicate groundwater levels recorded in the area are at depths greater than 100 feet below the ground surface.
- The subject study area is not located within a mapped State of California Earthquake Fault Zone, and based upon our review of published geologic mapping, no known active or potentially active faults are known to exist within or in the immediate vicinity of the site. Therefore, the potential for ground rupture as a result of faulting is considered very low.
- The main seismic hazard that may affect the site is ground shaking from one of the active regional faults. The subject site will likely experience strong seismic ground shaking during its design life.
- Site soils are not generally susceptible to liquefaction due to a lack of groundwater in the upper 50 feet. However, isolated layers are susceptible to dry sand seismic settlement. Total dynamic settlement is estimated to be on the order 0.5-inch or less. Differential settlement may be estimated as half of the total settlement over a horizontal span of 40 feet.
- Based on the results of preliminary laboratory testing, site soils are anticipated to have "Very Low" expansion potential. Final design expansion potential must be determined at the completion of grading.
- Based on the corrosion test results, soils are not considered corrosive per the Caltrans criteria (Caltrans, 2015).
- Excavations into the existing site soils should be feasible with heavy construction equipment in good working order. We anticipate that the sandy and silty earth materials generated from the excavations will be generally suitable for re-use as compacted fill, provided they are relatively free of rocks larger than 8 inches in dimension, construction debris, and significant organic material.
- Some portion of the onsite soils have high fines content; therefore, are not suitable for backfill of site retaining walls. Therefore, import of sandy soils meeting project recommendation is required.
- Field testing resulted in observed infiltration rates ranging from 0.6 to 3.8 inches per hour. The observed infiltration rates do not include a factor of safety. Discussion regarding infiltration is provided in Section 4.8.

4.0 RECOMMENDATIONS

The following recommendations are to be considered preliminary and should be confirmed upon completion of grading and earthwork operations. In addition, they should be considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the owner.

It should be noted that the following geotechnical recommendations are intended to provide sufficient information to develop the site in general accordance with the 2019 CBC requirements. With regard to the possible occurrence of potentially catastrophic geotechnical hazards such as fault rupture, earthquake-induced landslides, liquefaction, etc. the following geotechnical recommendations should provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level." The "acceptable level" of risk is defined by the California Code of Regulations as "that level that provides reasonable protection of the public safety, though it does not necessarily ensure continued structural integrity and functionality of the project" [Section 3721(a)]. Therefore, repair and remedial work of the proposed improvement may be required after a significant seismic event. With regards to the potential for less significant geologic hazards to the proposed development, the recommendations contained herein are intended as a reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. It should be understood, however, that our recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions but cannot preclude the potential for some cosmetic distress or nuisance issues to develop as a result of the site geotechnical conditions.

The geotechnical recommendations contained herein must be confirmed to be suitable or modified based on the actual as-graded conditions.

4.1 Site Earthwork

Rough grading shall include removal of high organic content soils, remedial earthwork grading and placement of engineered compacted fill to design grades. Geotechnical recommendations for precise grading and construction of the proposed new improvements will be provided, as necessary.

We recommend that earthwork onsite be performed in accordance with the following recommendations, future grading plan review report(s), the 2019 CBC/City of Eastvale requirements, and the General Earthwork and Grading Specifications for Rough Grading included in Appendix D. In case of conflict, the following recommendations shall supersede those included in Appendix D. The following recommendations may be revised within future grading plan review reports or based on the actual conditions encountered during site grading.

4.1.1 Site Preparation

Prior to grading, areas to be developed should undergo the stripping and clearing of vegetation, high organic content soil removal/export and clearing of surface obstructions, pavements, foundation and slab elements from the site. Vegetation, debris and excessive organic material from livestock holding areas should be removed and properly disposed of offsite. Recommendations for removal of organic rich soils are provided in the following section. Holes resulting from removals of buried obstructions, which extend below proposed remedial and/or finish grades, should be replaced with suitable compacted fill material.

If cesspools or septic systems are encountered, they should be removed in their entirety. The resulting excavation should be backfilled with properly compacted fill soils. As an alternative, cesspools can be backfilled with lean sand-cement slurry. Any encountered wells should be properly abandoned in accordance with regulatory requirements.

4.1.2 Organic Rich Soil Recommendations

We recommend soils with an organic content greater than 5 percent be removed and exported from the site. For most of the site this is the top 1 foot. Figure 2 outlines areas that contains high organic content with more than 1-foot in thickness. Our recommendations are based on the following assumptions; 1) all soils with "high" organic contents greater than 5 percent shall be removed and disposed of off-site, 2) "transitional" soils (soils with organic content ranging from 2 to 5 percent) shall be adequately mixed or blended with the "clean" soils (soils with organic content less than 2.0 percent), and 3) There will be sufficient "clean" soils to dilute the limited "transitional" soils during the grading operation. From a geotechnical perspective, organic content of compacted fill soils should not exceed 2 percent.

After export of the top 1 foot of material, remedial grading as described in the following section should result in organic content of the fill materials to be approximately 1 percent. To satisfy the City's requirement of documenting the organic content in the fill, samples should be collected during grading and tested for organic content.

We recommend the geotechnical consultant be present during grading to observe the mixing of the onsite soils and perform periodic testing of the compacted fill. Organic materials shall be thoroughly mixed such that no nesting of organic materials occurs. Removal of organic materials is to satisfy geotechnical concerns and does not mitigate the potential for methane gas. Some methane gas should be expected after grading especially in former wastewater areas. Methane potential shall be evaluated by others.

4.1.3 Removal Depths and Limits

In order to provide a relatively uniform bearing condition for the planned improvements, we recommend the site soils be removed and recompacted. We recommend that soils within building pads be removed and recompacted to a minimum depth of 5 feet below

existing grade (not below base of organic removal). The envelope for removal and recompaction should extend laterally a minimum distance of 5 feet beyond the edges of the proposed improvements. In areas of design cut, over-excavation shall extend a minimum of 5 feet below existing grade or a minimum of 3 feet below finished grade, whichever is deeper. In the design cut areas, this depth may be reduced if in-place alluvial materials are tested and found to have an in-situ dry density equal or greater than 90 percent relative compaction (based on American Standard of Testing and Materials [ASTM] Test Method D1557) and exhibit uniform conditions. The Remedial Grading Diagram (Figure 5) provides a simplified example of the building pad remedial recommendations.

As shown on the attached Geotechnical Map (Figure 2), there is one isolated area of the site on the eastern edge of the property where removals will extend a minimum of 15 feet to remove a buried stockpile of manure. A representative from LGC geotechnical should be on site to approve the removal bottom to ensure it is acceptable from a geotechnical standpoint, and free of organic content.

For minor site structures such as free-standing and screen walls, the removals should extend at least 3 feet beneath the existing grade or 2 feet beneath the base of foundations, whichever is deeper. Within pavement and hardscape areas, removals should extend to a depth of at least 2 feet below the existing grade. The over-excavation in any design cut areas of the pavement may be reduced by the depth of the design cut but should not be less than 1-foot below the finished subgrade (i.e., below planned aggregate base/asphalt concrete). In general, the envelope for over-excavation should extend laterally a minimum distance of 2 feet beyond the edges of the proposed improvements mentioned above.

Local conditions may be encountered during excavation that could require additional over-excavation beyond the above-noted minimum in order to obtain an acceptable subgrade. The actual depths and lateral extents of grading will be determined by the geotechnical consultant, based on subsurface conditions encountered during grading. Removal areas and areas to be over-excavated should be accurately staked in the field by the Project Surveyor.

4.1.4 Temporary Excavations

Temporary excavations should be performed in accordance with project plans, specifications, and applicable Occupational Safety and Health Administration (OSHA) requirements. Excavations should be laid back or shored in accordance with OSHA requirements before personnel or equipment are allowed to enter. Based on our field investigation, the majority of site soils are anticipated to be OSHA Type "C" soils (refer to the attached boring logs). Sandy soils are present and should be considered susceptible to caving. Soil conditions should be regularly evaluated during construction to verify conditions are as anticipated. The contractor shall be responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Close coordination with the geotechnical consultant should be maintained to facilitate construction while providing safe excavations. Excavation safety is the sole responsibility

of the contractor.

Vehicular traffic, stockpiles, and equipment storage should be set back from the perimeter of excavations a minimum distance equivalent to a 1:1(horizontal to vertical) projection from the bottom of the excavation or 5 feet, whichever is greater. Once an excavation has been initiated, it should be backfilled as soon as practical. Prolonged exposure of temporary excavations may result in some localized instability. Excavations should be planned so that they are not initiated without sufficient time to shore/fill them prior to weekends, holidays, or forecasted rain.

It should be noted that any excavation that extends below a 1:1 (horizontal to vertical) projection of an existing foundation will remove existing support of the structure foundation. If requested, temporary shoring parameters will be provided.

4.1.5 Subgrade Preparation

In general, areas to receive compacted fill should be scarified to a minimum depth of 6 inches, brought to a near-optimum moisture condition (generally within optimum and 2 percent above optimum moisture content), and re-compacted per project requirements. Removal bottoms and areas to receive fill should be observed and accepted by the geotechnical consultant prior to subsequent fill placement.

4.1.6 Material for Fill

From a geotechnical perspective, the onsite soils are generally considered suitable for use as general compacted fill, provided they are screened of organic materials, construction debris and any oversized material (8 inches in greatest dimension). From a geotechnical perspective, soils with an organic content of less than 2 percent are generally considered suitable for re-use as compacted fill.

From a geotechnical viewpoint, import soils for general fill (i.e., non-retaining wall backfill) should consist of clean, granular soils of Very Low expansion potential (expansion index 20 or less based on ASTM D4829). Import for retaining wall backfill should meet the criteria outlined in the paragraph below. Source samples should be provided to the geotechnical consultant for laboratory testing a minimum of three working days prior to any planned importation.

Retaining wall backfill should consist of granular free draining soils (sand equivalent of 30 or greater as determined by ASTM D2419 or CTM 217). Soils should also be screened of organic materials, construction debris, and any material greater than 3 inches in maximum dimension. The onsite soils are not considered suitable for retaining wall backfill due to their fines content (i.e., silt and clay content). Therefore, import of suitable soils meeting the criteria outlined above will be required.

Aggregate base should conform to the requirements of Section 200-2 of the most recent version of the Standard Specifications for Public Works Construction ("Greenbook") for

untreated base materials and/or City of Ontario requirements. It is our understanding that the City of Ontario only allows crushed aggregate base (CAB) and crushed miscellaneous base (CMB) is not allowed.

4.1.7 Placement and Compaction of Fills

Material to be placed as fill should be brought to near-optimum moisture content (generally within optimum and 2 percent above optimum moisture content) and recompacted to at least 90 percent relative compaction (per ASTM D1557). Moisture conditioning of site soils will be required in order to achieve adequate compaction. Drying and/or mixing the very moist soils will be required prior to reusing the materials in compacted fills. Soils are also present that will require additional moisture in order to achieve the required compaction.

The optimum lift thickness to produce a uniformly compacted fill will depend on the type and size of compaction equipment used. In general, fill should be placed in uniform lifts not exceeding 8 inches in compacted thickness. Each lift should be thoroughly compacted and accepted prior to subsequent lifts. Generally, placement and compaction of fill should be performed in accordance with local grading ordinances and with observation and testing by LGC Geotechnical. Oversized material as previously defined should be removed from site fills.

During backfill of excavations, the fill should be properly benched into firm and competent soils of temporary backcut slopes as it is placed in lifts.

Aggregate base material should be compacted to a minimum of 95 percent relative compaction at or slightly above optimum moisture content per ASTM D1557. Subgrade below aggregate base should be compacted to a minimum of 90 percent relative compaction per ASTM D1557 at near-optimum moisture content (generally within optimum and 2 percent above optimum moisture content).

4.1.8 Trench and Retaining Wall Backfill and Compaction

The onsite soils may generally be suitable as trench backfill, provided the soils are screened of rocks and other material greater than 6 inches in diameter and organic matter. If trenches are shallow or the use of conventional equipment may result in damage to the utilities, sand having a sand equivalent (SE) of 30 or greater (per California Test Method [CTM] 217) may be used to bed and shade the pipes. Sand backfill within the pipe bedding zone may be densified by jetting or flooding and then tamping to ensure adequate compaction. Subsequent trench backfill should be compacted in uniform thin lifts by mechanical means to at least the recommended minimum relative compaction (per ASTM D1557).

Retaining wall backfill should consist of sandy soils as outlined in preceding Section 4.1.6. The contractor should anticipate the importing of soils for the required retaining wall backfill. The limits of select sandy backfill should extend a minimum ½ the height of the

retaining wall or the width of the heel (if applicable), whichever is greater, refer to Figures 3 and 4 (rear of text). Retaining wall backfill soils should be compacted in relatively uniform thin lifts to at least 90 percent relative compaction (per ASTM D1557). Jetting or flooding of retaining wall backfill materials should not be permitted.

A representative from LGC Geotechnical should observe, probe, and test the backfill to verify compliance with the project recommendations.

4.1.9 Shrinkage and Subsidence

Allowance in the earthwork volumes budget should be made for an estimated 0 to 5 percent reduction in volume of near-surface (upper approximate 5 feet) soils. It should be stressed that these values are only estimates and that an actual shrinkage factor would be extremely difficult to predetermine. Subsidence due to earthwork equipment is expected to be up to 0.1 feet. These values are estimates only and exclude losses due to removal of vegetation or debris. The effective change in volume of onsite soils will depend primarily on the type of compaction equipment, method of compaction used onsite by the contractor, and accuracy of the topographic survey.

Due to the combined variability in topographic surveys, inability to precisely model the removals and variability of on-site near-surface conditions, it is our opinion that the site will not balance at the end of grading. If importing/exporting a large volume of soils is not considered feasible or economical, we recommend a balance area be designated onsite that can fluctuate up or down based on the actual volume of soil. We recommend a "balance" area that can accommodate on the order of 5 percent (plus or minus) of the total grading volume be considered.

4.2 Preliminary Foundation Recommendations

Provided that the remedial grading recommendations provided herein are implemented, the site may be considered suitable for the support of the residential structures using a conventional or post-tensioned foundation system. Site soils are anticipated to be "Very Low" expansion potential (EI of 20 or less per ASTM D4829) and special design considerations from a geotechnical perspective is not required, however, this must be verified based on as-graded conditions. Please note that the following foundation recommendations are preliminary and must be confirmed by LGC Geotechnical.

Preliminary foundation recommendations are provided in the following sections. Recommended soil bearing and estimated settlement due to structural loads are provided in Section 4.3.

4.2.1 Provisional Conventional Foundation Design

Due to the very low expansion potential of the onsite soils, the foundation/structural engineer may design a conventional foundation system that is tied together based upon the anticipated dead and live loads (wind, seismic) that will be imparted by the

structure. The recommendations provided in the "Soil Bearing and Lateral Resistance" section may be utilized in the design of a rigid slab-on-grade conventional foundation designed in accordance with Section 1808 of the 2019 C.B.C.

4.2.2 ***Provisional Post-Tensioned Foundation Design Parameters***

The foundation designer may use a modulus of vertical subgrade reaction (k) of 200 pounds per cubic inch (pounds per square inch per inch of deflection). This value is for a 1-foot by 1-foot square loaded area and should be adjusted by the structural designer for the area of the proposed footing using the following formula:

$k = 200 \times [(B+1)/2B]^2$
k = modulus of vertical subgrade reaction, pounds per cubic inch (pci)
B = foundation width (feet)

The moisture content of near surface fill soils should be maintained at the level it was placed up to the time of concrete placement.

4.2.3 ***Shallow Foundation Maintenance***

The geotechnical parameters provided herein assume that if the areas adjacent to the foundation are planted and irrigated, these areas will be designed with proper drainage and adequately maintained so that ponding, which causes significant moisture changes below the foundation, does not occur. Our recommendations do not account for excessive irrigation and/or incorrect landscape design. Plants should only be provided with sufficient irrigation for life and not overwatered to saturate subgrade soils. Sunken planters placed adjacent to the foundation, should either be designed with an efficient drainage system or liners to prevent moisture infiltration below the foundation. Some lifting of the perimeter foundation beam should be expected even with properly constructed planters.

In addition to the factors mentioned above, future owners/property management personnel should be made aware of the potential negative influences of trees and/or other large vegetation. Roots that extend near the vicinity of foundations can cause distress to foundations. Future owners (and the owner's landscape architect) should not plant trees/large shrubs closer to the foundations than a distance equal to half the mature height of the tree or 20 feet, whichever is more conservative unless specifically provided with root barriers to prevent root growth below the building foundation.

It is the owner's responsibility to perform periodic maintenance during hot and dry periods to ensure that adequate watering has been provided to keep soil from separating or pulling back from the foundation. Future owners and property management personnel should be informed and educated regarding the importance of maintaining a constant level of soil-moisture. The owners should be made aware of the potential negative consequences of both excessive watering, as well as allowing potentially expansive soils to become too dry. Expansive soils can undergo shrinkage

during drying, and swelling during the rainy winter season, or when irrigation is resumed. This can result in distress to building structures and hardscape improvements. The builder should provide these recommendations to future owners and property management personnel.

4.2.4 Slab Underlayment Guidelines

The following is for informational purposes only since slab underlayment (e.g., moisture retarder, sand or gravel layers for concrete curing and/or capillary break) is unrelated to the geotechnical performance of the foundation and thereby not the purview of the geotechnical consultant. Post-construction moisture migration should be expected below the foundation. The foundation engineer/architect should determine whether the use of a capillary break (sand or gravel layer), in conjunction with the vapor retarder, is necessary or required by code. Sand layer thickness and location (above and/or below vapor retarder) should also be determined by the foundation engineer/architect.

4.3 Soil Bearing and Lateral Resistance

Provided our earthwork recommendations are implemented, an allowable soil bearing pressure of 2,000 pounds per square foot (psf) may be used for the design of footings having a minimum width of 12 inches and minimum embedment of 15 inches below lowest adjacent ground surface. This value may be increased by 400 psf for each additional foot of embedment and 200 psf for each additional foot of foundation width to a maximum value of 3,000 psf. A mat foundation a minimum of 6 inches below lowest adjacent grade may be designed for an allowable soil bearing pressure of 1,200 psf. These allowable bearing pressures are applicable for level (ground slope equal to or flatter than 5H:1V) conditions only. Bearing values indicated are for total dead loads and frequently applied live loads and may be increased by ⅓ for short duration loading (i.e., wind or seismic loads).

Soil settlement is a function of footing dimensions and applied soil bearing pressure. In utilizing the above-mentioned allowable bearing capacity, assumed structural loads, and provided our earthwork recommendations are implemented, foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less and ½-inch over a horizontal span of 40 feet for total and differential settlement, respectively. Differential settlement should be anticipated between nearby columns or walls where a large differential loading condition exists Furthermore, seismic settlement due to dry-sand settlement is anticipated to be 0.5 inches or less. Differential seismic settlement may be taken as half of the seismic settlement (i.e., ¼-inch over a horizontal span of 40 feet).

Resistance to lateral loads can be provided by friction acting at the base of foundations and by passive earth pressure. For concrete/soil frictional resistance, an allowable coefficient of friction of 0.35 may be assumed with dead-load forces. An allowable passive lateral earth pressure of 270 psf per foot of depth (or pcf) to a maximum of 2,700 psf may be used for the sides of footings poured against properly compacted fill. Allowable passive pressure may be increased to 360 pcf (maximum of 3,600 psf) for short duration seismic loading. This passive pressure is applicable for level (ground slope equal to or flatter than 5H:1V) conditions only. Frictional resistance and

passive pressure may be used in combination without reduction. We recommend that the upper foot of passive resistance be neglected if finished grade will not be covered with concrete or asphalt. The provided allowable passive pressures are based on a factor of safety of 1.5 and 1.1 for static and seismic loading conditions, respectively. The structural designer should incorporate appropriate factors of safety and/or load factors in their design.

4.4 Lateral Earth Pressures and Retaining Wall Design Considerations

Lateral earth pressures are provided as equivalent fluid unit weights, in pound per square foot (psf) per foot of depth or pcf. The values for the active condition do not contain an appreciable factor of safety, so the retaining wall designer should apply the applicable factors of safety and/or load factors during design. A soil unit weight of 120 pcf may be assumed for calculating the actual weight of soil over the wall footing.

Lateral earth pressures are presented in Table 2. Table 2 contains values for approved select sandy backfill for both drained and undrained conditions. Typically, retaining walls are designed for a drained condition with select sandy soils used as backfill. Should retaining walls have constraints limiting the ability to install or drain or appropriately outlet a drain, the values for undrained conditions should be used. Approved select sandy soils should have a sand equivalent of 30 or greater as determined by ASTM D2419.

The retaining wall designer should clearly indicate on the retaining wall plans if drains are required.

TABLE 3

Lateral Earth Pressures – Select Sand Backfill

Condition	**Equivalent Fluid Weight (pcf)**	
	Level Backfill	
	Approved Sandy Backfill Material - Drained	**Approved Sandy Backfill Material - Undrained**
Active	35	80

The drained equivalent fluid pressure values assume free-draining conditions and a drainage system will be installed and maintained to prevent the build-up of hydrostatic pressures. A relatively sandy backfill along with a subdrain pipe wrapped in drainage aggregate and filter fabric (e.g., "burrito" subdrain) properly outletted to a suitable discharge point is typically used for conventional retaining walls. Retaining wall structures should be provided with appropriate drainage and appropriately waterproofed. Typical conventional (i.e., backfilled) retaining wall drainage is shown in Figure 3. At similar sites, wall drainage through the face has been a preferred option. For this condition wall drainage is shown in Figure 4. If conditions other than

those assumed above are anticipated, the equivalent fluid pressure values should be provided on an individual-case basis by the geotechnical consultant.

Surcharge loading effects from any adjacent structures should be evaluated by the retaining wall designer. In general, structural loads within a 1:1 (horizontal to vertical) upward projection from the bottom of the proposed retaining wall footing will surcharge the proposed retaining structure. Uniform surcharges may be estimated using the applicable coefficient of lateral earth pressure using a rectangular distribution. A factor of 0.5 and 0.33 may be used for at-rest and active conditions, respectively. The retaining wall designer should contact the geotechnical engineer for any required geotechnical input in estimating any applicable surcharge loads.

If required, the retaining wall designer may use a seismic lateral earth pressure increment of 5 pcf for retaining walls up to a maximum of 10 feet in height with level backfill. This increment should be applied in addition to the applicable static lateral earth pressure using a triangular distribution with the resultant acting at H/3 in relation to the base of the retaining structure (where H is the retained height). For the restrained, at-rest condition, the seismic increment may be added to the applicable active lateral earth pressure (in lieu of the at-rest lateral earth pressure) when analyzing short duration seismic loading. Per Section 1803.5.12 of the 2019 CBC, the seismic lateral earth pressure is applicable to structures assigned to Seismic Design Category D through F for retaining wall structures supporting more than 6 feet of backfill height. This seismic lateral earth pressure is estimated using the procedure outlined by the Structural Engineers Association of California (Lew, et al, 2010). The provided seismic lateral earth pressure is for a level backfill condition and a maximum of 10 feet in height; a sloping backfill condition and greater retaining wall heights are not anticipated. However, if a sloping backfill condition or retaining walls greater than 10 feet in height are proposed, the retaining wall designer should contact the geotechnical engineer for specific seismic lateral earth pressure increments based on the configuration of the planned retaining wall structures.

For soil bearing and lateral resistance (friction coefficient and passive resistance) is provided in Section 4.3 "Soil Bearing and Lateral Resistance". Earthwork considerations (temporary backcuts, backfill, compaction, etc.) for retaining walls are provided in Section 4.1 "Site Earthwork" and the subsequent earthwork related sub-sections.

4.5 Corrosivity to Concrete and Metal

Although not corrosion engineers (LGC Geotechnical is not a corrosion consultant), several governing agencies in Southern California require the geotechnical consultant to determine the corrosion potential of soils to buried concrete and metal facilities. We therefore present the results of our testing with regard to corrosion for the use of the client and other consultants, as they determine necessary.

Corrosion testing of near-surface bulk samples indicated a soluble sulfate content value of 78 ppm (less than 0.02 percent) and a chloride content of 100 ppm. Based on Caltrans Corrosion Guidelines (2015), soils are considered corrosive if the chloride concentration is 500 ppm or greater, or the sulfate concentration is 2,000 ppm (0.2 percent) or greater. Based on the test results, soils are not considered corrosive using Caltrans criteria.

Based on our laboratory test results of representative site soil samples, onsite soils should be considered as having a severity categorization of "not applicable" and are designated class "S0" per ACI 318, Table 19.3.1.1, sulfate. As a result, the minimum compressive strength of the concrete shall be 2,500 psi.

Laboratory testing may need to be performed at the completion of grading by the project corrosion engineer to further evaluate the as-graded soil corrosivity characteristics. Accordingly, revision of the corrosion potential may be needed, should future test results differ substantially from the conditions reported herein. The client and/or other members of the development team should consider this during the design and planning phase of the project and formulate an appropriate course of action.

4.6 Preliminary Asphalt Concrete Pavement Sections

For the purposes of these preliminary recommendations, we have selected a preliminary design R-value of 40 and calculated pavement sections for Traffic Indices of 5.5, 6.0 and 6.5. R-value testing of the street subgrade will need to be performed to confirm our preliminary testing results/assumptions once the streets have been graded to finish subgrade elevations and the final Traffic Index is determined by the Civil Engineer. It is our understanding that the City of Ontario requires that local streets have a minimum pavement section consisting of 4 inches of asphalt over 6 inches of crushed aggregate base (CAB).

TABLE 4

Preliminary Pavement Sections

Assumed Traffic Index	5.5	6.0	6.5
R -Value Subgrade	40	40	40
AC Thickness	4.0 inches	4.0 inches	4.0 inches
CAB Thickness	6.0 inches	6.0 inches	6.0 inches

Increasing the thickness of asphalt or adding additional base material will reduce the likelihood of the pavement experiencing distress during its service life. The above recommendations are based on the assumption that proper maintenance and irrigation of the areas adjacent to the roadway will occur through the design life of the pavement. Failure to maintain a proper maintenance and/or irrigation program may jeopardize the integrity of the pavement.

Earthwork recommendations regarding aggregate base and subgrade are provided in the previous Section "Site Earthwork" and the related sub-sections of this report.

4.7 Nonstructural Concrete Flatwork

Nonstructural concrete (such as flatwork, sidewalks, patios, etc.) has a potential for cracking due to changes in soil volume related to soil-moisture fluctuations. To reduce the potential for excessive cracking and lifting, concrete should be designed in accordance with the minimum guidelines outlined in Table 5 below. These guidelines will reduce the potential for irregular cracking and promote cracking along construction joints but will not eliminate all cracking or lifting. Thickening the concrete and/or adding additional reinforcement will further reduce cosmetic distress.

TABLE 5

Preliminary Geotechnical Parameters for Nonstructural Concrete Flatwork Placed on Very Low to Low Expansion Potential Subgrade

	Homeowner Sidewalks	**Private Drives**	**Patios/Entryways**	**City Sidewalk Curb and Gutters**
Minimum Thickness (in.)	4 (nominal)	4 (full)	4 (full)	City/Agency Standard
Presoaking	Wet down prior to placing	Wet down prior to placing	Wet down prior to placing	City/Agency Standard
Reinforcement	—	No. 3 at 24 inches on centers	No. 3 at 24 inches on centers	City/Agency Standard
Thickened Edge (in.)	—	8 x 8	—	City/Agency Standard
Crack Control Joints	Saw cut or deep open tool joint to a minimum of $^1/_3$ the concrete thickness	Saw cut or deep open tool joint to a minimum of $^1/_3$ the concrete thickness	Saw cut or deep open tool joint to a minimum of $^1/_3$ the concrete thickness	City/Agency Standard
Maximum Joint Spacing	5 feet	10 feet or quarter cut whichever is closer	6 feet	City/Agency Standard
Aggregate Base Thickness (in.)	—	—	—	City/Agency Standard

To reduce the potential for driveways to separate from the garage slab, the builder may elect to install dowels to tie these two elements together. Similarly, future homeowners should

consider the use of dowels to connect flatwork to the foundation.

4.8 Subsurface Water Infiltration

Recent regulatory changes have occurred that mandate storm water be infiltrated below grade rather than collected in a conventional storm drain system. Typically, a combination of methods are implemented to reduce surface water runoff and increase infiltration including; permeable pavements/pavers for roadways and walkways, directing surface water runoff to grass-lined swales, retention areas, and/or drywells, etc. It should be noted that collecting and concentrating surface water for the purpose of intentionally infiltrating below grade, conflicts with the geotechnical engineering objective of directing surface water away from slopes, structures and other improvements. The geotechnical stability and integrity of a site is reliant upon appropriately handling surface water. In general, we do not recommend that surface water be intentionally infiltrated into the subsurface soils.

Considering the results of the infiltration testing, if required, stormwater may be infiltrated into the subsurface soils at the depths tested below existing grade, using the values presented in Table 1 and the appropriate County of Riverside Flood Control (2011) safety factors. The Civil Engineer should determine the appropriate safety factor applicable to the proposed infiltration system. Results of field infiltration testing are provided in Appendix D.

The following should be considered for design of any required infiltration system:

- Water discharge from any infiltration systems should not occur within the zone of influence of foundation footings (column and load bearing wall locations). For preliminary purposes we recommend a minimum setback of 15 feet from the structural improvements, or the County recommended minimum setback, whichever is more conservative.
- An adequate setback distance between any infiltration facility and adjacent private property should be maintained.
- It may be prudent to provide an overflow system directly connected to the storm drain system in order to prevent failure of the infiltration system, either as a result of lower than anticipated infiltration and/or very high flow volumes. It should be noted that if pretreatment of runoff to remove debris, soil particles, etc., cannot be performed, design infiltration rates may need to be further reduced. Over time, siltation and plugging may reduce the infiltration rate and subsequent effectiveness of the infiltration system.
- Any designed infiltration system will require routine periodic maintenance.
- As with any systems that are designed to concentrate the surface flow and direct the water into the subsurface soils, some type of nuisance water and/or other water-related issues should be expected.

LGC Geotechnical should be provided with details for any planned required infiltration system early in the design process for geotechnical input.

4.9 Control of Surface Water and Drainage Control

From a geotechnical perspective, we recommend that compacted finished grade soils adjacent to proposed structures be sloped away from the proposed structures and towards an approved drainage device or unobstructed swale. Drainage swales, wherever feasible, should not be constructed within 5 feet of buildings. Where lot and building geometry necessitates that drainage swales be routed closer than 5 feet to structural foundations, we recommend the use of area drains together with drainage swales. Drainage swales used in conjunction with area drains should be designed by the project civil engineer so that a properly constructed and maintained system will prevent ponding within 5 feet of the foundation. Code compliance of grades is not the purview of the geotechnical consultant.

Planters with open bottoms adjacent to buildings should be avoided. Planters should not be designed adjacent to buildings unless provisions for drainage, such as catch basins, liners, and/or area drains, are made. Overwatering must be avoided.

4.10 Supplemental Field Explorations

It should be noted that a portion in the northwestern corner of the site was not accessible at the time of our field evaluation (see Figure 2). This area was not explored and did not receive testing for near surface organic rich soils. We recommend performing a future evaluation addressing the organic content of the area prior to the export of high organic "soils" from the site.

4.11 Geotechnical Plan Review

Project plans (grading, foundation, etc.) should be reviewed by this office prior to construction to verify that our geotechnical recommendations have been incorporated. Additional or modified geotechnical recommendations may be required based on the proposed layout.

4.12 Geotechnical Observation and Testing

The recommendations provided in this report are based on limited subsurface observations and geotechnical analysis. The interpolated subsurface conditions should be checked in the field during construction by a representative of LGC Geotechnical. Geotechnical observation and testing is required per Section 1705 of the 2019 California Building Code (CBC).

Geotechnical observation and/or testing should be performed by LGC Geotechnical at the following stages:

- During grading (removal bottoms, fill placement, etc.);
- During retaining wall backfill and compaction;
- During utility trench backfill and compaction;

- After presoaking building pad and other concrete-flatwork subgrades, and prior to placement of aggregate base or concrete;
- Preparation of pavement subgrade and placement of aggregate base;
- After building and wall footing excavation and prior to placement of steel reinforcement and/or concrete; and
- When any unusual soil conditions are encountered during any construction operation subsequent to issuance of this report.

5.0 LIMITATIONS

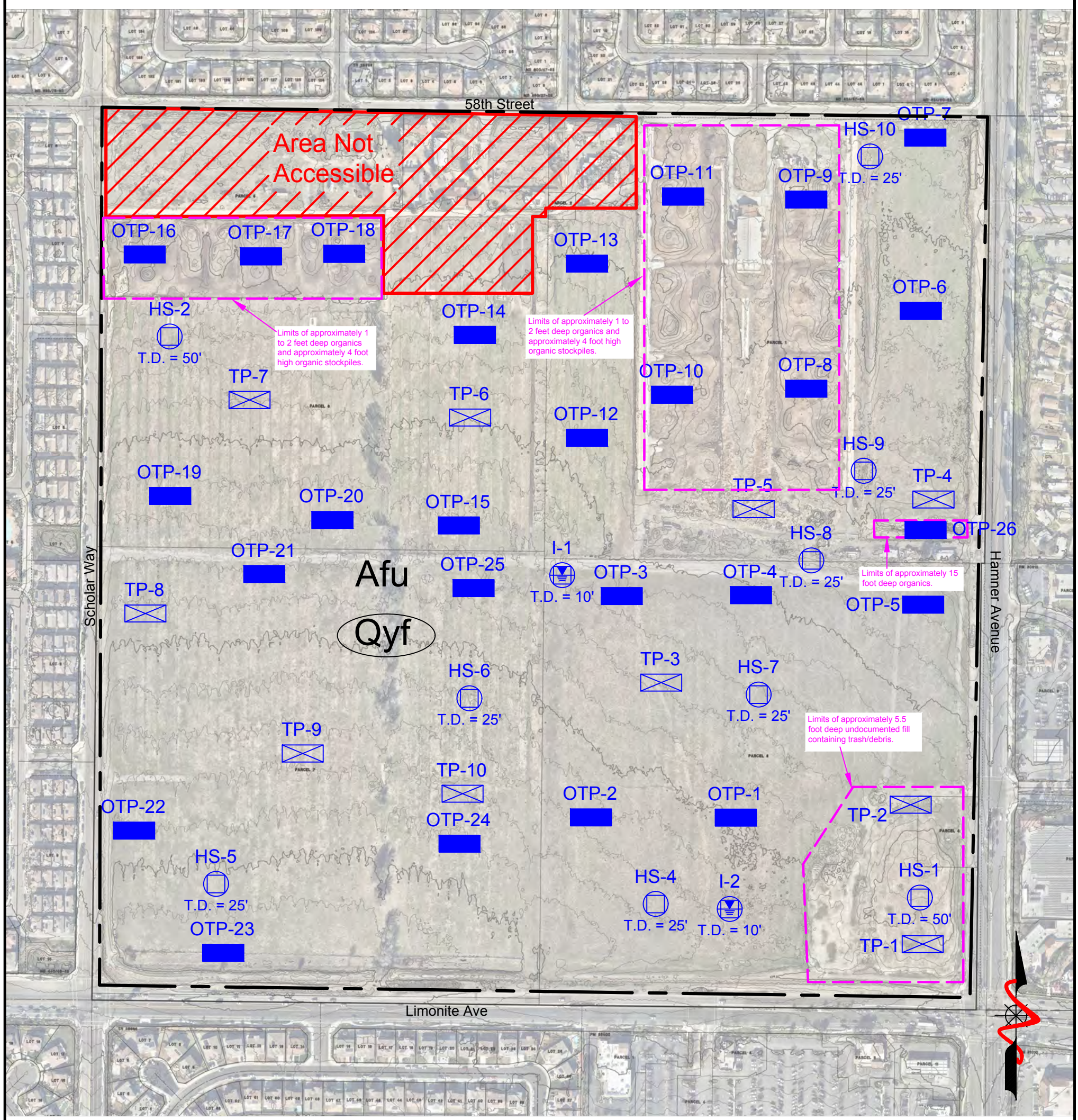
Our services were performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable soils engineers and geologists practicing in this or similar localities. No other warranty, expressed or implied, is made as to the conclusions and professional advice included in this report.

This report is based on data obtained from limited observations of the site, which have been extrapolated to characterize the site. While the scope of services performed is considered suitable to adequately characterize the site geotechnical conditions relative to the proposed development, no practical evaluation can completely eliminate uncertainty regarding the anticipated geotechnical conditions in connection with a subject site. Variations may exist and conditions not observed or described in this report may be encountered during grading and construction.

This report is issued with the understanding that it is the responsibility of the owner, or of his/her representative, to ensure that the information and recommendations contained herein are brought to the attention of the other consultants (at a minimum the civil engineer, structural engineer, landscape architect) and incorporated into their plans. The contractor should properly implement the recommendations during construction and notify the owner if they consider any of the recommendations presented herein to be unsafe, or unsuitable.

The findings of this report are valid as of the present date. However, changes in the conditions of a site can and do occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. The findings, conclusions, and recommendations presented in this report can be relied upon only if LGC Geotechnical has the opportunity to observe the subsurface conditions during grading and construction of the project, in order to confirm that our preliminary findings are representative for the site. This report is intended exclusively for use by the client, any use of or reliance on this report by a third party shall be at such party's sole risk.

In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and modification.



Legend

SCALE: 1"=300'

300' 0 300' 600'

Afu	Artificial Fill - Undocumented
Qyf	Quaternary Alluvial Fan/Eolian Deposits - Undifferentiated (Circled Where Buried)
— - —	Approximate Limits of This Report
OTP-26	Approximate Location of Organic Test Pit
TP-10	Approximate Location of Geotechnical Test Pit
HS-10 T.D. = 25'	Approximate Location of Hollow Stem Auger Boring by LGC Geotechnical, Inc, with Total Depth in Feet
I-2 T.D. = 10'	Approximate Location of Hollow Stem Auger Infiltration Boring by LGC Geotechnical, Inc, with Total Depth in Feet

LGC Geotechnical, Inc.

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FIGURE 2
Geotechnical Map

PROJECT NAME	TNHC - Eastvale
PROJECT NO.	21116-01
ENG. / GEOL.	BJE / BPG
SCALE	1" = 300'
DATE	June 2021

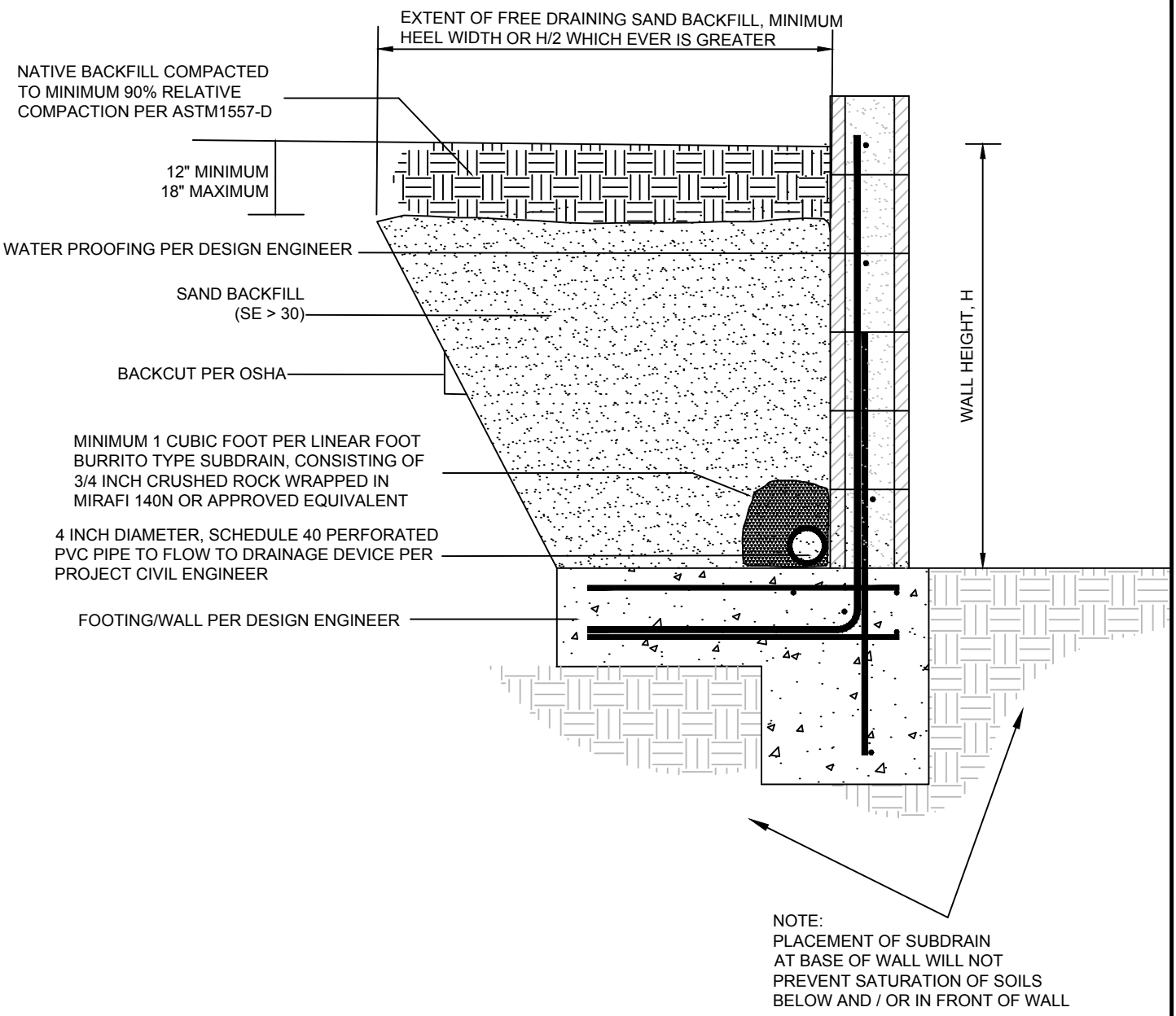

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FIGURE 3
Retaining Wall Backfill Detail Option 1

PROJECT NAME	The New Home Company - Eastvale
PROJECT NO.	21116-01
ENG./GEO.	BJE/BPG
SCALE	Not to Scale
DATE	June 2021

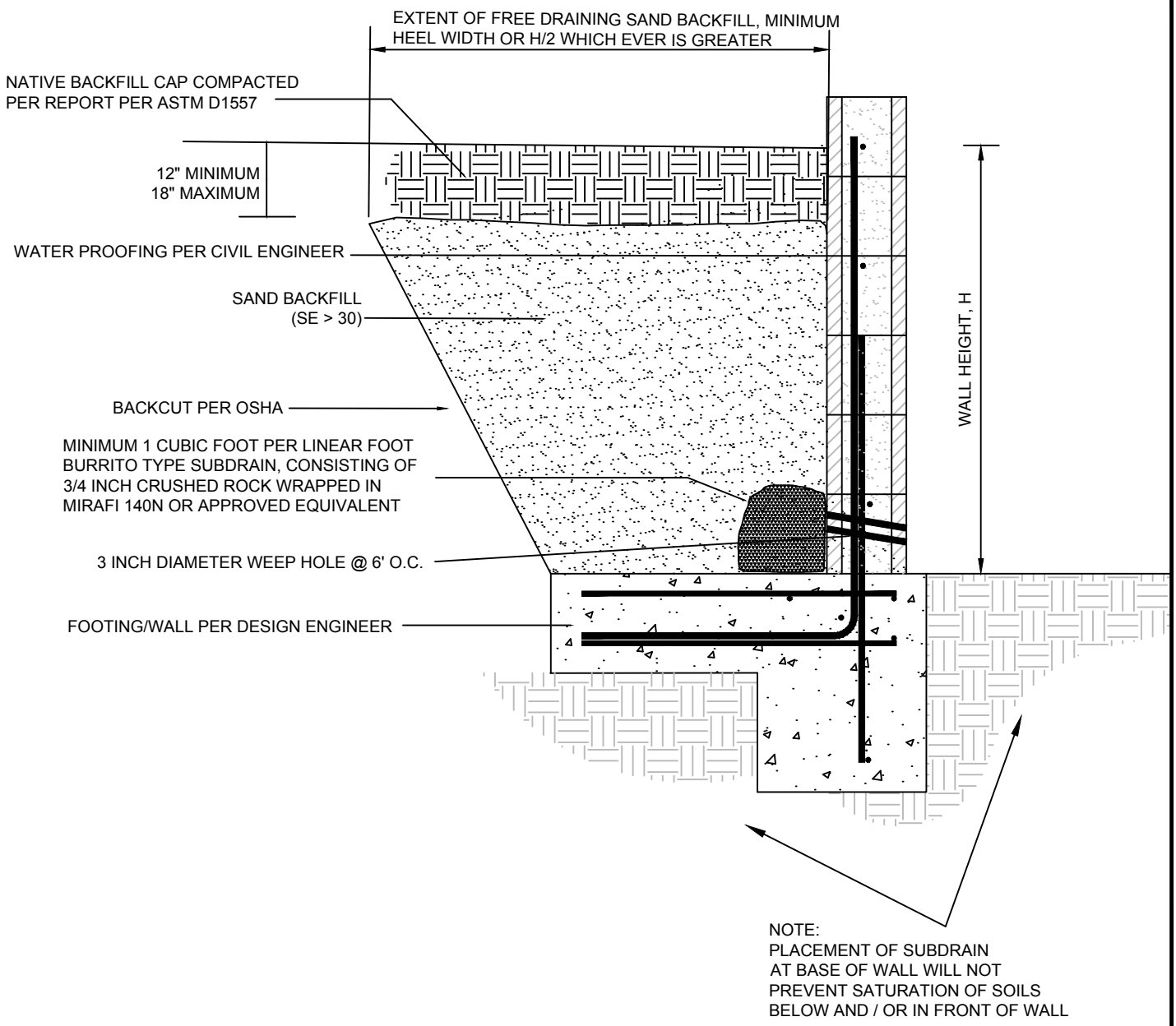

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FIGURE 4
Retaining Wall Backfill Detail Option 2

PROJECT NAME	The New Home Company - Eastvale
PROJECT NO.	21116-01
ENG./GEO.	BJE/BPG
SCALE	Not to Scale
DATE	June 2021

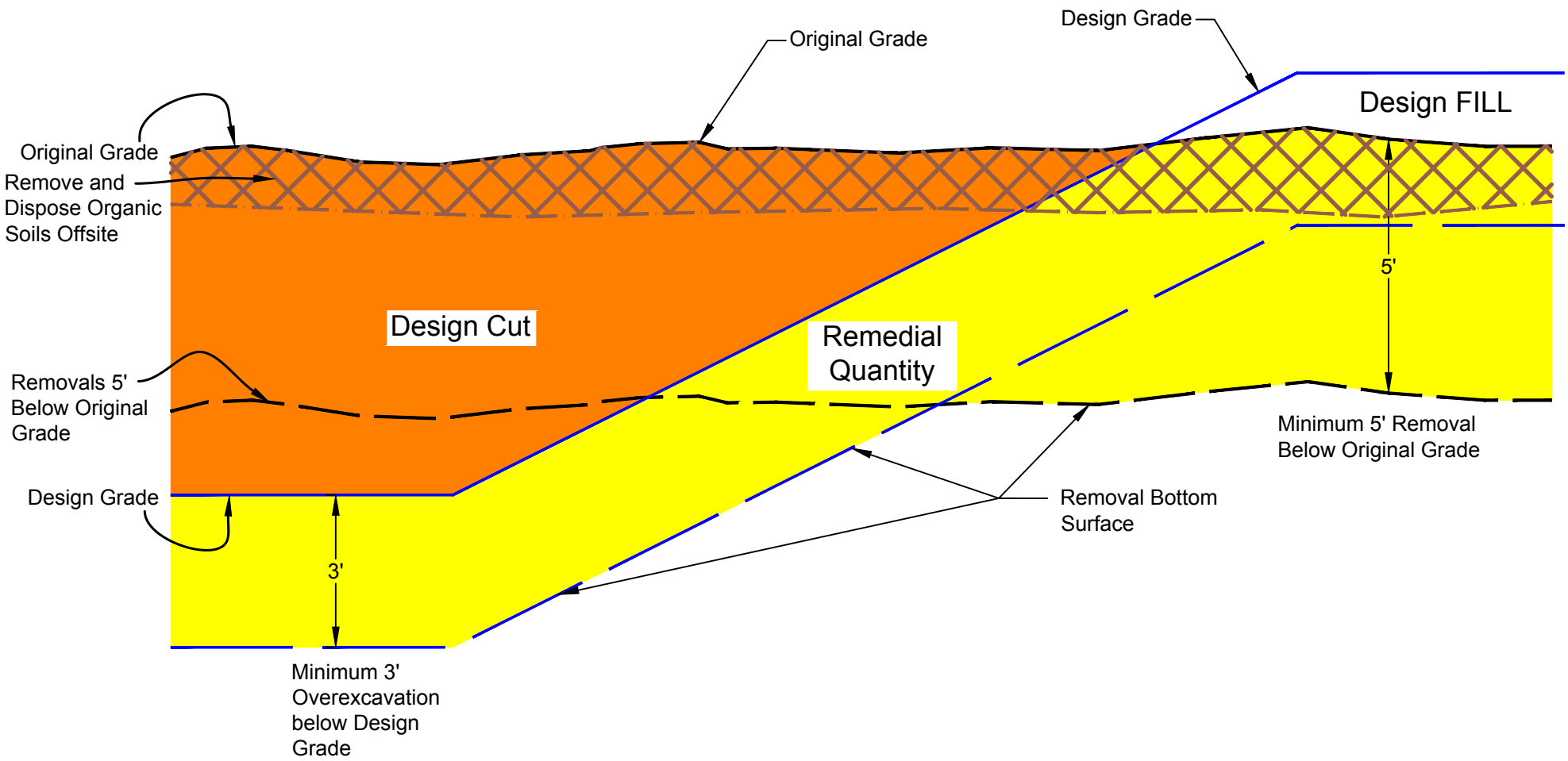

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FIGURE 5
Remedial Grading Diagram

PROJECT NAME	The New Home Company - Eastvale
PROJECT NO.	21116-01
ENG. / GEOL.	BJE/BPG
SCALE	NTS
DATE	June 2021

Appendix A
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APPENDIX A

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Appendix B
Boring, CPT & Geotechnical Trench Logs

Geotechnical Boring Log Borehole HS-1

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~671' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 2

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
670	0							**@ 0 to 7.5' - <u>Undocumented Artificial Fill (Afu)</u>**	
			R-1	18 20 28	116.7	4.2	SM	@2.5' Silty SAND: light brown, slightly moist, dense	
665	5	B-1	SPT-1	4 6 9		2.9	SP	@5' SAND: gray to brown, slightly moist, medium dense	
								@ 7.5' to 40' - <u>Quaternary Young Alluvial Fan deposits (Qyf)</u>	
			R-2	4 9 12				@7.5' Silty SAND: brown, slightly moist, medium dense	
660	10		SPT-2	2 7 9		10.7	SM	@10' Silty SAND: olive brown, slightly moist, medium dense	
655	15		R-3	7 18 22	110.6	13.3		@15' Silty SAND: orangish olive brown, slightly moist, medium dense	
650	20		SPT-3	6 9 9		21.3	CL	@20' CLAY with sand: light brown, moist, medium dense	
645	25		R-4	8 15 22	115.0	17.4	SM	@25' Silty SAND w/ Clay: brown, moist, medium dense	
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-1

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~671' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 2 of 2

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
640	30		SPT-4	3 5 7		23.5	CL	@30' Sandy Lean CLAY: brown, moist, medium dense	
635	35		R-5	8 10 15	103.3	23.2	CL	@35' Sandy Lean CLAY: light brown, moist, very stiff	
								@ 40' to T.D. - <u>Quaternary Very Old Alluvial Channel deposits (Qvoa)</u>	
630	40		SPT-5	10 18 20		9.2	SC	@40' Clayey SAND: orange brown, moist, dense	
625	45		R-6	15 19 27	120.2	15.3	SM/ML	@45' Silty SAND/Sandy SILT: reddish brown, moist, dense	
620	50		SPT-6	16 19 25		9.1	SM	@50' Silty SAND: orangish brown, moist, very dense	
615	55							Total Depth = 51.5' Groundwater Not Encountered Backfilled with Cuttings on 5/21/2021	
	60								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-2

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~673' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 2

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 5' Artificial Undocumented Fill**	
670			R-1	9 11 18	104.1	5.4	SM	@2.5' Silty SAND with Gravel: light gray, slightly moist, medium dense	
								@5' to T.D. Quaternary Young Alluvial Fan Deposits	
	5	B-1	SPT-1	6 9 13		11.7	SM/ML	@5' Sandy SILT: light gray, slightly moist, very stiff	
665			R-2	12 15 21	118.8	14.1	SM	@7.5' Silty SAND: grayish light brown, slightly moist, medium dense	
	10		SPT-2	9 9 15		13.6		@10' Silty SAND: grayish light brown, moist, medium dense	
660									
	15		R-3	9 12 19	122.1	8.5		@15' Silty SAND: brown, moist, medium dense	
655									
	20		SPT-3	10 12 15		3.7	SP	@20' SAND with Gravel: grayish light brown, moist, dense, poorly graded	
650									
	25		R-4	12 15 19	99.7	14.9	SP/SM	@25' Silty CLAY transition to Silty SAND to Sandy SILT: olive gray to orangish brown, moist, verty stiff to medium dense	
645									
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-2

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~673' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 2 of 2

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	30		SPT-4	9 9 12		20.2	SC	@30' Clayey SAND: orangish light brown, moist, medium dense	
640									
	35		R-5	9 12 20	111.7	16.9	SM	@35' Silty SAND to Sandy SILT: brown, moist, medium dense to very stiff	
635									
	40		SPT-5	12 15 21		19.6	CL	@40' Sandy Lean CLAY: brown, moist, dense	
630									
	45		R-6	27 25 50/4"	118.5	6.0	SP	@45' SAND: brown, moist, very dense, poorly graded	
625									
	50		SPT-6	8 12 15		28.3	CL	@50' CLAY w/ Sand: light brown, moist, hard	
620								Total Depth = 51.5' Groundwater Not Encountered Backfilled with Cuttings on 5/21/2021	
	55								
615									
	60								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-3

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~667' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)**	
								@2.5' to T.D. Quaternary Young Fan Deposits (Qyf)	
665			R-1	12 28 34	116.3	5.2	SM	@2.5' Silty SAND: light gray, slightly moist, dense	
	5	B-1	SPT-1	10 12 15		6.8		@5' Silty SAND: light gray, slightly moist, dense	
660			R-2	10 15 19	103.2	3.2	SM	@7.5' Silty SAND: light gray, slightly moist, medium dense	
	10		SPT-2	7 9 11		2.1	SP	@10' SAND: grayish light brown, slightly moist, medium dense	
655									
	15		R-3	13 19 22	105.5	12.6	SC	@15' Clayey SAND: orangish light brown, slightly moist, dense	
650									
	20		SPT-3	8 12 16		22.2	ML	@20' Sandy SILT: light brown, moist, dense	
645									
	25		R-4	9 12 13	105.8	22.7	ML	@25' Sandy SILT: light brown, moist, medium dense	
640								Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/21/2021	
	30								

LGC Geotechnical, Inc.

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SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-4

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~663' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By MJG

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)**	
								@2.5' to T.D. Quaternary Young Fan Deposits (Qyf)	
660			R-1	8 8 13	106.7	1.9	SM	@2.5' Silty SAND: light brown, slightly moist, medium dense	
	5	B-1	SPT-1	6 7 9		4.0		@5' Silty SAND: grayish light brown, slightly moist, medium dense	
655			R-2	12 15 21	114.8	7.0	CL	@7.5' Sandy CLAY: grayish light brown, slightly moist, medium dense	
	10		SPT-2	6 9 11		12.3	SM	@10' Silty SAND: light brown, slightly moist, medium dense	
650									
	15		R-3	12 18 20	107.7	8.0	SC	@15' Clayey SAND: light brown, slightly moist, medium dense	
645									
	20		SPT-3	9 10 15		32	CL	@20' CLAY: light brown, moist, medium dense to very stiff	
640									
	25		R-4	12 50/5"	118.9	12.8	CL	@25' Sandy CLAY: brown, moist, hard to very dense	
635								Total Depth = 26' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	
	30								

LGC Geotechnical, Inc.

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SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-5

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~659' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By MJG

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)** **@2.5' to T.D. Quaternary Young Fan Deposits (Qyf)**	
655			R-1	9 14 17	108.3	2.9	SM	@2.5' Silty SAND: grayish light brown, slightly moist, medium dense	
	5	B-1	SPT-1	5 9 9		8.2	SM	@5' Silty SAND: light brown, slightly moist, medium dense	
650			R-2	8 12 14	103.0	13.1	SC	@7.5' Clayey SAND: light brown, slightly moist, medium dense	
	10		SPT-2	4 4 6		25.2	ML	@10' Sandy SILT: olive light brown, moist, medium dense to stiff	
645									
	15		R-3	27 38 50/4"	113.2	1.5	SP	@15' Poorly Graded SAND: light gray, slightly moist, very dense	
640									
	20		SPT-3	4 5 6		25.4	ML	@20' Sandy SILT: brown, moist, stiff to medium dense	
635									
	25		R-4	9 12 18	103.0	18.9	SC	@25' Clayey SAND: brown, moist, very stiff to medium dense	
630	30							Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	

LGC Geotechnical, Inc.

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SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-6

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~665' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)**	
								@2.5' to T.D.' Quaternary Young Fan Deposits (Qyf)	
			R-1	7 9 9	115.3	5.1	ML	@2.5' SILT: light gray, slightly moist, medium dense	
660	5	B-1	SPT-1	5 7 9		6.4	SM	@5' Silty SAND: grayish light brown, slightly moist, medium dense	
			R-2	7 9 12				@7.5' Silty SAND: grayish light brown, slightly moist, medium dense	
655	10		SPT-2	12 18 21		2.3	SP	@10' SAND w/ Gravel: brown, moist, dense, poorly graded	
650	15		R-3	10 12 18	97.9	19.6	ML	@15' SILT: olive light brown, moist, very stiff	
645	20		SPT-3	8 10 10		21.4	ML	@20' Sandy SILT to SILT: olive brown, moist, very stiff	
640	25		R-4	12 15 19	90.5	25.5	ML	@25' Sandy SILT: orangish brown, moist, medium dense	
	30							Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	

LGC Geotechnical, Inc.

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SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-7

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~668' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)** **@2.5' to T.D.' Quaternary Young Fan Deposits (Qyf)**	
665			R-1	9 12 12	104.1	3.6	SM	@2.5' Silty SAND: light gray, slightly moist, medium dense	
	5		SPT-1	9 10 10		8.3		@5' Silty SAND: light gray, slightly moist, medium dense	
660			R-2	7 9 12	106.3	7.2	SM	@7.5' Silty SAND: light gray, slightly moist, medium dense	
	10		SPT-2	7 7 9		8.3		@10' Silty SAND to Sandy SILT: light brown, slightly moist, medium dense to very stiff	
655									
	15		R-3	12 18 22	111.4	5.3		@15' Silty SAND: light brown, slightly moist, medium dense	
650									
	20		SPT-3	5 7 9		24.4	CL	@20' Sandy CLAY: light brown, moist, very stiff	
645									
	25		R-4	9 12 18	95.4	27.1	CL	@25' CLAY: light brown, moist, very stiff	
640								Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	
	30								

LGC Geotechnical, Inc.

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SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-8

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~671' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
670	0							**@0' to 2.5' Undocumented Artificial Fill (Afu)** **@2.5' to T.D.' Quaternary Young Fan Deposits (Qyf)**	
			R-1	4 7 9	110.2	1.9	SM	@2.5' Silty SAND: light gray, slightly moist, medium dense	
665	5		SPT-1	4 4 7		8.6		@5' Silty SAND: light gray, slightly moist, medium dense	
			R-2	9 10 15	103.0	9.6	ML	@7.5' Sandy SILT: light gray, slightly moist, medium dense to very stiff	
660	10		SPT-2	5 7 9		10.6	CL	@10' CLAY: light gray, slightly moist, very stiff	
655	15		R-3	12 19 21	94.8	15.5	MH	@15' SILT: light gray, slightly moist, very stiff	
650	20		SPT-3	15 19 19		3.8	SP	@20' SAND: brownish light gray, slightly moist, dense, poorly graded	
645	25		R-4	14 15 19	115.3	15.2	SC/CL	@25' Clayey SAND transition to Silty SAND w/ Clay: brown, slightly moist, medium dense	
	30							Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-9

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~676' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
675	0							**@0' to 5' Undocumented Artificial Fill (Afu)**	
			R-1	6 6 6	112.1	9.8	SM	@2.5' Silty SAND: light brown, slightly moist, loose	
								@5' to T.D.' Quaternary Young Eolian Deposits (Qye)	
670	5	B-1	SPT-1	4 6 9		8.2		@5' Silty SAND: grayish light brown, slightly moist, medium dense	
			R-2	9 13 17	118.1	12.3	SM/ML	@7.5' Silty SAND to Sandy SILT: gray, slightly moist, medium dense to very stiff	
665	10		SPT-2	5 7 9		17.0	ML	@10' Sandy SILT: brownish gray, slightly moist, very stiff	
660	15		R-3	12 18 21	120.4	8.1	SM	@15' SAND: brown, slightly moist, medium dense	
655	20		SPT-3	9 9 13		17.8	CL	@20' Sandy CLAY: orangish brown, moist, medium dense	
650	25		R-4	10 11 15	109.0	8.0	SM	@25' Silty SAND: orangish brown to brown, moist, medium dense to very stiff	
	30							Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	

LGC Geotechnical, Inc.

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SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole HS-10

Date: 5/24/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~682' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0' to 5' Undocumented Artificial Fill (Afu)**	
680			R-1	9 7 9	105.6	8.2	SM	@2.5' Silty SAND: light brown, slightly moist, medium dense	
								@5' to T.D.' Quaternary Young Eolian Deposits (Qye)	
	5		SPT-1	4 7 7		13.0	SM	@5' Silty SAND: grayish light brown, slightly moist, medium dense	
675			R-2	12 14 15	113.2	15.1	CL/SC	@7.5' CLAY/Clayey Silty SAND: grayish brown, moist, medium dense	
	10		SPT-2	3 5 5		25.8	ML	@10' Sandy SILT: orangish brown, moist, stiff	
670									
	15		R-3	13 16 21	115.4	6.0	SM	@15' Silty SAND: brown, moist, medium dense	
665									
	20		SPT-3	5 7 8		20.1	CL	@20' Sandy CLAY: brown, moist, medium dense to stiff	
660									
	25		R-4	9 15 21	111.7	8.9	SM	@25' Silty SAND: light brown, moist, very stiff to medium dense	
655								Total Depth = 26.5' Groundwater Not Encountered Backfilled with Cuttings on 5/24/2021	
	30								

LGC Geotechnical, Inc.

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SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole I-1

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~668' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0 to .5' - <u>Undocumented Artificial Fill</u> (Afu)** **@.5 to T.D. - <u>QuaternaryAlluvial Fan Deposits</u>**	
665									
	5								
660			SPT-1	4 6 7		3.9	SM	@7.5' SAND with Gravel: light gray, slightly moist, medium dense	
	10							Total Depth = 10' Groundwater Not Encountered 3" Perforated Pipe Surrounded by Gravel Installed on 5/21/2021 and Presoaked on 5/24/2021 Backfilled with Cuttings on 5/25/2021	
655									
	15								
650									
	20								
645									
	25								
640									
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:
- B BULK SAMPLE
- R RING SAMPLE (CA Modified Sampler)
- G GRAB SAMPLE
- SPT STANDARD PENETRATION TEST SAMPLE
- GROUNDWATER TABLE

TEST TYPES:
- DS DIRECT SHEAR
- MD MAXIMUM DENSITY
- SA SIEVE ANALYSIS
- S&H SIEVE AND HYDROMETER
- EI EXPANSION INDEX
- CN CONSOLIDATION
- CR CORROSION
- AL ATTERBERG LIMITS
- CO COLLAPSE/SWELL
- RV R-VALUE
- -#200 % PASSING # 200 SIEVE

Last Edited: 5/27/2021

Geotechnical Boring Log Borehole I-2

Date: 5/21/2021	**Drilling Company:** Choice Drilling
Project Name: Eastvale	**Type of Rig:** CME 95
Project Number: 21116-01	**Drop:** 30" **Hole Diameter:** 8"
Elevation of Top of Hole: ~663' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 1

Logged By SHH
Sampled By SHH
Checked By BJE

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							**@0 to .5' - Undocumented Artificial Fill (Afu)** **@.5 to T.D. - QuaternaryAlluvial Fan Deposits**	
660									
	5								
655			SPT-1	4 6 6		9.8	CL	@7.5' CLAY with Sand: light gray, slightly moist, medium dense	
	10							Total Depth = 10' Groundwater Not Encountered 3" Perforated Pipe Surrounded by Gravel Installed on 5/21/2021 and Presoaked on 5/24/2021 Backfilled with Cuttings on 5/25/2021	
650									
	15								
645									
	20								
640									
	25								
635									
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

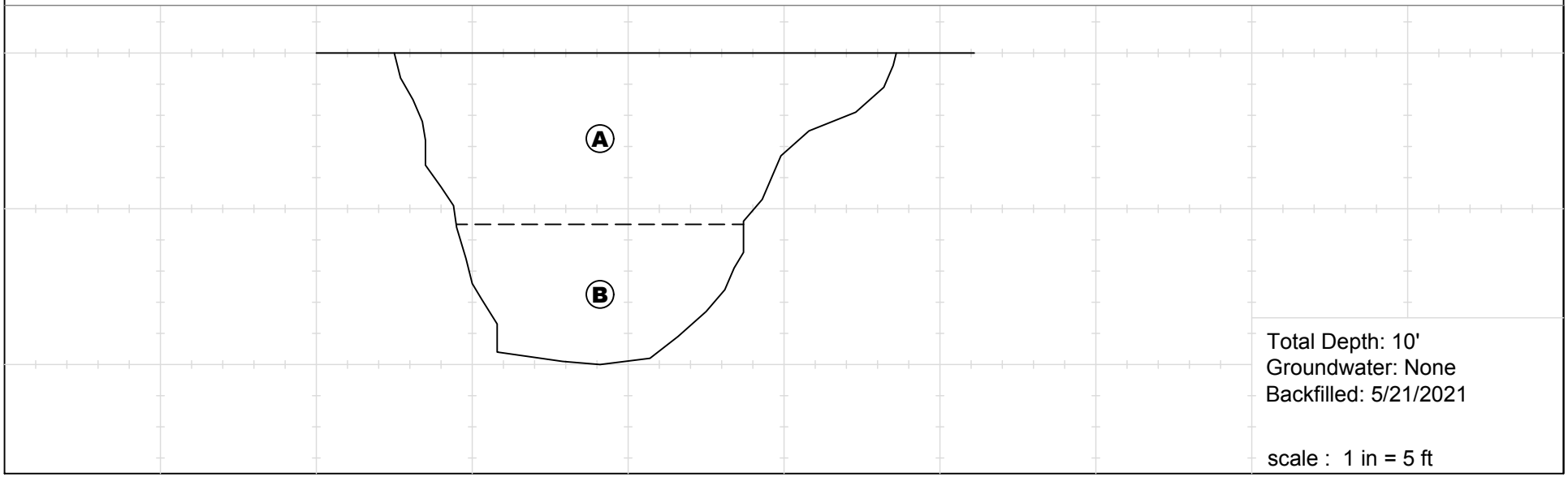
Last Edited: 5/27/2021

1703

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-1**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 5.5' - Artifical Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND with gravel: gray, dry, loose to medium dense, trash down to 5' to 5.5' (nails, tarps, plastic, etc.)	Afu		G-1		
		@ 5.5' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	B	@ 5.5' - SAND: light brown to gray, slightly moist to moist, loose, fine grained	Qyf		G-2, G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**

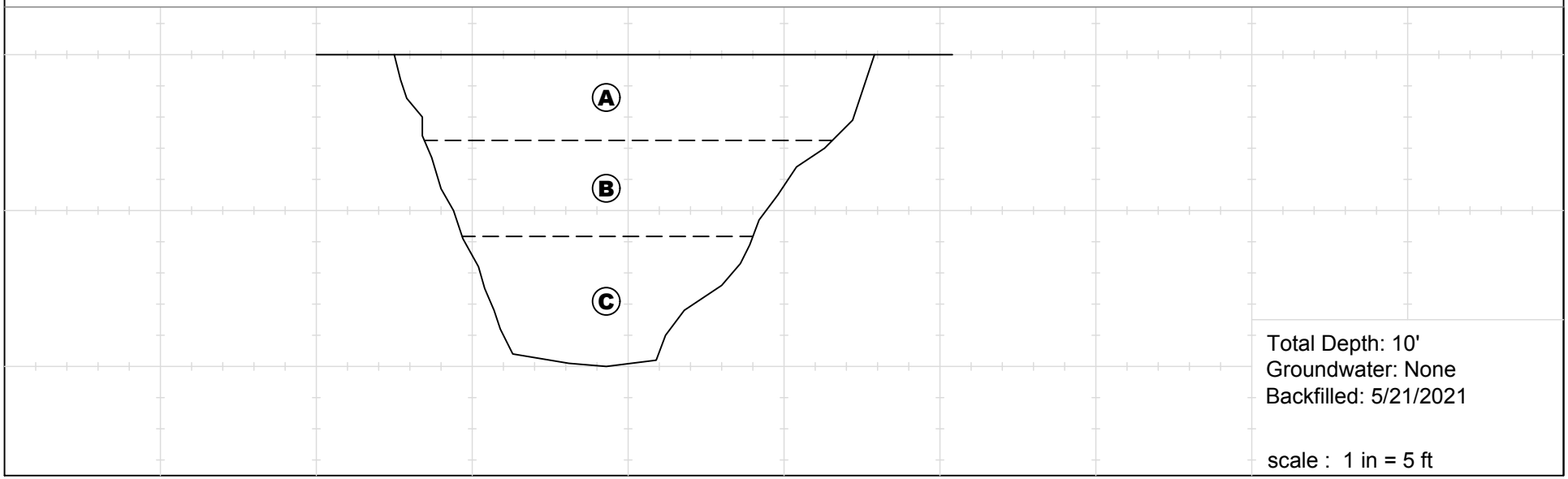


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-2**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 5.83' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND with gravel: gray, dry, loose in upper 1'-2' then medium dense beyond 2', rootlets, minor trash present, some cobbles (~3" diameter)	Afu	SM	G-1		
	B	@ 2.75' - SAND/SAND with Silt: gray to light brown, dry to slightly moist, medium dense, (~10") metal pipe running north to south through trench at ~3.25' below the surface			G-2, B-1		
		@ 5.83' to T.D. - Quaternary Young Eolian deposits (Qye)					
	C	@ 5.83' - Silty SAND/Sandy SILT: dark gray, moist, fine sand	Qye		G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 668 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**

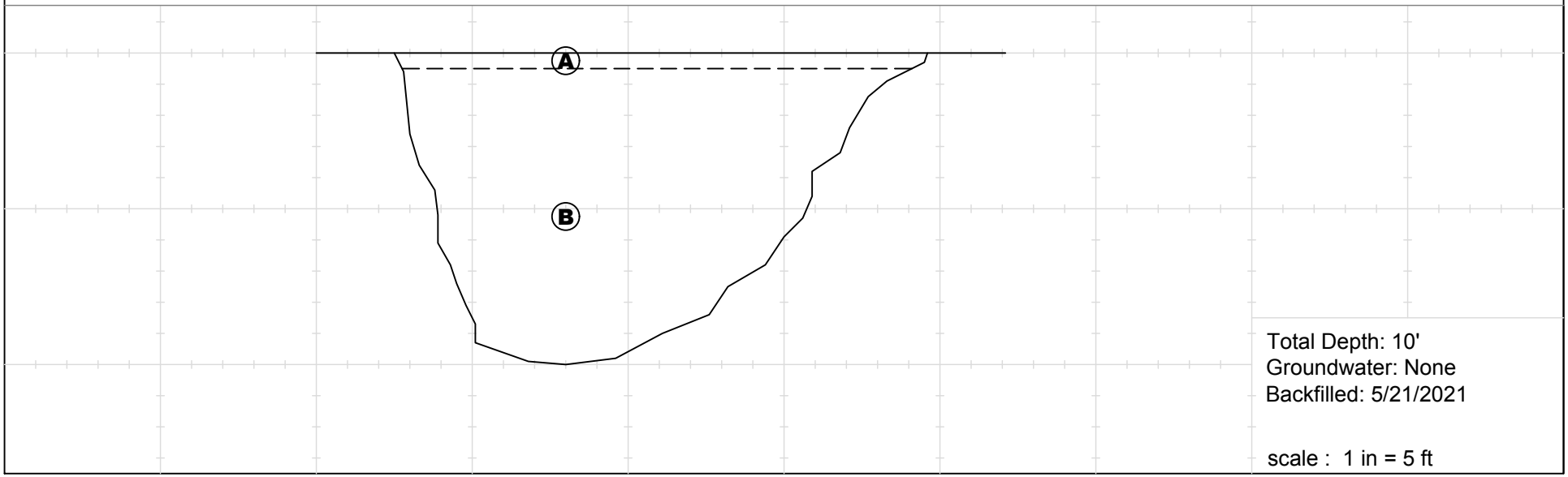


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-3**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to .5' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light brown, dry, loose, rootlets	Afu	SM			
		@ .5' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	B	@ 0.5' - Silty SAND to Silt: gray with white mottle, moist, varied density with depth, ~6" layer of softer moist sand at 7' grading into a stiffer silt.	Qyf		G-1, G-2, G-3, B-1		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 667 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**

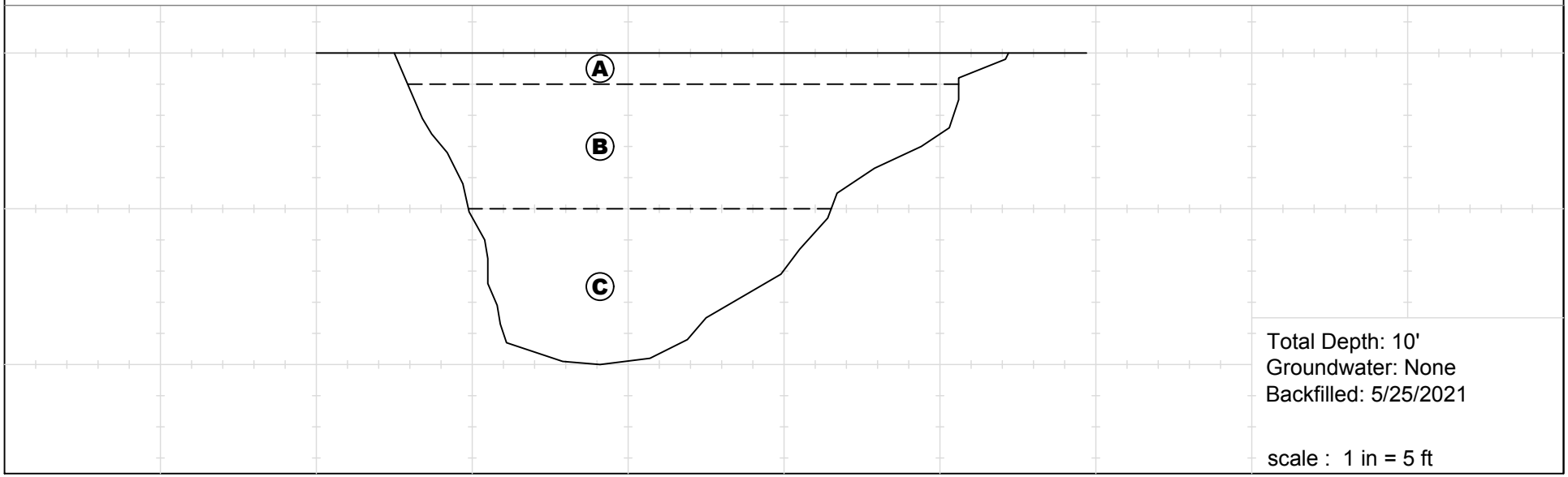


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-4**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 5' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND/ Sandy Silt: gray, slightly moist, loose, roots	Afu	SM			
	B	@ 1' Silty SAND: olive gray, slightly moist to moist, trash (tarp, rope, charcoal)			G-1, G-2		
		@ 5' to T.D. - Quaternary Young Eolian deposits (Qye)					
	C	@ 5' Silty SAND: olive gray to gray, slightly moist, medium dense, some cobbles	Qye		G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 677 ' MSL** **Surface Slope: 0 deg.** **Trend: N 80 E**

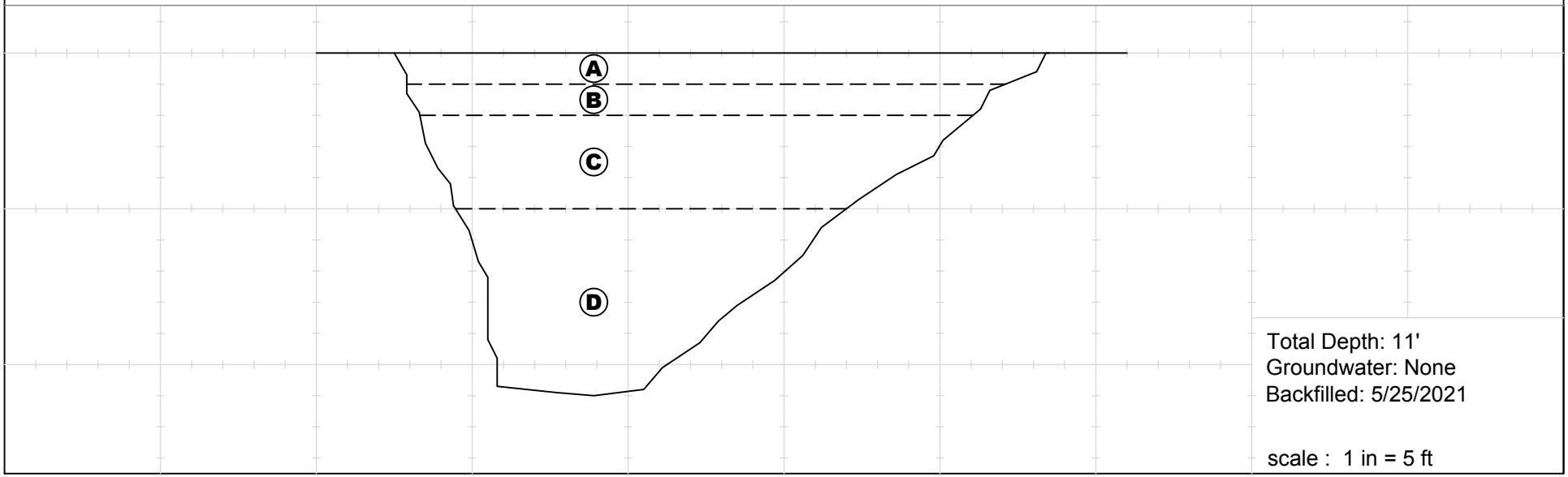


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-5**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to T.D. - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Pure cow dung down to 6", mixed organics and silt past 6" to 1'. dry and loose overall	Afu		G-1		
	B	@ 1' - Silty SAND with gravel: olive gray, moist to slightly moist, medium dense, gravel, roots, grading into unit "C"		SM	G-2		
		@ 2' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	C	@ 2' - Silty SAND: olive gray, slightly moist, dense, minor gravel present	Qyf		G-3		
	D	@ 5' Silt: gray to olive gray, slightly moist, dense, some oxidation		ML	G-4		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 672 ' MSL** **Surface Slope: 0 deg.** **Trend: N 80 E**

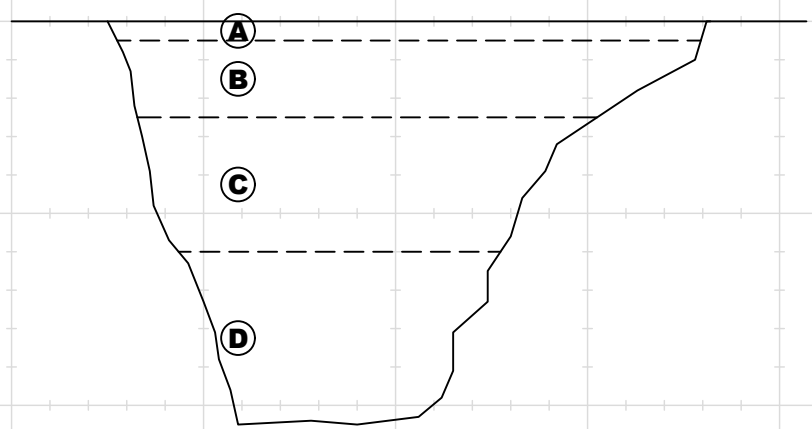


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-6**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 2.5' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light brown to light gray, dead vegetation, dry, loose	Afu	SM			
	B	@ 0.5' - Silty SAND: light gray, dry, charcoal pieces, medium dense, mixed gravel, disturbed appearance			G-1		
		@ 2.5' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)	Qyf		G-2, B-5		
	C	@ 2.5' - Silty SAND: gray, dry to slightly moist (moisture increases with depth), medium dense		SP	G-3		
	D	@ 6' - SAND: gray sand transitioning into 6" thick layer of finer sand which is oxidized along the bottom, this grades back into the coarser gray sand, layer is friable, with visible moisture darkening material at 10' and the 6" finer sand layer					

GRAPHICAL REPRESENTATION BELOW: **Elevation : 672 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10.5'
Groundwater: None
Backfilled: 5/25/2021

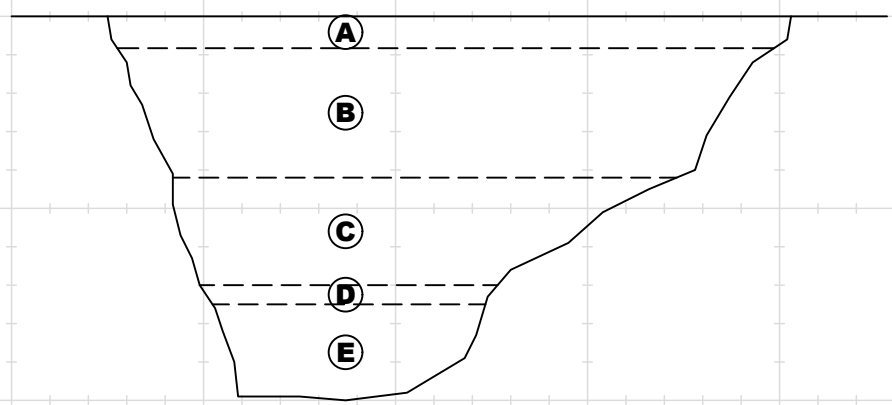
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-7**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 4.2' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light brown, gray, dry, loose, dead vegetation and roots	Afu	SM			
	B	@ 0.83' - SILT: white to gray, dry, slightly indurated, porous (~5%), rootlets		ML	G-1, B-1		
		@ 4.2' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)	Qyf		G-2		
	C	@ 4.2' - SILT: olive gray, few pores, roots, dry, medium dense					
	D	@ 7' - 6" thick clay seam - dark gray, slightly moist, low plasticity, medium dense		CL	G-3		
	E	@ 7.5' - Silty SAND: olive gray, slightly moist, less dense than previous layers		SM	G-4		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 671 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10'
Groundwater: None
Backfilled: 5/26/2021

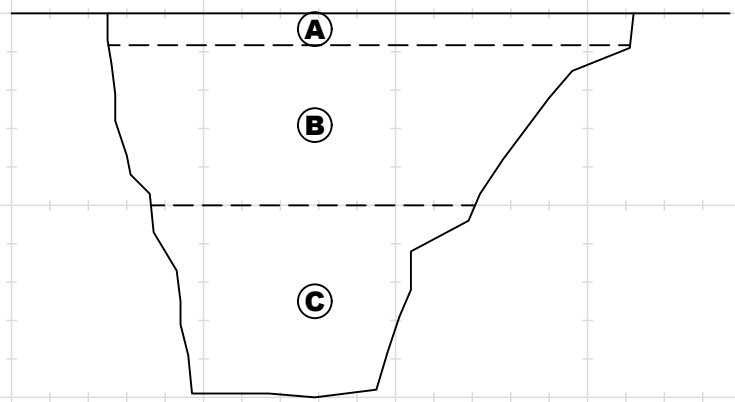
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-8**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 0.83' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light gray, dry, dead vegetation, rootlets	Afu				
		@ 0.83' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	B	@ 0.83' - SILT: gray, roots, mildly porous, dry, medium dense, grades into "C"	Qyf	ML	G-1		
	C	@ 5' - SAND: light gray, loose, dry, some caving, coarse grained with tightly packed layers of 3" rocks, rounded to subangular		SP	G-2, G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 666 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10'
Groundwater: None
Backfilled: 5/26/2021

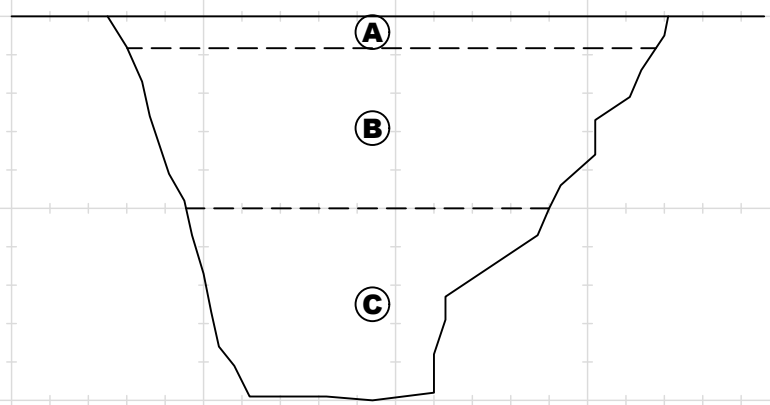
scale : 1 in = 5 ft

Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-9**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 5' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - Silty SAND: light gray, dead vegetation, dry, loose	Afu	SM			
	B	@ 0.83' - SILT: light gray to brown, porous (~5-10%), charcoal pieces, rootlets, 10" concrete pipe filled with mud runs north to south through trench			G-1, G-2		
		@ 5' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	C	@ 5' - SILT: olive gray, slightly moist, dense to medium dense	Qyf	ML	G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 662 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10'
Groundwater: None
Backfilled: 5/26/2021

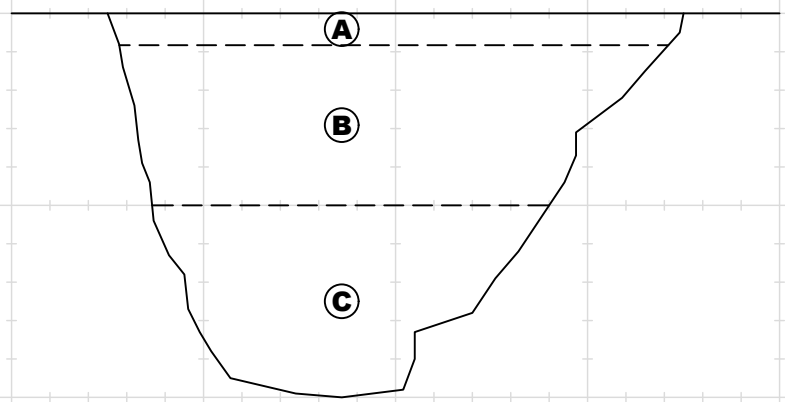
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: TP-10**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' to 0.83' - Artificial Fill - Undocumented (Afu)					
	A	@ 0' - SILT: light gray, dry, cracked, dead vegetation and roots, loose	Afu	ML			
		@ 0.83' to T.D. - Quaternary Young Alluvial Fan deposits (Qyf)					
	B	@ 0.83' - SILT: light gray, dry, slightly porous, minor rootlets, dense to medium dense, some mottled white mineralization & oxidation stains @ contact with "C"	Qyf		G-1, B-1		
	C	@ 5' - SILT - olive gray, light gray, dry to slightly moist, decrease in density from "B" iron oxide.			G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 662 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 10'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

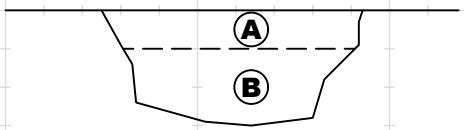
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-1**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Sandy SILT: dry, gray brown, loose, rootlets, sand is fine grained	Afu	SM	G1		
	B	@ 1' - SILT: white, dry, medium dense to dense, minor rootlets		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 665 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

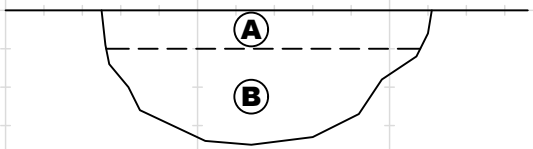
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-2**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: light brown, dry, loose, rootlets	Afu	SM	G-1		
	B	@ 1' - Silt: light gray, medium dense, dry		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 664 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.5'
Groundwater: None
Backfilled: 5/21/2021

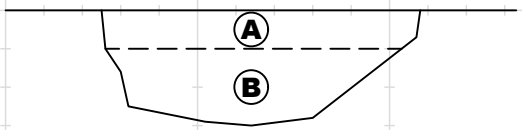
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-3**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: light brown, loose, dry	Afu	SM	G-1		
	B	@ 1' - SILT: gray, medium dense, white mottle, minor rootlets, dry		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 669 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

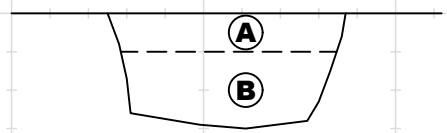
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-4**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: light brown, dry, loose, rootlets	Afu	SM	G-1		
	B	@ 1' - SILT: gray, dry, medium dense, slightly porous (<5%)	Qyf	ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: N 80 E**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

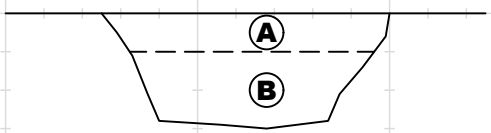
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-5**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: light brown, dry, loose, rootlets	Afu	SM	G-1		
	B	@ 1' - SILT: light gray, slightly moist, medium dense	Qyf	ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 672 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

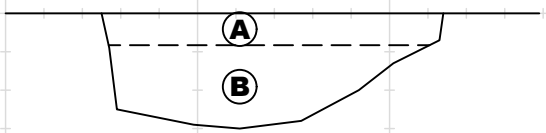
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-6**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: brown to gray, dry, loose	Afu	SM	G-1		
	B	@ 0.83' - Silty SAND: light gray brown, dry to slightly moist		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 679 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

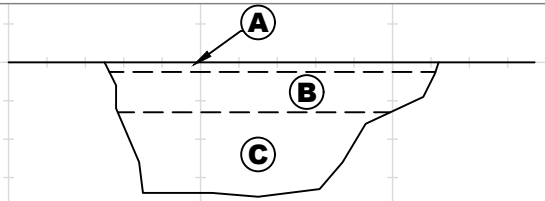
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-7**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Asphalt section	Afu				
	B	@ 0.25' - Compacted base					
	C	@ 1.3' - SILT: moist, gray, dense		ML	G-1		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 682 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.5'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

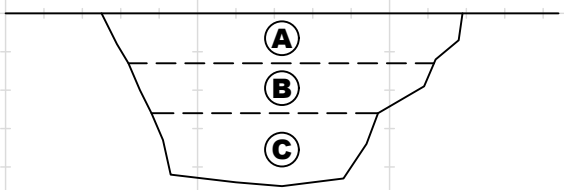
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-8**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Cow Dung					
	B	@ 1.3' - Silty SAND: olive gray, slightly moist, some white mineralization	Afu	SM	G-1, G-2		
	C	@ 2.6' - SAND with gravel: olive gray, slightly moist, medium dense	Qyf	SP	G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 676 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4.5'
Groundwater: None
Backfilled: 5/21/2021

scale : 1 in = 5 ft

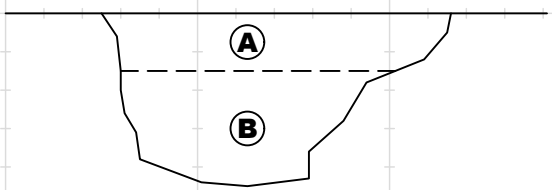
Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-9**
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - Cow Dung @ 1.5' - SILT: olive gray, slightly moist, trace of gravel at bottom of trench	Afu	ML	G-1 G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 680 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4.5'
Groundwater: None
Backfilled: 5/21/2021

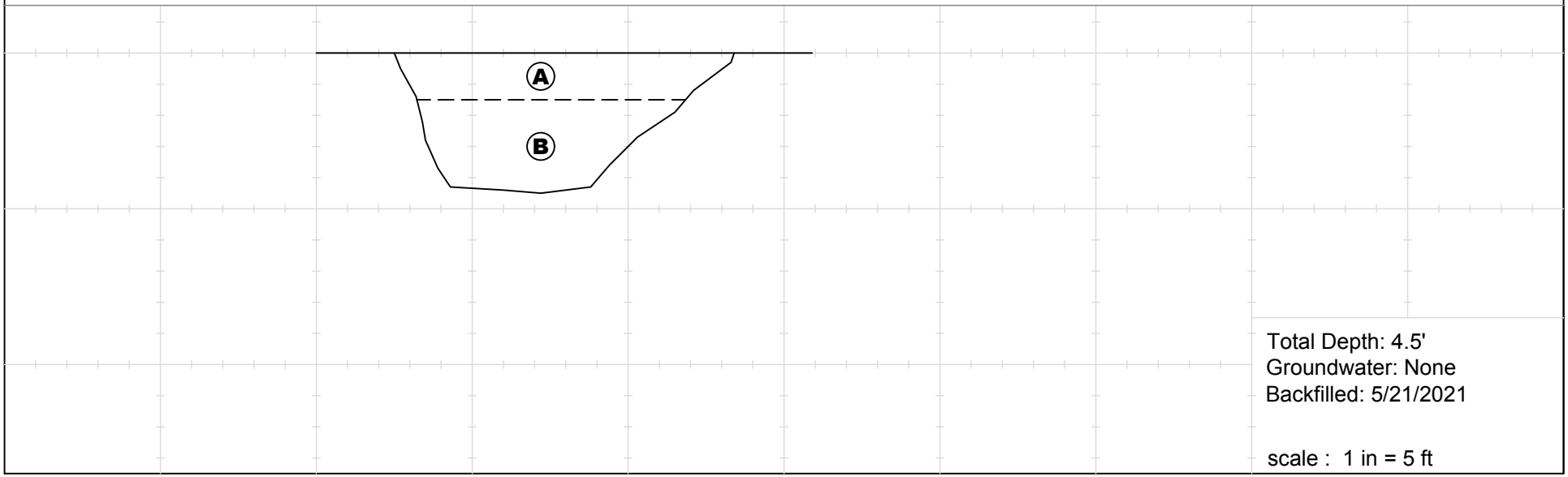
scale : 1 in = 5 ft

Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-10**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/21/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - Cow Dung @ 1.5' - Silty SAND: olive brown, dry to slightly moist, slight gravel presence, medium dense to dense	Afu	ML	G-1 G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 675 ' MSL** **Surface Slope: 0 deg.** **Trend: N 80 E**

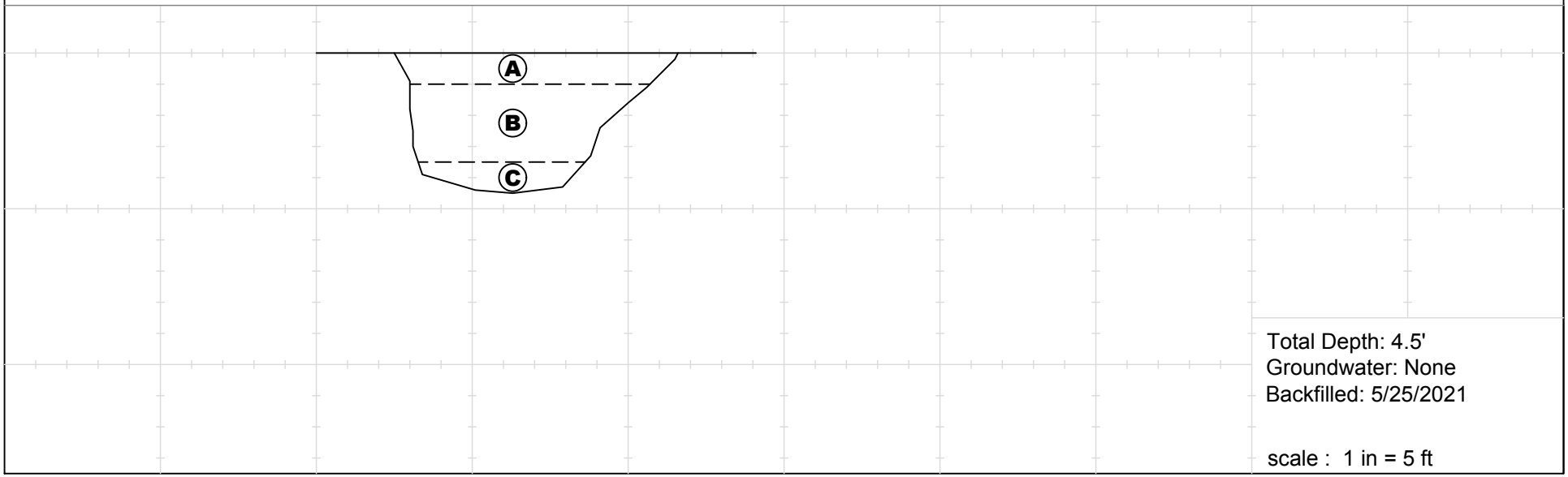


Last Edited: 6/9/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-11**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Cow Dung					
	B	@ 1' - SILT: olive gray, slightly moist, medium dense to dense	Afu	ML	G-1		
	C	@ 3.5' - SAND: gray, loose, slightly moist, gravel	Qyf	SP	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 679 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



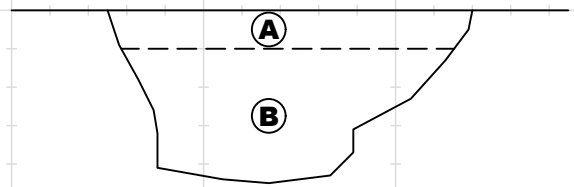
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-12**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silty SAND: brown, dry, loose, rootlets	Afu	SM	G-1		
	B	@ 1' - SILT: dry, medium dense to dense, some gravel, slightly disturbed appearance		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4.5'
Groundwater: None
Backfilled: 5/25/2021

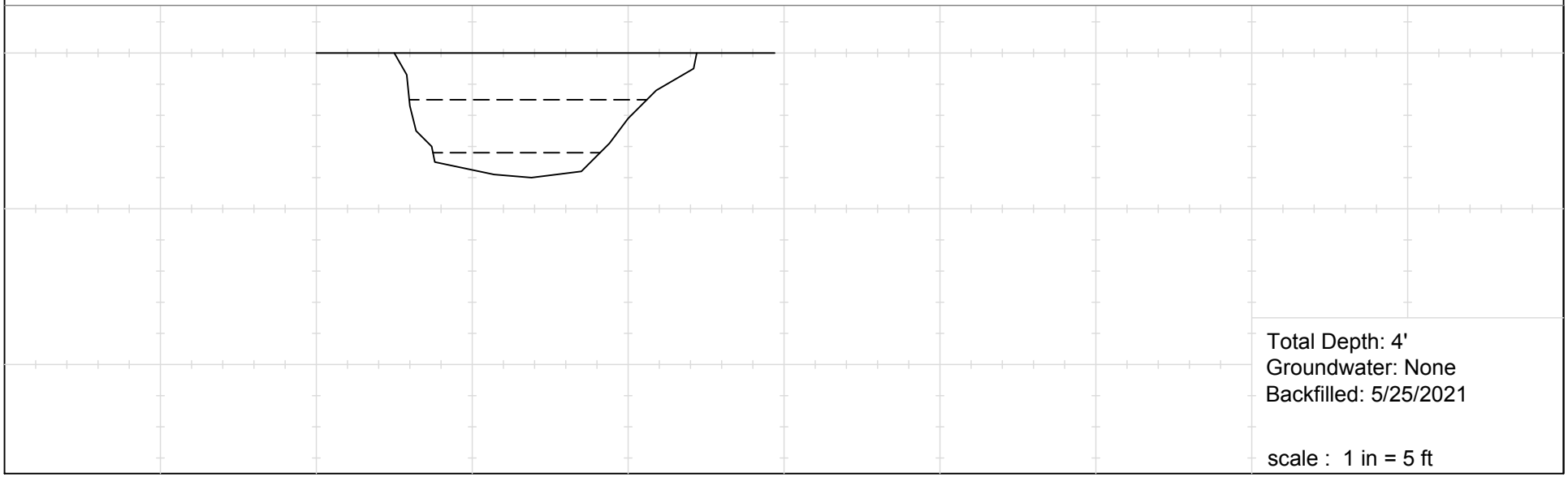
scale : 1 in = 5 ft

Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-13**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
		@ 0' - Silty SAND: light brown, dry, loose, dead vegetation and rootlets		SM	G-1		
		@ 1.5' - Silty SAND: olive gray, dry, medium dense, some minor rootlets			G-2		
		@ 3.2' - SILT: gray, dry, medium dense	Qyf	ML	G-3		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 675 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**

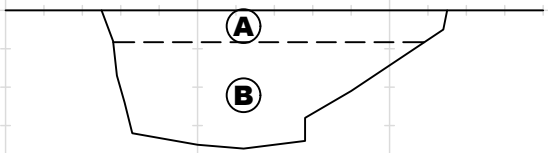


Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-14**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - SILT: light brown, dry, loose, rootlets, dead vegetation	Afu	ML			
	B	@ 0.83' - SILT: olive gray, dry to slightly moist, medium dense, roots to total depth, minor gravel presence			G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 673 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.6'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

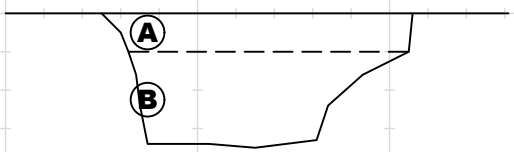
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-15**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Silt: light gray, dry to loose, roots/dead vegetation, grades into "B"	Afu	ML	G-1		
	B	@ 1' - SILT: light gray, dry, medium dense to dense, slightly porous, some random gravel fragments, bottom 10" grades into olive gray silt			G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.5'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

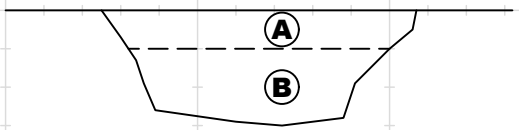
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-16**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - Cow Dung	Afu		G-1		
	B	@ 1' - SILT: olive gray, slightly moist, dense		ML	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 675 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

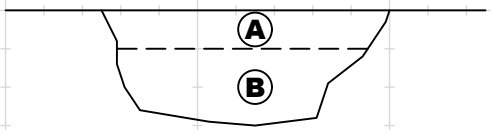
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-17**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - Cow Dung @ 1' - SILT: olive gray, slightly moist, trace gravel, slightly porous	Afu	ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 675 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

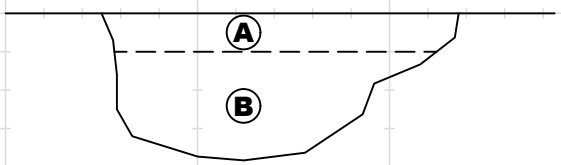
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-18**
Project Number : 21116-01	**Date : 5/25/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - Cow Dung @ 1' - SILT: olive gray, medium dense, slightly moist, upper 3' is disturbed, lower 10" appears undisturbed and free of debris	Afu	ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 676 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.83'
Groundwater: None
Backfilled: 5/25/2021

scale : 1 in = 5 ft

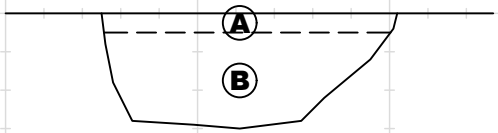
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-19**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - SILT: light gray, dry, loose, rootlets @ 0.5' - SILT: light gray, dry, medium dense to dense, slightly porous (5-10%)	Afu	ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 670 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

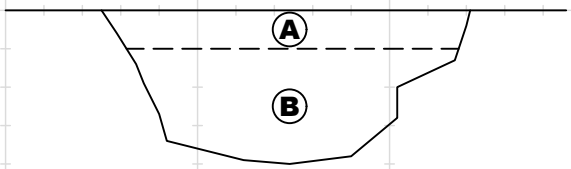
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-20**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' SILT: light gray, dry, loose, rootlets	Afu				
	B	@ 1' SILT: light gray, dry, dense, slightly porous		ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 668 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

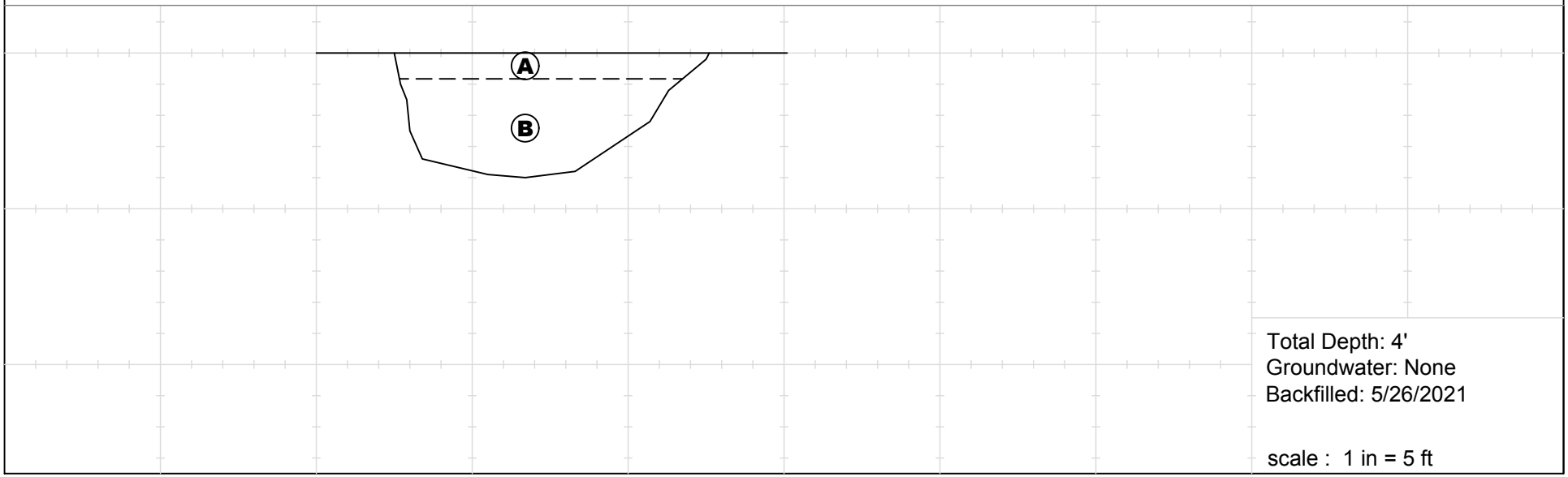
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-21**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - SILT: light brown to gray, dry, loose, dead vegetation	Afu				
	B	@ 0.83' - SILT: gray to light gray, dry, medium dense, slightly porous (~10%) looks disturbed, rootlets		ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 667 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**

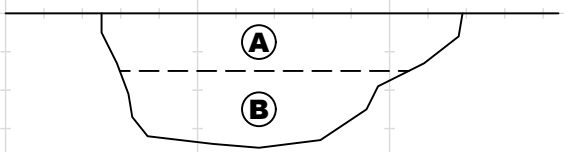


Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-22**	LGC Geotechnical, Inc.
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**	
Equipment: Backhoe	**Location: See Geotechnical Map**		

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - SILT: light brown to gray, dry, loose, dead vegetation, roots	Afu		G-1		
	B	@ 1.5' - SILT: light gray, slightly moist, porous (5-10%)		SM	G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 661 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3.5'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

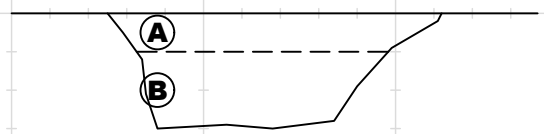
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-23**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A	@ 0' - SILT: light gray, loose, dead grass, dry	Afu	SM			
	B	@ 1'- SILT: light gray, dry, dense, roots, porous (~10%)			G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 659 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

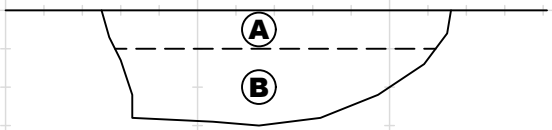
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-24**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - SILT: light gray, dry, loose, cracked, roots @ 1' - SILT: light gray, dry, medium dense looks disturbed, porous (~5-10%), transitions to olive gray silt at 2' which is slightly moist.	Afu	SM	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 660 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

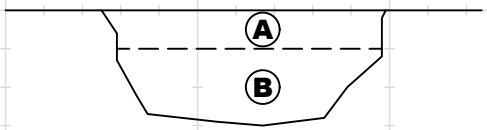
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-25**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - SILT: light gray, dry, cracked, loose @ 1' - SILT: light gray, dry, dense, slightly disturbed from 1'-2', past 2' begins to transition to an undisturbed olive gray silt which persists to the bottom of the trench.	Afu	ML	G-1, G-2		

GRAPHICAL REPRESENTATION BELOW: **Elevation : 666 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 3'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

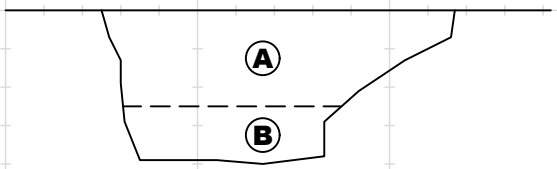
Last Edited: 6/10/2021

Project Name: TNHC - Eastvale	**Logged By: MJG**	**Trench No: OTP-26**
Project Number : 21116-01	**Date : 5/26/2021**	**Engineering Properties:**
Equipment: Backhoe	**Location: See Geotechnical Map**	

LGC Geotechnical, Inc.

Geologic Attitudes	Unit	SOIL DESCRIPTION:	GEOLOGIC UNIT	USCS	SAMPLE No	MOISTURE (%)	DRY DENSITY (PCF)
	A B	@ 0' - SILT: dry, gray, loose @ 2.5' - Cow Dung, farmer stated there is a stockpile of cow dung 15' deep beyond this point	Afu	ML			

GRAPHICAL REPRESENTATION BELOW: **Elevation : 674 ' MSL** **Surface Slope: 0 deg.** **Trend: E-W**



Total Depth: 4'
Groundwater: None
Backfilled: 5/26/2021

scale : 1 in = 5 ft

Last Edited: 6/10/2021

Appendix C
Laboratory Test Results

APPENDIX C

Laboratory Test Results

The laboratory testing program was directed towards providing quantitative data relating to the relevant engineering properties of the site soils. Samples considered representative of site conditions were tested in general accordance with American Society for Testing and Materials (ASTM) procedure and/or California Test Methods (CTM), where applicable. The following summary is a brief outline of the test type and a table summarizing the test results.

Moisture and Density Determination Tests: Moisture content (ASTM D2216) and dry density determinations (ASTM D2937) were performed on driven samples obtained from the test borings. The results of these tests are presented in the boring logs. Where applicable, only moisture content was determined from undisturbed or disturbed samples.

Grain Size Distribution/Fines Content: Representative samples were dried, weighed, and soaked in water until individual soil particles were separated (per ASTM D421) and then washed on a No. 200 sieve (ASTM D1140). Where applicable, the portion retained on the No. 200 sieve was dried and then sieved on a U.S. Standard brass sieve set in accordance with ASTM D6913 (sieve).

Sample Location	Description	% Passing # 200 Sieve
I-2	Clay with Sand	83

Atterberg Limits: The liquid and plastic limits ("Atterberg Limits") were determined per ASTM D4318 for engineering classification of fine-grained material and presented in the table below. The USCS soil classification indicated in the table below is based on the portion of sample passing the No. 40 sieve and may not necessarily be representative of the entire sample. The plot is provided in this Appendix.

Sample Location	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	USCS Soil Classification
HS-8 @ 7.5 ft	32	21	11	CL

Consolidation: One consolidation test was performed per ASTM D2435. A sample (2.4 inches in diameter and 1-inch in height) was placed in a consolidometer and increasing loads were applied. The sample was allowed to consolidate under "double drainage" and total deformation for each loading step were recorded. The percent consolidation for each load step was recorded as the ratio of the amount of vertical compression to the original sample height. The consolidation pressure curve is provided in this Appendix.

Collapse/Swell Potential: One collapse test was performed per ASTM D4546. A sample (2.4 inches in diameter and 1-inch in height) was placed in a consolidometer and loaded to the approximate in-situ effective stress. The curve is presented in this Appendix.

Maximum Density Tests: The maximum dry density and optimum moisture content of a typical material was determined in accordance with ASTM D1557. The result of this test is presented in the table below:

Sample Location	Sample Description	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
HS-3 @ 0-5 ft	Brown Silty Sand	125.0	8.5

Expansion Index: The expansion potential of selected representative samples was evaluated by the Expansion Index Test per ASTM D4829.

Sample Location	Expansion Index	Expansion Potential*
HS-2 @ 0-5 ft	11	Very Low

* Per ASTM D4829

Soluble Sulfates: The soluble sulfate content of a select sample was determined by standard geochemical methods (CTM 417). The test result is presented in the table below.

Sample Location	Sulfate Content, ppm
HS-1 @ 0-5 ft	78

Chloride Content: Chloride content was tested per CTM 422. The results are presented below.

Sample Location	Chloride Content, ppm
HS-1 @ 0-5 ft	100

Organic Matter Content of Soils: Organic matter content tests were performed in general accordance with ASTM D 2974 (Test Methods A & C). The results are presented in this Table 6.

TP-1		TP-2		TP-5		TP-9	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
				0.5'-1.5'	16.3		
				1.5'-2'	0.9	1'-2'	1.4
						3'-4'	0.5
6'-9'	0.3	4'-5.17'	0.2	3'-5'	0.8	7'-8'	0.4

OTP-1		OTP-2		OTP-3		OTP-4	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	6.5	0'-1'	12.9	0'-1'	7.0	0'-0.5'	15.8
1'-3'	0.4	1'-3'	0.5	1'-3'	0.7	0.5'-3'	0.4

OTP-5		OTP-6		OTP-7		OTP-8*	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	8.2	0'-0.83'	8.8			0'-1'	>10
1'-3'	0.7	0.83'-3'	0.8			1.5'	2.3
				3.5'	0.8	2'-2.6'	0.5
						3'-4.5'	0.2

OTP-9		OTP-10*		OTP-11*		OTP-12	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	1.5	0'-1'	>10	0'-1'	>10	0'-1'	10.0
1'-3'	0.6	1.5'-2'	1.2	1'-2'	0.9	1'-3.5'	0.9
		2'-4.5'	0.5	3.5'-4.5'	0.1		

OTP-13		OTP-14*		OTP-15		OTP-16	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	8.7	0'-1'	>10	0'-1'	3.0	0'-1'	33.2
1'-3'	0.6	1'-2'	0.6	1'-3.5'	0.6	1'-3'	1.2
4'	0.5	2'-3'	0.5				

OTP-17*		OTP-18*		OTP-19		OTP-20	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	>10	0'-1'	>10				
1'-2'	1.2	1'-2'	1.2	1'-2'	1.4	1'-2'	0.9
2'-3'	1.3	3'-3.5'	0.8	2'-3'	0.9	2'-4'	0.6

OTP-21*		OTP-22*		OTP-23*		OTP-24	
Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics	Depth (ft)	% Organics
0'-1'	>10	0'-1'	>10	0'-1'	>10		
1'-2'	1.0	1'-1.5'	2.8	1'-2'	1.1	1'-2'	0.8
2'-4'	0.5	2'-3'	0.7	2'-3'	0.8	2'-3'	0.4

OTP-25	
Depth (ft)	% Organics
1'-2'	0.8
2'-3'	0.9

Legend

> 5%	Recommended for Offsite Removal
2 to 5%	Recommended for Mixing/Blending with "Clean" Soils
< 2%	"Clean" Soils

Note: * Indicates Soil Visually Confirmed to Have greater than 10% Organics at 0'-1'

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Table 6
Summary of Measured Organic Content vs Depth of Sample

Project Name	TNHC - Eastvale
Project Number	21116-01
ENG./GEOL.	BJE/BPG
Date	Jun-21

Appendix D
Infiltration Test Data

Infiltration Test Data Sheet

LGC Geotechnical, Inc

131 Calle Iglesia Suite 200, San Clemente, CA 92672 tel. (949) 369-6141

Project Name: Eastvale
Project Number: 21116-01
Date: 5/25/2021
Boring Number: I-1

Test hole dimensions (if circular)	
Boring Depth (feet)*:	10
Boring Diameter (inches):	8
Pipe Diameter (inches):	3

*measured at time of test

Test pit dimensions (if rectangular)	
Pit Depth (feet):	
Pit Length (feet):	
Pit Breadth (feet):	

*Pre-Test (Sandy Soil Criteria)**

Trial No.	Start Time (24:HR)	Stop Time (24:HR)	Time Interval (min)	Initial Depth to Water (feet)	Final Depth to Water (feet)	Total Change in Water Level (feet)	Greater Than or Equal to 0.5 feet (yes/no)
1	9:14	9:39	25.0	7.53	9.10	1.57	Yes
2	9:40	10:05	25.0	7.65	9.33	1.68	Yes

*If two consecutive measurements show that six inches of water seeps away in less than 25 minutes, the test shall be run for an additional hour with measurements taken every 10 minutes. Otherwise, pre-soak (fill) overnight, and then obtain at least twelve measurements per hole over at least six hours (approximately 30 minute intervals) with a precision of at least 0.25 inches

Main Test Data

Trial No.	Start Time (24:HR)	Stop Time (24:HR)	Time Interval, Δt (min)	Initial Depth to Water, D_o (feet)	Final Depth to Water, D_f (feet)	Change in Water Level, ΔD (feet)	Observed Infiltration Rate(in/hr)
1	10:06	10:16	10.0	7.90	8.45	0.55	3.3
2	10:17	10:27	10.0	7.82	8.33	0.51	2.9
3	10:28	10:38	10.0	8.11	8.67	0.56	3.8
4	10:39	10:49	10.0	8.00	8.53	0.53	3.3
5	10:50	11:00	10.0	7.85	8.47	0.62	3.7
6	11:01	11:11	10.0	7.91	8.52	0.61	3.8

Observed Infiltration Rate (Does Not Include Any Factor of Safety) **3.8**

Sketch:

Notes:

LGC Geotechnical, Inc.

Infiltration Test Data Sheet

LGC Geotechnical, Inc

131 Calle Iglesia Suite 200, San Clemente, CA 92672 tel. (949) 369-6141

Project Name: Eastvale
Project Number: 21116-01
Date: 5/25/2021
Boring Number: I-2

Test hole dimensions (if circular)	
Boring Depth (feet)*:	10
Boring Diameter (inches):	8
Pipe Diameter (inches):	3

*measured at time of test

Test pit dimensions (if rectangular)	
Pit Depth (feet):	
Pit Length (feet):	
Pit Breadth (feet):	

*Pre-Test (Sandy Soil Criteria)**

Trial No.	Start Time (24:HR)	Stop Time (24:HR)	Time Interval (min)	Initial Depth to Water (feet)	Final Depth to Water (feet)	Total Change in Water Level (feet)	Greater Than or Equal to 0.5 feet (yes/no)
1	7:03	7:28	25.0	7.56	7.82	0.26	No
2	7:29	7:54	25.0	7.63	7.89	0.26	No

*If two consecutive measurements show that six inches of water seeps away in less than 25 minutes, the test shall be run for an additional hour with measurements taken every 10 minutes. Otherwise, pre-soak (fill) overnight, and then obtain at least twelve measurements per hole over at least six hours (approximately 30 minute intervals) with a precision of at least 0.25 inches

Main Test Data

Trial No.	Start Time (24:HR)	Stop Time (24:HR)	Time Interval, Δt (min)	Initial Depth to Water, D_o (feet)	Final Depth to Water, D_f (feet)	Change in Water Level, ΔD (feet)	Observed Infiltration Rate(in/hr)
1	8:50	9:20	30.0	7.60	7.99	0.39	0.7
2	9:21	9:51	30.0	7.63	8.00	0.37	0.6
3	9:52	10:22	30.0	7.59	7.91	0.32	0.5
4	10:23	10:53	30.0	7.61	7.95	0.34	0.6
5	10:54	11:24	30.0	7.65	7.93	0.28	0.5
6	11:25	11:55	30.0	7.60	7.93	0.33	0.5
7	11:56	12:26	30.0	7.64	7.95	0.31	0.5
8	12:27	12:57	30.0	7.65	7.94	0.29	0.5
9	12:58	13:28	30.0	7.61	7.96	0.35	0.6
10	13:29	13:59	30.0	7.58	7.89	0.31	0.5
11	14:00	14:30	30.0	7.58	7.91	0.33	0.5
12	14:31	15:01	30.0	7.62	7.95	0.33	0.6

Observed Infiltration Rate (Does Not Include Any Factor of Safety) **0.6**

Sketch:

Notes:

LGC Geotechnical, Inc.

Appendix E
General Earthwork and Grading Specifications for Rough Grading

General Earthwork and Grading Specifications for Rough Grading

1.0 General

1.1 Intent

These General Earthwork and Grading Specifications are for the grading and earthwork shown on the approved grading plan(s) and/or indicated in the geotechnical report(s). These Specifications are a part of the recommendations contained in the geotechnical report(s). In case of conflict, the specific recommendations in the geotechnical report shall supersede these more general Specifications. Observations of the earthwork by the project Geotechnical Consultant during the course of grading may result in new or revised recommendations that could supersede these specifications or the recommendations in the geotechnical report(s).

1.2 The Geotechnical Consultant of Record

Prior to commencement of work, the owner shall employ a qualified Geotechnical Consultant of Record (Geotechnical Consultant). The Geotechnical Consultant shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of the grading.

Prior to commencement of grading, the Geotechnical Consultant shall review the "work plan" prepared by the Earthwork Contractor (Contractor) and schedule sufficient personnel to perform the appropriate level of observation, mapping, and compaction testing.

During the grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required.

The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to confirm that the attained level of compaction is being accomplished as specified. The Geotechnical Consultant shall provide the test results to the owner and the Contractor on a routine and frequent basis.

1.3 The Earthwork Contractor

The Earthwork Contractor (Contractor) shall be qualified, experienced, and knowledgeable in earthwork logistics, preparation and processing of ground to receive fill, moisture-conditioning and processing of fill, and compacting fill. The Contractor shall review and accept the plans, geotechnical report(s), and these Specifications prior to commencement of grading. The Contractor shall be solely responsible for performing the grading in accordance with the project plans and specifications. The Contractor shall prepare and submit to the owner and the Geotechnical Consultant a work plan that indicates the sequence of earthwork grading, the number of “equipment” of work and the estimated quantities of daily earthwork

contemplated for the site prior to commencement of grading. The Contractor shall inform the owner and the
Geotechnical Consultant of changes in work schedules and updates to the work plan at least 24 hours in advance of such changes so that appropriate personnel will be available for observation and testing. The Contractor shall not assume that the Geotechnical Consultant is aware of all grading operations.

The Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish the earthwork in accordance with the applicable grading codes and agency ordinances, these Specifications, and the recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of the Geotechnical Consultant, unsatisfactory conditions, such as unsuitable soil, improper moisture condition, inadequate compaction, insufficient buttress key size, adverse weather, etc., are resulting in a quality of work less than required in these specifications, the Geotechnical Consultant shall reject the work and may recommend to the owner that construction be stopped until the conditions are rectified. It is the contractor's sole responsibility to provide proper fill compaction.

2.0 Preparation of Areas to be Filled

2.1 Clearing and Grubbing

Vegetation, such as brush, grass, roots, and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies, and the Geotechnical Consultant.

The Geotechnical Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1 percent of organic materials (by volume). Nesting of the organic materials shall not be allowed.

If potentially hazardous materials are encountered, the Contractor shall stop work in the affected area, and a hazardous material specialist shall be informed immediately for proper evaluation and handling of these materials prior to continuing to work in that area.

As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant, etc.) have chemical constituents that are considered to be hazardous waste. As such, the indiscriminate dumping or spillage of these fluids onto the ground may constitute a misdemeanor, punishable by fines and/or imprisonment, and shall not be allowed. The contractor is responsible for all hazardous waste relating to his work. The Geotechnical Consultant does not have expertise in this area. If hazardous waste is a concern, then the Client should acquire the services of a qualified environmental assessor.

2.2 Processing

Existing ground that has been declared satisfactory for support of fill by the Geotechnical Consultant shall be scarified to a minimum depth of 6 inches. Existing ground that is not satisfactory shall be over-excavated as specified in the following section. Scarification shall continue until soils are broken down and free of oversize material and the working surface is reasonably uniform, flat, and free of uneven features that would inhibit uniform compaction.

2.3 ***Over-excavation***

In addition to removals and over-excavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured or otherwise unsuitable ground shall be over-excavated to competent ground as evaluated by the Geotechnical Consultant during grading.

2.4 ***Benching***

Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal to vertical units), the ground shall be stepped or benched. Please see the Standard Details for a graphic illustration. The lowest bench or key shall be a minimum of 15 feet wide and at least 2 feet deep, into competent material as evaluated by the Geotechnical Consultant. Other benches shall be excavated a minimum height of 4 feet into competent material or as otherwise recommended by the Geotechnical Consultant. Fill placed on ground sloping flatter than 5:1 shall also be benched or otherwise over-excavated to provide a flat subgrade for the fill.

2.5 ***Evaluation/Acceptance of Fill Areas***

All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.

3.0 ***Fill Material***

3.1 ***General***

Material to be used as fill shall be essentially free of organic matter and other deleterious substances evaluated and accepted by the Geotechnical Consultant prior to placement. Soils of poor quality, such as those with unacceptable gradation, high expansion potential, or low strength shall be placed in areas acceptable to the Geotechnical Consultant or mixed with other soils to achieve satisfactory fill material.

3.2 ***Oversize***

Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 8 inches, shall not be buried or placed in fill unless location, materials, and placement methods are specifically accepted by the Geotechnical Consultant. Placement operations shall be such that nesting of oversized material does not occur and such that oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 vertical feet of finish grade or within 2 feet of future utilities or underground construction.

3.3 Import

If importing of fill material is required for grading, proposed import material shall meet the requirements of the geotechnical consultant. The potential import source shall be given to the Geotechnical Consultant at least 48 hours (2 working days) before importing begins so that its suitability can be determined and appropriate tests performed.

4.0 Fill Placement and Compaction

4.1 Fill Layers

Approved fill material shall be placed in areas prepared to receive fill (per Section 3.0) in near-horizontal layers not exceeding 8 inches in loose thickness. The Geotechnical Consultant may accept thicker layers if testing indicates the grading procedures can adequately compact the thicker layers. Each layer shall be spread evenly and mixed thoroughly to attain relative uniformity of material and moisture throughout.

4.2 Fill Moisture Conditioning

Fill soils shall be watered, dried back, blended, and/or mixed, as necessary to attain a relatively uniform moisture content at or slightly over optimum. Maximum density and optimum soil moisture content tests shall be performed in accordance with the American Society of Testing and Materials (ASTM Test Method D1557).

4.3 Compaction of Fill

After each layer has been moisture-conditioned, mixed, and evenly spread, it shall be uniformly compacted to not less than 90 percent of maximum dry density (ASTM Test Method D1557). Compaction equipment shall be adequately sized and be either specifically designed for soil compaction or of proven reliability to efficiently achieve the specified level of compaction with uniformity.

4.4 Compaction of Fill Slopes

In addition to normal compaction procedures specified above, compaction of slopes shall be accomplished by backrolling of slopes with sheepsfoot rollers at increments of 3 to 4 feet in fill elevation, or by other methods producing satisfactory results acceptable to the Geotechnical Consultant. Upon completion of grading, relative compaction of the fill, out to the slope face, shall be at least 90 percent of maximum density per ASTM Test Method D1557.

4.5 Compaction Testing

Field tests for moisture content and relative compaction of the fill soils shall be performed by the Geotechnical Consultant. Location and frequency of tests shall be at the Consultant's discretion based on field conditions encountered. Compaction test locations will not necessarily be selected on a random basis. Test locations shall be selected to verify adequacy of compaction levels in areas that are judged to be prone to inadequate compaction (such as close to slope faces and at the fill/bedrock benches).

4.6 ***Frequency of Compaction Testing***

Tests shall be taken at intervals not exceeding 2 feet in vertical rise and/or 1,000 cubic yards of compacted fill soils embankment. In addition, as a guideline, at least one test shall be taken on slope faces for each 5,000 square feet of slope face and/or each 10 feet of vertical height of slope. The Contractor shall assure that fill construction is such that the testing schedule can be accomplished by the Geotechnical Consultant. The Contractor shall stop or slow down the earthwork construction if these minimum standards are not met.

4.7 ***Compaction Test Locations***

The Geotechnical Consultant shall document the approximate elevation and horizontal coordinates of each test location. The Contractor shall coordinate with the project surveyor to assure that sufficient grade stakes are established so that the Geotechnical Consultant can determine the test locations with sufficient accuracy. At a minimum, two grade stakes within a horizontal distance of 100 feet and vertically less than
5 feet apart from potential test locations shall be provided.

5.0 ***Subdrain Installation***

Subdrain systems shall be installed in accordance with the approved geotechnical report(s), the grading plan, and the Standard Details. The Geotechnical Consultant may recommend additional subdrains and/or changes in subdrain extent, location, grade, or material depending on conditions encountered during grading. All subdrains shall be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys.

6.0 ***Excavation***

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.

7.0 ***Trench Backfills***

7.1 The Contractor shall follow all OHSA and Cal/OSHA requirements for safety of trench excavations.

7.2 All bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 (SE>30). The bedding shall be placed to 1 foot over

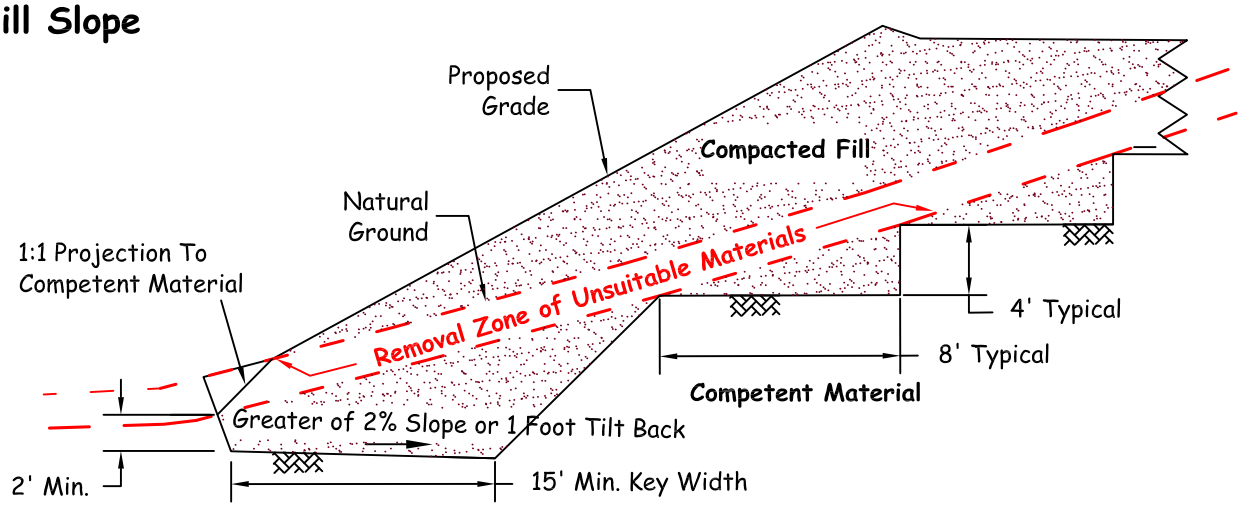
the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum of 90 percent of maximum from 1 foot above the top of the conduit to the surface.

7.3 The jetting of the bedding around the conduits shall be observed by the Geotechnical Consultant.

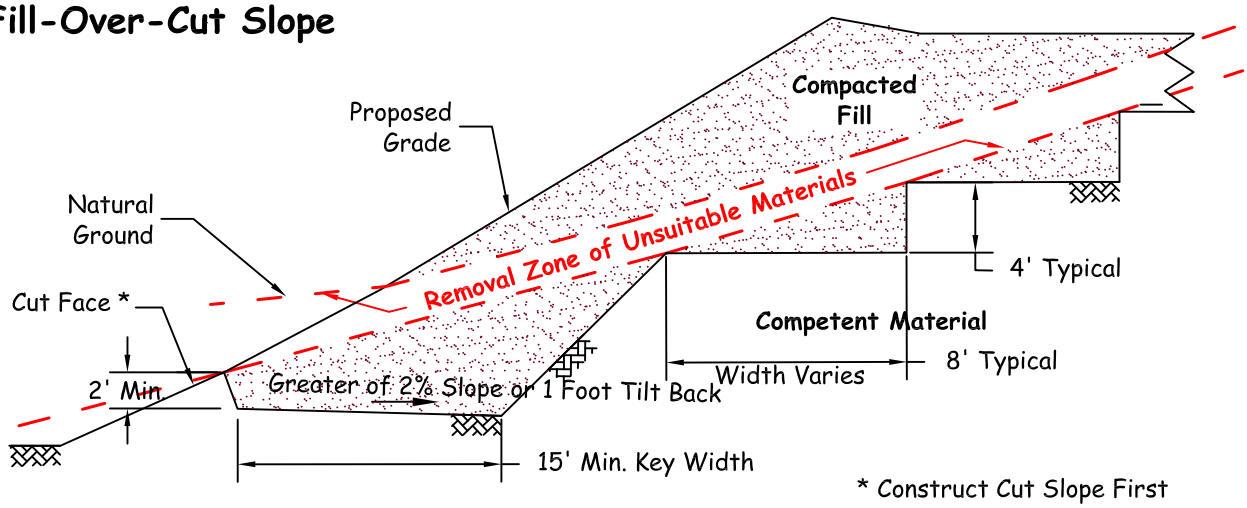
7.4 The Geotechnical Consultant shall test the trench backfill for relative compaction. At least one test should be made for every 300 feet of trench and 2 feet of fill.

7.5 Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.

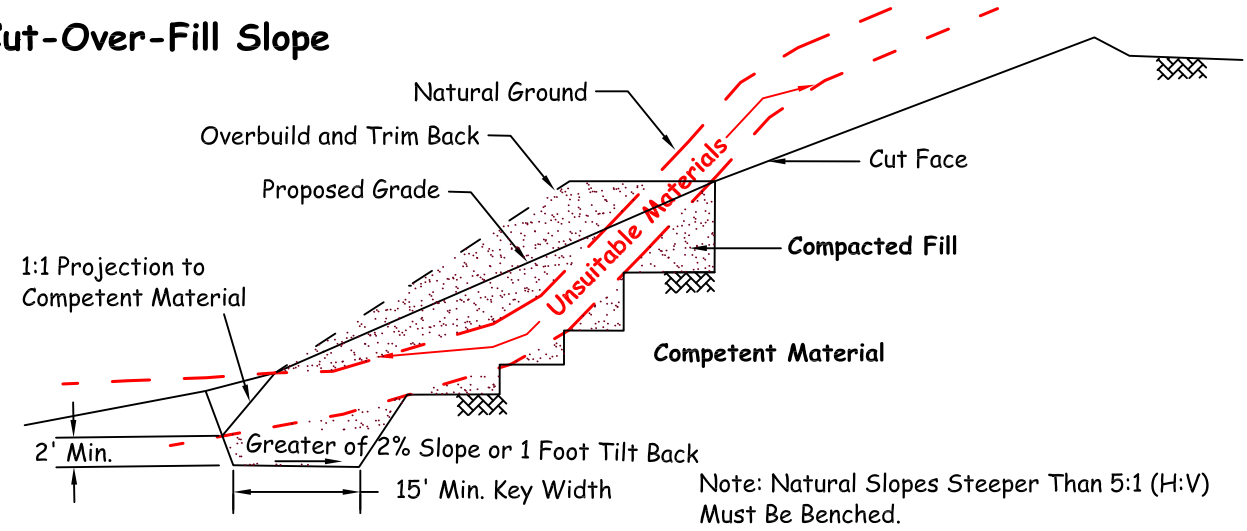
Fill Slope



Fill-Over-Cut Slope



Cut-Over-Fill Slope



Note: Natural Slopes Steeper Than 5:1 (H:V) Must Be Benched.

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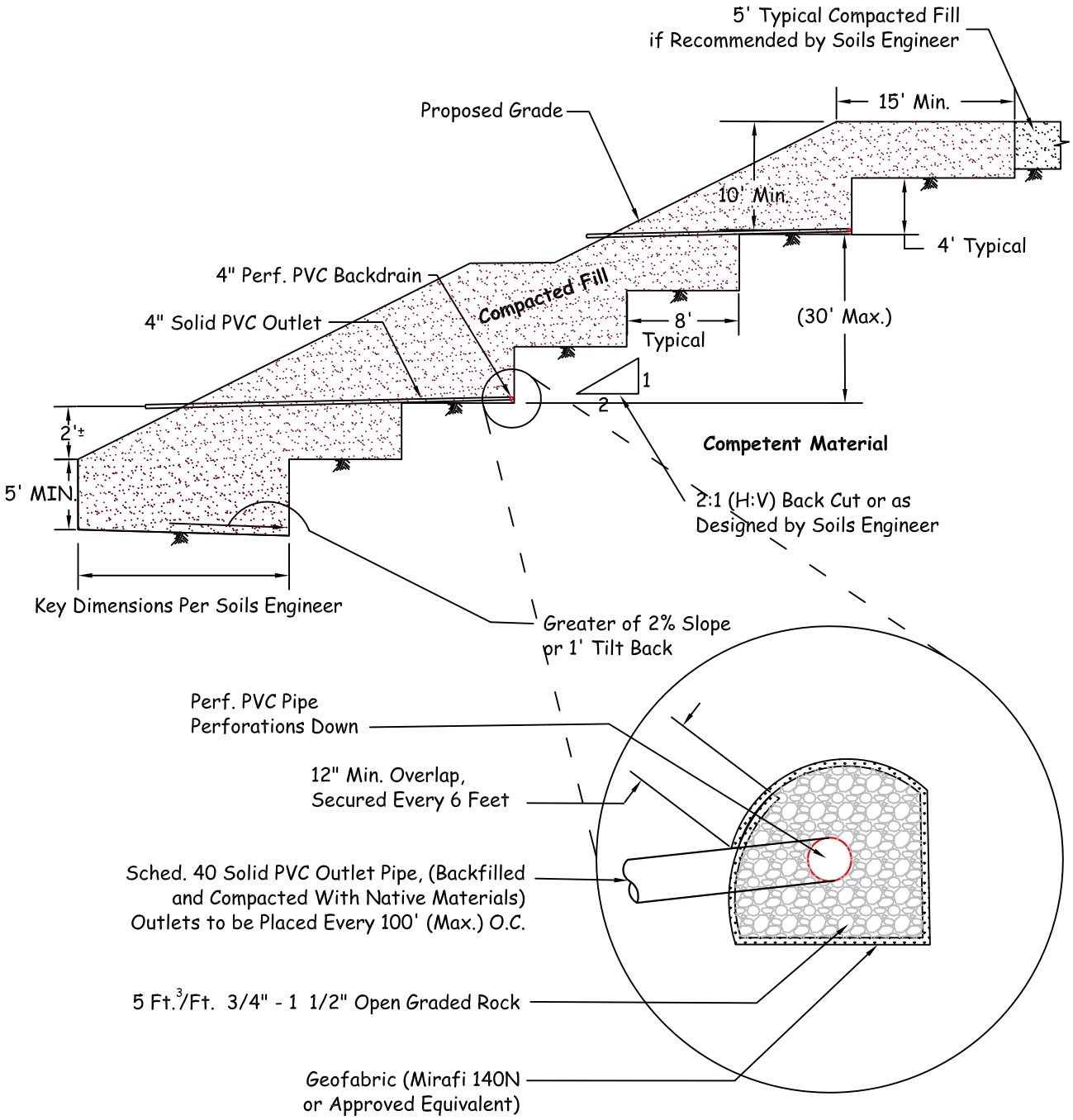
KEYING AND BENCHING



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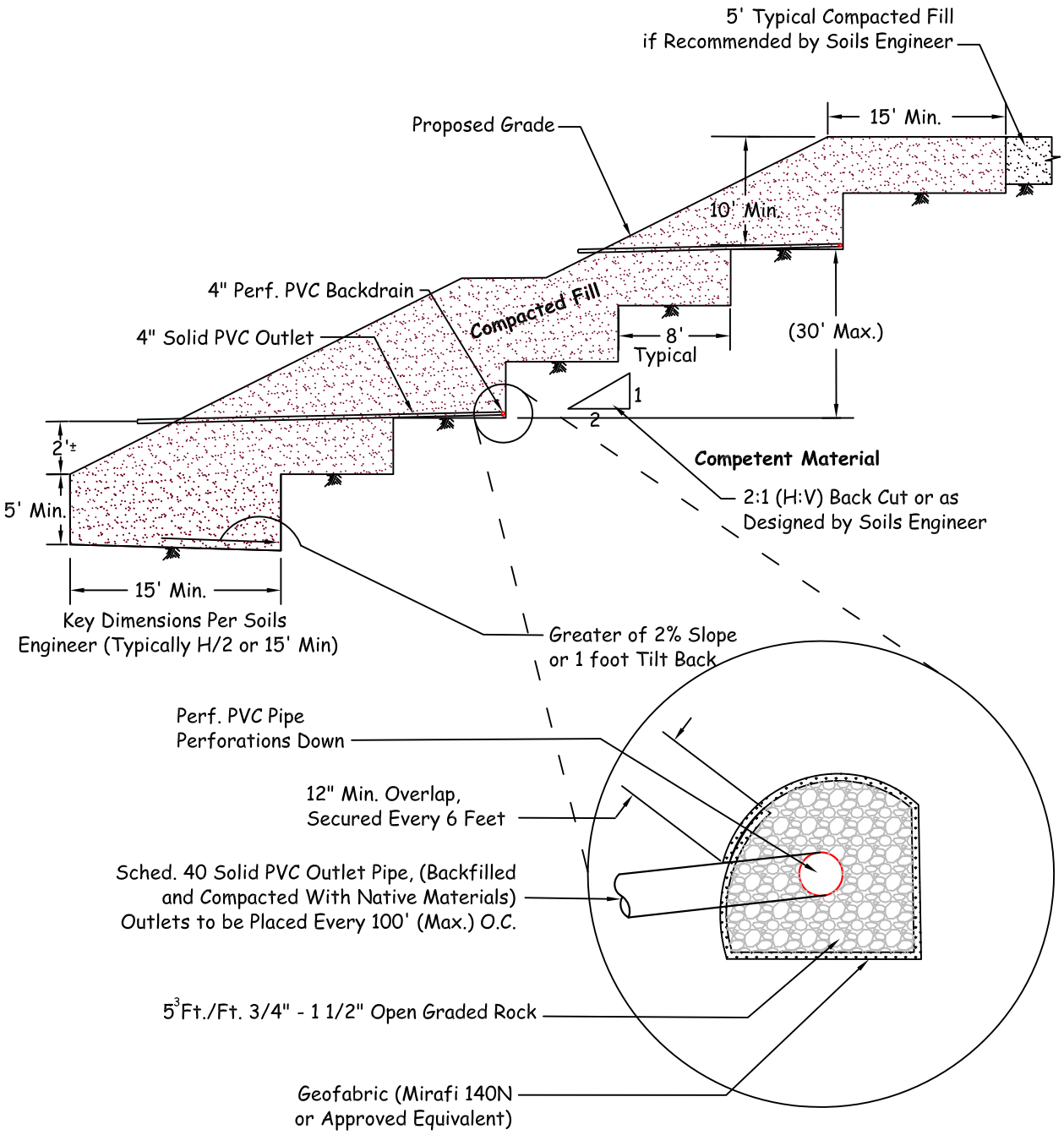
TYPICAL BUTTRESS DETAIL



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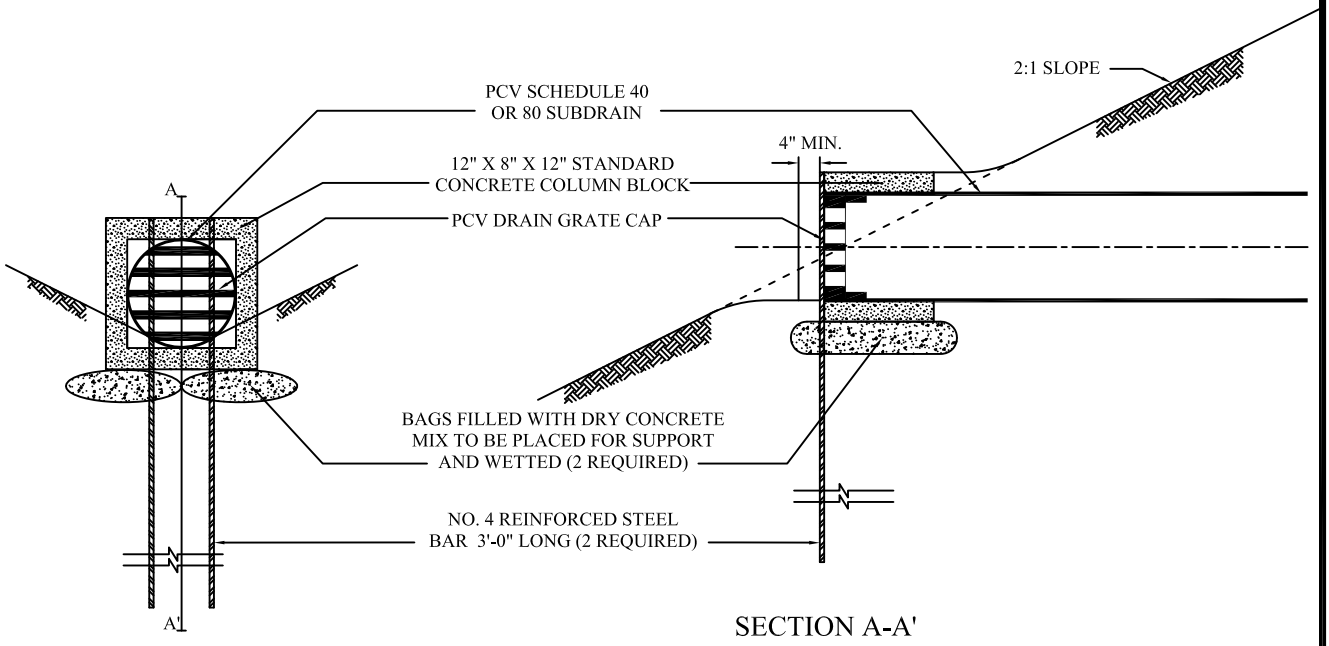
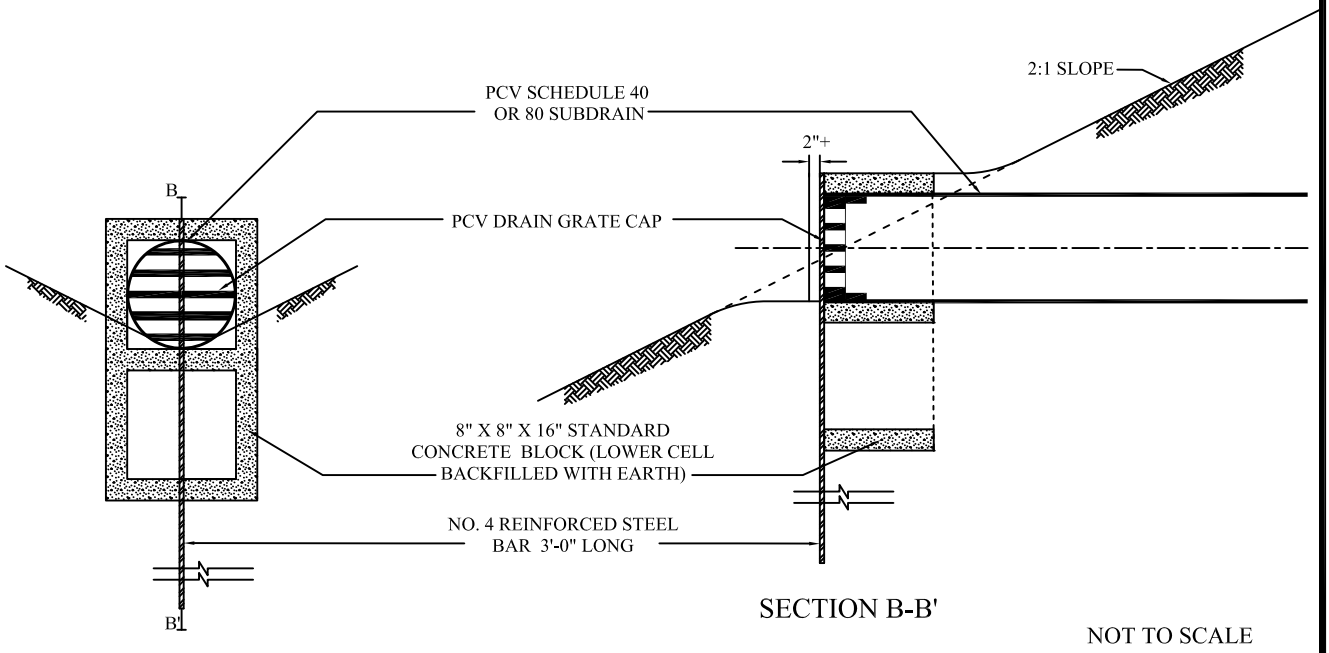
TYPICAL STABILIZATION FILL DETAIL

SUBDRAIN OUTLET MARKER -6" & 8" PIPE



SUBDRAIN OUTLET MARKER -4" PIPE



NOT TO SCALE

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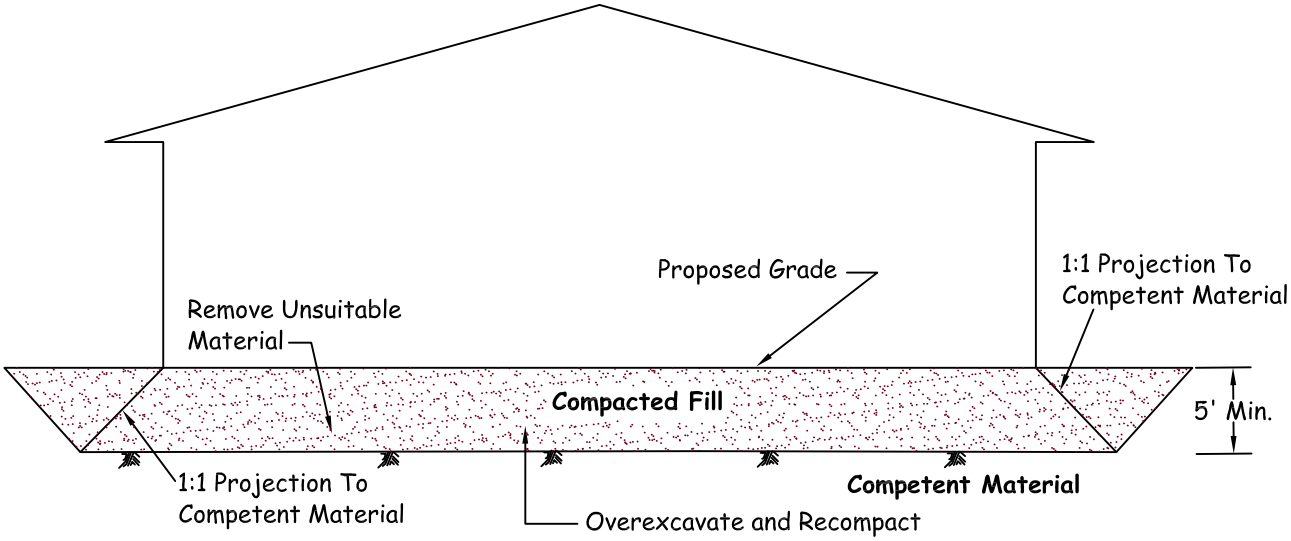
SUBDRAIN OUTLET MARKER DETAIL

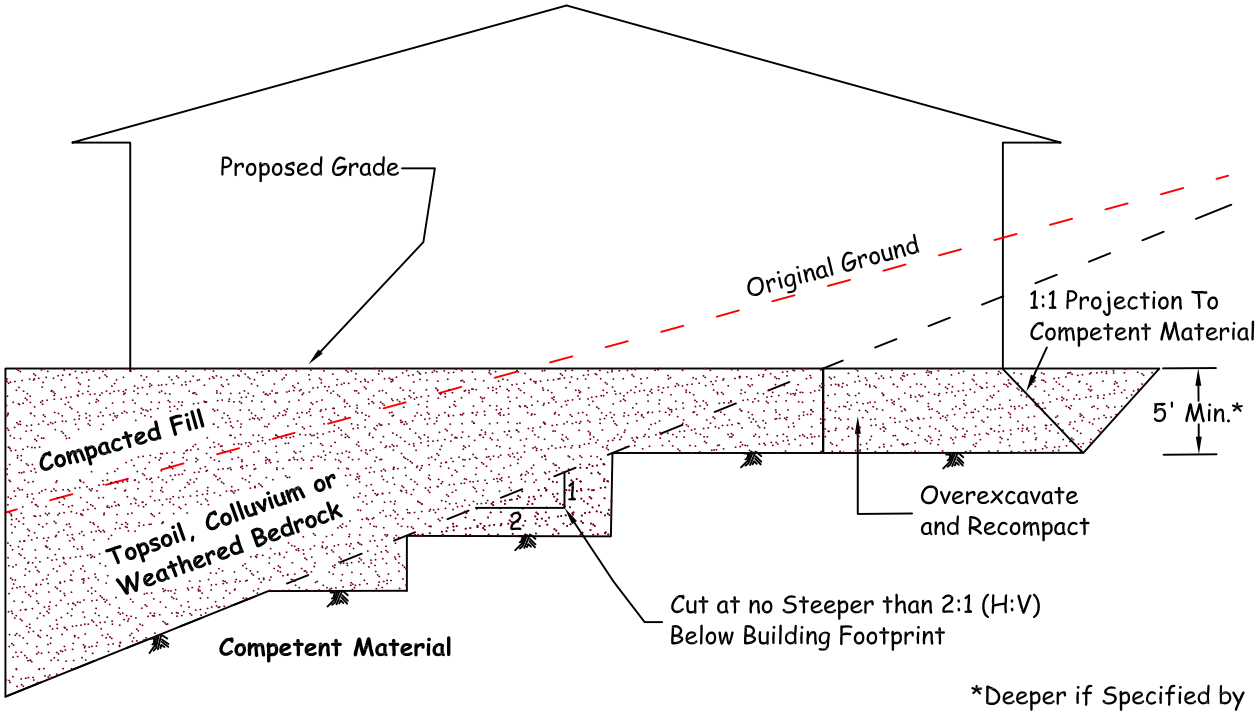
Cut Lot
(Exposing Unsuitable Soils at Design Grade)



Note 1: Removal Bottom Should be Graded With Minimum 2% Fall Towards Street or Other Suitable Area (as Determined by Soils Engineer) to Avoid Ponding Below Building

Note 2: Where Design Cut Lots are Excavated Entirely Into Competent Material, Overexcavation May Still be Required for Hard-Rock Conditions or for Materials With Variable Expansion Characteristics.

Cut/Fill Transition Lot



*Deeper if Specified by Soils Engineer

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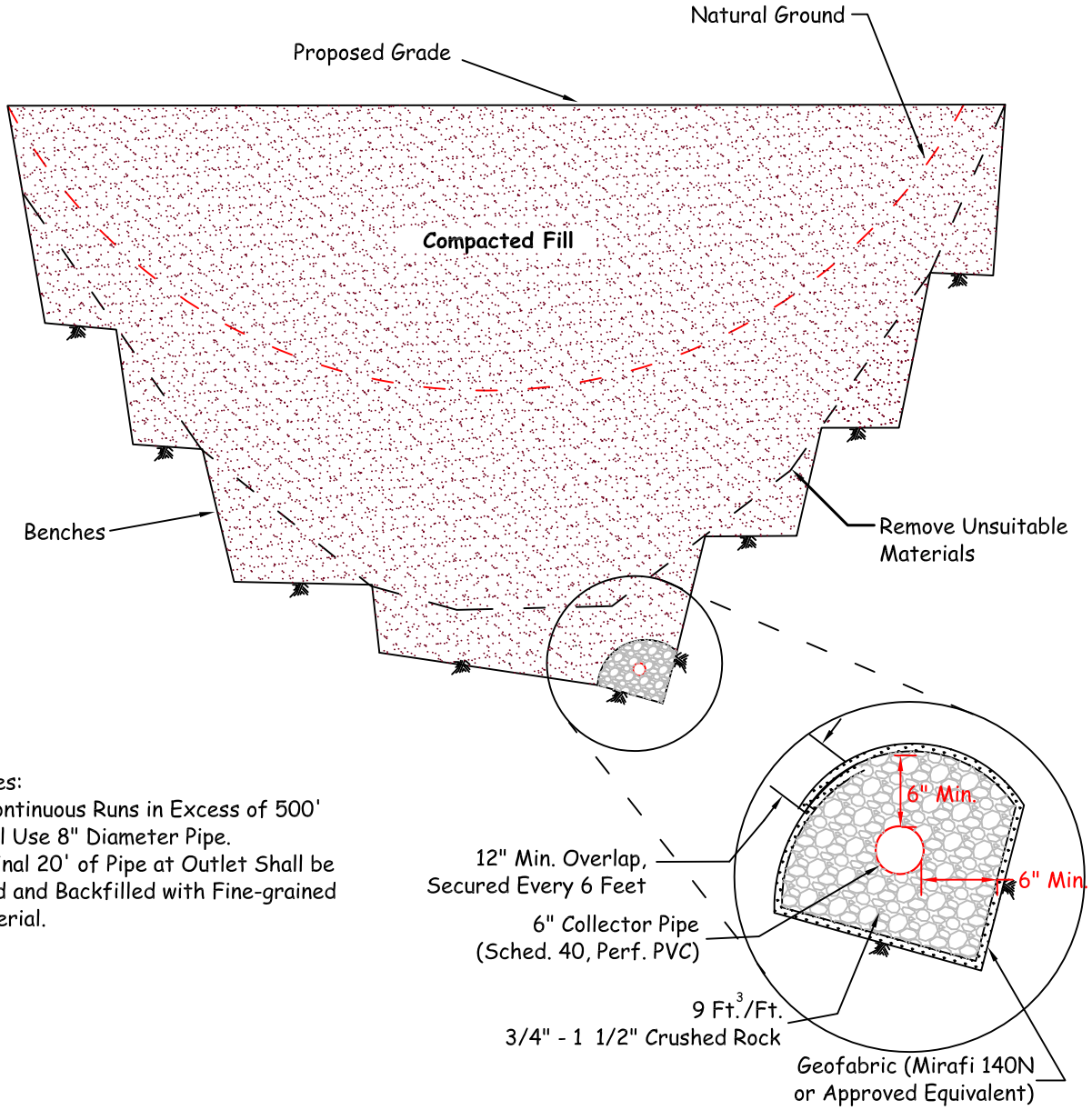
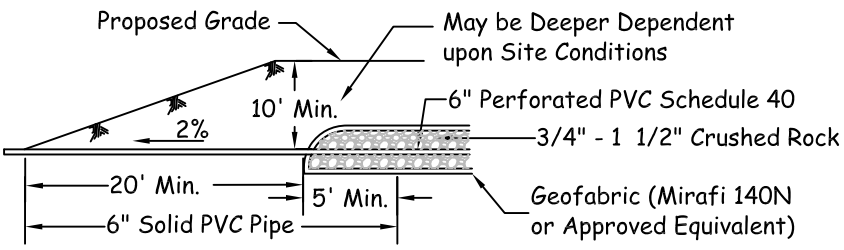
CUT AND TRANSITION LOT OVEREXCAVATION DETAIL



Notes:
1) Continuous Runs in Excess of 500' Shall Use 8" Diameter Pipe.
2) Final 20' of Pipe at Outlet Shall be Solid and Backfilled with Fine-grained Material.

Proposed Outlet Detail



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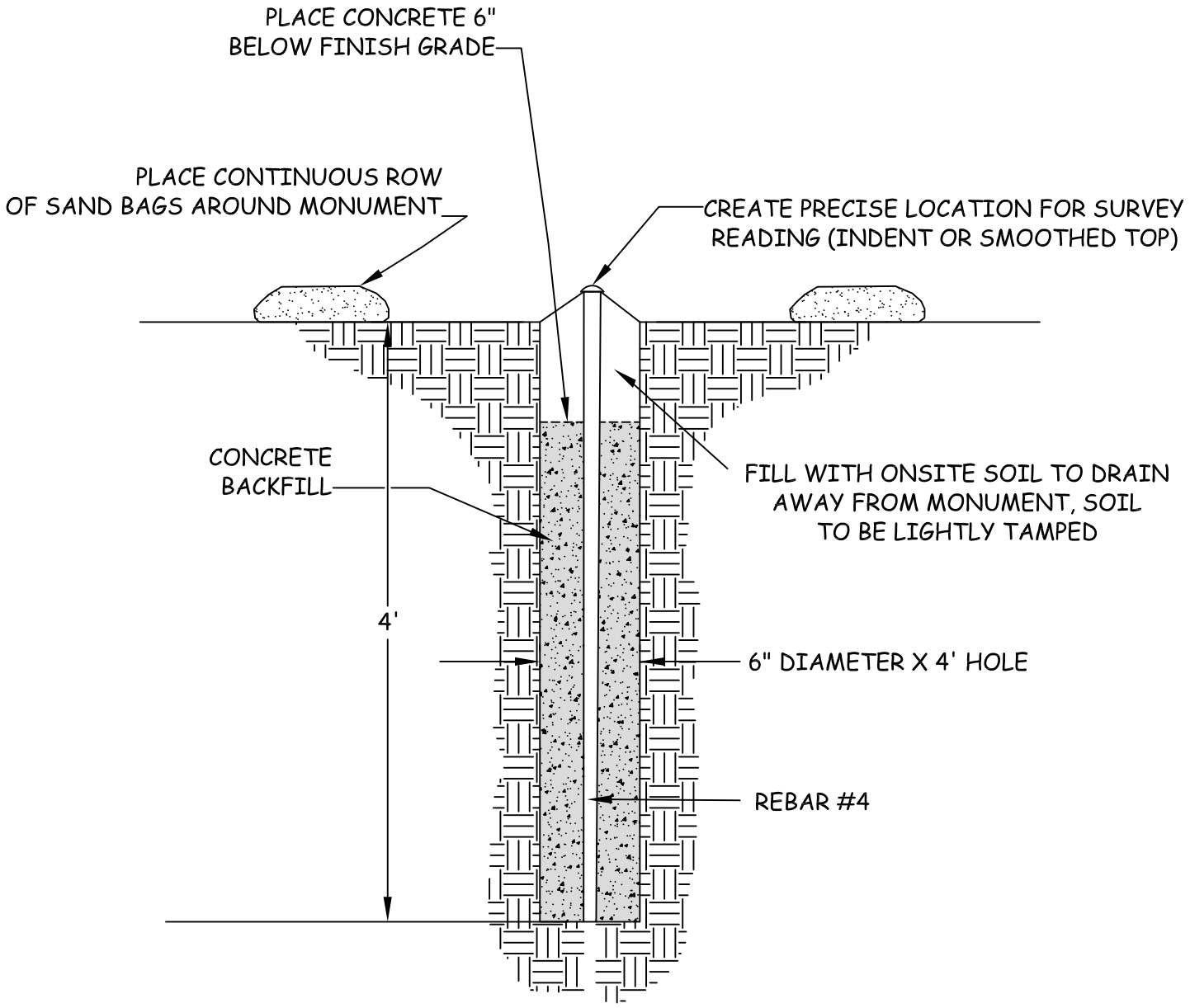
CANYON SUBDRAINS



NO CONSTRUCTION EQUIPMENT WITHIN 25 FEET
OF ANY INSTALLED SETTLEMENT MONUMENTS

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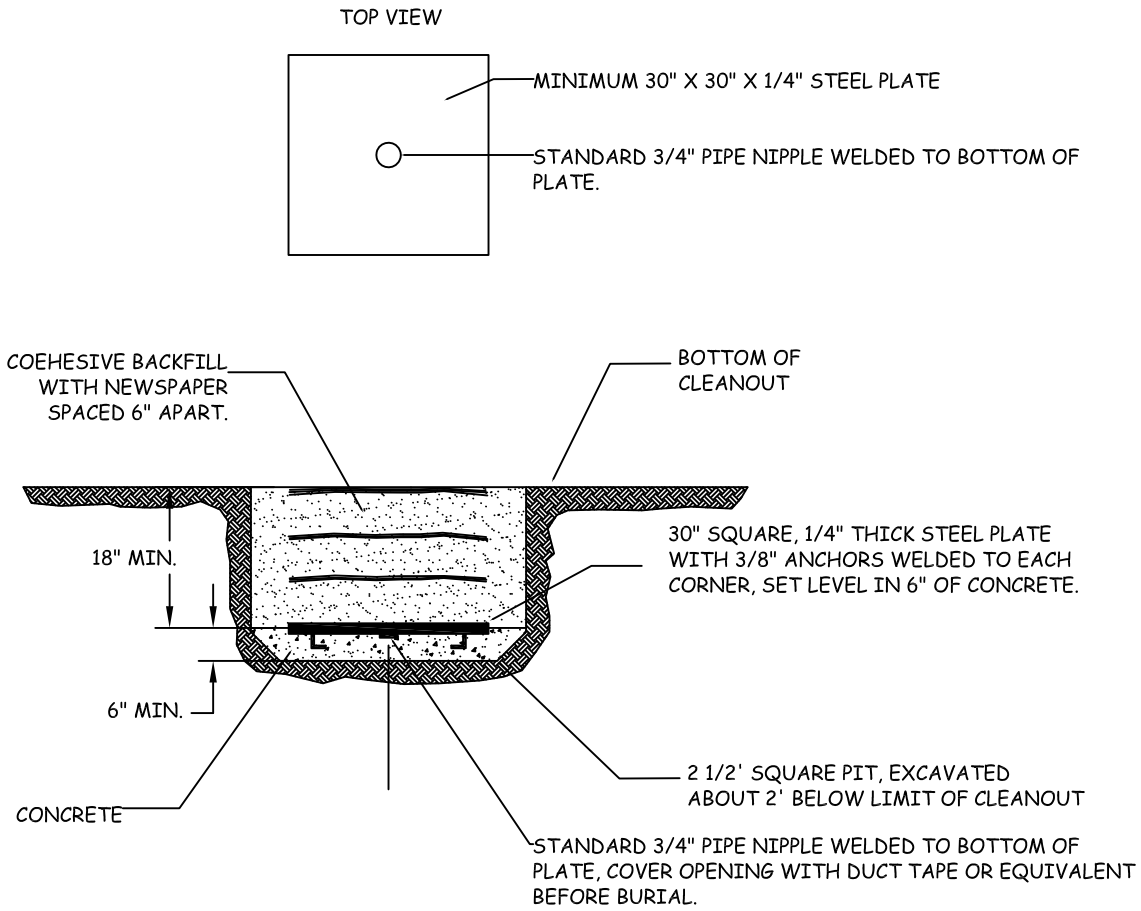
TYPICAL SURFACE SETTLEMENT MONUMENT

1759



1. SURVEY FOR HORIZONTAL AND VERTICAL LOCATION TO NEAREST .01 INCH PRIOR TO BACKFILL USING KNOW LOCATIONS THAT WILL REMAIN INTACT DURING THE DURATION OF THE MONITORING PROGRAM. KNOW POINTS EXPLICITELY NOT ALLOWED ARE THOSE LOCATED ON FILL OR THAT WILL BE DESTROYED DURING GRADING.
2. IN THE EVENT OF DAMAGE TO SETTLEMENT PLATE DURING GRADING, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE GEOTECHNICAL ENGINEER AND SHALL BE RESPONSIBLE FOR RESTORING THE SETTLEMENT PLATES TO WORKING ORDER.
3. DRILL TO RECOVER AND ATTACH RISER PIPE.

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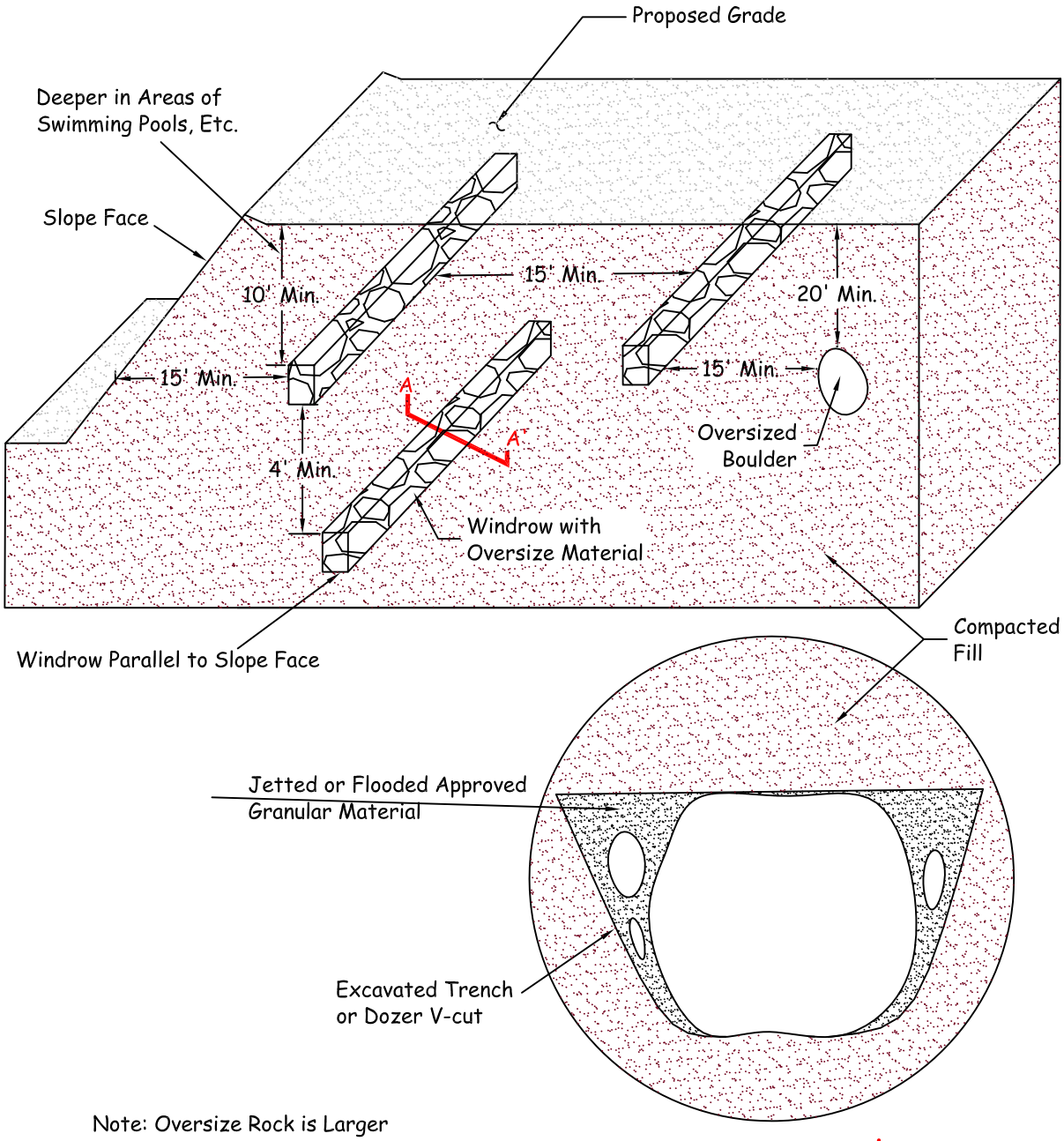
TYPICAL SETTLEMENT PLATE AND RISER



Note: Oversize Rock is Larger than 8" in Maximum Dimension.

Section A-A'

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OVERSIZE ROCK DISPOSAL DETAIL

Appendix 4: Historical Site Conditions

Phase I Environmental Site Assessment or Other Information on Past Site Use

- On File with City

Appendix 5: LID Infeasibility

LID Technical Infeasibility Analysis

- N/A. Project is able to meet LID BMP requirements onsite.

Appendix 6: BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation

Santa Ana Watershed - BMP Design Volume, V_{BMP}
(Rev. 10-2011)

Legend: Required Entries / Calculated Cells

*(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)*

Company Name	Hunsaker & Associates Irvine, Inc.	Date	11/29/2021
Designed by	Tommy Hsu	Case No	TBD
Company Project Number/Name	Leal Ranch		

BMP Identification

BMP NAME / ID: DMAS 1 THROUGH 17

Must match Name/ID used on BMP Design Calculation Sheet

Design Rainfall Depth

85th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E: D_{85}= 0.86 inches

Drainage Management Area Tabulation

Insert additional rows if needed to accommodate all DMAs draining to the BMP

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Imperivous Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Design Storm Depth (in)*	*Design Capture Volume, V_{BMP} (cubic feet)*	*Proposed Volume on Plans (cubic feet)*
1A	*2002660*	*Mixed Surface Types*	*0.8*	*0.60*	*1200186.1*			
1B	*723208*	*Mixed Surface Types*	*0.8*	*0.60*	*433415.7*			
1C	*668544*	*Mixed Surface Types*	*0.8*	*0.60*	*400655.7*			
1D	*1287889*	*Mixed Surface Types*	*0.8*	*0.60*	*771826.7*			
1E	*558821*	*Mixed Surface Types*	*0.8*	*0.60*	*334899.2*			
1F	*322031*	*Mixed Surface Types*	*0.8*	*0.60*	*192991.9*			
2	*571177*	*Mixed Surface Types*	*0.8*	*0.60*	*342304.1*			
3	*20004*	*Mixed Surface Types*	*0.8*	*0.60*	*11988.3*			
4	*27082*	*Mixed Surface Types*	*0.8*	*0.60*	*16230.1*			
5	*37514*	*Mixed Surface Types*	*0.8*	*0.60*	*22482*			
6	*32384*	*Mixed Surface Types*	*0.8*	*0.60*	*19407.6*			
7	*91523*	*Mixed Surface Types*	*0.8*	*0.60*	*54849.4*			
8	*93166*	*Mixed Surface Types*	*0.8*	*0.60*	*55834*			
9	*52777*	*Mixed Surface Types*	*0.8*	*0.60*	*31629*			
10	*72452*	*Mixed Surface Types*	*0.8*	*0.60*	*43420.2*			
11	*17237*	*Mixed Surface Types*	*0.8*	*0.60*	*10330.1*			
12	*81864*	*Mixed Surface Types*	*0.8*	*0.60*	*49060.8*			
13	*20030*	*Mixed Surface Types*	*0.8*	*0.60*	*12003.9*			
14	*40079*	*Mixed Surface Types*	*0.8*	*0.60*	*24019.2*			
15	*57984*	*Mixed Surface Types*	*0.8*	*0.60*	*34749.6*			
16	*95700*	*Mixed Surface Types*	*0.8*	*0.60*	*57352.6*			
17	*97608*	*Mixed Surface Types*	*0.8*	*0.60*	*58496.1*			
	6971734		***Total***		**4178132.3**	**0.86**	***298736.5***	***TBD***

Notes:

Santa Ana Watershed - BMP Design Flow Rate, Q_{BMP}
(Rev. 10-2011)

Legend: Required Entries / Calculated Cells

*(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)*

Company Name	Hunsaker & Associates	Date	11/29/2021
Designed by	Tommy Hsu	Case No	TBD
Company Project Number/Name	Leal Ranch		

BMP Identification

BMP NAME / ID: DMAS 1 THROUGH 17

Must match Name/ID used on BMP Design Calculation Sheet

Design Rainfall Depth

Design Rainfall Intensity I = 0.20 in/hr

Drainage Management Area Tabulation

Insert additional rows if needed to accommodate all DMAs draining to the BMP

	DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type (use pull-down menu)	Effective Imperivous Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Design Rainfall Intensity (in/hr)*	*Design Flow Rate (cfs)*	*Proposed Flow Rate (cfs)*
DMAs	*1A*	*2002660*	*Mixed Surface Types*	*0.8*	*0.60*	*1200186.1*			
	1B	*723208*	*Mixed Surface Types*	*0.8*	*0.599296*	*433415.7*			
	1C	*668544*	*Mixed Surface Types*	*0.8*	*0.599296*	*400655.7*			
	1D	*1287889*	*Mixed Surface Types*	*0.8*	*0.599296*	*771826.7*			
	1E	*558821*	*Mixed Surface Types*	*0.8*	*0.599296*	*334899.2*			
	1F	*322031*	*Mixed Surface Types*	*0.8*	*0.599296*	*192991.9*			
	2	*571177*	*Mixed Surface Types*	*0.8*	*0.599296*	*342304.1*			
	3	*20004*	*Mixed Surface Types*	*0.8*	*0.599296*	*11988.3*			
	4	*27082*	*Mixed Surface Types*	*0.8*	*0.599296*	*16230.1*			
	5	*37514*	*Mixed Surface Types*	*0.8*	*0.599296*	*22482*			
	6	*32384*	*Mixed Surface Types*	*0.8*	*0.599296*	*19407.6*			
	7	*91523*	*Mixed Surface Types*	*0.8*	*0.599296*	*54849.4*			
	8	*93166*	*Mixed Surface Types*	*0.8*	*0.599296*	*55834*			
	9	*52777*	*Mixed Surface Types*	*0.8*	*0.599296*	*31629*			
	10	*72452*	*Mixed Surface Types*	*0.8*	*0.599296*	*43420.2*			
	11	*17237*	*Mixed Surface Types*	*0.8*	*0.599296*	*10330.1*			
	12	*81864*	*Mixed Surface Types*	*0.8*	*0.599296*	*49060.8*			
	13	*20030*	*Mixed Surface Types*	*0.8*	*0.599296*	*12003.9*			
	14	*40079*	*Mixed Surface Types*	*0.8*	*0.599296*	*24019.2*			
	15	*57984*	*Mixed Surface Types*	*0.8*	*0.599296*	*34749.6*			
	16	*95700*	*Mixed Surface Types*	*0.8*	*0.599296*	*57352.6*			
	17	*97608*	*Mixed Surface Types*	*0.8*	*0.599296*	*58496.1*			
		6971734		***Total***		**4178132.3**	**0.20**	***19.2***	***TBD***

Notes:

3.5 Bioretention Facility

Type of BMP	LID – Bioretention
Treatment Mechanisms	Infiltration, Evapotranspiration, Evaporation, Biofiltration
Maximum Drainage Area	This BMP is intended to be integrated into a project's landscaped area in a distributed manner. Typically, contributing drainage areas to Bioretention Facilities range from less than 1 acre to a maximum of around 10 acres.
Other Names	Rain Garden, Bioretention Cell, Bioretention Basin, Biofiltration Basin, Landscaped Filter Basin, Porous Landscape Detention

Description

Bioretention Facilities are shallow, vegetated basins underlain by an engineered soil media. Healthy plant and biological activity in the root zone maintain and renew the macro-pore space in the soil and maximize plant uptake of pollutants and runoff. This keeps the Best Management Practice (BMP) from becoming clogged and allows more of the soil column to function as both a sponge (retaining water) and a highly effective and self-maintaining biofilter. In most cases, the bottom of a Bioretention Facility is unlined, which also provides an opportunity for infiltration to the extent the underlying onsite soil can accommodate. When the infiltration rate of the underlying soil is exceeded, fully biotreated flows are discharged via underdrains. Bioretention Facilities therefore will inherently achieve the maximum feasible level of infiltration and evapotranspiration and achieve the minimum feasible (but highly biotreated) discharge to the storm drain system.

Siting Considerations

These facilities work best when they are designed in a relatively level area. Unlike other BMPs, Bioretention Facilities can be used in smaller landscaped spaces on the site, such as:

- ✓ Parking islands
- ✓ Medians
- ✓ Site entrances

Landscaped areas on the site (such as may otherwise be required through minimum landscaping ordinances), can often be designed as Bioretention Facilities. This can be accomplished by:

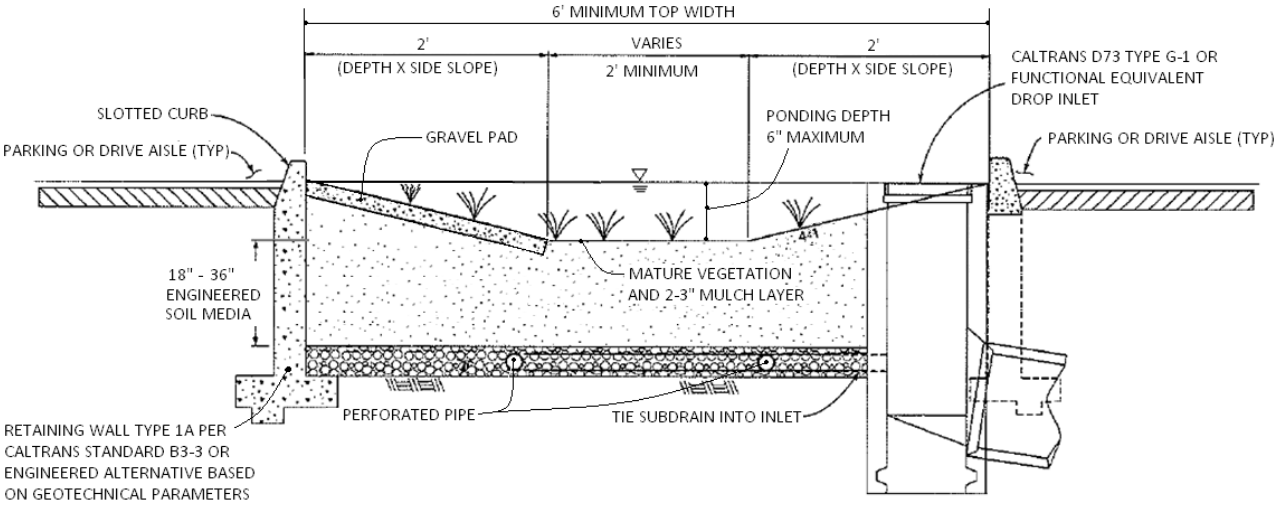
- *Depressing* landscaped areas below adjacent impervious surfaces, rather than elevating those areas
- Grading the site to direct runoff from those impervious surfaces *into* the Bioretention Facility, rather than away from the landscaping
- Sizing and designing the depressed landscaped area as a Bioretention Facility as described in this Fact Sheet

Bioretention Facilities should however not be used downstream of areas where large amounts of sediment can clog the system. Placing a Bioretention Facility at the toe of a steep slope should also be avoided due to the potential for clogging the engineered soil media with erosion from the slope, as well as the potential for damaging the vegetation.

Design and Sizing Criteria

The recommended cross section necessary for a Bioretention Facility includes:

- Vegetated area
- 18' minimum depth of engineered soil media
- 12' minimum gravel layer depth with 6' perforated pipes (added flow control features such as orifice plates may be required to mitigate for HCOC conditions)



While the 18-inch minimum engineered soil media depth can be used in some cases, it is recommended to use 24 inches or a preferred 36 inches to provide an adequate root zone for the chosen plant palate. Such a design also provides for improved removal effectiveness for nutrients. The recommended ponding depth inside of a Bioretention Facility is 6 inches; measured from the flat bottom surface to the top of the water surface as shown in Figure 1.

Because this BMP is filled with an engineered soil media, pore space in the soil and gravel layer is assumed to provide storage volume. However, several considerations must be noted:

- Surcharge storage above the soil surface (6 inches) is important to assure that design flows do not bypass the BMP when runoff exceeds the soil's absorption rate.
- In cases where the Bioretention Facility contains engineered soil media deeper than 36 inches, the pore space within the engineered soil media can only be counted to the 36-inch depth.
- A maximum of 30 percent pore space can be used for the soil media whereas a maximum of 40 percent pore space can be use for the gravel layer.

Figure 1: Standard Layout for a Bioretention Facility

Engineered Soil Media Requirements

The engineered soil media shall be comprised of 85 percent mineral component and 15 percent organic component, by volume, drum mixed prior to placement. The mineral component shall be a Class A sandy loam topsoil that meets the range specified in Table 1 below. The organic component shall be nitrogen stabilized compost[1], such that nitrogen does not leach from the media.

Table 1: Mineral Component Range Requirements

Percent Range	Component
70-80	Sand
15-20	Silt
5-10	Clay

The trip ticket, or certificate of compliance, shall be made available to the inspector to prove the engineered mix meets this specification.

Vegetation Requirements

Vegetative cover is important to minimize erosion and ensure that treatment occurs in the Bioretention Facility. The area should be designed for at least 70 percent mature coverage throughout the Bioretention Facility. To prevent the BMP from being used as walkways, Bioretention Facilities shall be planted with a combination of small trees, densely planted shrubs, and natural grasses. Grasses shall be native or ornamental; preferably ones that do not need to be mowed. The application of fertilizers and pesticides should be minimal. To maintain oxygen levels for the vegetation and promote biodegradation, it is important that vegetation not be completely submerged for any extended period of time. Therefore, a maximum of 6 inches of ponded water shall be used in the design to ensure that plants within the Bioretention Facility remain healthy.

A 2 to 3-inch layer of standard shredded aged hardwood mulch shall be placed as the top layer inside the Bioretention Facility. The 6-inch ponding depth shown in Figure 1 above shall be measured from the top surface of the 2 to 3-inch mulch layer.

Curb Cuts

To allow water to flow into the Bioretention Facility, 1-foot-wide (minimum) curb cuts should be placed approximately every 10 feet around the perimeter of the Bioretention Facility. Figure 2 shows a curb cut in a Bioretention Facility. Curb cut flow lines must be at or above the V_{BMP} water surface level.

[1] For more information on compost, visit the US Composting Council website at: http://compostingcouncil.org/

Figure 2: Curb Cut located in a Bioretention Facility

To reduce erosion, a gravel pad shall be placed at each inlet point to the Bioretention Facility. The gravel should be 1- to 1.5-inch diameter in size. The gravel should overlap the curb cut opening a minimum of 6 inches. The gravel pad inside the Bioretention Facility should be flush with the finished surface at the curb cut and extend to the bottom of the slope.

In addition, place an apron of stone or concrete, a foot square or larger, inside each inlet to prevent vegetation from growing up and blocking the inlet. See Figure 3.

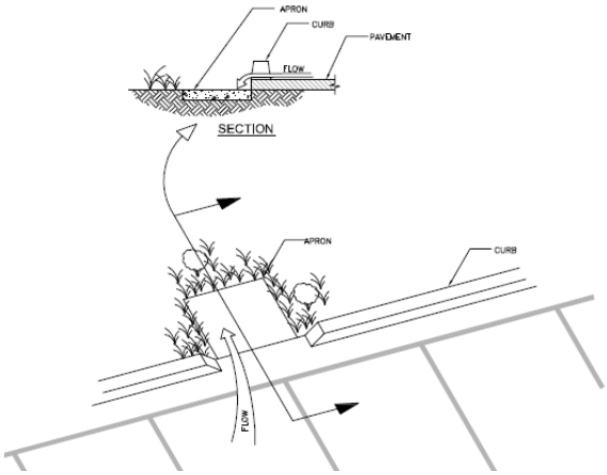


Figure 3: Apron located in a Bioretention Facility

Terracing the Landscaped Filter Basin

It is recommended that Bioretention Facilities be level. In the event the facility site slopes and lacks proper design, water would fill the lowest point of the BMP and then discharge from the basin without being treated. To ensure that the water will be held within the Bioretention Facility on sloped sites, the BMP must be terraced with nonporous check dams to provide the required storage and treatment capacity.

The terraced version of this BMP shall be used on non-flat sites with no more than a 3 percent slope. The surcharge depth cannot exceed 0.5 feet, and side slopes shall not exceed 4:1. Table 2 below shows the spacing of the check dams, and slopes shall be rounded up (i.e., 2.5 percent slope shall use 10' spacing for check dams).

Table 2: Check Dam Spacing

6” Check Dam Spacing	
Slope	**Spacing**
1%	*25'*
2%	*15'*
3%	*10'*

Roof Runoff

Roof downspouts may be directed towards Bioretention Facilities. However, the downspouts must discharge onto a concrete splash block to protect the Bioretention Facility from erosion.

Retaining Walls

It is recommended that Retaining Wall Type 1A, per Caltrans Standard B3-3 or equivalent, be constructed around the entire perimeter of the Bioretention Facility. This practice will protect the sides of the Bioretention Facility from collapsing during construction and maintenance or from high service loads adjacent to the BMP. Where such service loads would not exist adjacent to the BMP, an engineered alternative may be used if signed by a licensed civil engineer.

Side Slope Requirements

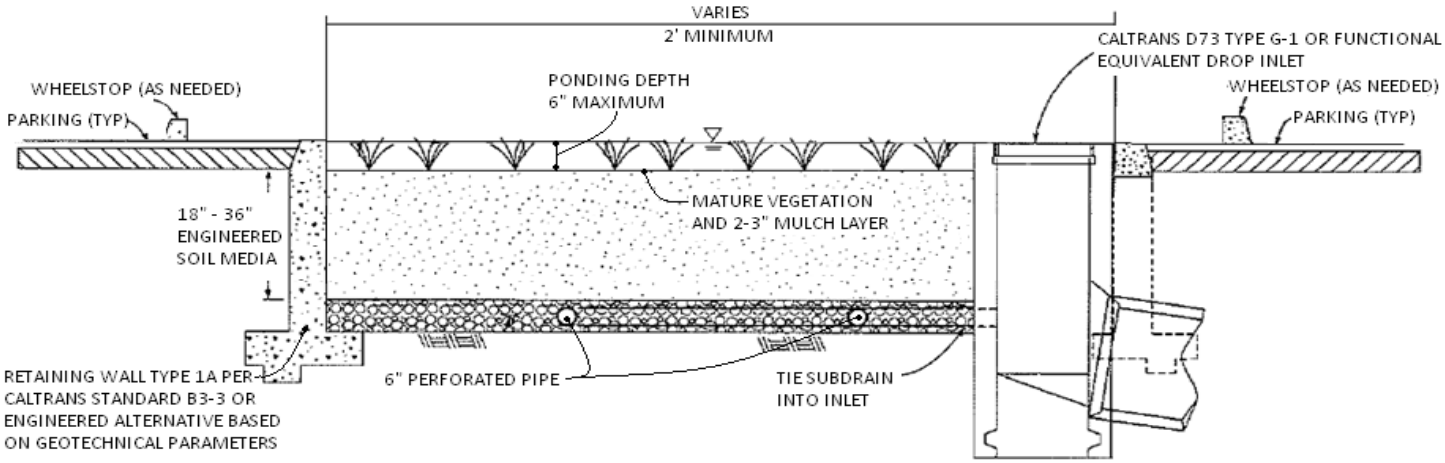
Bioretention Facilities Requiring Side Slopes

The design should assure that the Bioretention Facility does not present a tripping hazard. Bioretention Facilities proposed near pedestrian areas, such as areas parallel to parking spaces or along a walkway, must have a gentle slope to the bottom of the facility. Side slopes inside of a Bioretention Facility shall be 4:1. A typical cross section for the Bioretention Facility is shown in Figure 1.

Bioretention Facilities Not Requiring Side Slopes

Where cars park perpendicular to the Bioretention Facility, side slopes are not required. A 6-inch maximum drop may be used, and the Bioretention Facility must be planted with trees and shrubs to prevent pedestrian access. In this case, a curb is not placed around the Bioretention Facility,

but wheel stops shall be used to prevent vehicles from entering the Bioretention Facility, as shown in Figure 4.



Planter Boxes

Bioretention Facilities can also be placed above ground as planter boxes. Planter boxes must have a minimum width of 2 feet, a maximum surcharge depth of 6 inches, and no side slopes are necessary. Planter boxes must be constructed so as to ensure that the top surface of the engineered soil media will remain level. This option may be constructed of concrete, brick, stone or other stable materials that will not warp or bend. Chemically treated wood or galvanized steel, which has the ability to contaminate stormwater, should not be used. Planter boxes must be lined with an impermeable liner on all sides, including the bottom. Due to the impermeable liner, the inside bottom of the planter box shall be designed and constructed with a cross fall, directing treated flows within the subdrain layer toward the point where subdrain exits the planter box, and subdrains shall be oriented with drain holes oriented down. These provisions will help avoid excessive stagnant water within the gravel underdrain layer. Similar to the in-ground Bioretention Facility versions, this BMP benefits from healthy plants and biological activity in the root zone. Planter boxes should be planted with appropriately selected vegetation.

Figure 5: Planter Box
Source: LA Team Effort

Overflow

An overflow route is needed in the Bioretention Facility design to bypass stored runoff from storm events larger than V_{BMP} or in the event of facility or subdrain clogging. Overflow systems must connect to an acceptable discharge point, such as a downstream conveyance system as shown in Figure 1 and Figure 4. The inlet to the overflow structure shall be elevated inside the Bioretention Facility to be flush with the ponding surface for the design capture volume (V_{BMP}) as shown in Figure 4. This will allow the design capture volume to be fully treated by the Bioretention Facility, and for larger events to safely be conveyed to downstream systems. The overflow inlet shall **not** be located in the entrance of a Bioretention Facility, as shown in Figure 6.

Underdrain Gravel and Pipes

An underdrain gravel layer and pipes shall be provided in accordance with Appendix B – Underdrains.

Figure 6: Incorrect Placement of an Overflow Inlet.

Inspection and Maintenance Schedule

The Bioretention Facility area shall be inspected for erosion, dead vegetation, soggy soils, or standing water. The use of fertilizers and pesticides on the plants inside the Bioretention Facility should be minimized.

Schedule	Activity
Ongoing	• Keep adjacent landscape areas maintained. Remove clippings from landscape maintenance activities. • Remove trash and debris • Replace damaged grass and/or plants • Replace surface mulch layer as needed to maintain a 2-3 inch soil cover.
After storm events	• Inspect areas for ponding
Annually	• Inspect/clean inlets and outlets

Bioretention Facility Design Procedure

1) Enter the area tributary, A_T, to the Bioretention Facility.

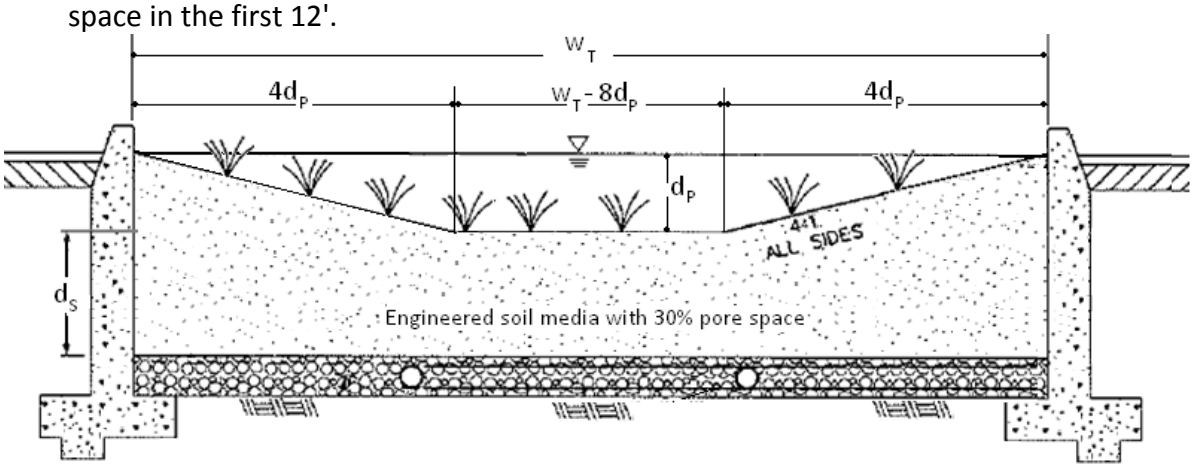
2) Enter the Design Volume, V_{BMP}, determined from Section 2.1 of this Handbook.

3) Select the type of design used. There are two types of Bioretention Facility designs: the standard design used for most project sites that include side slopes, and the modified design used when the BMP is located perpendicular to the parking spaces or with planter boxes that do not use side slopes.

4) Enter the depth of the engineered soil media, d_S. The minimum depth for the engineered soil media can be 18' in limited cases, but it is recommended to use 24' or a preferred 36' to provide an adequate root zone for the chosen plant palette. Engineered soil media deeper than 36' will only get credit for the pore space in the first 36'.

5) Enter the top width of the Bioretention Facility.

6) Calculate the total effective depth, d_E, within the Bioretention Facility. The maximum allowable pore space of the soil media is 30% while the maximum allowable pore space for the gravel layer is 40%. Gravel layer deeper than 12' will only get credit for the pore space in the first 12'.



a. For the design with side slopes the following equation shall be used to determine the total effective depth. Where, d_P is the depth of ponding within the basin.

$$d_E(\text{ft}) = \frac{0.3 \times \left[\left(w_T(\text{ft}) \times d_S(\text{ft})\right) + 4\left(d_P(\text{ft})\right)^2\right] + 0.4 \times 1(\text{ft}) + d_P(\text{ft})\left[4d_P(\text{ft}) + \left(w_T(\text{ft}) - 8d_P(\text{ft})\right)\right]}{w_T(\text{ft})}$$

This above equation can be simplified if the maximum ponding depth of 0.5' is used. The equation below is used on the worksheet to find the minimum area required for the Bioretention Facility:

$$d_E(\text{ft}) = (0.3 \times d_S(\text{ft}) + 0.4 \text{ x } 1(\text{ft})) - \left(\frac{0.7\ (\text{ft}^2)}{w_T(\text{ft})}\right) + 0.5(\text{ft})$$

b. For the design without side slopes the following equation shall be used to determine the total effective depth:

$$d_E(\text{ft}) = d_P(\text{ft}) + [(0.3) \times d_S(\text{ft}) + (0.4) \times 1(\text{ft})]$$

The equation below, using the maximum ponding depth of 0.5', is used on the worksheet to find the minimum area required for the Bioretention Facility:

$$d_E(\text{ft}) = 0.5\ (\text{ft}) + [(0.3) \times d_S(\text{ft}) + (0.4) \times 1(\text{ft})]$$

7) Calculate the minimum surface area, A_M, required for the Bioretention Facility. This does not include the curb surrounding the Bioretention Facility or side slopes.

$$A_M(\text{ft}^2) = \frac{V_{BMP}(\text{ft}^3)}{d_E\ (\text{ft})}$$

8) Enter the proposed surface area. This area shall not be less than the minimum required surface area.

9) Verify that side slopes are no steeper than 4:1 in the standard design, and are not required in the modified design.

10) Provide the diameter, minimum 6 inches, of the perforated underdrain used in the Bioretention Facility. See Appendix B for specific information regarding perforated pipes.

11) Provide the slope of the site around the Bioretention Facility, if used. The maximum slope is 3 percent for a standard design.

12) Provide the check dam spacing, if the site around the Bioretention Facility is sloped.

13) Describe the vegetation used within the Bioretention Facility.

References Used to Develop this Fact Sheet

Anderson, Dale V. "Landscaped Filter Basin Soil Requirements." Riverside, May 2010.

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Camp Dresser and McKee Inc.; Larry Walker Associates. California Stormwater Best Management Practice Handbook for New Development and Redevelopment. California Stormwater Quality Association (CASQA), 2004.

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LA Team Effort. LA Team Effort: FREE Planter Boxes for Businesses. 2 November 2009. May 2010 <http://lateameffort.blogspot.com/2009/11/free-planter-boxes-for-businesses-est.html>.

Montgomery County Maryland Department of Permitting Services Water Resources Section. Biofiltration (BF). Montgomery County, 2005.

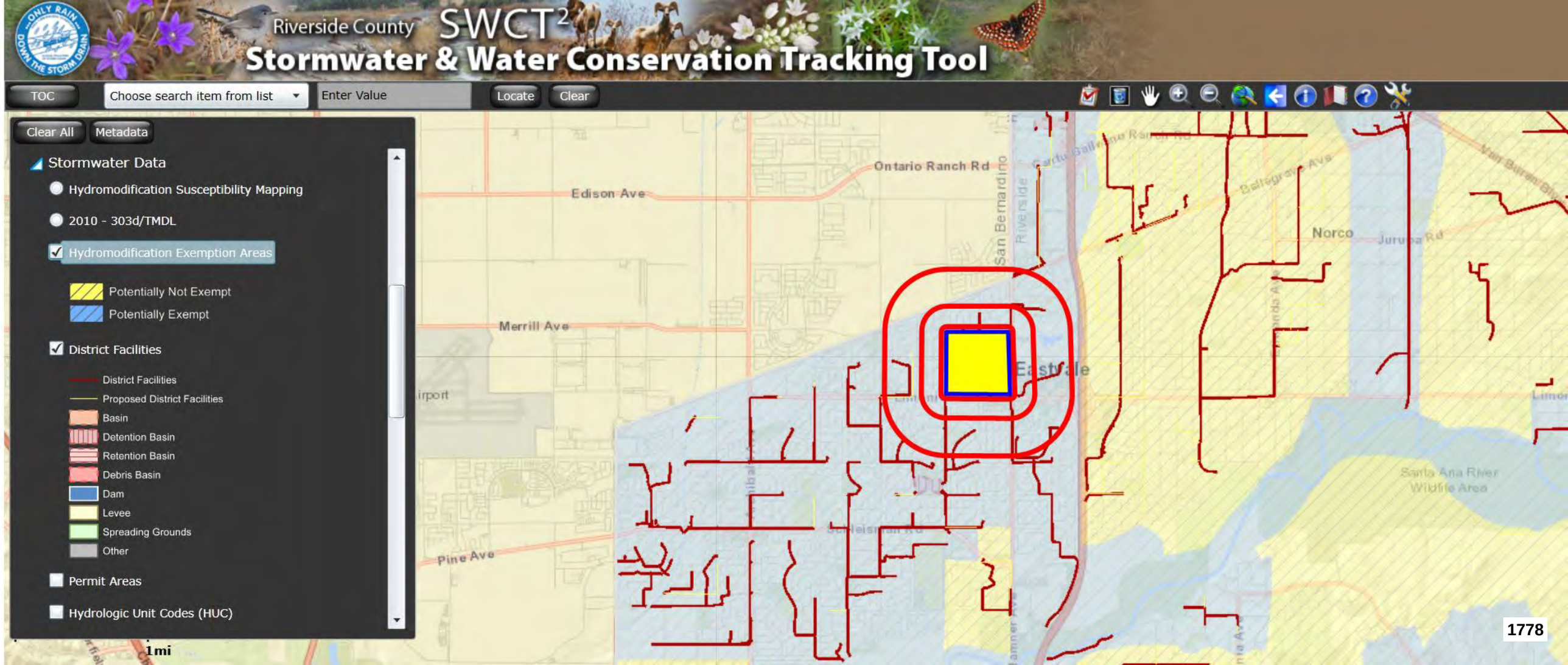
Program, Ventura Countywide Stormwater Quality Management. Technical Guidance Manual for Stormwater Quality Control Measures. Ventura, 2002.

United States Environmental Protection Agency. Storm Water Technology Fact Sheet Bioretention. Washington D.C, 1999.

Urban Drainage and Flood Control District. Urban Storm Drainage Criteria Manual Volume 3 - Best Management Practices. Vol. 3. Denver, 2008. 3 vols.

Urbonas, Ben R. Stormwater Sand Filter Sizing and Design: A Unit Operations Approach. Denver: Urban Drainage and Flood Control District, 2002.

- Project does not have HCOCs for downstream areas.


Riverside County
SWCT²
Stormwater & Water Conservation Tracking Tool
TOC
Choose search item from list
Enter Value
Locate
Clear
Clear All
Metadata
Stormwater Data
Hydromodification Susceptibility Mapping
2010 - 303d/TMDL
Hydromodification Exemption Areas
Potentially Not Exempt
Potentially Exempt
District Facilities
District Facilities
Proposed District Facilities
Basin
Detention Basin
Retention Basin
Debris Basin
Dam
Levee
Spreading Grounds
Other
Permit Areas
Hydrologic Unit Codes (HUC)
Ontario Ranch Rd
Edison Ave
Merrill Ave
Pine Ave
San Bernardino
Riverside
Norco
Eastvale
Santa Ana River Wildlife Area
1mi

WQMP Project Report

County of Riverside Stormwater Program

Santa Ana River Watershed Geodatabase

Saturday, October 23, 2021

Note: The information provided in this report and on the Stormwater Geodatabase for the County of Riverside Stormwater Program is intended to provide basic guidance in the preparation of the applicantï¿½s Water Quality Management Plan (WQMP) and should not be relied upon without independent verification.

Project Site Parcel Number(s):	164030014, 164030010, 164030013, 164030012, RW, 164030025, 164030024
Latitude/Longitude:	33.9791, -117.5627
Thomas Brothers Page:	
Project Site Acreage:	145.48
Watershed(s):	SANTA ANA
This Project Site Resides in the following Hydrologic Unit(s) (HUC):	**HUC Name** - HUC Number **Lower Cucamonga Creek** - 180702030705
The HUCs Contribute stormwater to the following 303d listed water bodies and TMDLs which may include drainage from your proposed Project Site:	**WBID Name** - WBID Number **Cucamonga Creek Reach 1 (Valley Reach)** - CAR8012100019990211101136 **Santa Ana River, Reach 3** - CAR8012100019990211140353
These 303d listed Water bodies and TMDLs have the following Pollutants of Concern (POC):	**Bacterial Indicators** - Coliform Bacteria, Pathogens **Metals/Metalloids** - Cadmium, Copper, Lead, Zinc
Is the Site subject to Hydromodification:	No
Limitations on Infiltration:	**Project Site Onsite Soils Group(s)** - A, C **Known Groundwater Contamination Plumes within 1000'** - No **Adjacent Water Supply Wells(s)** - No information available please contact your local water agency for more information. Your local contact agency is JURUPA C.S.D.. Your local wholesaler contact agency is METROPOLITAN WATER DISTRICT.
Environmentally Sensitive Areas within 200'(Fish and Wildlife Habitat/Species):	None
Environmentally Sensitive Areas within 200'(CVMSHCP):	None

Environmentally Sensitive Areas within 200'(WRMSHCP):	Narrow Endemic Plants Survey Req. - NAP,Burrowing Owl Survey Required Area,Narrow Endemic Plants Survey Req. - Area 7
Groundwater elevation from Mean Sea Level:	552
85th Percentile Design Storm Depth (in):	0.858
Groundwater Basin:	Chino-North
MSHCP/CVMSHCP Criteria Cell (s):	No Data
Retention Ordinance Information:	No Data
Studies and Reports Related to Project Site:	IBI Scores - Southern Cal bulletin118_4-sc water_fact_3_7.11 8039-SAR-Hydromodification final UWMP 051011 JCSD Master Water Plan 2005 Comprehensive Bacteria Reduction Plan Eastvale MDP 34th Annual Report Chino Basin Watermaster 2012 Annual Report of Santa Ana River Eastvale ADP Map Eastvale ADP Report

Appendix 8: Source Control

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

How to use this worksheet (also see instructions in Section G of the WQMP Template):

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your WQMP Exhibit.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in your WQMP. Use the format shown in Table G.1on page 23 of this WQMP Template. Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs for those shown here.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
☑ **A.** On-site storm drain inlets	☐ Locations of inlets.	☐ Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.	☐ Maintain and periodically repaint or replace inlet markings. ☐ Provide stormwater pollution prevention information to new site owners, lessees, or operators. ☐ See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com ☐ Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
☑ **B.** Interior floor drains and elevator shaft sump pumps		☐ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.
☑ **C.** Interior parking garages		☐ State that parking garage floor drains will be plumbed to the sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
☑ **D1.** Need for future indoor & structural pest control		❑ Note building design features that discourage entry of pests.	❑ Provide Integrated Pest Management information to owners, lessees, and operators.
☑ **D2.** Landscape/ Outdoor Pesticide Use	❑ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. ❑ Show self-retaining landscape areas, if any. ❑ Show stormwater treatment and hydrograph modification management BMPs. (See instructions in Chapter 3, Step 5 and guidance in Chapter 5.)	State that final landscape plans will accomplish all of the following. ❑ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ❑ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ❑ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ❑ Consider using pest-resistant plants, especially adjacent to hardscape. To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	❑ Maintain landscaping using minimum or no pesticides. ❑ See applicable operational BMPs in "What you should know for…..Landscape and Gardening" at http://rcflood.org/stormwater/Error! Hyperlink reference not valid. ❑ Provide IPM information to new owners, lessees and operators.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
☑ **E.** Pools, spas, ponds, decorative fountains, and other water features.	❑ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. (Exception: Public pools must be plumbed according to County Department of Environmental Health Guidelines.)	If the Co-Permittee requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	❑ See applicable operational BMPs in "Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain" at http://rcflood.org/stormwater/
☑ **F.** Food service	❑ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. ❑ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	❑ Describe the location and features of the designated cleaning area. ❑ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	❑ See the brochure, "The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries" at http://rcflood.org/stormwater/ Provide this brochure to new site owners, lessees, and operators.
☑ **G.** Refuse areas	❑ Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. ❑ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. ❑ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	❑ State how site refuse will be handled and provide supporting detail to what is shown on plans. ❑ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	❑ State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
❑ **H.** Industrial processes.	❑ Show process area.	❑ **If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."**	❑ **See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** See the brochure "Industrial & Commercial Facilities Best Management Practices for: Industrial, Commercial Facilities" at http://rcflood.org/stormwater/

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
❑ **I.** Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	❑ Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. ❑ Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. ❑ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. Where appropriate, reference documentation of compliance with the requirements of Hazardous Materials Programs for: ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank www.cchealth.org/groups/hazmat/	❑ See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials " in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
❑ **J.** Vehicle and Equipment Cleaning	❑ Show on drawings as appropriate: (1) Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses. (2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use). (3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. (4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.	❑ If a car wash area is not provided, describe any measures taken to discourage on-site car washing and explain how these will be enforced.	Describe operational measures to implement the following (if applicable): ❑ **Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system.** Refer to "Outdoor Cleaning Activities and Professional Mobile Service Providers" for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at http://rcflood.org/stormwater/ ❑ **Car dealerships and similar may rinse cars with water only.**

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
❑ **K.** Vehicle/Equipment Repair and Maintenance	❑ **Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater.** ❑ **Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.** ❑ **Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.**	❑ **State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area.** ❑ **State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.** ❑ **State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.**	**In the Stormwater Control Plan, note that all of the following restrictions apply to use the site:** ❑ **No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains.** ❑ **No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.** ❑ **No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.** Refer to "Automotive Maintenance & Car Care Best Management Practices for Auto Body Shops, Auto Repair Shops, Car Dealerships, Gas Stations and Fleet Service Operations". Brochure can be found at http://rcflood.org/stormwater/ Refer to Outdoor Cleaning Activities and Professional Mobile Service Providers for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at http://rcflood.org/stormwater/

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
❑ **L.** Fuel Dispensing Areas	❑ Fueling areas[6] shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable. ❑ Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area[1].] The canopy [or cover] shall not drain onto the fueling area.		❑ The property owner shall dry sweep the fueling area routinely. ❑ See the Fact Sheet SD-30 , "Fueling Areas" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

[6] The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
❑ **M.** Loading Docks	❑ Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected for ultimate discharge to the sanitary sewer. ❑ Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. ❑ Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.		❑ Move loaded and unloaded items indoors as soon as possible. ❑ See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 **Potential Sources of Runoff Pollutants**	**2** **Permanent Controls—Show on WQMP Drawings**	**3** **Permanent Controls—List in WQMP Table and Narrative**	**4** **Operational BMPs—Include in WQMP Table and Narrative**
☑ **N.** Fire Sprinkler Test Water		❑ Provide a means to drain fire sprinkler test water to the sanitary sewer.	❑ See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
O. Miscellaneous Drain or Wash Water or Other Sources ❑ Boiler drain lines ❑ Condensate drain lines ❑ Rooftop equipment ❑ Drainage sumps ❑ Roofing, gutters, and trim. ❑ Other sources		❑ Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. ❑ Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. ❑ Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. ❑ Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ❑ Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. Include controls for other sources as specified by local reviewer.	

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☑ **P.** Plazas, sidewalks, and parking lots.			☐ Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

Appendix 9: O&M

Operation and Maintenance Plan and Documentation of Finance, Maintenance and Recording Mechanism

- Provided in Final WQMP.

Appendix 10: Educational Materials

BMP Fact Sheets, Maintenance Guidelines and Other End-User BMP Information

- Provided in Final WQMP.

Appendix I

LEAL MASTER PLAN AMENDMENT PROJECT
NOISE IMPACT STUDY
City of Eastvale

LEAL MASTER PLAN AMENDMENT
NOISE IMPACT STUDY
City of EASTVALE, California

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April 8, 2022

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1.0 Introduction

1.1 Purpose of Analysis and Study Objectives

The purpose of this report is to evaluate the potential noise impacts from the proposed LEAL Master Plan Amendment (project) and provide recommendations, if necessary, to minimize any project noise impacts. The assessment was conducted within the context of the California Environmental Quality Act (CEQA) and utilizes the noise standards set forth by the applicable Federal, State, and local agencies.

The following is provided in this report:

- A description of the study area and the proposed project
- Information regarding the fundamentals of noise
- Identification of the regulatory setting and applicable noise standards
- Analysis of the existing noise environment
- Analysis of the project's operational noise impact to adjacent receptors
- Analysis of the project's construction noise and vibration impact to adjacent receptors
- Summary of recommended project design features to reduce noise level impacts.

This analysis also reviews changes in noise levels that would occur as a result of the proposed project in comparison to the previously approved project described in the Leal Master Plan Draft Environmental Impact Report, prepared by Michael Baker International, July 2015 (hereinafter referred to as 2015 EIR).

1.2 Site Location

The proposed project site is located near the northwest corner (NWC) of Hamner Avenue and Limonite Avenue, in the City of Eastvale. The project site is bound by 58th Street to the north, Limonite Avenue to the south, Hamner Avenue to the east, and Scholar Avenue to the west. The project site is located approximately 666 feet above sea level and generally slopes from north to south.

The project site location map is provided in Exhibit A.

The project site is currently vacant and zoned for Leal Master Plan in the City of Eastvale Zoning Map. The City of Eastvale General Plan land use map designates the project site as Leal Policy Area.

Several noise sensitive land use areas are present surrounding the project site, including;

- Existing residential uses located to the north, approximately 50 feet from the project site, across 58th Street.

- Existing residential uses located to the south, approximately 120 feet from the project site, across Limonite Avenue.

- Existing residential uses located to the east, approximately 170 feet from the project site, across Hamner Avenue.

- Existing residential uses located to the west, approximately 75 feet from the project site, across Scholar Way.

1.3 Project Description

The project consists of amending the Leal Master Plan to allow for the construction and operation of a total of 2,500 residential dwelling units, a 1.6 acre community recreational center, 12.5 acres of community park, and 28.17 acres of mixed use development (including a new civic center, retail/commercial and residential uses).

The total gross site area is approximately 158.6 acres.

The buildout of the project will also include approximately 22.9 acres of roadway improvement to 58th Street, Limonite Avenue, Hamner Avenue and Scholar Way, along with new internal street improvements.

The site plan used for this analysis, provided by the HUNSAKER & ASSOCIATES, is illustrated in Exhibit B. Table 1 summarizes the land use assumptions used for this analysis.

Table 1
Land Use Summary

Land Use	CalEEMod Use	Quantity	Metric[1]	Acre
Single Family Residential	Single Family Detached	400	DU	47.148
Multifamily Residential	Townhomes/Condos	1,000	DU	35.277
	Apartments	1,100	DU	28.169
Retail	Regional Shopping Center	390.0	TSF	
General Office	General Office	65.0	TSF	
Medical Office	Medical Office Building	65.0	TSF	
Civic Center	Government (Civic Center)	40.0	TSF	11.019
Fire Station		12.2	TSF	
Police		10.0	TSF	
Library	Library	25.0	TSF	
Parking	Parking Structure	2,820.0	Spaces	
Parking	Parking Lot	978.0	Spaces	
Recreational Center	City Park	1.6	Acre	1.584
Park	City Park	12.5	Acre	12.478
On-site / Off-site Street Improvements	Parking Lot	22.9	Acre	22.917
Total				**158.592**

[1] D.U. – Dwelling units; T.S.F. – Thousand Square Feet

This report analyzes short-term noise impacts associated with construction activities and long-term noise impacts associated with the day-to-day operation of the project. The primary sources of long-term noise impacts would increase in vehicular traffic along surrounding roadways, on-site circulation and parking lot noise, HVAC units, and outdoor recreational noise.

1.4 Summary of Analysis Results

Based on the result of this analysis, the project is not expected to result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

The amendment project is expected to generate 27,764 fewer trips compared to the previously approved 2015 EIR. As a result, the project's traffic noise contribution to the surrounding roadways would be less than previously estimated in the 2015 EIR, and the project would not cause a significant increase in the ambient roadway noise levels in the vicinity of the site. The amendment project has reduced the amount of commercial land use in favor of a greater amount of residential use; which is generally considered a more compatible land use with the surrounding community from a noise standpoint.

Several standard construction best practices and project design features have been recommended to help ensure noise levels do not significantly impact the surrounding community.

1.5 Recommended Project Design Features

The following recommended project design features include standard rules and requirements, best practices and recognized design guidelines for reducing noise levels. Design features are assumed to be part of the conditions of the project and integrated into its design. Design features are not typically considered mitigation under CEQA.

Operational Design Features

DF-1 Prior to the issuance of building permits, the project shall demonstrate that building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units located along arterial roadways and/or adjacent to commercial uses, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways:

- Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources.
- Install double-paned or upgraded STC sound rated windows.
- Provide sound insulating exterior walls and roofing systems.
- Locate and/or design attic vents to minimize sound propagation into each home.

- Provide forced-air ventilation systems.

- Provide the necessary setbacks for dwelling units fronting along major roadways.

DF-2 The project shall comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g. floor/ceiling assemblies and demising walls).

DF-3 For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum.

DF-4 The final building plans shall ensure that HVAC units are not located within an area of the project site that would contribute to a noise level exceedance at any adjacent property line, per the City of Eastvale Municipal Code requirements. To meet the City's noise standards the following measures should be followed:

- All HVAC equipment shall be shielded or enclosed from the line of sight of adjacent residential uses.

- The combined noise level of all units operating simultaneously shall not exceed the City of Eastvale daytime and nighttime exterior standards at the nearest surrounding property lines.

DF-5 Future residents, property management personnel, and commercial tenants will be required to comply with the City of Eastvale Municipal Code Noise Regulations, Chapter 8.52, which specify that no person shall create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

To help ensure compliance with the City's Noise Regulations, the following recommendations are provided:

- Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (8 a.m. – 10 p.m.).

- Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

Construction Design Features

DF-6 Prepare a construction management plan and obtain a construction work permit from the City of Eastvale prior to starting construction. The construction management plan shall ensure all contractors implement construction best management practices to reduce construction noise levels. Examples of best management practices may include the following:

- All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).

- Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.

- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load.

- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

- Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.

- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.

- Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.

- Construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. to 7:00 a.m. during the months of October through May.

DF-7 No impact pile driving or blasting activities shall be permitted on the project site during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment shall be conducted prior to start of any activity.

2.0 Fundamentals of Noise

This section of the report provides basic information about noise and vibration and presents some of the terms used in the report.

2.1 Sound, Noise, and Acoustics

The sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. The sound may be thought of as mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic or stationary noise, the medium of concern is air. *Noise* is defined as sound that is loud, unpleasant, unexpected, or unwanted.

2.2 Frequency and Hertz

A continuous sound is described by its *frequency* (pitch) and its *amplitude* (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding) and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting out at 20 Hz all the way to the high pitch of 20,000 Hz.

2.3 Sound Pressure Levels and Decibels

The *amplitude* of a sound determines its loudness. The loudness of sound increases or decreases, as the amplitude increases or decreases. Sound pressure amplitude is measured in units of micro-Newton per square inch meter (N/m2), also called micro-Pascal (μPa). One μPa is approximately one hundred billionths (0.00000000001) of normal atmospheric pressure. Sound pressure level (SPL or L_p) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibels and abbreviated as dB.

2.4 Addition of Decibels

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two (2) sounds of equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3dB increase.

If two (2) sounds differ by approximately 10 dB the higher sound level is the predominant sound.

2.5 Human Response to Changes in Noise Levels[1]

In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, (A-weighted scale) and it perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. For purposes of this report as well as with most environmental documents, the A-scale weighing is typically reported in terms of A-weighted decibel (dBA). Typically, the human ear can barely perceive the change in the noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g. doubling the volume of traffic on a highway), would result in a barely perceptible change in sound level.

2.6 Noise Descriptors

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns, others are random. Some noise levels are constant, while others are sporadic. Noise descriptors were created to describe the different time-varying noise levels. Following are the most commonly used noise descriptors along with brief definitions.

A-Weighted Sound Level

The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level

The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

[1] Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.

Community Noise Equivalent Level (CNEL)

The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB)

A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A)

A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ)

The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. The energy average noise level during the sample period.

Habitable Room

Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

L(n)

The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly, L50, L90, and L99, etc.

Noise

Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Percent Noise Levels

See L(n).

Sound Level (Noise Level)

The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter

An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL)

The dBA level which, if it lasted for one (1) second, would produce the same A-weighted sound energy as the actual event.

2.7 Sound Propagation[2]

As sound propagates from a source it spreads geometrically. The sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

[2] Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.

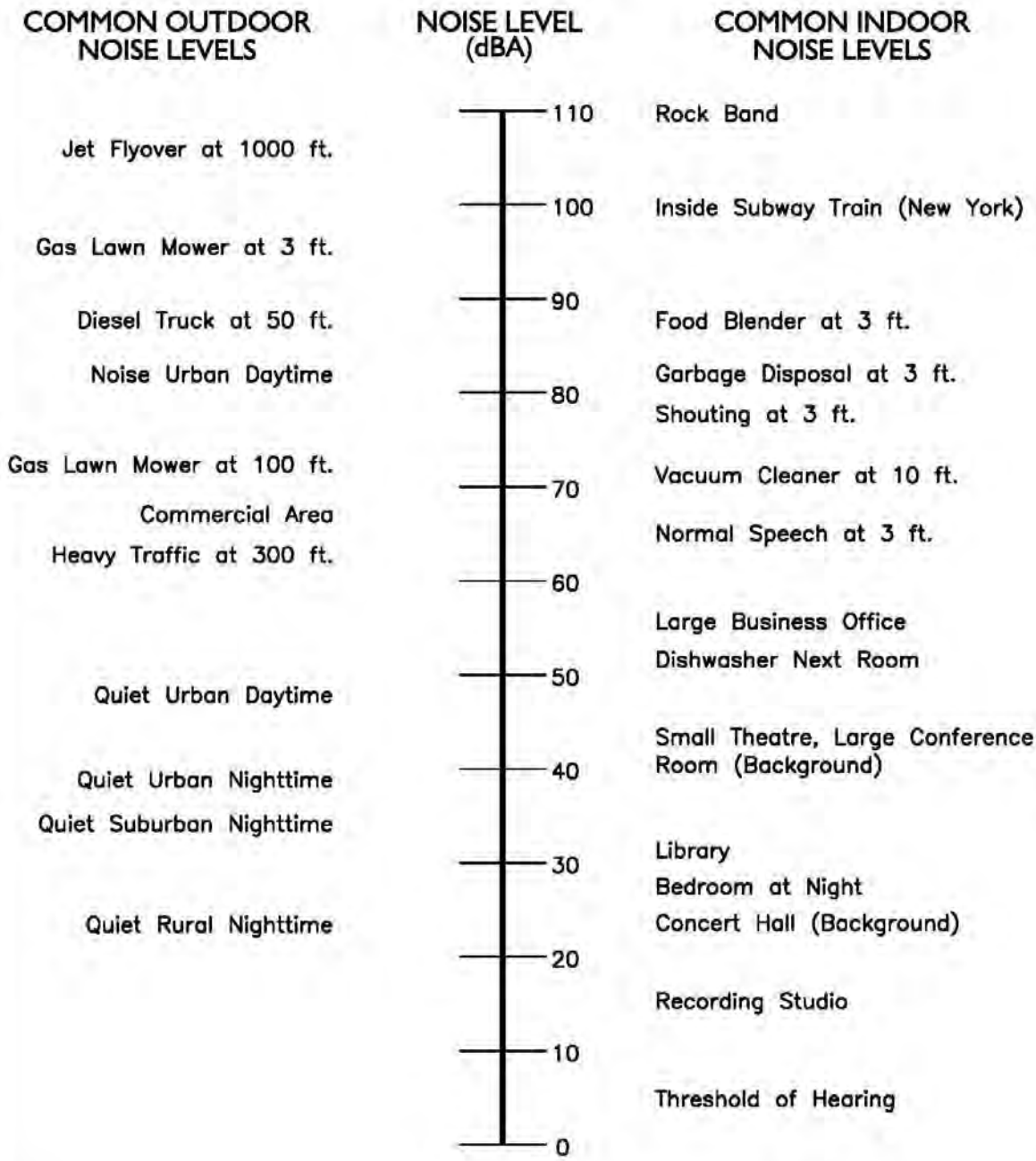
As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use the hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt or landscaping attenuate noise at an additional rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall noise attenuation of 4.5 dB per doubling of distance for a line source and 6.0 dB per doubling of distance for a point source.

Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located 200 feet and greater from a noise source. Wind, temperature, air humidity, and turbulence can further impact how far sound can travel.

Figure 1 shows typical sound levels from indoor and outdoor noise sources.

Figure 1[3]

TYPICAL SOUND LEVELS FROM
INDOOR AND OUTDOOR NOISE SOURCES



[3] Technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.

2.8 Vibration Descriptors

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

Several different methods are used to quantify vibration amplitude.

PPV

Known as the peak particle velocity (PPV) which is the maximum instantaneous peak in vibration velocity, typically given in inches per second.

RMS

Known as the root mean squared (RMS) can be used to denote vibration amplitude.

VdB

A commonly used abbreviation to describe the vibration level (VdB) for a vibration source.

2.9 Vibration Perception

Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible ground-borne noise or vibration. To counter the effects of ground-borne vibration, the Federal Transit Administration (FTA) has published guidance relative to vibration impacts.

2.10 Vibration Propagation

There are three main types of vibration propagation: surface, compression, and shear waves. Surface waves, or Rayleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wavefront, similar to ripples produced by throwing a rock into a pool of water. P-waves, or compression waves, are body waves that carry their energy along an expanding spherical wavefront. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. S-waves, or shear waves, are also body waves that carry energy along an expanding spherical wavefront. However, unlike P-waves, the particle motion is transverse, or side-to-side and perpendicular to the direction of propagation.

As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests.

3.0 Regulatory Setting

The proposed project is located in the City of Eastvale and noise regulations are addressed through the various federal, state, and local government agencies. The agencies responsible for regulating noise are discussed below.

3.1 Federal Regulations

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three (3) purposes:

- Publicize noise emission standards for interstate commerce
- Assist state and local abatement efforts
- Promote noise education and research

The Federal Office of Noise Abatement and Control (ONAC) was originally tasked with implementing the Noise Control Act. However, it was eventually eliminated leaving other federal agencies and committees to develop noise policies and programs. Some examples of these agencies are as follows: The Department of Transportation (DOT) assumed a significant role in noise control through its various agencies. The Federal Aviation Agency (FAA) is responsible to regulate noise from aircraft and airports. The Federal Highway Administration (FHWA) is responsible to regulate noise from the interstate highway system. The Occupational Safety and Health Administration (OSHA) is responsible for the prohibition of excessive noise exposure to workers.

The Federal government and the State advocate that local jurisdiction use their land use regulatory authority to arrange new development in such a way that "noise sensitive" uses are either prohibited from being constructed adjacent to a highway or, or alternatively that the developments are planned and constructed in such a manner that potential noise impacts are minimized.

Since the Federal government and the State have preempted the setting of standards for noise levels that can be emitted by the transportation source, the City is restricted to regulating the noise generated by the transportation system through nuisance abatement ordinances and land use planning.

3.2 State Regulations

Established in 1973, the California Department of Health Services Office of Noise Control (ONC) was instrumental in developing regularity tools to control and abate noise for use by local agencies. One significant model is the "Land Use Compatibility for Community Noise Environments Matrix." The matrix allows the local jurisdiction to clearly delineate compatibility of sensitive uses with various incremental levels of noise.

The State of California has established noise insulation standards as outlined in Title 24 of the Building Standards Code which in some cases requires acoustical analyses to outline exterior noise levels and to ensure interior noise levels do not exceed the interior threshold. The State mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable.

Noise insulation design standards for residences are identified in Section 1206 Sound Transmission of the 2019 California Building Standards Code. The City is required by the State Housing Law to adopt these State codes as minimum performance standards. The City may enact stricter noise standards throughout the city or on a case-by-case basis if deemed necessary. In brief, the Title 24 noise standards require the following for multi-family dwellings:

1. Party wall and floor-ceiling assembly designs must provide a minimum STC of 50, based on lab tests. Field tested assemblies must provide a minimum noise isolation class (NIC) of 45.

2. Floor-ceiling assembly designs must provide for a minimum impact insulation class (IIC) of 50, based on lab tests. Field tested assemblies must provide a minimum FIIC of 45.

3. Entry doors from interior corridors must provide an STC of 26 or more.

4. Penetrations or openings in sound rated assemblies must be treated to maintain required ratings.

5. Interior noise levels due to exterior sources must not exceed a community noise equivalent level (CNEL) or a day-night level (LDN) of 45 dBA, in any habitable room.

Thus, the interior limit is 45 dBA CNEL between dwelling units and from exterior noise sources to interior living spaces.

3.3 City of Eastvale Noise Regulations

The project is required to comply with the noise standards and thresholds established within the City of Eastvale Municipal Code Chapter 8.52 Noise Regulation. The noise standards from the Municipal code and the General Plan are provided in Appendix A.

3.3.1 City of Eastvale Municipal Code Noise Standards

The City of Eastvale Municipal Code Chapter 8.52 Noise Regulation, requires that a project shall not create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness. Noise standards are defined in Table 1 of the Chapter 8.52 Noise Regulation of the Municipal Code and are applicable to the project site and surrounding noise sensitive uses.

Table 2 shows the exterior noise standards from the City of Eastvale Municipal Code Chapter 8.52 Noise Regulation Exterior Noise Standards for the project site and surrounding residential land uses.

Table 2
City of Eastvale Municipal Code
Exterior Noise Level Standards

Land Use	Time Period	Maximum Decibel Level (dBA)
Specific Plan – Residential	7:00 AM – 10:00 PM	55
	10:00 PM – 7:00 AM	45
Specific Plan – Commercial	7:00 AM – 10:00 PM	65
	10:00 PM – 7:00 AM	55
Open Space (Recreational Use)	7:00 AM – 10:00 PM	45
	10:00 PM – 7:00 AM	45

[1] Source: City of Eastvale Municipal Code, Chapter 8.52 – Noise Regulation.

Construction Noise Regulations

Chapter 8.52 Noise Regulations, Section 8.52.020 Exemptions of the City's municipal code exempts the construction noise activities, provided;

- Private construction projects located one-quarter of a mile or more from an inhabited dwelling;
- Private construction projects located within one-quarter of a mile from an inhabited dwelling, provided that construction does not occur between the hours of:

  i. 6:00 p.m. and 6:00 a.m. during the months of June through September;

  ii. 6:00 p.m. and 7:00 a.m. during the months of October through May;

3.3.2 City of Eastvale General Plan Noise Standards

The City of Eastvale General Plan Noise Element addresses noise goals and policies, implementation programs, compatibility guidelines and roadway noise levels. Goals and policies that apply to the proposed project include:

POLICY N-1: Protect noise-sensitive land uses from high levels of noise by restricting noise producing land uses from these areas.

POLICY N-3: Consider the following uses to be sensitive to noise and vibration, and discourage these uses in areas where existing or projected future noise levels would be in excess of 65 CNEL and/or vibration would be more than 0.0787 Peak Particle Velocity (inches/second):

- Schools;
- Hospitals;
- Rest Homes;
- Long Term Care Facilities;
- Mental Care Facilities;
- Residential Uses;
- Libraries;
- Passive Recreation Uses; and
- Places of worship

POLICY N-4: Require noise sensitive land uses proposed in areas where existing or projected future noise levels would be in excess of 65 CNEL to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem.

POLICY N-5: Require that exterior noise forecasts use the appropriate Level of Service for the adjacent roadways, or a 20-year projection of traffic volumes (whichever is greater) for future noise forecasts.

4.0 Study Method and Procedures

The following section describes the noise modeling procedures and assumptions used in the noise analysis.

4.1 Traffic Noise Modeling

Traffic noise from vehicular traffic was projected using a version of the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108). The FHWA model arrives at the predicted noise level through a series of adjustments to the key input parameters. The following outlines the key adjustments made to the computer model for the roadway inputs:

- Roadway classification – (e.g. freeway, major arterial, arterial, secondary, collector, etc),
- Roadway Active Width – (distance between the center of the outer most travel lanes on each side of the roadway)
- Average Daily Traffic (ADT) Volumes, Travel Speeds, Percentages of automobiles, medium trucks, and heavy trucks
- Roadway grade and angle of view
- Site Conditions (e.g. soft vs. hard)
- Percentage of total ADT which flows each hour throughout a 24-hour period

The following outlines key adjustments to the computer model for the project site parameter inputs:

- Vertical and horizontal distances (Sensitive receptor distance from noise source)
- Noise barrier vertical and horizontal distances (Noise barrier distance from sound source and receptor).
- Traffic noise source spectra
- Topography

Table 3 and Table 4 indicates the roadway parameters utilized for this study.

Table 3
Roadway Parameters[1]

Roadway	Segment	Class.	Lanes	Speed Limit	Site
Limonite Avenue	Archibald Avenue to Harrison Avenue	Urban Arterial	6	50	Hard
Limonite Avenue	Harrison Avenue to Scholar Way	Urban Arterial	6	50	Hard
Limonite Avenue	Scholar Way to Hamner Avenue	Urban Arterial	5	45	Hard
Limonite Avenue	Hamner Avenue to I-15 Ramps	Urban Arterial	6	45	Hard
Limonite Avenue	I-15 Ramps to Wineville Avenue	Urban Arterial	6	50	Hard
Hamner Avenue	Citrus Street to Schleisman Road	Urban Arterial	6	50	Hard
Hamner Avenue	Schleisman Road to 68th Street	Urban Arterial	6	45	Hard
Hamner Avenue	68th Street to 58th Street	Urban Arterial	6	45	Hard
Hamner Avenue	Limonite Avenue to 58th Street	Urban Arterial	5	45	Hard
Hamner Avenue	58th Street to Bellgrave Avenue	Urban Arterial	6	45	Hard
Scholar Way	Limonite Avenue to 68th Street	Secondary Collector	2	35	Hard
Scholar Way	Bellgrave Avenue to Limonite Avenue	Secondary Collector	4	35	Hard

[1] Source: LEAL Masterplan Amendment Project, Traffic Impact Study, Eastvale, RK Engineering, November 2021.

Table 4
Roadway Average Daily Traffic (ADT)[1]

Roadway	Segment	Existing ADT	Existing Plus Project ADT	Long Range	Long Range Plus Project
Limonite Avenue	Archibald Avenue to Harrison Avenue	18,497	22,162	44,000	47,665
Limonite Avenue	Harrison Avenue to Scholar Way	26,192	29,857	50,780	54,445
Limonite Avenue	Scholar Way to Hamner Avenue	29,548	47,874	48,960	67,286
Limonite Avenue	Hamner Avenue to I-15 Ramps	44,312	60,805	69,110	85,603
Limonite Avenue	I-15 Ramps to Wineville Avenue	33,855	37,520	65,010	68,675
Hamner Avenue	Citrus Street to Schleisman Road	20,619	24,284	25,400	29,065
Hamner Avenue	Schleisman Road to 68th Street	11,831	15,496	15,030	18,695
Hamner Avenue	68th Street to 58th Street	20,186	22,019	22,730	24,563
Hamner Avenue	Limonite Avenue to 58th Street	15,649	32,142	31,890	48,383
Hamner Avenue	58th Street to Bellgrave Avenue	15,649	32,142	31,890	48,383
Scholar Way	Limonite Avenue to 68th Street	4,912	6,745	6,860	8,693
Scholar Way	Bellgrave Avenue to Limonite Avenue	2,240	4,073	2,810	4,643

[1] LEAL Masterplan Amendment Project, Traffic Impact Study, Eastvale, RK Engineering, November 2021.

Table 5 and Table 6 indicates the vehicle distribution and truck mix utilized for all roadways in this study area.

Table 5
Vehicle Distribution (Truck Mix) for Arterial Roadways[1]

Motor-Vehicle Type	Daytime % (7 AM - 7 PM)	Evening % (7 PM - 10 PM)	Night % (10 PM - 7 AM)	Total % of Traffic Flow
Automobiles	69.5	12.9	9.6	92
Medium Trucks	1.44	0.06	1.5	3
Heavy Trucks	2.4	0.1	2.5	5

[1] Vehicle percentages are based on County of Riverside Department of Environmental Health.

Table 6
Vehicle Distribution (Truck Mix) for Collector Roadways[1]

Motor-Vehicle Type	Daytime % (7 AM - 7 PM)	Evening % (7 PM - 10 PM)	Night % (10 PM - 7 AM)	Total % of Traffic Flow
Automobiles	73.6	13.6	10.22	97.42
Medium Trucks	0.9	0.04	0.9	1.84
Heavy Trucks	0.35	0.04	0.35	0.74

[1] Vehicle percentages are based on County of Riverside Department of Environmental Health.

4.2 Construction Noise Modeling

The construction noise analysis utilizes the Federal Highway Administration (FHWA) Roadway Construction Noise Model, together with several key construction parameters. Key inputs include distance to the sensitive receiver, equipment usage, and baseline parameters for the project site. This study evaluates the potential exterior noise impacts during each phase of construction.

Demolition activities are expected to occur at approximately 50 feet from the nearest existing residential uses to the north. Therefore, noise levels from demolition activities are analyzed at 50 feet. Noise levels from all other construction activities are conservatively estimated from 200 feet, whereas, in reality, the degree of construction noise will vary depending on the type of construction activity taking place and the location of the activity relative to the surrounding properties. Noise levels were projected for equipment operating over an 1-hour period from to the nearest sensitive receptor property line.

- Construction phasing and equipment usage assumptions are referenced from the LEAL Master Plan AQ & GHG and Energy Impact Study, by RK Engineering, November 2021.

4.3 Construction Vibration Modeling

The construction vibration assessment is based on the methodology set-forth within the Caltrans Transportation and Construction Vibration Guidance Manual, April 2020. The vibration impacts from vibratory rollers and compactors, heavy truck loading and bulldozer activity is analyzed. All vibratory activity is analyzed as a continuous and/or frequent event and is required to comply with the applicable guidance thresholds criteria. It is expected

that vibration levels will be highest during paving phase. No impact pile driving is expected as part of this project.

Vibratory impacts were calculated from the site area property line to the closest sensitive receptors and structures using the reference vibration levels, soil conditions and the reference equation *PPV= PPV ref (25/D)^n (in/sec)* (from Caltrans Manual) where:

PPV = reference measurement at 25 feet from vibration source
D = distance from equipment to property line
n= vibration attenuation rate through ground (n=1.1 was utilized for this study)

5.0 Existing Noise Environment

The existing noise environment for the project site and surrounding area has been established based on the modeled existing traffic noise levels by RK.

5.1 Existing Traffic Noise Levels

Table 7 shows the modeled existing traffic noise levels calculated at 100 feet from the centerline of roadway segments surrounding the site. The distances to the 55, 60, 65, and 70 dBA CNEL noise contours are also shown. The noise levels were calculated using traffic volumes from the *LEAL Masterplan Amendment Traffic Impact Study, RK Engineering Group, November 2021.*

The traffic noise levels does not takes into account of the effect of any noise barriers or topography that may reduce traffic noise levels.

The roadway noise calculation worksheets are provided in Appendix B.

Table 7
Existing Traffic Noise Levels

Roadway[1]	Segment	CNEL at 100ft. (dBA)	Distance to Contour (Ft)[2]			
			70 dBA CNEL	65 dBA CNEL	60 dBA CNEL	55 dBA CNEL
Limonite Avenue	Archibald Ave to Harrison Ave	68.2	66	210	664	2,100
Limonite Avenue	Harrison Avenue to Scholar Way	69.7	94	297	940	2,973
Limonite Avenue	Scholar Way to Hamner Avenue	69.0	80	254	803	2,538
Limonite Avenue	Hamner Avenue to I-15 Ramps	70.8	120	381	1,204	3,806
Limonite Avenue	I-15 Ramps to Wineville Avenue	70.8	122	384	1,215	3,843
Hamner Avenue	Citrus Street to Schleisman Road	68.7	74	234	740	2,341
Hamner Avenue	Schleisman Road to 68th Street	65.1	32	102	321	1,016
Hamner Avenue	68th Street to 58th Street	67.4	55	173	548	1,734
Hamner Avenue	Limonite Avenue to 58th Street	66.3	43	134	425	1,344
Hamner Avenue	58th Street to Bellgrave Avenue	66.3	43	134	425	1,344
Scholar Way	Limonite Avenue to 68th Street	57.8	6	19	60	191
Scholar Way	Bellgrave Ave to Limonite Ave	54.4	3	9	28	87

[1] Noise levels calculated at 100 feet from the centerline of subject roadway.

[2] Refer to Appendix B for projected noise level calculations.

6.0 Operational Noise Impacts

This assessment analyzes the anticipated noise levels generated by the project and impacts caused by changes to the ambient environment. The main sources of noise generated by the project would include vehicular traffic noise along the adjacent roadways. Noise level impacts are compared to the City of Eastvale noise standards.

The project must demonstrate that noise levels generated by the project site would not result in a permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

6.1 Traffic Source Noise

The potential off-site noise impacts caused by the increase in vehicular traffic from the operation of the proposed project on the nearby roadways were calculated for direct and cumulative project conditions.

6.1.1 Existing Conditions

The direct impact of project traffic added to the surrounding roadway network is shown in Table 8 for the existing year conditions. Roadway noise calculation worksheets are provided in Appendix B.

The FHWA Highway Traffic Noise Analysis and Abatement Policy and Guidance indicates that a change in noise level of 3 dBA is considered barely perceptible and a change in noise level of 5 dBA is considered readily perceptible to the human ear. Therefore, for purposes of this analysis, and consistent with common practice in the County of Riverside, an increase of 5 dBA or more above ambient conditions would be considered the threshold of significance for causing a substantial permanent increase in noise.

Table 8
Roadway Noise Impact Analysis (dBA CNEL)[1]
Existing Year Conditions

Roadway[2]	Segment	CNEL at the Nearest Façade			Significant Impact?[3]
		Existing Without Project	Existing with Project	Change as a Result of Project	
Limonite Avenue	Archibald Ave to Harrison Ave	68.2	69.0	0.8	NO
Limonite Avenue	Harrison Avenue to Scholar Way	69.7	70.3	0.6	NO
Limonite Avenue	Scholar Way to Hamner Avenue	69.0	71.3	2.3	NO
Limonite Avenue	Hamner Avenue to I-15 Ramps	70.8	72.2	1.4	NO
Limonite Avenue	I-15 Ramps to Wineville Avenue	70.8	71.3	0.5	NO
Hamner Avenue	Citrus Street to Schleisman Rd	68.7	69.4	0.7	NO
Hamner Avenue	Schleisman Road to 68th Street	65.1	66.2	1.1	NO
Hamner Avenue	68th Street to 58th Street	67.4	67.8	0.4	NO
Hamner Avenue	Limonite Avenue to 58th Street	66.3	69.4	3.1	NO
Hamner Avenue	58th Street to Bellgrave Avenue	66.3	69.4	3.1	NO
Scholar Way	Limonite Avenue to 58th Street	57.8	59.2	1.4	NO
Scholar Way[5]	58th Street to Bellgrave Avenue	54.4	57.0	2.6	NO

[1] Exterior noise levels are calculated at 5 feet above ground level.
[2] Noise levels are calculated approximately 100 feet from the centerline of the subject roadway.
[3] A significant noise impact would occur when project operational activities cause an increase in ambient noise levels of 5 dBA or more and the resulting noise level exceeds 60 dBA CNEL/Ldn.

Table 8 shows that the project would not result in a significant traffic noise level increase for all study area roadway segments.

6.1.2 Long Range Year Conditions

The cumulative impact of project traffic added to the surrounding roadway network with the addition of other potential cumulative development projects and area-wide growth is shown in Table 9 for Long Range Year conditions.

The FHWA Highway Traffic Noise Analysis and Abatement Policy and Guidance indicates that a change in noise level of 3 dBA is considered barely perceptible and a change in noise

level of 5 dBA is considered readily perceptible to the human ear. Therefore, for purposes of this analysis, and consistent with common practice in the County of Riverside, an increase of 5 dBA or more above ambient conditions would be considered the threshold of significance for causing a substantial permanent increase in noise.

Table 9
Roadway Noise Impact Analysis (dBA CNEL)[1]
Long Range Conditions

Roadway[2]	Segment	CNEL at the Nearest Façade			Significant Impact? [3]
		Long Range Without Project	Long Range with Project	Change as a Result of Project	
Limonite Avenue	Archibald Ave to Harrison Ave	72.0	72.3	0.3	NO
Limonite Avenue	Harrison Avenue to Scholar Way	72.6	72.9	0.3	NO
Limonite Avenue	Scholar Way to Hamner Avenue	71.2	72.6	1.4	NO
Limonite Avenue	Hamner Avenue to I-15 Ramps	72.7	73.7	1.0	NO
Limonite Avenue	I-15 Ramps to Wineville Avenue	73.7	73.9	0.2	NO
Hamner Avenue	Citrus Street to Schleisman Rd	69.6	70.2	0.6	NO
Hamner Avenue	Schleisman Road to 68th Street	66.1	67.1	1.0	NO
Hamner Avenue	68th Street to 58th Street	67.9	68.2	0.3	NO
Hamner Avenue	Limonite Avenue to 58th Street	69.4	71.2	1.8	NO
Hamner Avenue	58th Street to Bellgrave Avenue	69.4	71.2	1.8	NO
Scholar Way	Limonite Avenue to 58th Street	59.3	60.3	1.0	NO
Scholar Way[5]	58th Street to Bellgrave Avenue	55.4	57.6	2.2	NO

[1] Exterior noise levels are calculated at 5 feet above ground level.
[2] Noise levels are calculated approximately 100 feet from the centerline of the subject roadway.
[3] A significant noise impact would occur when project operational activities cause an increase in ambient noise levels of 5 dBA or more and the resulting noise level exceeds 60 dBA CNEL/Ldn.

Tables 9 shows that the project would not result in a significant traffic noise level increase for all study area roadway segments. The roadway noise calculation worksheets are provided in Appendix B.

6.2 Stationary Source Noise Impacts

Potential noise increases associated with each of the potential land uses in the proposed project are discussed below. Noise impacts were qualitatively assessed based on the potential land uses within the Master Plan area.

6.2.1 Residential Land Use

The proposed project allows for the future development of various residential land uses including medium- and high-density residential development and mixed-use development. The typical sources of stationary noise from residential land uses would include on-site circulation and parking lot noise, mechanical pool/spa equipment, HVAC units, and outdoor recreational noise.

Noise from residential land uses are typically considered compatible with other adjacent residential uses and would not typically be categorized as loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness. In particular, social activities and vehicular related noise are generally substantially less during the noise sensitive nighttime hours.

Several project design features are provided to help ensure stationary noise from the residential land uses do not adversely affect the surrounding community.

6.2.2 Parks, Trails, and Open Space Land Uses

The proposed project allows for the development of several community features including gathering places, parks, open spaces, and trails.

The main sources of potential stationary noise impacts from the proposed land uses would include noise from children's play areas and playgrounds, outdoor gathering and events, and/or vehicle parking areas.

Parks and open space are typically considered compatible land uses with other adjacent residential uses and would not typically generate loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness. Additionally, the parks will be closed during nighttime hours to help further reduce any potential noise impacts.

6.2.3 Commercial and Civic Land Uses

The proposed project allows for the future development of various nonresidential land uses, including standard and mixed-use retail, commercial office, and civic center uses. The main sources of potential stationary noise impacts from the proposed commercial and civic center use would mainly include on-site circulation and parking lot noise, HVAC units, on-site truck operations, vehicle/equipment backup alarms, decompression of trailer truck brakes, and loading dock operations.

Based on the current Masterplan layout, commercial and civic land uses are generally expected to be located on the southeast corner of the project site, with the exception of the fire station which is proposed to be located at the northwest corner of the site. Fire and emergency services are exempt from the noise standards in the Eastvale Municipal Code; however, several design features will help reduce noise levels as much as possible.

Land uses surrounding the proposed commercial and civic land uses near the southwest portion of the site include, commercial uses to the east and south. The proposed land uses would typically be compatible with other adjacent off-site surrounding land uses. Several project design features and construction practices are provided to help ensure operational noise levels from the commercial and civic center uses do not adversely affect the surrounding community.

6.3 Preliminary Interior Noise Analysis

Traffic noise levels along the adjacent roadways are the primary source of ambient noise impacting the project site. This section of the analysis does not necessarily apply to CEQA, as recent court rulings have indicated that CEQA is primarily concerned with the project's impact of the environment, not the environment's impact on a project.

Future traffic noise levels along the roadway segments surrounding the project site represents the noise levels at 100 feet from the centerline of each roadway segment and do not consider future noise barrier walls along the project property lines. The future roadway noise levels along the surrounding roadways are expected to range from 72.2 dBA CNEL along Limonite Avenue, 70.7 dBA CNEL along Hamner Avenue and 59.9 dBA CNEL along Scholarly Way.

Prior to issuance of building permits, the project proponent should demonstrate to the City building department that the proposed building shell and window assemblies will achieve

exterior to interior noise reduction necessary to meet the State of California and City of Eastvale requirements.

Furthermore, the project shall comply with California Title 24 insulation building requirements for commercial, multi-family dwelling units for common separating assemblies (e.g., floor/ceiling assemblies and demising walls).

6.4 Recommended Operational Design Features

The following recommended project design features include standard rules and requirements, best practices and recognized design guidelines for reducing noise levels. Design features are assumed to be part of the conditions of the project and integrated into its design. Design features are not typically considered mitigation under CEQA.

DF-1 Prior to the issuance of building permits, the project shall demonstrate that building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units located along arterial roadways and/or adjacent to commercial uses, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways:

- Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources.
- Install double-paned or upgraded STC sound rated windows.
- Provide sound insulating exterior walls and roofing systems.
- Locate and/or design attic vents to minimize sound propagation into each home.
- Provide forced-air ventilation systems.
- Provide the necessary setbacks for dwelling units fronting along major roadways.

DF-2 The project shall comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g. floor/ceiling assemblies and demising walls).

DF-3 For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum.

DF-4 The final building plans shall ensure that HVAC units are not located within an area of the project site that would contribute to a noise level exceedance at any adjacent property line, per the City of Eastvale Municipal Code requirements. To meet the City's noise standards the following measures should be followed:

- All HVAC equipment shall be shielded or enclosed from the line of sight of adjacent residential uses.

- The combined noise level of all units operating simultaneously shall not exceed the City of Eastvale daytime and nighttime exterior standards at the nearest surrounding property lines.

DF-5 Future residents, property management personnel, and commercial tenants will be required to comply with the City of Eastvale Municipal Code Noise Regulations, Chapter 8.52, which specify that no person shall create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

To help ensure compliance with the City's Noise Regulations, the following recommendations are provided:

- Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (8 a.m. – 10 p.m.).

- Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

7.0 Construction Noise and Vibration Impacts

Temporary construction noise and vibration impacts have been assessed from the project site to the surrounding adjacent land uses.

Chapter 8.52 Noise Regulations, Section 8.52.020 – Exemptions, of the City's municipal code exempts the construction noise activities, provided;

- Private construction projects located one-quarter of a mile or more from an inhabited dwelling;
- Private construction projects located within one-quarter of a mile from an inhabited dwelling, provided that construction does not occur between the hours of:

  i. 6:00 p.m. and 6:00 a.m. during the months of June through September;

  ii. 6:00 p.m. and 7:00 a.m. during the months of October through May;

Although construction activity may be exempt from the noise standards in the City's Municipal Code, CEQA requires that potential noise impacts still be evaluated for significance. The City of Eastvale CEQA Significance Thresholds Guide does not have established criteria for construction noise impacts. Therefore, for purposes of this analysis, the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018) criteria is referenced as an informational guide for the construction noise impact analysis[4]. The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction.

Construction phasing and equipment usage assumptions are referenced from:

- *LEAL Master Plan Amendment Project AQ & GHG and Energy Impact Study, by RK Engineering Group, November 2021.*

7.1 Typical Construction Noise Levels

Table 10 shows typical construction noise levels compiled by the Environmental Protection Agency (EPA) for common type construction equipment. Typical construction noise levels are used to estimate potential project construction noise levels at the adjacent sensitive receptors.

[4] Federal Transit Administration. Transit Noise and Vibration Impact Assessment Manual. Section 7. September 2018.

Table 10
Typical Construction Noise Levels[1]

Type	Noise Levels (dBA) at 50 Feet
Earth Moving	
Compactors (Rollers)	73 - 76
Front Loaders	73 - 84
Backhoes	73 - 92
Tractors	75 - 95
Scrapers, Graders	78 - 92
Pavers	85 - 87
Trucks	81 - 94
Materials Handling	
Concrete Mixers	72 - 87
Concrete Pumps	81 - 83
Cranes (Movable)	72 - 86
Cranes (Derrick)	85 - 87
Stationary	
Pumps	68 - 71
Generators	71 - 83
Compressors	75 - 86
Impact Equipment	
Pneumatic Wrenches	82 - 87
Jack Hammers, Rock Drills	80 - 99
Pile Drivers (Peak)	95-105
Other	
Vibrators	68 - 82
Saws	71 - 82

[1] Referenced Noise Levels from the Environmental Protection Agency (EPA)

7.2 Construction Noise Impact Analysis

This assessment analyzes potential noise impacts during all expected phases of construction, including; demolition, site preparation, grading, building construction, paving, and architectural coating. Noise levels are calculated based on an average distance of equipment over an 1-hour period to the nearest adjacent property. The project's estimated construction noise levels have been calculated using the Federal Highway Administration Roadway Construction Noise Model Version 1.1.

Demolition activities are expected to occur at approximately 50 feet from the nearest existing residential uses to the north. Therefore, noise levels from demolition activities are analyzed at 50 feet. Noise levels from all other construction activities are conservatively estimated from 200 feet, whereas, in reality, the degree of construction noise will vary depending on the type of construction activity taking place and the location of the activity relative to the surrounding properties.

Tables 11 shows the noise level impacts to the residential property lines to the east and south. Construction noise calculation worksheets are provided in Appendix C.

Table 11
Project Construction Noise Levels

Phase	Equipment	Quantity	Equipment Noise Level (dBA Leq)	Combined Noise Level (dBA Leq)
Demolition[2]	Concrete/Industrial Saw	1	74.8	84.6
	Excavators	3	76.7	
	Rubber Tired Dozers	2	77.7	
Site Preparation[1]	Rubber Tired Dozers	3	65.6	75.6
	Tractors/Loaders/Backhoes	4	68.0	
Grading[1]	Excavators	2	64.7	76.2
	Graders	1	69.0	
	Rubber Tired Dozers	1	65.6	
	Scrapers	2	67.6	
	Tractors/Loaders/Backhoes	2	68.0	
Building Construction[1]	Cranes	1	60.6	74.2
	Forklifts	3	59.0	
	Generator Sets	1	65.6	
	Tractors/Loaders/Backhoes	3	68.0	
	Welders	1	58.0	
Paving[1]	Pavers	1	62.2	67.3
	Paving Equipment	1	61.0	
	Rollers	2	61.0	
Architectural Coating[1]	Air Compressors	1	61.6	61.6
Worst Case Construction Phase Noise Level – Leq (dBA)				84.6
FTA Construction Noise Criteria (General Assessment)				90.0
Noise level exceeds FTA criteria?				**NO**

[1] Construction Noise Levels are analyzed at 200 feet
[2] Demolition noise levels are conservatively analyzed at 50 feet. Noise level does not take into account of existing six (6) foot wall along residential uses to the north.

As shown in Table 11, project construction noise levels are expected to be below the recommended 1-hour general assessment construction noise threshold provided by the FTA for adverse community reaction at the adjacent residential uses.

7.3 Construction Vibration

To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structures. All structures surrounding the project site are "new residential structures". No historical or fragile buildings are known to be located within the vicinity of the site.

The construction of the proposed project is not expected to require the use of substantial vibration inducing equipment or activities, such as pile drivers or blasting. The main sources of vibration impacts during construction of the project would be the operation of equipment such as bulldozer activity during demolition, loading trucks during grading and excavation, and vibratory rollers during paving.

The construction vibration assessment utilizes the referenced vibration levels and methodology set-forth within the Caltrans Transportation and Construction Vibration Guidance Manual, April 2020. Table 12 shows the referenced vibration levels.

Table 12
Typical Construction Vibration Levels[1]

Equipment	Peak Particle Velocity (PPV) (inches/second) at 25 feet	Approximate Vibration Level (LV) at 25 feet
Piledriver (impact)	1.518 (upper range)	112
	0.644 (typical)	104
Piledriver (sonic)	0.734 upper range	105
	0.170 typical	93
Clam shovel drop (slurry wall)	0.202	94
Hydromill	0.008 in soil	66
(slurry wall)	0.017 in rock	75
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

[1] Transit Noise and Vibration Impact Assessment, Federal Transit Administration, May 2006.

Table 13 shows the project's construction-related vibration analysis at the nearest structures to the project construction area. Construction impacts are assessed from the general closest area on the project site to the nearest adjacent structure.

Table 13
Construction Vibration Impact Analysis

Construction Activity	Distance to Nearest Structure (ft)	Duration	Calculated Vibration Level - PPV (in/sec)	City of Eastvale Vibration Threshold- PPV (in/sec)	Significant Impact
Large Bulldozer	100	Continuous/Frequent	0.019	0.0787	NO
Vibratory Roller	100	Continuous/Frequent	0.046		NO
Loaded Trucks	100	Continuous/Frequent	0.017		NO
Caisson Drilling	100	Continuous/Frequent	0.019		NO

As shown in Table 13, project related construction activity is not expected to cause any potential damage to the nearest structures and is expected to be below the City of Eastvale 0.0787 PPV (in/sec) threshold.

Construction vibration calculation worksheets are shown in Appendix C.

7.4 Construction Design Features

The following recommended mitigation measures are provided to help ensure the project's noise levels do not adversely impact the adjacent noise sensitive land uses:

DF-6 Prepare a construction management plan and obtain a construction work permit from the City of Eastvale prior to starting construction. The construction management plan shall ensure all contractors implement construction best management practices to reduce construction noise levels. Examples of best management practices may include the following:

- All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).

- Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.

- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load.

- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

- Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.

- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.

- Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.

- Construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. to 7:00 a.m. during the months of October through May.

DF-7 No impact pile driving or blasting activities shall be permitted on the project site during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment shall be conducted prior to start of any activity.

Exhibits

Exhibit A

Location Map

Legend:

✳ = Project Site

N

Exhibit B

Site Plan

N

Appendices

Appendix A

City of Eastvale
Noise Standard

CHAPTER 8.52. - NOISE REGULATION

Sec. 8.52.010. - Reserved.

Sec. 8.52.020. - Exemptions.

Sound emanating from the following sources is exempt from the provisions of this chapter:

(1) Facilities owned or operated by or for a governmental agency;

(2) Capital improvement projects of a governmental agency;

(3) The maintenance or repair of public properties;

(4) Public safety personnel in the course of executing their official duties, including, but not limited to, sworn peace officers, emergency personnel and public utility personnel. This exemption includes, without limitation, sound emanating from all equipment used by such personnel, whether stationary or mobile;

(5) Public or private schools and school-sponsored activities;

(6) Agricultural operations on land designated agriculture in the city general plan, or land zoned A-l (light agriculture), A-P (light agriculture with poultry), A-2 (heavy agriculture), A-D (agriculture-dairy) or C/V (citrus/vineyard), provided such operations are carried out in a manner consistent with accepted industry standards. This exemption includes, without limitation, sound emanating from all equipment used during such operations, whether stationary or mobile;

(7) Wind energy conversion systems (WECS), provided such systems comply with the WECS noise provisions of county Ordinance No. 348;

(8) Private construction projects located one-quarter of a mile or more from an inhabited dwelling;

(9) Private construction projects located within one-quarter of a mile from an inhabited dwelling, provided that construction does not occur between the hours of:

a. 6:00 p.m. and 6:00 a.m. during the months of June through September; and

b. 6:00 p.m. and 7:00 a.m. during the months of October through May;

(10) Property maintenance, including, but not limited to, the operation of lawnmowers, leaf blowers, etc., provided such maintenance occurs between the hours of 7:00 a.m. and 8:00 p.m.;

(11) Motor vehicles, other than off-highway vehicles. This exemption does not include sound emanating from motor vehicle sound systems;

(12) Heating and air conditioning equipment;

(13) Safety, warning and alarm devices, including, but not limited to, house and car alarms, and other warning devices that are designed to protect the public health, safety and welfare;

(14) The discharge of firearms consistent with all state laws.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 8.52.030. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Audio equipment means a television, stereo, radio, tape player, compact disc player, mp3 player, I-POD or other similar device.

Decibel (dB) means a unit for measuring the relative amplitude of a sound equal approximately to the smallest difference normally detectable by the human ear, the range of which includes approximately 130 decibels on a scale beginning with zero decibels for the faintest detectable sound. Decibels are measured with a sound level meter using different methodologies defined as follows:

(1) The term, "A-weighting (dBA)" means the standard A-weighted frequency response of a sound level meter, which de-emphasizes low and high frequencies of sound in a manner similar to the human ear for moderate sounds.

(2) The term "maximum sound level (Lmax)" means the maximum sound level measured on a sound level meter.

Governmental agency means the United States, the state, the county, any city within the county, any special district within the county or any combination of these agencies.

Land use permit means a discretionary permit issued by the city pursuant to title 120 (planning and zoning) of this Code.

Motor vehicle means a vehicle that is self-propelled.

Motor vehicle sound system means a stereo, radio, tape player, compact disc player, mp3 player, I-POD or other similar device in a motor vehicle.

Noise means any loud, discordant or disagreeable sound.

Occupied property means property upon which is located a residence, business or industrial or manufacturing use.

Off-highway vehicle means a motor vehicle designed to travel over any terrain.

Public or private school means an institution conducting academic instruction at the preschool, elementary school, junior high school, high school or college level.

Public property means property owned by a governmental agency or held open to the public, including, but not limited to, parks, streets, sidewalks, and alleys.

Sensitive receptor means a land use that is identified as sensitive to noise in the noise element of the city general plan, including, but not limited to, residences, schools, hospitals, churches, rest homes, cemeteries or public libraries.

Sound-amplifying equipment means a loudspeaker, microphone, megaphone or other similar device.

Sound level meter means an instrument meeting the standards of the American National Standards Institute for type 1 or type 2 sound level meters or an instrument that provides equivalent data.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 8.52.040. - General sound level standards.

No person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in the following table:

TABLE 1. SOUND LEVEL STANDARDS (dB Lmax)

General Plan Foundation Component				Maximum Decibel Level	
Land Use Designation General Plan		Land Use Designation Name	Density	7:00 a.m. — 10:00 p.m.	10:00 p.m.— 7:00 a.m.
Community development					
	EDR	Estate density residential	2 acres	55	45
	VLDR	Very low-density residential	1 acre	55	45
	LDR	Low-density residential	½ acre	55	45
	MDR	Medium-density residential	2—5	55	45

	MHDR	Medium high-density residential	5—8	55	45
	HDR	High-density residential	8—14	55	45
	VHDR	Very high-density residential	14—20	55	45
	H'TDR	Highest density residential	20+	55	45
	CR	Retail commercial		65	55
	CO	Office commercial		65	55
	CT	Tourist commercial		65	55
	CC	Community center		65	55
	LI	Light industrial		75	55
	HI	Heavy industrial		75	75
	BP	Business park		65	45
	PF	Public facility		65	45
	SP	Specific plan-residential		55	45
		Specific plan-commercial		65	55
		Specific plan-light industrial		75	55
		Specific plan-heavy industrial		75	75
Rural community					
	EDR	Estate density residential	2 acres	55	45

	VLDR	Very low-density residential	1 acre	55	45
	LDR	Low-density residential	½ acre	55	45
Rural					
	RR	Rural residential	5 acres	45	45
	RM	Rural mountainous	10 acres	45	45
	RD	Rural desert	10 acres	45	45
Agriculture					
	AG	Agriculture	10 acres	45	45
Open space					
	C	Conservation		45	45
	CH	Conservation habitat		45	45
	REC	Recreation		45	45
	RUR	Rural	20 acres	45	45
	W	Watershed		45	45
	MR	Mineral resources		75	45

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 8.52.050. - Sound level measurement methodology.

Sound level measurements may be made anywhere within the boundaries of an occupied property. The actual location of a sound level measurement shall be at the discretion of the enforcement officials identified in section 8.52.080. Sound level measurements shall be made with a sound level meter. Immediately before a measurement is made, the sound level meter shall be calibrated utilizing an acoustical calibrator meeting the standards of the American National Standards Institute. Following a sound level measurement, the calibration of the sound level meter shall be reverified. Sound level meters and calibration equipment shall be certified annually.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 8.52.060. - Special sound sources standards.

The general sound level standards set forth in section 8.52.040 apply to sound emanating from all sources, including the special sound sources set forth in this section, and the person creating, or allowing the creation of, the sound is subject to the requirements of that section. The following special sound sources are also subject to the following additional standards, the failure to comply with which constitutes separate violations of this chapter:

(1) *Motor vehicles.*

a. *Off-highway vehicles.*

1. No person shall operate an off-highway vehicle unless it is equipped with a USDA-qualified spark arrester and a constantly operating and properly maintained muffler. A muffler is not considered constantly operating and properly maintained if it is equipped with a cutout, bypass or similar device.

2. No person shall operate an off-highway vehicle unless the noise emitted by the vehicle is not more than 96 dBA if the vehicle was manufactured on or after January 1, 1986, or is not more than 101 dBA if the vehicle was manufactured before January 1, 1986. For purposes of this subsection, emitted noise shall be measured a distance of 20 inches from the vehicle tailpipe using test procedures established by the Society of Automotive Engineers under Standard J-1287.

b. *Sound systems.* No person shall operate a motor vehicle sound system, whether affixed to the vehicle or not, between the hours of 10:00 p.m. and 8:00 a.m., such that the sound system is audible to the human ear inside any inhabited dwelling. No person shall operate a motor vehicle sound system, whether affixed to the vehicle or not, at any other time such that the sound system is audible to the human ear at a distance greater than 100 feet from the vehicle.

(2) *Power tools and equipment.* No person shall operate any power tools or equipment between the hours of 10:00 p.m. and 8:00 a.m. such that the power tools or equipment are audible to

the human ear inside an inhabited dwelling other than a dwelling in which the power tools or equipment may be located. No person shall operate any power tools or equipment at any other time such that the power tools or equipment are audible to the human ear at a distance greater than 100 feet from the power tools or equipment.

(3) *Audio equipment.* No person shall operate any audio equipment, whether portable or not, between the hours of 10:00 p.m. and 8:00 a.m. such that the equipment is audible to the human ear inside an inhabited dwelling other than a dwelling in which the equipment may be located. No person shall operate any audio equipment, whether portable or not, at any other time such that the equipment is audible to the human ear at a distance greater than 100 feet from the equipment.

(4) *Sound-amplifying equipment and live music.* No person shall install, use or operate sound-amplifying equipment, or perform, or allow to be performed, live music unless such activities comply with the following requirements. To the extent that these requirements conflict with any conditions of approval attached to an underlying land use permit, these requirements shall control:

a. Sound-amplifying equipment or live music is prohibited between the hours of 10:00 p.m. and 8:00 a.m.

b. Sound emanating from sound-amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than 200 feet from the equipment or music.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 8.52.070. - Exceptions.

Exceptions may be requested from the standards set forth in section 8.52.040 or 8.52.060 and may be characterized as construction-related, single-event or continuous event exceptions.

(1) *Application and processing.*

a. *Construction-related exceptions.* An application for a construction-related exception shall be made to and considered by the city on forms provided by the city and shall be accompanied by the appropriate filing fee. No public hearing is required.

b. *Single-event exceptions.* An application for a single-event exception shall be made to and considered by the city on forms provided by the planning department and shall be accompanied by the appropriate filing fee. No public hearing is required.

c. *Continuous-event exceptions.* An application for a continuous-event exception shall be made to the city on forms provided by the planning department and shall be accompanied by the appropriate filing fee. Upon receipt of an application for a

continuous-event exception, the city shall set the matter for public hearing before the planning commission, notice of which shall be given as provided in the Eastvale Municipal Code. Notwithstanding the exceptions set forth in this section, an application for a continuous-event exception that is associated with an application for a land use permit shall be processed concurrently with the land use permit in the same manner that the land use permit is required to be processed.

(2) *Requirements for approval.* The appropriate decision making body or officer shall not approve an exception application unless the applicant demonstrates that the activities described in the application would not be detrimental to the health, safety or general welfare of the community. In determining whether activities are detrimental to the health, safety or general welfare of the community, the appropriate decision-making body or officer shall consider such factors as the proposed duration of the activities and their location in relation to sensitive receptors. If an exception application is approved, reasonable conditions may be imposed to minimize the public detriment, including, but not limited to, restrictions on sound level, sound duration and operating hours.

(3) *Appeals.* The city's decision on an application for a construction-related exception is considered final. The city's decision on an application for a single-event exception is considered final. After making a decision on an application for a continuous-event exception, the appropriate decision-making body or officer shall mail notice of the decision to the applicant. Within ten calendar days after the mailing of such notice, the applicant or an interested person may appeal the decision to the city council. Upon receipt of an appeal and payment of the appropriate appeal fee, the city clerk shall set the matter for hearing not less than five days nor more than 30 days thereafter and shall give written notice of the hearing in the same manner as notice of the hearing was given by the appropriate hearing officer or body. The city council shall render its decision within 30 days after the appeal hearing is closed.

(4) *Effect of a pending continuous-event exception application.* For a period of 180 days from the effective date of the ordinance from which this chapter is derived, no person creating any sound prohibited by this chapter shall be considered in violation of this chapter if the sound is related to a use that is operating pursuant to an approved land use permit, if an application for a continuous-event exception has been filed to sanction the sound and if a decision on the application is pending.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 8.52.080. - Enforcement.

The chief of police and planning director shall have the primary responsibility for enforcing this chapter; provided, however, the chief of police and planning director may be assisted by the public health department. Violations shall be prosecuted as described in section 8.52.100, but nothing in this chapter shall prevent the chief of police, planning director or the department of public health from engaging in efforts to obtain voluntary compliance by means of warnings, notices or educational programs.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 8.52.090. - Duty to cooperate.

No person shall refuse to cooperate with, or obstruct, the enforcement officials identified in section 8.52.080 when they are engaged in the process of enforcing the provisions of this chapter. This duty to cooperate may require a person to extinguish a sound source so that it can be determined whether sound emanating from the source violates the provisions of this chapter.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

Sec. 8.52.100. - Violations and penalties.

Any person who violates any provision of this chapter once or twice within a 180-day period shall be guilty of an infraction. Any person who violates any provision of this chapter more than twice within a 180-day period shall be guilty of a misdemeanor. Each day a violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. Penalties shall not exceed the following amounts:

(1) For the first violation within a 180-day period, the minimum mandatory fine shall be $500.00.

(2) For the second violation within a 180-day period, the minimum mandatory fine shall be $750.00.

(3) For any further violations within a 180-day period, the minimum mandatory fine shall be $1,000.00 or imprisonment in the county jail for a period not exceeding six months, or both.

(Ord. No. 2011-04, §§ 1, 2, 1-26-2011)

INTRODUCTION

"Noise" is unwanted sound. Sound can be measured in a variety of ways, but the determination of whether the *sound* is in fact *noise* is subjective. For example children playing may be wonderful sound to some, but not to others. And of course the sounds of playing during the early afternoon may be perceived differently than late in the evening. Laughter at 2 PM is charming; the same laughter at 2 AM can be annoying and disruptive to sleep.

Managing noise is both a quality of life issue and an important means of encouraging commerce. If noise standards are too stringent, businesses may have a difficult time locating in Eastvale, and mitigation from traffic noise or other sources may make it difficult to build new homes. If the noise standards are too lenient, the quality of life in the community may suffer. This chapter of the General Plan attempts to balance these issues and separate sound from noise in the context of the City of Eastvale.

SETTING

Eastvale has a relatively quiet noise environment. The primary sources of noise in the city are transportation-related. Interstate 15 and the other major transportation corridors in the community accommodate local and regional traffic; that creates noise. Sound generated by vehicle traffic along roadways can be expressed in terms of sound levels at a given distance from the roadway. Other noise sources in the City include outdoor speakers and alarms, air-conditioning, heating, generators, sirens, car and home stereos, etc. In the industrial area of Eastvale, outdoor equipment may create noise, although this is expected in an industrial setting and does not affect residential areas.

TERMS AND DEFINITIONS

The science of noise analysis has its own terminology that makes a straightforward discussion difficult. The terms shown in the definition block (*see text* box) are used to measure sound. The various sound levels are then used to develop or establish policy that affects noise generation and attenuation.

Ambient Noise: The normal or existing level of environmental noise at a given location.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening (from 7:00 p.m. to 10:00 p.m.) and after the addition of 10 decibels to sound levels in the night (from 10:00 p.m. to 7:00 a.m.).

dBA (A-weighted decibel): The A-weighted decibel scale discriminates upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micropascals.

Leq (Equivalent energy level): The average acoustic energy content of noise during the time it lasts. The City uses a 10- minute Leq measurement.

Ldn (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night (from 10:00 p.m. to 7:00 a.m.).

NOISE SENSITIVE LAND USES

A series of land uses have been deemed "sensitive" by the State of California. These land uses require an attention to noise to ensure that they can operate as designed. Sensitive uses typically include schools, hospitals, rest homes, long term care facilities, mental care facilities, homes, places of worship, libraries, and passive recreation areas. Activities conducted in proximity to these sensitive uses must consider their sound output, and ensure that they don't create unacceptable noise levels.

Similarly, noise generating uses need to be protected from encroachment by noise sensitive uses. Existing agricultural operations, industrial and commercial activity that generates noise should not be required to curtail their activity because of a newly constructed housing project or other noise-sensitive use.

Most communities handle noise issues by taking care to put compatible uses near each other and avoid placing noisy uses next to homes and other noise-sensitive uses.

The table and maps on the following pages illustrate future noise conditions that will need to be addressed as the City makes land use decisions.

Table N-1 provides information on projected noise levels along major roadways in the City—specifically, what the future noise level could be at a given distance from the centerline of the roadway. This information is useful to residents seeking information on neighborhoods and to planners who want to ensure that noise impacts are properly addressed when new development proposals are reviewed. The noise information is expressed in A-weighted decibels (dBA) and divided into bands or contours ranging from 55 to 70 dBA in 5 dBA increments. The contours are used in ordinances and policy statements.

Noise created by stationary sources (i.e., outdoor mechanical equipment) is difficult to predict, and will need to be addressed on a case-by-case basis.

TABLE N-1: DISTANCE TO NOISE LEVELS BY MAJOR ROADWAY DESIGNATION[1]

Roadway Classification	70 dBA	65 dBA	60 dBA	55 dBA
Urban Arterial – 6 Lanes	141	297	638	1,373
Urban Arterial – 4 Lanes	106	227	487	1,048
Major Highway	91	190	407	879
Secondary Highway	65	135	288	620
Collector Street	27	59	126	272

Source: Appendix I: Noise Element Data, Riverside County General Plan

How Loud Is It?

Sound Levels for Common Noise Sources

Activity	Noise Level in Decibels
Limit of Hearing	0 dB
Normal Breathing	10 dB
Soft Whisper	30 dB
Library	40 dB
Refrigerator	50 dB
Rainfall	50 dB
Washing Machine	50-75 dB
Normal Conversation	60 dB
Hair Dryer	60-95 dB
Alarm Clock	65-80 dB
Power Mower	65-95 dB
Dumpster Pickup (@ 50')	80 dB
Garbage Disposal	80-95 dB
Noisy Restaurant	85 dB
Train Approaching (Engines)	85-90 dB
Tractor	90 dB
Shouting in Ear	110 dB
Loud Rock Concert	120 dB
Jet Engine at Takeoff	150 dB

These are typical noise levels. Distance from the source will reduce the noise level. A 10 dB increase doubles perceived loudness. Continued exposure to noise above 85 dB can cause hearing loss; the maximum exposure to 85 dB noise in the workplace is eight hours. A single exposure to 140 dB noise can cause some hearing loss. Source: National Institute for Occupational Safety and Health.

[1] *Distance is measured from the centerline.*

NOISE MITIGATION STRATEGIES

When an existing or proposed land use emits sound that exceeds the City determined acceptable level, the sound is characterized as noise and subject to regulation. There are a number of methods of reducing noise from both the source and at the sensitive use. When design or regulatory methods are used to reduce noise, the methods attenuate or mitigate the noise. There are both indoor and outdoor standards for this type of mitigation. Policies included in this chapter provide a number of methods for mitigation; however, with changing technology and advances in design, this list is not comprehensive, and new methods should be considered. Note too that the responsibility for mitigation is dependent upon the planned land use and existing uses on and near a site.

Table N-3 provides several categories for noise compatibility that equate to standard development processing. As noted in the table, *completely compatible* uses are typically those that would be allowed by right in the zoning code. Tentatively compatible uses are those that would be conditional uses. The remaining two columns, *normally incompatible* and *completely incompatible,* represent land uses where intensive study or even project denial might occur because of existing or projected noise levels.

NOISE SOURCES

AGRICULTURE

The City has adopted the Riverside County Right-to-Farm Ordinance which conserves, protects, and encourages the development, improvement, and continued viability of agricultural land and industries for the long-term production of food and other agricultural products, and for the economic well-being of the County's residents. The Right-to-Farm Ordinance also attempts to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own, occupy, or use land within or adjacent to agricultural areas. The City continues to support agriculture by limiting the circumstances under which agricultural operations may be deemed a nuisance.

STATIONARY NOISE

A stationary noise source is any entity in a fixed location that emits noise. Stationary noise sources are common in many noise-sensitive areas. Motors, appliances, air conditioners, lawn and garden equipment, power tools, and generators are often found in residential neighborhoods, as well as on or near the properties of schools, hospitals, and parks. These structures are often a permanent fixture and are required for the particular land use. Industrial and manufacturing facilities are also stationary noise producers that may affect adjacent sensitive land uses. The emitted noise from the noise source can be mitigated to acceptable levels either at the source or on the adjacent property through the use of proper planning, setbacks, noise walls, acoustic-rated windows, dense landscaping, or by other noise control measures.

TRANSPORTATION

The most common mobile noise sources in the City are transportation-related. Motor vehicle noise is characterized by the number of vehicles generating engine and tire noise on local roads and freeways, which often creates a higher sustained noise level in proximity to areas sensitive to noise exposure. Rail and aircraft operations, though less frequent, may generate extremely high noise levels that can be disruptive to daily activities in residential areas and noise sensitive uses. Transit associated with bus service in the City is part of the transportation noise consideration.

Airports

Aircraft flyovers are audible in Eastvale, as a result of aircraft approaching and departing from Chino Airport and Ontario International Airport. A substantial portion of the City underlies the general traffic patter envelope of Chino as clearly depicted in the most recently adopted version of the Chino land Use Compatibility Plan, available at www.rclaus.org. However, the noise is transient and not considered a major noise source unless they occur during the late evening and morning hours. According to the 2008 Airport Land Use Compatibility Plan, only about 10% of flights at Chino Airport occur between 7:00 p.m. and 7:00 a.m. Helicopters and heliports are also potential sources of noise, but due to the relatively low frequency and short duration of their operation in most circumstances, these operations do not significantly affect average noise levels within the City.

NOISE ATTENUATION

One of the most effective means of reducing noise in a sensitive area is to construct and design buildings in such a way that the noise is deflected, absorbed or mitigated so as not to affect the occupants. If the building has already been constructed, then landscaping, physical barriers, sound dampening technology and other design techniques can be used to absorb the noise. These building and design techniques should serve two purposes; to mitigate noise to acceptable indoor and outdoor levels, and to enhance the community character rather than detract from its surroundings.

VIBRATION

Another community annoyance related to noise is vibration. Vibration can be described by both its amplitude and frequency, where amplitude is characterized by displacement, velocity, and/or acceleration. Typically, particle velocity (measured in inches or millimeters per second) and/or acceleration (measured in gravities) are used to describe vibration.

Vibration can be felt outdoors, but the perceived intensity of vibration impacts are greater indoors, due to the shaking of the structure. Some of the most common sources of vibration come from trains and/or transit vehicles, construction

equipment, airplanes, and large vehicles. Several land uses are especially sensitive to vibration, and, therefore, have a lower vibration threshold. These uses include, but are not limited to, concert halls, hospitals, libraries, vibration-sensitive research operations, residential areas, schools, and offices.

Table N-2, Human Reaction to Typical Vibration Levels, presents the human reaction to various levels of peak particle velocity. Typical construction vibrations fall in the 10 to 30 Hertz (Hz) range and usually occur around 15 Hz. Traffic vibrations exhibit a similar range of frequencies. However, due to their suspension systems, buses often generate frequencies around 30 Hz at high speeds. It is more uncommon, but possible, to measure traffic frequencies above 30 Hz.

TABLE N-2: HUMAN REACTION TO TYPICAL VIBRATION LEVELS

Peak Particle Velocity (inches/second)	Human Reaction
0.0059-0.0188	Threshold of perception, possibility of intrusion
0.0787	Vibrations readily perceptible
0.0984	Continuous vibration begins to annoy people
0.1968	Vibrations annoying to people in buildings
0.3937-0.5905	Vibrations considered unpleasant when continuously subjected and unacceptable by some walking on bridges.

Source: Caltrans, 1992

ISSUES FOR FUTURE PLANNING

As population and development increase in Eastvale, the noise levels in the community will likely also increase. Methods of addressing the increase in noise can be evaluated before noise levels reach an annoyance level. Noise attenuation will be important for noise sensitive uses located along major roadways or in the vicinity of industrial or heavy commercial activities. The City may also need to address noise during the planning of special events such as street fairs and concerts.

NOISE GOALS AND POLICIES

GOAL N-1: Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Eastvale.

GOAL N-2: Locate noise-tolerant land uses within areas irrevocably committed to land uses that are noise-producing, such as transportation corridors.

GOAL N-3: Ensure that noise sensitive uses do not encroach into areas needed by noise generating uses.

GOAL N-4: Locate noise sources away from existing noise sensitive land uses unless appropriate noise control measures are provided.

POLICIES

Policies are provided below in the following topical areas:

- General Noise Policies (page 10-7)
- Noise Mitigation Strategies (page 10-8)
- Noise Sources (page 10-12)
- Building and Design (page 10-13)
- Building and Design Techniques (page 10-14)

GENERAL NOISE POLICIES

POLICY N-1: **Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas.**

POLICY N-2: **Continue to work with other agencies such as Caltrans and school districts to ensure that newly proposed facilities do not negatively affect existing noise sensitive land uses.**

POLICY N-3: **Consider the following uses to be sensitive to noise and vibration, and discourage these uses in areas where existing or projected future noise levels would be in excess of 65 CNEL and/or vibration would be more than 0.0787 Peak Particle Velocity (inches/second):**

- **Schools;**
- **Hospitals;**
- **Rest Homes;**
- **Long Term Care Facilities;**
- **Mental Care Facilities;**
- **Residential Uses;**
- **Libraries;**
- **Passive Recreation Uses; and**
- **Places of worship**

POLICY N-4: **Require noise sensitive land uses proposed in areas where existing or projected future noise levels would be in excess of 65 CNEL to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem.**

POLICY N-5: **Require that exterior noise forecasts use the appropriate Level of Service for the adjacent roadways, or a 20-year projection of traffic volumes (whichever is greater) for future noise forecasts.**

NOISE MITIGATION STRATEGIES

POLICY N-6: **Mitigate exterior noise to the levels shown in Table N-3 to the extent feasible.**

TABLE N-3: NOISE COMPATIBILITY BY LAND USE DESIGNATION[1]

Land Use Designations	Completely Compatible	Tentatively Compatible	Normally Incompatible	Completely Incompatible
All Residential (Single- and Multi-Family)	Less than 60 dBA	60-70 dBA	70-75 dBA	Greater than 75 dBA
All Non-Residential (Commercial, Industrial & Institutional)	Less than 70 dBA	70-75 dBA	Greater than 75 dBA	(2)
Public Parks (Lands on which public parks are located or planned)	Less than 65 dBA	65-70 dBA	70-75 dBA	Greater than 75 dBA

(1) All noise levels shown in this table are designated CNEL.
(2) To be determined as part of the project review process.

POLICY N-7: **Table N-4 provides the City's standards for maximum exterior non-transportation noise levels to which land designated for residential land uses may be exposed for any 30-minute period on any day. Where existing ambient noise levels exceed these standards, the ambient noise level shall be highest allowable noise level as measured in dBA Leq (30 minutes).**

Note to the Reader: Public schools are not regulated by the City; therefore, no noise standards for public schools are included in this Chapter.

ACTION N-7.1: Establish acceptable standards for residential noise sources such as, but not limited to, leaf blowers, mobile vendors, mobile stereos and stationary noise sources such as home appliances, air conditioners, and swimming pool equipment.

ACTION N-7.2: Evaluate noise producers for the possibility of pure-tone producing noises. Mitigate any pure tones that may be emitted from a noise source.

TABLE N-4: EXTERIOR NOISE LEVEL STANDARDS FOR NON-TRANSPORTATION NOISE, MEASURED AS DBA LEQ (30 MINUTES)[2]

Land Use Type	Time Period	Maximum Noise Level (dBA)
Single-Family Homes and Duplexes	10 p.m. to 7 a.m.	50
	7 a.m. to 10 p.m.	60
Multiple Residential 3 or More Units Per Building (Triplex +)	10 p.m. to 7 a.m.	55
	7 a.m. to 10 p.m.	60

POLICY N-8: **The noise levels specified in Policy N-7 shall be lowered by 5 dB for simple tonal noises (such as humming sounds), noises consisting primarily of speech or music, or for recurring impulsive noises (such as pile drivers, punch presses, and similar machinery). Example: the Single Family/Duplex standard from 10 p.m. to 7 a.m. for these types of noises is 45 dBA.**

POLICY N-9: **The City may impose exterior noise standards which are less restrictive than those specified in Table N-4, provided that:**

1) **The noise impact on the residential or other noise-sensitive use is addressed in an environmental analysis and at least one outdoor area meets the standard; and**

2) **A finding is made by the approving body specifying why the exception would not be detrimental to the public health, safety and general welfare; and**

3) **The exception would not adversely affect the character of the surrounding development.**

4) **The exception would not be injurious to adjacent uses, property and improvements; and,**

5) **Alternatives have been considered but none are technologically feasible for the proposal; and,**

[2] *Leq (Equivalent Sound Level) is the average noise level during the time period of the sample.*

6) **Interior noise levels resulting from an external source will be no more than 45dBA CNEL from 7 a.m. to 10 p.m.; and,**

7) **Residents of noise sensitive uses are informed of the proposal during the review stage and prior to approval.**

POLICY N-10: **Table N-5: Maximum Acceptable Interior Noise Levels Created by Exterior Noise Sources provides the City's standards for acceptable indoor noise levels for various types of land uses. These standards should receive special attention when projects are considered in "Tentatively Compatible" or "Normally Incompatible" areas.**

- **Noise created inside a use listed below shall not count toward the acceptable noise levels to be maintained in accordance with this policy.**

TABLE N-5: MAXIMUM ACCEPTABLE INTERIOR NOISE LEVELS CREATED BY EXTERIOR NOISE SOURCES

Land Use Type	Acceptable Noise Level (dBA CNEL)
Residential Living and Sleeping Areas	45 dBA
Residential Living and Sleeping Areas where the dwelling unit is subject to noise from railroad tracks, aircraft overflights, or similar sources which produce clearly identifiable, discrete noise events (such as the passing of a train as opposed to relatively steady or constant noise sources such as roadways)	40 dBA
Private & Semi Private School Classrooms(1)	55 dBA
All Places of Work Other than School Classrooms	Conform with applicable state and federal workplace safety standards

(1) Standards for public schools are set and enforced by the State of California and are not regulated by the City of Eastvale.

POLICY N-11: **Developers of new residential or other noise-sensitive uses which are placed in environments subject to existing or projected noise that exceeds the "completely compatible" guidelines in Table N-3: Noise Compatibility by Land Use Designation shall be responsible for ensuring that acceptable exterior and interior noise levels will be achieved.**

POLICY N-12: **The City's preferences for providing noise mitigation are, in order of preference (#1 is most preferred; #5 is the least):**

1) **Reduce noise at the source.**
2) **If #1 is not practical, designate land uses which are compatible with projected noise levels.**
3) **If #1 or #2 are not practical, use distance from the source to reduce noise to acceptable levels.**
4) **If #1, #2, or #3 are not practical, use buildings, berms, or landscaping or a combination of these to reduce exterior noise to acceptable levels. Use construction techniques (sound-reducing windows, insulation, etc.) to reduce interior noise to acceptable levels.**
5) **The last measure which should be considered is the use of a sound wall to reduce noise to acceptable levels.**

NOISE SOURCES

POLICY N-13: **Protect existing agricultural resources from noise complaints that may result from routine farming practices, through continued support of the Right-to-Farm Ordinance.**

POLICY N-14: **Ensure compatibility between industrial and commercial development and adjacent land uses. To achieve compatibility, industrial and commercial development projects may be required to include noise mitigation measures to avoid or minimize project impacts on adjacent uses.**

POLICY N-15: **Encourage noise-tolerant land uses such as commercial or industrial development, to locate in areas already committed to land uses that are noise-producing.**

POLICY N-16: **Require that parking structures, terminals, and loading docks of commercial or industrial land uses be designed to minimize potential noise impacts on adjacent noise sensitive land uses.**

POLICY N-17: **If noise levels in Table N-4 exceed, or are projected to be exceeded as a result of the proposed commercial or industrial loading dock or delivery area, require delivery hours be limited when adjacent to noise-sensitive land uses.**

ACTION N-17.1: Enforce all noise sections of the State Motor Vehicle Code.

POLICY N-18: **Natural buffers, setbacks or other noise attenuation shall be established between freeways and urban arterial roadways and adjoining noise-sensitive areas.**

ACTION N-18.1: Employ noise mitigation practices when designing all future streets and highways, and when improvements occur along existing highway segments.

POLICY N-19: **Encourage local and regional public transit providers to ensure that the equipment they operate and purchase is state-of-the-art and does not generate excessive noise impacts on the community.**

POLICY N-20: **Encourage the development and use of alternative transportation modes, including bicycle paths and pedestrian walkways, to minimize vehicular noise in residential and other noise-sensitive areas.**

POLICY N-21: **Actively participate in the development of noise abatement plans for freeways.**

BUILDING AND DESIGN

POLICY N-22: **Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.**

POLICY N-23: **Condition subdivision and other land development approval adjacent to developed/occupied noise-sensitive land uses to require the developer to submit a construction-related noise mitigation plan to the City for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and specify how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as:**

a) Temporary noise attenuation fences;

b) Preferential location of equipment;

c) Length of equipment use and idling time; and,

d) Use of current noise suppression technology and equipment.

POLICY N-24: Require that all construction equipment be kept properly tuned and use noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

BUILDING AND DESIGN TECHNIQUES

POLICY N-25: Development should use natural barriers such as berms, setbacks and/or dense vegetation to assist in noise reduction.

POLICY N-26: Continue to develop effective strategies and mitigation measures for the abatement of noise reflecting effective site design approaches and state-of-the-art building technologies.

POLICY N-27: Noise reduction measures shall be included in the design of new development through measures which may include:

- Separation of noise-sensitive buildings from noise-generating sources;
- Use of natural topography and intervening structures to shield noise-sensitive land uses; and
- Adequate sound proofing of noise sources or receptor structures to maintain desired interior noise levels.

POLICY N-28: Require that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use through appropriate building technologies.

Appendix B

Roadway Noise Analysis Results

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Archibald Ave to Harrison Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	18,497	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	1,850	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	68.4	66.0	64.7	58.6	67.1	67.7
MEDIUM TRUCKS	61.2	42.0	34.2	43.4	49.5	49.6
HEAVY TRUCKS	67.6	50.6	42.8	52.0	58.2	58.2
NOISE LEVELS (dBA)	71.4	66.1	64.7	59.6	67.7	68.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	68.4	66.0	64.7	58.6	67.1	67.7
MEDIUM TRUCKS	61.2	42.0	34.2	43.4	49.5	49.6
HEAVY TRUCKS	67.6	50.6	42.8	52.0	58.2	58.2
NOISE LEVELS (dBA)	71.4	66.1	64.7	59.6	67.7	68.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	66	210	664	2100
LDN	58	185	584	1846

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Archibald Ave to Harrison Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	22,162	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,216	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.1	66.8	65.5	59.4	67.9	68.5
MEDIUM TRUCKS	61.9	42.7	35.0	44.2	50.3	50.4
HEAVY TRUCKS	68.4	51.4	43.6	52.8	59.0	59.0
NOISE LEVELS (dBA)	72.2	66.9	65.5	60.4	68.4	69.0

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.1	66.8	65.5	59.4	67.9	68.5
MEDIUM TRUCKS	61.9	42.7	35.0	44.2	50.3	50.4
HEAVY TRUCKS	68.4	51.4	43.6	52.8	59.0	59.0
NOISE LEVELS (dBA)	72.2	66.9	65.5	60.4	68.4	69.0

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	80	252	796	2516
LDN	70	221	700	2212

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Archibald Ave to Harrison Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	44,000	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	4,400	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.1	69.7	68.5	62.4	70.8	71.5
MEDIUM TRUCKS	64.9	45.7	37.9	47.1	53.3	53.3
HEAVY TRUCKS	71.4	54.4	46.6	55.8	62.0	62.0
NOISE LEVELS (dBA)	75.2	69.9	68.5	63.4	71.4	72.0

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.1	69.7	68.5	62.4	70.8	71.5
MEDIUM TRUCKS	64.9	45.7	37.9	47.1	53.3	53.3
HEAVY TRUCKS	71.4	54.4	46.6	55.8	62.0	62.0
NOISE LEVELS (dBA)	75.2	69.9	68.5	63.4	71.4	72.0

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	158	499	1579	4995
LDN	139	439	1389	4392

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Archibald Ave to Harrison Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	47,665	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	4,767	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.5	70.1	68.8	62.7	71.2	71.8
MEDIUM TRUCKS	65.3	46.1	38.3	47.5	53.6	53.7
HEAVY TRUCKS	71.7	54.7	46.9	56.2	62.3	62.3
NOISE LEVELS (dBA)	75.5	70.2	68.8	63.7	71.8	72.3

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.5	70.1	68.8	62.7	71.2	71.8
MEDIUM TRUCKS	65.3	46.1	38.3	47.5	53.6	53.7
HEAVY TRUCKS	71.7	54.7	46.9	56.2	62.3	62.3
NOISE LEVELS (dBA)	75.5	70.2	68.8	63.7	71.8	72.3

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	171	541	1711	5411
LDN	150	476	1504	4758

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Harrison Ave to Scholar Way)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	26,192	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,619	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.9	67.5	66.2	60.1	68.6	69.2
MEDIUM TRUCKS	62.7	43.5	35.7	44.9	51.0	51.1
HEAVY TRUCKS	69.1	52.1	44.3	53.6	59.7	59.7
NOISE LEVELS (dBA)	72.9	67.6	66.2	61.1	69.2	69.7

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.9	67.5	66.2	60.1	68.6	69.2
MEDIUM TRUCKS	62.7	43.5	35.7	44.9	51.0	51.1
HEAVY TRUCKS	69.1	52.1	44.3	53.6	59.7	59.7
NOISE LEVELS (dBA)	72.9	67.6	66.2	61.1	69.2	69.7

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	94	297	940	2973
LDN	83	261	827	2614

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Archibald Ave to Harrison Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	29,857	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,986	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	70.4	68.1	66.8	60.7	69.1	69.8
MEDIUM TRUCKS	63.2	44.0	36.3	45.5	51.6	51.6
HEAVY TRUCKS	69.7	52.7	44.9	54.1	60.3	60.3
NOISE LEVELS (dBA)	73.5	68.2	66.8	61.7	69.7	70.3

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	70.4	68.1	66.8	60.7	69.1	69.8
MEDIUM TRUCKS	63.2	44.0	36.3	45.5	51.6	51.6
HEAVY TRUCKS	69.7	52.7	44.9	54.1	60.3	60.3
NOISE LEVELS (dBA)	73.5	68.2	66.8	61.7	69.7	70.3

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	107	339	1072	3389
LDN	94	298	942	2980

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Archibald Ave to Harrison Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	50,780	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	5,078	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.7	70.4	69.1	63.0	71.5	72.1
MEDIUM TRUCKS	65.5	46.3	38.6	47.8	53.9	54.0
HEAVY TRUCKS	72.0	55.0	47.2	56.4	62.6	62.6
NOISE LEVELS (dBA)	75.8	70.5	69.1	64.0	72.0	72.6

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.7	70.4	69.1	63.0	71.5	72.1
MEDIUM TRUCKS	65.5	46.3	38.6	47.8	53.9	54.0
HEAVY TRUCKS	72.0	55.0	47.2	56.4	62.6	62.6
NOISE LEVELS (dBA)	75.8	70.5	69.1	64.0	72.0	72.6

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	182	576	1823	5764
LDN	160	507	1603	5068

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Archibald Ave to Harrison Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	54,445	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	5,445	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	73.0	70.7	69.4	63.3	71.8	72.4
MEDIUM TRUCKS	65.9	46.6	38.9	48.1	54.2	54.3
HEAVY TRUCKS	72.3	55.3	47.5	56.7	62.9	62.9
NOISE LEVELS (dBA)	76.1	70.8	69.4	64.3	72.4	72.9

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	73.0	70.7	69.4	63.3	71.8	72.4
MEDIUM TRUCKS	65.9	46.6	38.9	48.1	54.2	54.3
HEAVY TRUCKS	72.3	55.3	47.5	56.7	62.9	62.9
NOISE LEVELS (dBA)	76.1	70.8	69.4	64.3	72.4	72.9

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	195	618	1954	6180
LDN	172	543	1718	5434

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Scholar Way to Hamner Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	29,548	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,955	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.1	66.7	65.4	59.4	67.8	68.4
MEDIUM TRUCKS	62.5	43.3	35.5	44.7	50.9	50.9
HEAVY TRUCKS	69.2	52.2	44.4	53.7	59.8	59.8
NOISE LEVELS (dBA)	72.6	66.9	65.4	60.5	68.5	69.0

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.1	66.7	65.4	59.4	67.8	68.4
MEDIUM TRUCKS	62.5	43.3	35.5	44.7	50.9	50.9
HEAVY TRUCKS	69.2	52.2	44.4	53.7	59.8	59.8
NOISE LEVELS (dBA)	72.6	66.9	65.4	60.5	68.5	69.0

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	80	254	803	2538
LDN	71	224	708	2239

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Scholar Way to Hamner Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	47,874	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	4,787	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.2	68.8	67.5	61.4	69.9	70.5
MEDIUM TRUCKS	64.6	45.4	37.6	46.8	53.0	53.0
HEAVY TRUCKS	71.3	54.3	46.5	55.8	61.9	61.9
NOISE LEVELS (dBA)	74.7	69.0	67.5	62.6	70.6	71.1

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.2	68.8	67.5	61.4	69.9	70.5
MEDIUM TRUCKS	64.6	45.4	37.6	46.8	53.0	53.0
HEAVY TRUCKS	71.3	54.3	46.5	55.8	61.9	61.9
NOISE LEVELS (dBA)	74.7	69.0	67.5	62.6	70.6	71.1

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	130	411	1300	4112
LDN	115	363	1147	3627

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Scholar Way to Hamner Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	48,960	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	4,896	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.3	68.9	67.6	61.5	70.0	70.6
MEDIUM TRUCKS	64.7	45.5	37.7	46.9	53.0	53.1
HEAVY TRUCKS	71.4	54.4	46.6	55.8	62.0	62.0
NOISE LEVELS (dBA)	74.8	69.1	67.6	62.7	70.7	71.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.3	68.9	67.6	61.5	70.0	70.6
MEDIUM TRUCKS	64.7	45.5	37.7	46.9	53.0	53.1
HEAVY TRUCKS	71.4	54.4	46.6	55.8	62.0	62.0
NOISE LEVELS (dBA)	74.8	69.1	67.6	62.7	70.7	71.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	133	421	1330	4206
LDN	117	371	1173	3710

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Scholar Way to Hamner Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	67,286	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	6,729	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.6	70.3	69.0	62.9	71.4	72.0
MEDIUM TRUCKS	66.1	46.8	39.1	48.3	54.4	54.5
HEAVY TRUCKS	72.8	55.8	48.0	57.2	63.4	63.4
NOISE LEVELS (dBA)	76.2	70.4	69.0	64.1	72.1	72.6

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.6	70.3	69.0	62.9	71.4	72.0
MEDIUM TRUCKS	66.1	46.8	39.1	48.3	54.4	54.5
HEAVY TRUCKS	72.8	55.8	48.0	57.2	63.4	63.4
NOISE LEVELS (dBA)	76.2	70.4	69.0	64.1	72.1	72.6

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	183	578	1828	5780
LDN	161	510	1612	5098

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Hamner Ave to I-15 Ramps)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	44,312	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	4,431	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	70.8	68.5	67.2	61.1	69.5	70.2
MEDIUM TRUCKS	64.2	45.0	37.3	46.5	52.6	52.6
HEAVY TRUCKS	71.0	54.0	46.2	55.4	61.6	61.6
NOISE LEVELS (dBA)	74.4	68.6	67.2	62.3	70.3	70.8

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	70.8	68.5	67.2	61.1	69.5	70.2
MEDIUM TRUCKS	64.2	45.0	37.3	46.5	52.6	52.6
HEAVY TRUCKS	71.0	54.0	46.2	55.4	61.6	61.6
NOISE LEVELS (dBA)	74.4	68.6	67.2	62.3	70.3	70.8

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	120	381	1204	3806
LDN	106	336	1062	3357

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Hamner Ave to I-15 Ramps)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	60,805	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	6,081	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.2	69.8	68.5	62.5	70.9	71.5
MEDIUM TRUCKS	65.6	46.4	38.6	47.8	54.0	54.0
HEAVY TRUCKS	72.4	55.4	47.6	56.8	62.9	63.0
NOISE LEVELS (dBA)	75.7	70.0	68.6	63.6	71.6	72.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.2	69.8	68.5	62.5	70.9	71.5
MEDIUM TRUCKS	65.6	46.4	38.6	47.8	54.0	54.0
HEAVY TRUCKS	72.4	55.4	47.6	56.8	62.9	63.0
NOISE LEVELS (dBA)	75.7	70.0	68.6	63.6	71.6	72.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	165	522	1652	5223
LDN	146	461	1457	4607

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Hamner Ave to I-15 Ramps)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	69,110	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	6,911	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.8	70.4	69.1	63.0	71.5	72.1
MEDIUM TRUCKS	66.2	47.0	39.2	48.4	54.5	54.6
HEAVY TRUCKS	72.9	55.9	48.1	57.3	63.5	63.5
NOISE LEVELS (dBA)	76.3	70.6	69.1	64.2	72.2	72.7

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	72.8	70.4	69.1	63.0	71.5	72.1
MEDIUM TRUCKS	66.2	47.0	39.2	48.4	54.5	54.6
HEAVY TRUCKS	72.9	55.9	48.1	57.3	63.5	63.5
NOISE LEVELS (dBA)	76.3	70.6	69.1	64.2	72.2	72.7

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	188	594	1877	5937
LDN	166	524	1656	5236

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (Hamner Ave to I-15 Ramps)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	85,603	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	8,560	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	73.7	71.3	70.0	64.0	72.4	73.0
MEDIUM TRUCKS	67.1	47.9	40.1	49.3	55.5	55.5
HEAVY TRUCKS	73.8	56.8	49.1	58.3	64.4	64.5
NOISE LEVELS (dBA)	77.2	71.5	70.1	65.1	73.1	73.7

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	73.7	71.3	70.0	64.0	72.4	73.0
MEDIUM TRUCKS	67.1	47.9	40.1	49.3	55.5	55.5
HEAVY TRUCKS	73.8	56.8	49.1	58.3	64.4	64.5
NOISE LEVELS (dBA)	77.2	71.5	70.1	65.1	73.1	73.7

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	233	735	2325	7353
LDN	205	649	2051	6486

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (I-15 Ramps to Wineville Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	33,855	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	3,386	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.0	68.6	67.3	61.3	69.7	70.3
MEDIUM TRUCKS	63.8	44.6	36.8	46.0	52.2	52.2
HEAVY TRUCKS	70.2	53.2	45.5	54.7	60.8	60.9
NOISE LEVELS (dBA)	74.1	68.7	67.3	62.2	70.3	70.8

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.0	68.6	67.3	61.3	69.7	70.3
MEDIUM TRUCKS	63.8	44.6	36.8	46.0	52.2	52.2
HEAVY TRUCKS	70.2	53.2	45.5	54.7	60.8	60.9
NOISE LEVELS (dBA)	74.1	68.7	67.3	62.2	70.3	70.8

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	122	384	1215	3843
LDN	107	338	1069	3379

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (I-15 Ramps to Wineville Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	37,520	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	3,752	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.4	69.1	67.8	61.7	70.1	70.8
MEDIUM TRUCKS	64.2	45.0	37.2	46.5	52.6	52.6
HEAVY TRUCKS	70.7	53.7	45.9	55.1	61.3	61.3
NOISE LEVELS (dBA)	74.5	69.2	67.8	62.7	70.7	71.3

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.4	69.1	67.8	61.7	70.1	70.8
MEDIUM TRUCKS	64.2	45.0	37.2	46.5	52.6	52.6
HEAVY TRUCKS	70.7	53.7	45.9	55.1	61.3	61.3
NOISE LEVELS (dBA)	74.5	69.2	67.8	62.7	70.7	71.3

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	135	426	1347	4259
LDN	118	374	1184	3745

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (I-15 Ramps to Wineville Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	65,010	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	6,501	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	73.8	71.4	70.1	64.1	72.5	73.2
MEDIUM TRUCKS	66.6	47.4	39.6	48.8	55.0	55.0
HEAVY TRUCKS	73.1	56.1	48.3	57.5	63.7	63.7
NOISE LEVELS (dBA)	76.9	71.6	70.2	65.1	73.1	73.7

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	73.8	71.4	70.1	64.1	72.5	73.2
MEDIUM TRUCKS	66.6	47.4	39.6	48.8	55.0	55.0
HEAVY TRUCKS	73.1	56.1	48.3	57.5	63.7	63.7
NOISE LEVELS (dBA)	76.9	71.6	70.2	65.1	73.1	73.7

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	233	738	2334	7380
LDN	205	649	2052	6489

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Limonite Avenue (I-15 Ramps to Wineville Ave)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	68,675	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	6,868	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	74.1	71.7	70.4	64.3	72.8	73.4
MEDIUM TRUCKS	66.9	47.7	39.9	49.1	55.2	55.3
HEAVY TRUCKS	73.3	56.3	48.5	57.7	63.9	63.9
NOISE LEVELS (dBA)	77.1	71.8	70.4	65.3	73.4	73.9

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	74.1	71.7	70.4	64.3	72.8	73.4
MEDIUM TRUCKS	66.9	47.7	39.9	49.1	55.2	55.3
HEAVY TRUCKS	73.3	56.3	48.5	57.7	63.9	63.9
NOISE LEVELS (dBA)	77.1	71.8	70.4	65.3	73.4	73.9

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	247	780	2465	7796
LDN	217	685	2168	6855

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Citrus Street to Schleisman Road)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	20,619	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,062	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	68.8	66.5	65.2	59.1	67.5	68.2
MEDIUM TRUCKS	61.6	42.4	34.6	43.9	50.0	50.0
HEAVY TRUCKS	68.1	51.1	43.3	52.5	58.7	58.7
NOISE LEVELS (dBA)	71.9	66.6	65.2	60.1	68.1	68.7

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	68.8	66.5	65.2	59.1	67.5	68.2
MEDIUM TRUCKS	61.6	42.4	34.6	43.9	50.0	50.0
HEAVY TRUCKS	68.1	51.1	43.3	52.5	58.7	58.7
NOISE LEVELS (dBA)	71.9	66.6	65.2	60.1	68.1	68.7

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	74	234	740	2341
LDN	65	206	651	2058

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Citrus Street to Schleisman Road)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	24,284	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,428	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.5	67.2	65.9	59.8	68.2	68.9
MEDIUM TRUCKS	62.3	43.1	35.4	44.6	50.7	50.8
HEAVY TRUCKS	68.8	51.8	44.0	53.2	59.4	59.4
NOISE LEVELS (dBA)	72.6	67.3	65.9	60.8	68.8	69.4

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.5	67.2	65.9	59.8	68.2	68.9
MEDIUM TRUCKS	62.3	43.1	35.4	44.6	50.7	50.8
HEAVY TRUCKS	68.8	51.8	44.0	53.2	59.4	59.4
NOISE LEVELS (dBA)	72.6	67.3	65.9	60.8	68.8	69.4

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	87	276	872	2757
LDN	77	242	766	2424

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Citrus Street to Schleisman Road)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	25,400	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,540	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.7	67.4	66.1	60.0	68.4	69.1
MEDIUM TRUCKS	62.5	43.3	35.6	44.8	50.9	50.9
HEAVY TRUCKS	69.0	52.0	44.2	53.4	59.6	59.6
NOISE LEVELS (dBA)	72.8	67.5	66.1	61.0	69.0	69.6

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.7	67.4	66.1	60.0	68.4	69.1
MEDIUM TRUCKS	62.5	43.3	35.6	44.8	50.9	50.9
HEAVY TRUCKS	69.0	52.0	44.2	53.4	59.6	59.6
NOISE LEVELS (dBA)	72.8	67.5	66.1	61.0	69.0	69.6

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	91	288	912	2883
LDN	80	254	802	2535

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Citrus Street to Schleisman Road)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	29,065	
SPEED =	50	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,907	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	70.3	67.9	66.7	60.6	69.0	69.7
MEDIUM TRUCKS	63.1	43.9	36.1	45.3	51.5	51.5
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.2	60.2
NOISE LEVELS (dBA)	73.4	68.1	66.7	61.6	69.6	70.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	70.3	67.9	66.7	60.6	69.0	69.7
MEDIUM TRUCKS	63.1	43.9	36.1	45.3	51.5	51.5
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.2	60.2
NOISE LEVELS (dBA)	73.4	68.1	66.7	61.6	69.6	70.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	104	330	1043	3299
LDN	92	290	917	2901

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Schleisman Road to 68th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	11,831	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	1,183	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	65.1	62.7	61.4	55.4	63.8	64.4
MEDIUM TRUCKS	58.5	39.3	31.5	40.7	46.9	46.9
HEAVY TRUCKS	65.2	48.3	40.5	49.7	55.8	55.9
NOISE LEVELS (dBA)	68.6	62.9	61.5	56.5	64.5	65.1

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	65.1	62.7	61.4	55.4	63.8	64.4
MEDIUM TRUCKS	58.5	39.3	31.5	40.7	46.9	46.9
HEAVY TRUCKS	65.2	48.3	40.5	49.7	55.8	55.9
NOISE LEVELS (dBA)	68.6	62.9	61.5	56.5	64.5	65.1

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	32	102	321	1016
LDN	28	90	283	896

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Schleisman Road to 68th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	15,496	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	1,550	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.3	63.9	62.6	56.5	65.0	65.6
MEDIUM TRUCKS	59.7	40.5	32.7	41.9	48.1	48.1
HEAVY TRUCKS	66.4	49.4	41.6	50.9	57.0	57.0
NOISE LEVELS (dBA)	69.8	64.1	62.6	57.7	65.7	66.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.3	63.9	62.6	56.5	65.0	65.6
MEDIUM TRUCKS	59.7	40.5	32.7	41.9	48.1	48.1
HEAVY TRUCKS	66.4	49.4	41.6	50.9	57.0	57.0
NOISE LEVELS (dBA)	69.8	64.1	62.6	57.7	65.7	66.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	42	133	421	1331
LDN	37	117	371	1174

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Schleisman Road to 68th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	15,030	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	1,503	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.1	63.8	62.5	56.4	64.8	65.5
MEDIUM TRUCKS	59.5	40.3	32.6	41.8	47.9	48.0
HEAVY TRUCKS	66.3	49.3	41.5	50.7	56.9	56.9
NOISE LEVELS (dBA)	69.7	63.9	62.5	57.6	65.6	66.1

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.1	63.8	62.5	56.4	64.8	65.5
MEDIUM TRUCKS	59.5	40.3	32.6	41.8	47.9	48.0
HEAVY TRUCKS	66.3	49.3	41.5	50.7	56.9	56.9
NOISE LEVELS (dBA)	69.7	63.9	62.5	57.6	65.6	66.1

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	41	129	408	1291
LDN	36	114	360	1139

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Schleisman Road to 68th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	18,695	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	1,870	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	67.1	64.7	63.4	57.4	65.8	66.4
MEDIUM TRUCKS	60.5	41.3	33.5	42.7	48.9	48.9
HEAVY TRUCKS	67.2	50.2	42.5	51.7	57.8	57.9
NOISE LEVELS (dBA)	70.6	64.9	63.5	58.5	66.5	67.1

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	67.1	64.7	63.4	57.4	65.8	66.4
MEDIUM TRUCKS	60.5	41.3	33.5	42.7	48.9	48.9
HEAVY TRUCKS	67.2	50.2	42.5	51.7	57.8	57.9
NOISE LEVELS (dBA)	70.6	64.9	63.5	58.5	66.5	67.1

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	51	161	508	1606
LDN	45	142	448	1417

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (68th Street to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	20,186	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,019	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	67.4	65.0	63.8	57.7	66.1	66.8
MEDIUM TRUCKS	60.8	41.6	33.8	43.0	49.2	49.2
HEAVY TRUCKS	67.6	50.6	42.8	52.0	58.2	58.2
NOISE LEVELS (dBA)	70.9	65.2	63.8	58.8	66.8	67.4

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	67.4	65.0	63.8	57.7	66.1	66.8
MEDIUM TRUCKS	60.8	41.6	33.8	43.0	49.2	49.2
HEAVY TRUCKS	67.6	50.6	42.8	52.0	58.2	58.2
NOISE LEVELS (dBA)	70.9	65.2	63.8	58.8	66.8	67.4

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	55	173	548	1734
LDN	48	153	484	1529

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (68th Street to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	22,019	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,202	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	67.8	65.4	64.1	58.1	66.5	67.1
MEDIUM TRUCKS	61.2	42.0	34.2	43.4	49.6	49.6
HEAVY TRUCKS	67.9	51.0	43.2	52.4	58.5	58.6
NOISE LEVELS (dBA)	71.3	65.6	64.2	59.2	67.2	67.8

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	67.8	65.4	64.1	58.1	66.5	67.1
MEDIUM TRUCKS	61.2	42.0	34.2	43.4	49.6	49.6
HEAVY TRUCKS	67.9	51.0	43.2	52.4	58.5	58.6
NOISE LEVELS (dBA)	71.3	65.6	64.2	59.2	67.2	67.8

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	60	189	598	1891
LDN	53	167	528	1668

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (68th Street to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	22,730	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,273	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	67.9	65.6	64.3	58.2	66.6	67.3
MEDIUM TRUCKS	61.3	42.1	34.4	43.6	49.7	49.8
HEAVY TRUCKS	68.1	51.1	43.3	52.5	58.7	58.7
NOISE LEVELS (dBA)	71.5	65.7	64.3	59.4	67.4	67.9

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	67.9	65.6	64.3	58.2	66.6	67.3
MEDIUM TRUCKS	61.3	42.1	34.4	43.6	49.7	49.8
HEAVY TRUCKS	68.1	51.1	43.3	52.5	58.7	58.7
NOISE LEVELS (dBA)	71.5	65.7	64.3	59.4	67.4	67.9

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	62	195	617	1953
LDN	54	172	545	1722

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (68th Street to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	24,563	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	2,456	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	68.3	65.9	64.6	58.5	67.0	67.6
MEDIUM TRUCKS	61.7	42.5	34.7	43.9	50.1	50.1
HEAVY TRUCKS	68.4	51.4	43.6	52.9	59.0	59.0
NOISE LEVELS (dBA)	71.8	66.1	64.6	59.7	67.7	68.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	68.3	65.9	64.6	58.5	67.0	67.6
MEDIUM TRUCKS	61.7	42.5	34.7	43.9	50.1	50.1
HEAVY TRUCKS	68.4	51.4	43.6	52.9	59.0	59.0
NOISE LEVELS (dBA)	71.8	66.1	64.6	59.7	67.7	68.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	67	211	667	2110
LDN	59	186	589	1861

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Limonite Avenue to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	15,649	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	1,565	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.3	63.9	62.6	56.6	65.0	65.7
MEDIUM TRUCKS	59.7	40.5	32.7	41.9	48.1	48.1
HEAVY TRUCKS	66.5	49.5	41.7	50.9	57.0	57.1
NOISE LEVELS (dBA)	69.8	64.1	62.7	57.7	65.7	66.3

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.3	63.9	62.6	56.6	65.0	65.7
MEDIUM TRUCKS	59.7	40.5	32.7	41.9	48.1	48.1
HEAVY TRUCKS	66.5	49.5	41.7	50.9	57.0	57.1
NOISE LEVELS (dBA)	69.8	64.1	62.7	57.7	65.7	66.3

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	43	134	425	1344
LDN	37	119	375	1186

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Limonite Avenue to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	32,142	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	3,214	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.4	67.1	65.8	59.7	68.1	68.8
MEDIUM TRUCKS	62.8	43.6	35.9	45.1	51.2	51.3
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.2	60.2
NOISE LEVELS (dBA)	73.0	67.2	65.8	60.9	68.9	69.4

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.4	67.1	65.8	59.7	68.1	68.8
MEDIUM TRUCKS	62.8	43.6	35.9	45.1	51.2	51.3
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.2	60.2
NOISE LEVELS (dBA)	73.0	67.2	65.8	60.9	68.9	69.4

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	87	276	873	2761
LDN	77	244	770	2435

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Limonite Avenue to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	31,890	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	3,189	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.4	67.0	65.7	59.7	68.1	68.7
MEDIUM TRUCKS	62.8	43.6	35.8	45.0	51.2	51.2
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.1	60.2
NOISE LEVELS (dBA)	72.9	67.2	65.8	60.8	68.8	69.4

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.4	67.0	65.7	59.7	68.1	68.7
MEDIUM TRUCKS	62.8	43.6	35.8	45.0	51.2	51.2
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.1	60.2
NOISE LEVELS (dBA)	72.9	67.2	65.8	60.8	68.8	69.4

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	87	274	866	2739
LDN	76	242	764	2416

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (Limonite Avenue to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	48,383	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	4,838	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.2	68.8	67.5	61.5	69.9	70.6
MEDIUM TRUCKS	64.6	45.4	37.6	46.8	53.0	53.0
HEAVY TRUCKS	71.4	54.4	46.6	55.8	62.0	62.0
NOISE LEVELS (dBA)	74.7	69.0	67.6	62.6	70.6	71.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.2	68.8	67.5	61.5	69.9	70.6
MEDIUM TRUCKS	64.6	45.4	37.6	46.8	53.0	53.0
HEAVY TRUCKS	71.4	54.4	46.6	55.8	62.0	62.0
NOISE LEVELS (dBA)	74.7	69.0	67.6	62.6	70.6	71.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	131	416	1314	4156
LDN	116	367	1159	3666

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (58th Street to Bellgrave Avenue)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	15,649	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	1,565	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.3	63.9	62.6	56.6	65.0	65.7
MEDIUM TRUCKS	59.7	40.5	32.7	41.9	48.1	48.1
HEAVY TRUCKS	66.5	49.5	41.7	50.9	57.0	57.1
NOISE LEVELS (dBA)	69.8	64.1	62.7	57.7	65.7	66.3

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	66.3	63.9	62.6	56.6	65.0	65.7
MEDIUM TRUCKS	59.7	40.5	32.7	41.9	48.1	48.1
HEAVY TRUCKS	66.5	49.5	41.7	50.9	57.0	57.1
NOISE LEVELS (dBA)	69.8	64.1	62.7	57.7	65.7	66.3

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	43	134	425	1344
LDN	37	119	375	1186

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (58th Street to Bellgrave Avenue)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	32,142	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	3,214	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.4	67.1	65.8	59.7	68.1	68.8
MEDIUM TRUCKS	62.8	43.6	35.9	45.1	51.2	51.3
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.2	60.2
NOISE LEVELS (dBA)	73.0	67.2	65.8	60.9	68.9	69.4

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.4	67.1	65.8	59.7	68.1	68.8
MEDIUM TRUCKS	62.8	43.6	35.9	45.1	51.2	51.3
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.2	60.2
NOISE LEVELS (dBA)	73.0	67.2	65.8	60.9	68.9	69.4

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	87	276	873	2761
LDN	77	244	770	2435

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Condition	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (58th Street to Bellgrave Avenue)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	31,890	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	3,189	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.4	67.0	65.7	59.7	68.1	68.7
MEDIUM TRUCKS	62.8	43.6	35.8	45.0	51.2	51.2
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.1	60.2
NOISE LEVELS (dBA)	72.9	67.2	65.8	60.8	68.8	69.4

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	69.4	67.0	65.7	59.7	68.1	68.7
MEDIUM TRUCKS	62.8	43.6	35.8	45.0	51.2	51.2
HEAVY TRUCKS	69.6	52.6	44.8	54.0	60.1	60.2
NOISE LEVELS (dBA)	72.9	67.2	65.8	60.8	68.8	69.4

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	87	274	866	2739
LDN	76	242	764	2416

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Hamner Avenue (58th Street to Bellgrave Avenue)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	48,383	
SPEED =	45	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	72	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	4,838	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.695	0.129	0.096	0.9200
MEDIUM TRUCKS	0.014	0.001	0.015	0.0300
HEAVY TRUCKS	0.024	0.001	0.025	0.0500

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	93.34	- -
MEDIUM TRUCKS	4.0	93.30	- -
HEAVY TRUCKS	8.0	93.34	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.2	68.8	67.5	61.5	69.9	70.6
MEDIUM TRUCKS	64.6	45.4	37.6	46.8	53.0	53.0
HEAVY TRUCKS	71.4	54.4	46.6	55.8	62.0	62.0
NOISE LEVELS (dBA)	74.7	69.0	67.6	62.6	70.6	71.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	71.2	68.8	67.5	61.5	69.9	70.6
MEDIUM TRUCKS	64.6	45.4	37.6	46.8	53.0	53.0
HEAVY TRUCKS	71.4	54.4	46.6	55.8	62.0	62.0
NOISE LEVELS (dBA)	74.7	69.0	67.6	62.6	70.6	71.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	131	416	1314	4156
LDN	116	367	1159	3666

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Scholar Way (Limonite Ave to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	4,912	
SPEED =	35	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	36	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	491	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.736	0.136	0.102	0.9742
MEDIUM TRUCKS	0.009	0.000	0.009	0.0184
HEAVY TRUCKS	0.004	0.000	0.004	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	98.41	- -
MEDIUM TRUCKS	4.0	98.37	- -
HEAVY TRUCKS	8.0	98.41	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	58.2	56.0	54.7	48.7	57.1	57.8
MEDIUM TRUCKS	50.6	29.4	21.9	30.6	36.8	36.8
HEAVY TRUCKS	51.9	26.5	23.1	27.8	34.0	34.1
NOISE LEVELS (dBA)	59.7	56.0	54.7	48.8	57.2	57.8

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	58.2	56.0	54.7	48.7	57.1	57.8
MEDIUM TRUCKS	50.6	29.4	21.9	30.6	36.8	36.8
HEAVY TRUCKS	51.9	26.5	23.1	27.8	34.0	34.1
NOISE LEVELS (dBA)	59.7	56.0	54.7	48.8	57.2	57.8

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	6	19	60	191
LDN	5	17	52	165

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Scholar Way (Limonite Ave to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	6,745	
SPEED =	35	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	36	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	675	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.736	0.136	0.102	0.9742
MEDIUM TRUCKS	0.009	0.000	0.009	0.0184
HEAVY TRUCKS	0.004	0.000	0.004	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	98.41	- -
MEDIUM TRUCKS	4.0	98.37	- -
HEAVY TRUCKS	8.0	98.41	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	59.5	57.4	56.1	50.1	58.5	59.1
MEDIUM TRUCKS	52.0	30.8	23.3	32.0	38.2	38.2
HEAVY TRUCKS	53.3	27.9	24.5	29.2	35.4	35.5
NOISE LEVELS (dBA)	61.0	57.4	56.1	50.2	58.6	59.2

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	59.5	57.4	56.1	50.1	58.5	59.1
MEDIUM TRUCKS	52.0	30.8	23.3	32.0	38.2	38.2
HEAVY TRUCKS	53.3	27.9	24.5	29.2	35.4	35.5
NOISE LEVELS (dBA)	61.0	57.4	56.1	50.2	58.6	59.2

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	8	26	83	262
LDN	7	23	72	227

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Conditions	JOB #:	2610-2021-03
ROADWAY:	Scholar Way (Limonite Ave to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	6,860	
SPEED =	35	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	36	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	686	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.736	0.136	0.102	0.9742
MEDIUM TRUCKS	0.009	0.000	0.009	0.0184
HEAVY TRUCKS	0.004	0.000	0.004	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	98.41	- -
MEDIUM TRUCKS	4.0	98.37	- -
HEAVY TRUCKS	8.0	98.41	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	59.6	57.5	56.2	50.2	58.6	59.2
MEDIUM TRUCKS	52.1	30.8	23.3	32.1	38.3	38.3
HEAVY TRUCKS	53.3	28.0	24.6	29.2	35.4	35.5
NOISE LEVELS (dBA)	61.1	57.5	56.2	50.3	58.6	59.3

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	59.6	57.5	56.2	50.2	58.6	59.2
MEDIUM TRUCKS	52.1	30.8	23.3	32.1	38.3	38.3
HEAVY TRUCKS	53.3	28.0	24.6	29.2	35.4	35.5
NOISE LEVELS (dBA)	61.1	57.5	56.2	50.3	58.6	59.3

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	8	27	84	266
LDN	7	23	73	231

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Scholar Way (Limonite Ave to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	8,693	
SPEED =	35	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	36	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	869	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.736	0.136	0.102	0.9742
MEDIUM TRUCKS	0.009	0.000	0.009	0.0184
HEAVY TRUCKS	0.004	0.000	0.004	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	98.41	- -
MEDIUM TRUCKS	4.0	98.37	- -
HEAVY TRUCKS	8.0	98.41	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	60.6	58.5	57.2	51.2	59.6	60.2
MEDIUM TRUCKS	53.1	31.9	24.4	33.1	39.3	39.3
HEAVY TRUCKS	54.4	29.0	25.6	30.3	36.5	36.6
NOISE LEVELS (dBA)	62.1	58.5	57.2	51.3	59.7	60.3

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	60.6	58.5	57.2	51.2	59.6	60.2
MEDIUM TRUCKS	53.1	31.9	24.4	33.1	39.3	39.3
HEAVY TRUCKS	54.4	29.0	25.6	30.3	36.5	36.6
NOISE LEVELS (dBA)	62.1	58.5	57.2	51.3	59.7	60.3

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	11	34	107	338
LDN	9	29	93	293

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Conditions	JOB #:	2610-2021-03
ROADWAY:	Scholar Way (Limonite Ave to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	2,240	
SPEED =	35	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	36	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	224	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.736	0.136	0.102	0.9742
MEDIUM TRUCKS	0.009	0.000	0.009	0.0184
HEAVY TRUCKS	0.004	0.000	0.004	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	98.41	- -
MEDIUM TRUCKS	4.0	98.37	- -
HEAVY TRUCKS	8.0	98.41	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	54.7	52.6	51.3	45.3	53.7	54.3
MEDIUM TRUCKS	47.2	26.0	18.5	27.2	33.4	33.4
HEAVY TRUCKS	48.5	23.1	19.7	24.4	30.6	30.7
NOISE LEVELS (dBA)	56.2	52.6	51.3	45.4	53.8	54.4

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	54.7	52.6	51.3	45.3	53.7	54.3
MEDIUM TRUCKS	47.2	26.0	18.5	27.2	33.4	33.4
HEAVY TRUCKS	48.5	23.1	19.7	24.4	30.6	30.7
NOISE LEVELS (dBA)	56.2	52.6	51.3	45.4	53.8	54.4

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	3	9	28	87
LDN	2	8	24	75

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Existing Plus Project Conditions	JOB #:	2610-2021-03
ROADWAY:	Scholar Way (Limonite Ave to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	4,073	
SPEED =	35	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	36	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	407	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.736	0.136	0.102	0.9742
MEDIUM TRUCKS	0.009	0.000	0.009	0.0184
HEAVY TRUCKS	0.004	0.000	0.004	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	98.41	- -
MEDIUM TRUCKS	4.0	98.37	- -
HEAVY TRUCKS	8.0	98.41	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	57.3	55.2	53.9	47.9	56.3	56.9
MEDIUM TRUCKS	49.8	28.6	21.1	29.8	36.0	36.0
HEAVY TRUCKS	51.1	25.7	22.3	27.0	33.2	33.3
NOISE LEVELS (dBA)	58.8	55.2	53.9	48.0	56.4	57.0

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	57.3	55.2	53.9	47.9	56.3	56.9
MEDIUM TRUCKS	49.8	28.6	21.1	29.8	36.0	36.0
HEAVY TRUCKS	51.1	25.7	22.3	27.0	33.2	33.3
NOISE LEVELS (dBA)	58.8	55.2	53.9	48.0	56.4	57.0

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	5	16	50	158
LDN	4	14	43	137

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Conditions	JOB #:	2610-2021-03
ROADWAY:	Scholar Way (Limonite Ave to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	2,810	
SPEED =	35	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	36	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	281	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.736	0.136	0.102	0.9742
MEDIUM TRUCKS	0.009	0.000	0.009	0.0184
HEAVY TRUCKS	0.004	0.000	0.004	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	98.41	- -
MEDIUM TRUCKS	4.0	98.37	- -
HEAVY TRUCKS	8.0	98.41	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	55.7	53.6	52.3	46.3	54.7	55.3
MEDIUM TRUCKS	48.2	27.0	19.5	28.2	34.4	34.4
HEAVY TRUCKS	49.5	24.1	20.7	25.4	31.6	31.7
NOISE LEVELS (dBA)	57.2	53.6	52.3	46.4	54.8	55.4

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	55.7	53.6	52.3	46.3	54.7	55.3
MEDIUM TRUCKS	48.2	27.0	19.5	28.2	34.4	34.4
HEAVY TRUCKS	49.5	24.1	20.7	25.4	31.6	31.7
NOISE LEVELS (dBA)	57.2	53.6	52.3	46.4	54.8	55.4

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	3	11	35	109
LDN	3	9	30	95

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL (CALVENO)

PROJECT:	LEAL Masterplan Amendment	Condition:	Long Range Plus Project	JOB #:	2610-2021-03
ROADWAY:	Scholar Way (Limonite Ave to 58th Street)			DATE:	30-Nov-21
LOCATION:	100 Feet from the Centerline of the Roadway			ENGINEER:	D. Shivaiah

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	4,643	
SPEED =	35	
PK HR % =	10	
NEAR LANE/FAR LANE DIST	36	
ROAD ELEVATION =	0.0	
GRADE =	0.0	%
PK HR VOL =	464	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER =		0
PAD ELEVATION =		0.0
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	10	
MEDIUM TRUCKS =	10	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	10	

WALL INFORMATION

HTH WALL=	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.736	0.136	0.102	0.9742
MEDIUM TRUCKS	0.009	0.000	0.009	0.0184
HEAVY TRUCKS	0.004	0.000	0.004	0.0074

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	98.41	- -
MEDIUM TRUCKS	4.0	98.37	- -
HEAVY TRUCKS	8.0	98.41	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	57.9	55.8	54.5	48.5	56.9	57.5
MEDIUM TRUCKS	50.4	29.1	21.6	30.4	36.6	36.6
HEAVY TRUCKS	51.7	26.3	22.9	27.5	33.7	33.8
NOISE LEVELS (dBA)	59.4	55.8	54.5	48.6	56.9	57.6

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	57.9	55.8	54.5	48.5	56.9	57.5
MEDIUM TRUCKS	50.4	29.1	21.6	30.4	36.6	36.6
HEAVY TRUCKS	51.7	26.3	22.9	27.5	33.7	33.8
NOISE LEVELS (dBA)	59.4	55.8	54.5	48.6	56.9	57.6

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	6	18	57	180
LDN	5	16	49	156

Appendix C

Construction Noise and Vibration
Analysis Results

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 11/24/2021
Case Description: LEAL Master Plan Amendment Project

				---- Receptor #1 ----
		Baselines (dBA)		
Description	Land Use	Daytime	Evening	Night
Demolition	Residential	80	80	45

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Concrete Mixer Truck	No	40		78.8	50	0
Excavator	No	40		80.7	50	0
Dozer	No	40		81.7	50	0
Excavator	No	40				
Excavator	No	40				
Dozer	No	40				

Calculated (dBA)

Equipment		*Lmax	Leq
Concrete Mixer Truck		78.8	74.8
Excavator		80.7	76.7
Dozer		81.7	77.7
Excavator		80.7	76.7
Excavator		80.7	76.7
Dozer		81.7	77.7
	Total	81.7	84.6

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 11/24/2021
Case Description: LEAL Master Plan Amendment Project

---- Receptor #1 ----

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
Site Preparation	Residential	80	80	45

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	200	0
Dozer	No	40		81.7	200	0
Dozer	No	40		81.7	200	0
Tractor	No	40				
Tractor	No	40				
Tractor	No	40				
Tractor	No	40				

Calculated (dBA)

Equipment		*Lmax	Leq
Dozer		69.6	65.6
Dozer		69.6	65.6
Dozer		69.6	65.6
Tractor		72	68
Tractor		72	68
Tractor		72	68
Tractor		72	68
	Total	72	75.6

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 11/24/2021
Case Description: LEAL Master Plan Amendment Project

---- Receptor #1 ----

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
Grading	Residential	80	80	45

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Excavator	No	40		80.7	200	0
Grader	No	40	85		200	0
Dozer	No	40		81.7	200	0
Scraper	No	40				
Tractor	No	40				
Excavator	No	40				
Tractor	No	40				
Scraper	No	40				

Calculated (dBA)

Equipment		*Lmax	Leq
Excavator		68.7	64.7
Grader		73	69
Dozer		69.6	65.6
Scraper		71.5	67.6
Tractor		72	68
Excavator		68.7	64.7
Tractor		72	68
Scraper		71.5	67.6
	Total	73	76.2

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 11/24/2021
Case Description: LEAL Master Plan Amendment Project

---- Receptor #1 ----

Description	Land Use	Baselines (dBA) Daytime	Evening	Night
Building Construction	Residential	80	80	45

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Crane	No	16		80.6	200	0
Pickup Truck	No	40		75	200	0
Generator	No	50		80.6	200	0
Tractor	No	40				
Welder / Torch	No	40				
Pickup Truck	No	40				
Pickup Truck	No	40				
Tractor	No	40				
Tractor	No	40				

Calculated (dBA)

Equipment		*Lmax	Leq
Crane		68.5	60.6
Pickup Truck		63	59
Generator		68.6	65.6
Tractor		72	68
Welder / Torch		62	58
Pickup Truck		63	59
Pickup Truck		63	59
Tractor		72	68
Tractor		72	68
	Total	72	74.2

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 11/24/2021
Case Description: LEAL Master Plan Amendment Project

				---- Receptor #1 ----
		Baselines (dBA)		
Description	Land Use	Daytime	Evening	Night
Paving	Residential	80	80	45

Description	Impact Device	Usage(%)	Equipment Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Paver	No	50		77.2	200	0
Roller	No	20		80	200	0
Roller	No	20		80	200	0
Roller	No	20				

Calculated (dBA)

Equipment		*Lmax	Leq
Paver		65.2	62.2
Roller		68	61
Roller		68	61
Roller		68	61
	Total	68	67.3

*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 11/24/2021
Case Description: LEAL Master Plan Amendment Project

				---- Receptor #1 ----			
		Baselines (dBA)					
Description	Land Use	Daytime	Evening	Night			
Architectural Coating	Residential	80	80	45			

			Equipment			
			Spec	Actual	Receptor	Estimated
	Impact		Lmax	Lmax	Distance	Shielding
Description	Device	Usage(%)	(dBA)	(dBA)	(feet)	(dBA)
Compressor (air)	No	40		77.7	200	0

Results

	Calculated (dBA)	
Equipment	*Lmax	Leq
Compressor (air)	65.6	61.6
Total	65.6	61.6

*Calculated Lmax is the Loudest value.

PROJECT:	LEAL Master Plan Amendment Project	JOB #:	2610-2021-03
ACTIVITY:	Large Bulldozer	DATE:	24-Nov-21
LOCATION:	At 100 Feet	ENGINEER:	D. Shivaiah

VIBRATION INPUT/OUTPUT DATA

OTHER CONSTRUCTION EQUIPMENT

$$PPV = PPV_{ref}(25/D)^{n} \text{ (in/sec)}$$

PPV =	**0.019**	**in/sec**

Equipment Type =	2	Large Bulldozer
PPV_{ref} =	0.089	Reference PPV at 25 ft.
D =	100.00	Distance from Equipment to receiver in ft.
n =	1.10	Vibration attenuation rate through the ground

EQUIPMENT PPV REFERENCE LEVELS

Type	Equipment	Reference PPV at 25 ft. (in/sec)
1	Vibratory Roller	0.210
2	Large Bulldozer	0.089
3	Caisson Drilling	0.089
4	Loaded Trucks	0.076
5	Jackhammer	0.035
6	Small Bulldozer	0.003
7	Crack and Seat	2.400

PROJECT:	LEAL Master Plan Amendment Project	JOB #:	2610-2021-03
ACTIVITY:	Vibratory Roller	DATE:	24-Nov-21
LOCATION:	At 100 Feet	ENGINEER:	D. Shivaiah

VIBRATION INPUT/OUTPUT DATA

OTHER CONSTRUCTION EQUIPMENT

$$PPV = PPV_{ref}(25/D)^{n} \text{ (in/sec)}$$

PPV =	**0.046**	**in/sec**

Equipment Type =	1	Vibratory Roller
PPV_{ref} =	0.210	Reference PPV at 25 ft.
D =	100.00	Distance from Equipment to receiver in ft.
n =	1.10	Vibration attenuation rate through the ground

EQUIPMENT PPV REFERENCE LEVELS

Type	Equipment	Reference PPV at 25 ft. (in/sec)
1	Vibratory Roller	0.210
2	Large Bulldozer	0.089
3	Caisson Drilling	0.089
4	Loaded Trucks	0.076
5	Jackhammer	0.035
6	Small Bulldozer	0.003
7	Crack and Seat	2.400

PROJECT:	LEAL Master Plan Amendment Project	JOB #:	2610-2021-03
ACTIVITY:	Loaded Truck	DATE:	24-Nov-21
LOCATION:	At 100 Feet	ENGINEER:	D. Shivaiah

VIBRATION INPUT/OUTPUT DATA

OTHER CONSTRUCTION EQUIPMENT

$$PPV = PPV_{ref}(25/D)^{n} \text{ (in/sec)}$$

PPV =	**0.017**	**in/sec**

Equipment Type =	4	Loaded Trucks
PPV_{ref} =	0.076	Reference PPV at 25 ft.
D =	100.00	Distance from Equipment to receiver in ft.
n =	1.10	Vibration attenuation rate through the ground

EQUIPMENT PPV REFERENCE LEVELS

Type	Equipment	Reference PPV at 25 ft. (in/sec)
1	Vibratory Roller	0.210
2	Large Bulldozer	0.089
3	Caisson Drilling	0.089
4	Loaded Trucks	0.076
5	Jackhammer	0.035
6	Small Bulldozer	0.003
7	Crack and Seat	2.400

PROJECT:	LEAL Master Plan Amendment Project	JOB #:	2610-2021-03
ACTIVITY:	Caisson Drilling	DATE:	24-Nov-21
LOCATION:	At 100 Feet	ENGINEER:	D. Shivaiah

VIBRATION INPUT/OUTPUT DATA

OTHER CONSTRUCTION EQUIPMENT

$$PPV = PPV_{ref}(25/D)^{n} \text{ (in/sec)}$$

PPV =	**0.019**	**in/sec**

Equipment Type =	3	Caisson Drilling
PPV_{ref} =	0.089	Reference PPV at 25 ft.
D =	100.00	Distance from Equipment to receiver in ft.
n =	1.10	Vibration attenuation rate through the ground

EQUIPMENT PPV REFERENCE LEVELS

Type	Equipment	Reference PPV at 25 ft. (in/sec)
1	Vibratory Roller	0.210
2	Large Bulldozer	0.089
3	Caisson Drilling	0.089
4	Loaded Trucks	0.076
5	Jackhammer	0.035
6	Small Bulldozer	0.003
7	Crack and Seat	2.400

Appendix J

LEAL MASTERPLAN AMENDMENT PROJECT
TRAFFIC STUDY
City of Eastvale, California

Prepared for:

THE NEW HOME COMPANY
15231 Laguna Canyon Road, Suite 250
Irvine, CA 92618

Prepared by:

RK ENGINEERING GROUP, INC.
4000 Westerly Place, Suite 280
Newport Beach, CA 92660

Robert Kahn, P.E.
Bryan Estrada, AICP
Darshan Shivaiah M.S.

April 8, 2021

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1.0 Introduction

1.1 Purpose of Report and Study Objectives

The purpose of this traffic impact analysis is to evaluate The Leal Masterplan Amendment Project (hereinafter referred to as "modified project") from a traffic and circulation standpoint.

The *Leal Master Plan Draft Environmental Impact Report (DEIR), Michael Baker International, July 2015*, and the *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015)* have been previously prepared for the original project. Since then, modifications to the development plan have been proposed. RK has been requested to review the modified project and identify whether any new impacts or increase in severity of impacts may occur as a result of the modified project.

This analysis has been prepared to be consistent with the previous 2015 TIA and the 2015 DEIR prepared for the project. A copy of the *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015)* is contained as an attachment to this report.

The modified project is forecast to generate 27,764 fewer daily trips than what was previously estimated in the 2015 TIA and DEIR.[1] This is a substantial reduction in traffic, and as a result, the modified project would not result in additional transportation impacts other than those previously identified in the 2015 DEIR.

To help further demonstrate the reduced impact from the modified project, this report provides a detailed assessment of level of service impacts from the modified project to the local transportation system. In an effort to be consistent with the 2015 TIA and DEIR, and to provide a fair comparison of potential changes to previously identified project impacts, most of the same analysis assumptions and traffic forecasting scenarios from the 2015 TIA are used in this report.

1.2 Site Location

The proposed modified project site is bound by 58th Street to the north, Limonite Avenue to the south, Hamner Avenue to the east, and Scholar Way to the west, in the City of

[1] See Section 4.0 for more details regarding changes to project trip generation.

Eastvale. The project site is currently vacant and undeveloped. The project site location map is shown on Exhibit A. The project site plan is shown in Exhibit B.

1.3 Project Description

The previously approved 2015 TIA evaluated the following land uses for the original project:

- 660 dwelling units of multi-family residential;
- 1,525,000 square feet of retail;
- 460,000 square feet of general office;
- 460,000 square feet of medical office;
- 100,000 square feet of civic center; and
- 450 rooms of hotel.

The modified land use assumptions are summarized below.

- 400 dwelling units of single family detached residential;
- 2,100 dwelling units of multi-family residential;
- 390,000 square feet of commercial and retail;
- 65,000 square feet of general office;
- 65,000 square feet of medical office;
- 40,000 square feet of civic center use;
- 25,000 square feet of library use;
- 10,000 square feet of police station use; and
- 12,200 square feet of fire station use.

Table 1-1 summarizes the land uses evaluated in the previously approved 2015 TIA and the Modified Project land use assumptions.

Table 1-1
Project Land Uses

Land Use	Units	Previously Approved 2015 Project & traffic Study	Modified Project
Single Family Detached Residential	Dwelling Units	0	400
Multi-family Residential	Dwelling Units	660	2,100
Retail	Square Feet	1,525,000	390,000
General Office	Square Feet	460,000	65,000
Medical Office	Square Feet	460,000	65,000
Civic Center	Square Feet	100,000	40,000
Library	Square Feet	0	25,000
Police	Square Feet	0	10,000
Fire Station	Square Feet	0	12,200
Hotel	Rooms	450	0

2.0 Study Area & Analysis Methodology

This section of the report presents the analysis study area and the methodologies used to perform the traffic analyses summarized in this report in accordance with the City of Eastvale requirements. This section also discusses the agency-established applicable performance criteria and thresholds for the study facilities.

Although VMT is now the appropriate metric for determining transportation impacts, General Plan Policy C-10 of the Eastvale General Plan requires that the City maintain a LOS C on all City maintained roadways, and a LOS D in employment and commercial areas. Therefore, a discussion relative to project consistency with Policy C-10 has been included.

2.1 Study Area

The study area included in this analysis has been determined based upon the previously prepared and approved traffic study for the proposed modified project.

Consistent with the previously approved 2015 traffic study for the proposed project, this analysis evaluates the daily capacity and level of service (LOS) at the following eighteen (18) study roadway segments:

1. **Limonite Avenue:** Archibald Avenue to Harrison Avenue;
2. **Limonite Avenue:** Harrison Avenue to Scholar Way;
3. **Limonite Avenue:** Scholar Way to Hamner Avenue;
4. **Limonite Avenue:** Hamner Avenue to I-15 Ramps;
5. **Limonite Avenue:** I-15 Ramps to Wineville Avenue;
6. **Hamner Avenue:** Citrus Street to Schleisman Road;
7. **Hamner Avenue:** Schleisman Road to 68th Street;
8. **Hamner Avenue:** 68th Street to Limonite Avenue;

9. **Hamner Avenue:** Limonite Avenue to 58th Street;

10. **Hamner Avenue:** 58th Street to Bellegrave Avenue;

11. **Scholar Way:** Limonite Avenue to 68th Street;

12. **I-15 Freeway:** South of Limonite Avenue;

13. **I-15 Freeway:** Limonite Avenue to Cantu-Galleano Ranch Road;

14. **I-15 Freeway:** North of SR-60 Freeway;

15. **Scholar Way:** Bellegrave Avenue to Limonite Avenue;

16. **SR-60 Freeway:** West of I-15 Freeway;

17. **SR-60 Freeway:** East of I-15 Freeway; and

18. **Cantu-Galleano Ranch Road:** I-15 Ramps to Hamner Avenue.

Consistent with the previously approved 2015 traffic study for the proposed project, this analysis evaluates traffic conditions for the following study scenarios:

- Existing Conditions;
- Existing Plus Project Conditions;
- Cumulative (Long-Range) No Project Conditions; and
- Cumulative (Long-Range) Plus Project Conditions.

2.2 Volume to Capacity (V/C)) Methodology

The volume to capacity (V/C) ratio methodology is commonly utilized as the appropriate methodology for analyzing level of service (LOS) of roadway segments. This methodology is consistent with the methodology utilized in the previously prepared and approved 2015 traffic study for the proposed project.

To calculate the level of service, the daily volume of traffic using the roadway segment is compared with the daily capacity of the roadway segment; this is referred to as the volume-to-capacity (V/C) ratio. The V/C ratio represents the portion of the total daily capacity of the roadway being utilized by the daily volume of traffic.

Table 2-1 below shows the LOS criteria based on the V/C ratio of the roadway segment.

Table 2-1
Roadway Segment LOS - Volume to Capacity (V/C)

Level of Service (LOS)	Critical V/C Ratio
A	0.00 - 0.60
B	0.61 - 0.70
C	0.71 - 0.80
D	0.81 - 0.90
E	0.91 - 1.00
F	>1.00

The daily capacity of the roadway segment is determined based on the roadway classification and the number of travel lanes as shown in Table 2-2.

Table 2-2
Roadway Segment Daily Volume Capacity based on Classification

Roadway Classification	Number of Lanes (Both Directions of Travel)	Daily Capacity for LOS E (V/C = 1.00)
Freeway	10	200,600
Freeway	8	160,500
Freeway	6	117,500
Urban Arterial	6	53,900
Urban Arterial	4	35,900
Secondary Collector	2	13,000

Source: City of Eastvale General Plan

2.3 Study Roadway Segment Performance Criteria

The acceptable LOS (target LOS) for roadway segments in the City of Eastvale is LOS C or better. A roadway segment operating at LOS D, E or F is considered deficient.

3.0 Existing Traffic Volumes & Circulation System

This section provides a discussion of existing study area conditions and traffic volumes.

3.1 Existing Study Roadway Segment Classifications & Daily Capacity

Table 3-1 identifies the existing roadway segment classifications and daily capacity for the study area.

Table 3-1
Study Roadway Segments
Existing Daily Volume Capacity & Classification

#	Study Roadway Segment	Limits	Classification	No. of Lanes	Daily Capacity for LOS E (V/C = 1.00)
1	Limonite Ave	Archibald Ave to Harrison Ave	Urban Arterial	4	35,900
2	Limonite Ave	Harrison Ave to Scholar Way	Urban Arterial	4	35,900
3	Limonite Ave	Scholar Way to Hamner Ave	Urban Arterial	5	44,875
4	Limonite Ave	Hamner Ave to I-15 Ramps	Urban Arterial	6	53,900
5	Limonite Ave	I-15 Ramps to Wineville Ave	Urban Arterial	4	35,900
6	Hamner Ave	Citrus St to Schleisman Rd	Urban Arterial	4	35,900
7	Hamner Ave	Schleisman Rd to 68th St	Urban Arterial	6	53,900
8	Hamner Ave	68th St to Limonite Ave	Urban Arterial	6	53,900
9	Hamner Ave	Limonite Ave to 58th St	Urban Arterial	5	44,875
10	Hamner Ave	58th St to Bellegrave Ave	Urban Arterial	6	53,900
11	Scholar Way	Limonite Ave to 68th St	Secondary Collector	2	13,000
12	I-15 Freeway	South of Limonite Ave	Freeway	6	117,500
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	Freeway	6	117,500
14	I-15 Freeway	North of State Route 60	Freeway	8	160,500
15	Scholar Way	Bellgrave Ave to Limonite Ave	Secondary Collector	4	13,000
16	State Route 60	West of I-15 Freeway	Freeway	10	200,600
17	State Route 60	East of I-15 Freeway	Freeway	8	160,500
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	Urban Arterial	4	35,900

3.2 Existing Traffic Volumes

Existing traffic volumes at the study intersections are based upon the existing traffic volumes utilized in the previously prepared and approved *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015).*

Existing (2021) traffic volumes for the study area are derived by applying an annual growth rate of one percent (1%) per year to the 2015 traffic volumes over a six (6) year period. Existing (2021) traffic volumes within the study area are shown on Exhibit C and summarized in Table 3-2.

Table 3-2
Existing (2021) Traffic Volumes

#	Study Roadway Segment	Limits	Existing Daily Traffic Volume
1	Limonite Ave	Archibald Ave to Harrison Ave	18,497
2	Limonite Ave	Harrison Ave to Scholar Way	26,192
3	Limonite Ave	Scholar Way to Hamner Ave	29,548
4	Limonite Ave	Hamner Ave to I-15 Ramps	44,312
5	Limonite Ave	I-15 Ramps to Wineville Ave	33,855
6	Hamner Ave	Citrus St to Schleisman Rd	20,619
7	Hamner Ave	Schleisman Rd to 68th St	11,831
8	Hamner Ave	68th St to Limonite Ave	20,186
9	Hamner Ave	Limonite Ave to 58th St	15,649
10	Hamner Ave	58th St to Bellegrave Ave	15,649
11	Scholar Way	Limonite Ave to 68th St	4,912
12	I-15 Freeway	South of Limonite Ave	80,622
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	83,345
14	I-15 Freeway	North of State Route 60	115,671
15	Scholar Way	Bellgrave Ave to Limonite Ave	2,240
16	State Route 60	West of I-15 Freeway	69,076
17	State Route 60	East of I-15 Freeway	81,438
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	13,094

4.0 Projected & Future Traffic Volumes

This section of the report provides a discussion on methodologies utilized to derive future traffic volumes for the study area.

4.1 Project Traffic Conditions

Trip generation represents the amount of traffic that is attracted and produced by a development. The trip generation for the project is based upon the specific land uses that have been planned for this development.

Trip generation is typically estimated based on the trip generation rates from the latest *Institute of Transportation Engineers (ITE) Trip Generation Manual*. This publication provides a comprehensive evaluation of trip generation rates for a variety of land uses.

4.1.1 Trip Generation of Previously Approved Project

Table 4-1A shows the ITE (9th Edition, 2012) trip generation rates utilized for the trip generation analysis of the previously approved project and its land uses.

Table 4-1A
ITE 9th Edition (2012) Trip Generation Rates
Utilized in the Previously Approved Traffic Study
from Leal Specific Plan TIA (Fehr & Peers, May 12, 2015)

#	Land Use	ITE Code	Units	AM			PM			Daily
				In	Out	Total	In	Out	Total	
1	Apartment	220	DU	0.10	0.41	0.51	0.40	0.22	0.62	6.65
2	Hotel	310	Rooms	0.31	0.22	0.53	0.31	0.29	0.60	8.17
3	General Office	710	TSF	Ln(T)=0.8 x LN(X) + 1.57			0.25	1.24	1.49	Ln(T)=0.76 x LN(X) + 3.68
4	Medical / Dental Office	720	TSF	1.89	0.50	2.39	1.00	2.57	3.57	36.13
5	Government Office Complex	733	TSF	1.97	0.24	2.21	0.88	1.97	2.85	27.92
6	Shopping Center	820	TSF	Ln(T)=0.61 x LN(X) + 2.24			Ln(T)=0.67 x LN(X) + 3.31			Ln(T)=0.65 x LN(X) + 5.83

Source: 2012 ITE Trip Generation Manual (9th Edition)

DU = Dwelling Units

TSF = Thousand Square Feet

Utilizing the trip generation rates from Table 4-1A, Table 4-1B summarizes the daily and peak hour trip generation for the previously approved project.

Table 4-1B
Trip Generation of Previously Approved Project & Traffic Study from Leal Specific Plan TIA (Fehr & Peers, May 12, 2015)

#	Land Use	ITE Code	Units	Quantity	AM			PM			Daily
					In	Out	Total	In	Out	Total	
1	Apartment	220	DU	660	67	269	336	266	143	409	4,389
2	Hotel	310	Rooms	450	141	98	239	138	132	270	3,677
3	General Office	710	TSF	460.000	571	78	649	117	569	686	4,187
4	Medical / Dental Office	720	TSF	460.000	869	231	1,100	460	1,182	1,642	16,620
5	Government Office Complex	733	TSF	100.000	197	24	221	88	197	285	2,792
6	Shopping Center	820	TSF	1,525.000	510	312	822	1,785	1,933	3,718	39,908
Internal Capture (10%)					*-236*	*-101*	*-337*	*-285*	*-416*	*-701*	*-7,157*
Total Trip Generation					**2,120**	**911**	**3,030**	**2,569**	**3,740**	**6,309**	**64,416**

Source: 2012 ITE Trip Generation Manual (9th Edition); Leal Specific Plan TIA (Fehr & Peers, May 12, 2015).

DU = Dwelling Units

TSF = Thousand Square Feet

As shown in Table 4-1B, assuming a 10 percent internal capture consistent with the previously approved traffic study, based on the ITE trip generation rates, the previously approved project was forecast to generate approximately 64,416 daily trips which include approximately 3,030 AM peak hour trips and approximately 6,309 PM peak hour trips.

4.1.2 Trip Generation of Modified Project

Table 4-2 shows the ITE (10th Edition, 2017) trip generation rates utilized for the trip generation analysis of the modified project and its land uses.

Table 4-2A
ITE 10th Edition (2017) Trip Generation Rates
Utilized for Modified Project

#	Land Use	ITE Code	Units	AM			PM			Daily
				In	Out	Total	In	Out	Total	
1	Single Family Homes	210	DU	0.19	0.56	0.74	0.62	0.37	0.99	9.44
2	Multifamily Housing (Low-Rise)	220	DU	0.11	0.35	0.46	0.35	0.21	0.56	7.32
3	Fire & Rescue Station	575	TSF	0.14	0.34	0.48	0.14	0.34	0.48	4.80
4	Library	590	TSF	0.71	0.29	1.00	3.92	4.24	8.16	72.05
5	General Office	710	TSF	1.00	0.16	1.16	Ln(T)=0.95 x LN(X) + 0.36			Ln(T)=0.97 x LN(X) + 2.5
6	Medical / Dental Office	720	TSF	2.17	0.61	2.78	0.97	2.49	3.46	34.80
7	Government Office Building	730	TSF	2.51	0.84	3.34	0.43	1.28	1.71	22.59
8	Government Office Complex	733	TSF	1.90	0.23	2.13	0.87	1.95	2.82	33.98
9	Shopping Center	820	TSF	0.58	0.36	0.94	Ln(T)=0.74 x LN(X) + 2.89			Ln(T)=0.68 x LN(X) + 5.57

Source: 2017 ITE Trip Generation Manual (10th Edition)

DU = Dwelling Units

TSF = Thousand Square Feet

Utilizing the trip generation rates from Table 4-2A, Table 4-2B summarizes the daily and peak hour trip generation for the modified project.

Table 4-2B
Trip Generation of Modified Project

#	Land Use	ITE Code	Units	Quantity	AM			PM			Daily
					In	Out	Total	In	Out	Total	
1	Single Family Homes	210	DU	400	74	222	296	249	147	396	3,776
2	Multifamily Housing (Low-Rise)	220	DU	2,100	222	744	966	741	435	1,176	15,372
3	Fire & Rescue Station	575	TSF	12.200	2	4	6	2	4	6	60
4	Library	590	TSF	25.000	18	7	25	98	106	204	1,801
5	General Office	710	TSF	65.000	65	11	76	12	64	76	699
6	Medical / Dental Office	720	TSF	65.000	141	40	181	63	162	225	2,262
7	Government Office Building	730	TSF	10.000	25	8	33	4	13	17	226
8	Government Office Complex	733	TSF	40.000	76	9	85	35	78	113	1,359
9	Shopping Center	820	TSF	390.000	227	139	366	714	774	1,488	15,169
Internal Capture (10%)					*-85*	*-118*	*-203*	*-192*	*-178*	*-370*	*-4,072*
Total Trip Generation					**765**	**1,066**	**1,831**	**1,726**	**1,605**	**3,331**	**36,652**

Source: 2017 ITE Trip Generation Manual (10th Edition).

DU = Dwelling Units

TSF = Thousand Square Feet

As shown in Table 4-2B, assuming a 10 percent internal capture consistent with the previously approved traffic study, based on the ITE trip generation rates, the modified project is forecast to generate approximately 36,652 daily trips which include approximately 1,831 AM peak hour trips and approximately 3,331 PM peak hour trips.

4.1.3 Trip Generation Comparison of Previously Approved Project & Modified Project

Table 4-3 shows the trip generation comparison between the previously approved project and the modified project.

Table 4-3
Modified Project Net Trip Generation
Compared to Leal Specific Plan TIA (Fehr & Peers, May 12, 2015)

Land Use	AM			PM			Daily
	In	Out	Total	In	Out	Total	
Modified Project	765	1,066	1,831	1,726	1,605	3,331	36,652
Leal Specific Plan TIA (Fehr & Peers, May 12, 2015)	2,120	911	3,030	2,569	3,740	6,309	64,416
Net Difference	**-1,355**	**155**	**-1,200**	**-842**	**-2,136**	**-2,978**	**-27,764**

As shown in Table 4-3, when compared to the previously approved project, the modified project is forecast to generate approximately 27,764 net fewer daily trips which include approximately 1,200 net fewer AM peak hour trips and approximately 2,978 net fewer PM peak hour trips compared to the original project.

Based upon the preliminary trip generation analysis, the modified project is expected to generate fewer trips than were analyzed in the 2015 TIA and DEIR. Hence, additional traffic impacts are not expected.

4.2 Trip Distribution

Trip distribution represents the directional orientation of traffic to and from the project site. Trip distribution is heavily influenced by the geographical location of the site, the location of retail, employment, and recreational opportunities, and the proximity to the regional freeway system. The directional orientation of traffic was determined by evaluating existing and land uses and highways within the study area.

The project trip distribution is assumed to be the same as what was evaluated in the previously approved traffic study and the *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015).*

Table 4-4 shows the project trip distribution and traffic assignment on the study roadway segments. Project traffic volumes are also shown in Exhibit D.

Table 4-4
Project Trip Distribution & Trip Assignment on Study Roadway Segments

#	Study Roadway Segment	Limits	Distribution (Percent of Project Total Trips)	Project Total Daily Trip Generation	Project Daily Trip Assignment
1	Limonite Ave	Archibald Ave to Harrison Ave	10%	36,652	3,665
2	Limonite Ave	Harrison Ave to Scholar Way	10%	36,652	3,665
3	Limonite Ave	Scholar Way to Hamner Ave	50%	36,652	18,326
4	Limonite Ave	Hamner Ave to I-15 Ramps	45%	36,652	16,493
5	Limonite Ave	I-15 Ramps to Wineville Ave	10%	36,652	3,665
6	Hamner Ave	Citrus St to Schleisman Rd	10%	36,652	3,665
7	Hamner Ave	Schleisman Rd to 68th St	10%	36,652	3,665
8	Hamner Ave	68th St to Limonite Ave	5%	36,652	1,833
9	Hamner Ave	Limonite Ave to 58th St	45%	36,652	16,493
10	Hamner Ave	58th St to Bellegrave Ave	45%	36,652	16,493
11	Scholar Way	Limonite Ave to 68th St	5%	36,652	1,833
12	I-15 Freeway	South of Limonite Ave	20%	36,652	7,330
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	15%	36,652	5,498
14	I-15 Freeway	North of State Route 60	15%	36,652	5,498
15	Scholar Way	Bellgrave Ave to Limonite Ave	5%	36,652	1,833
16	State Route 60	West of I-15 Freeway	15%	36,652	5,498
17	State Route 60	East of I-15 Freeway	15%	36,652	5,498
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	10%	36,652	3,665

4.3 Existing Plus Project Conditions Traffic Volumes

Existing Plus Project Conditions traffic volumes consist of the summation of the existing traffic volumes and the project traffic volumes.

Existing Plus Project Conditions traffic volumes are shown on Exhibit E and summarized in Table 4-5.

Table 4-5
Existing Plus Project Conditions Traffic Volumes

#	Study Roadway Segment	Limits	Existing Daily Traffic Volume	Project Daily Traffic Volume	Existing Plus Project Conditions Daily Traffic Volume
1	Limonite Ave	Archibald Ave to Harrison Ave	18,497	3,665	**22,162**
2	Limonite Ave	Harrison Ave to Scholar Way	26,192	3,665	**29,857**
3	Limonite Ave	Scholar Way to Hamner Ave	29,548	18,326	**47,874**
4	Limonite Ave	Hamner Ave to I-15 Ramps	44,312	16,493	**60,805**
5	Limonite Ave	I-15 Ramps to Wineville Ave	33,855	3,665	**37,520**
6	Hamner Ave	Citrus St to Schleisman Rd	20,619	3,665	**24,284**
7	Hamner Ave	Schleisman Rd to 68th St	11,831	3,665	**15,496**
8	Hamner Ave	68th St to Limonite Ave	20,186	1,833	**22,019**
9	Hamner Ave	Limonite Ave to 58th St	15,649	16,493	**32,142**
10	Hamner Ave	58th St to Bellegrave Ave	15,649	16,493	**32,142**
11	Scholar Way	Limonite Ave to 68th St	4,912	1,833	**6,745**
12	I-15 Freeway	South of Limonite Ave	80,622	7,330	**87,952**
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	83,345	5,498	**88,843**
14	I-15 Freeway	North of State Route 60	115,671	5,498	**121,169**
15	Scholar Way	Bellgrave Ave to Limonite Ave	2,240	1,833	**4,073**
16	State Route 60	West of I-15 Freeway	69,076	5,498	**74,574**
17	State Route 60	East of I-15 Freeway	81,438	5,498	**86,936**
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	13,094	3,665	**16,759**

4.4 Cumulative (Long-Range) Without Project Conditions Traffic Volumes

Cumulative (Long-Range) Without Project Conditions traffic volumes have been obtained from the previously approved traffic study as contained in the *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015).*

Long-Range Without Project Conditions traffic volumes as shown in Exhibit F and summarized in Table 4-6.

Table 4-6
Cumulative (Long-Range) Without Project Conditions Traffic Volumes

#	Study Roadway Segment	Limits	Cumulative Without Project Daily Traffic Volume
1	Limonite Ave	Archibald Ave to Harrison Ave	44,000
2	Limonite Ave	Harrison Ave to Scholar Way	50,780
3	Limonite Ave	Scholar Way to Hamner Ave	48,960
4	Limonite Ave	Hamner Ave to I-15 Ramps	69,110
5	Limonite Ave	I-15 Ramps to Wineville Ave	65,010
6	Hamner Ave	Citrus St to Schleisman Rd	25,400
7	Hamner Ave	Schleisman Rd to 68th St	15,030
8	Hamner Ave	68th St to Limonite Ave	22,730
9	Hamner Ave	Limonite Ave to 58th St	31,890
10	Hamner Ave	58th St to Bellegrave Ave	31,890
11	Scholar Way	Limonite Ave to 68th St	6,860
12	I-15 Freeway	South of Limonite Ave	81,750
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	86,170
14	I-15 Freeway	North of State Route 60	127,570
15	Scholar Way	Bellgrave Ave to Limonite Ave	2,810
16	State Route 60	West of I-15 Freeway	78,910
17	State Route 60	East of I-15 Freeway	83,360
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	23,980

Source: Leal Specific Plan TIA (Fehr & Peers, May 12, 2015).

4.5 Cumulative (Long-Range) With Project Conditions Traffic Volumes

Cumulative (Long-Range) With Project Conditions traffic volumes are derived by adding the project-generated traffic to the Cumulative (Long-Range) With Project Conditions traffic volumes.

Long-Range Without Project traffic volumes as shown in Exhibit G and summarized in Table 4-7.

Table 4-7
Cumulative (Long-Range) With Project Conditions Traffic Volumes

#	Study Roadway Segment	Limits	Cumulative Without Project Daily Traffic Volume	Project Daily Traffic Volume	Cumulative With Project Daily Traffic Volume
1	Limonite Ave	Archibald Ave to Harrison Ave	44,000	3,665	**47,665**
2	Limonite Ave	Harrison Ave to Scholar Way	50,780	3,665	**54,445**
3	Limonite Ave	Scholar Way to Hamner Ave	48,960	18,326	**67,286**
4	Limonite Ave	Hamner Ave to I-15 Ramps	69,110	16,493	**85,603**
5	Limonite Ave	I-15 Ramps to Wineville Ave	65,010	3,665	**68,675**
6	Hamner Ave	Citrus St to Schleisman Rd	25,400	3,665	**29,065**
7	Hamner Ave	Schleisman Rd to 68th St	15,030	3,665	**18,695**
8	Hamner Ave	68th St to Limonite Ave	22,730	1,833	**24,563**
9	Hamner Ave	Limonite Ave to 58th St	31,890	16,493	**48,383**
10	Hamner Ave	58th St to Bellegrave Ave	31,890	16,493	**48,383**
11	Scholar Way	Limonite Ave to 68th St	6,860	1,833	**8,693**
12	I-15 Freeway	South of Limonite Ave	81,750	7,330	**89,080**
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	86,170	5,498	**91,668**
14	I-15 Freeway	North of State Route 60	127,570	5,498	**133,068**
15	Scholar Way	Bellgrave Ave to Limonite Ave	2,810	1,833	**4,643**
16	State Route 60	West of I-15 Freeway	78,910	5,498	**84,408**
17	State Route 60	East of I-15 Freeway	83,360	5,498	**88,858**
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	23,980	3,665	**27,645**

5.0 Study Roadway Segment LOS Analysis

This section of the report provides a discussion on the study roadway segment LOS analysis and findings.

5.1 Existing Conditions LOS

Existing Conditions LOS calculations for the study roadway segment are shown in Table 5-1 and are based upon the existing (2021) traffic volumes shown on Exhibit C and Table 3-2, and the existing roadway geometry and classifications shown in Table 3-1.

Table 5-1
Existing Conditions
Study Roadway Segment LOS Analysis Summary

#	Study Roadway Segment	Limits	Classification	No. of Lanes	Daily Capacity for LOS E (V/C = 1.00)	Traffic Volume	V/C Ratio	LOS
1	Limonite Ave	Archibald Ave to Harrison Ave	Urban Arterial	4	35,900	18,497	0.52	A
2	Limonite Ave	Harrison Ave to Scholar Way	Urban Arterial	4	35,900	26,192	0.73	C
3	Limonite Ave	Scholar Way to Hamner Ave	Urban Arterial	5	44,875	29,548	0.66	B
4	Limonite Ave	Hamner Ave to I-15 Ramps	Urban Arterial	6	53,900	44,312	**0.82**	**D**
5	Limonite Ave	I-15 Ramps to Wineville Ave	Urban Arterial	4	35,900	33,855	**0.94**	**E**
6	Hamner Ave	Citrus St to Schleisman Rd	Urban Arterial	4	35,900	20,619	0.57	A
7	Hamner Ave	Schleisman Rd to 68th St	Urban Arterial	6	53,900	11,831	0.22	A
8	Hamner Ave	68th St to Limonite Ave	Urban Arterial	6	53,900	20,186	0.37	A
9	Hamner Ave	Limonite Ave to 58th St	Urban Arterial	5	44,875	15,649	0.35	A
10	Hamner Ave	58th St to Bellgrave Ave	Urban Arterial	6	53,900	15,649	0.29	A
11	Scholar Way	Limonite Ave to 68th St	Secondary Collector	2	13,000	4,912	0.38	A
12	I-15 Freeway	South of Limonite Ave	Freeway	6	117,500	80,622	0.69	B
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	Freeway	6	117,500	83,345	0.71	C
14	I-15 Freeway	North of State Route 60	Freeway	8	160,500	115,671	0.72	C
15	Scholar Way	Bellgrave Ave to Limonite Ave	Secondary Collector	4	13,000	2,240	0.17	A
16	State Route 60	West of I-15 Freeway	Freeway	10	200,600	69,076	0.34	A
17	State Route 60	East of I-15 Freeway	Freeway	8	160,500	81,438	0.51	A
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	Urban Arterial	4	35,900	13,094	0.36	A

Deficient operation shown in **bold**.

As shown in Table 5-1, all study roadway segment are currently operating at an acceptable LOS (LOS C or better) for Existing Conditions with the exception of the following roadway segments which are currently operating at a deficient LOS (LOS D, E, or F):

4. **Limonite Avenue:** Hamner Avenue to I-15 Ramps; and

5. **Limonite Avenue:** I-15 Ramps to Wineville Avenue.

5.2 Existing Plus Project Conditions LOS

Existing Plus Project Conditions LOS calculations for the study roadway segment are shown in Table 5-2 and are based upon the Existing Plus Project traffic volumes shown on Exhibit E and Table 4-5, and the existing roadway geometry and classifications shown in Table 3-1.

Table 5-2
Existing Plus Project Conditions - Study Roadway Segment LOS Analysis Summary

#	Study Roadway Segment	Limits	Classification	No. of Lanes	Daily Capacity for LOS E (V/C = 1.00)	Existing Conditions			Existing Plus Project Conditions		
						Traffic Volume	V/C Ratio	LOS	Traffic Volume	V/C Ratio	LOS
1	Limonite Ave	Archibald Ave to Harrison Ave	Urban Arterial	4	35,900	18,497	0.52	A	22,162	0.62	B
2	Limonite Ave	Harrison Ave to Scholar Way	Urban Arterial	4	35,900	26,192	0.73	C	29,857	**0.83**	**D**
3	Limonite Ave	Scholar Way to Hamner Ave	Urban Arterial	5	44,875	29,548	0.66	B	47,874	**1.07**	**F**
4	Limonite Ave	Hamner Ave to I-15 Ramps	Urban Arterial	6	53,900	44,312	**0.82**	**D**	60,805	**1.13**	**F**
5	Limonite Ave	I-15 Ramps to Wineville Ave	Urban Arterial	4	35,900	33,855	**0.94**	**E**	37,520	**1.05**	**F**
6	Hamner Ave	Citrus St to Schleisman Rd	Urban Arterial	4	35,900	20,619	0.57	A	24,284	0.68	B
7	Hamner Ave	Schleisman Rd to 68th St	Urban Arterial	6	53,900	11,831	0.22	A	15,496	0.29	A
8	Hamner Ave	68th St to Limonite Ave	Urban Arterial	6	53,900	20,186	0.37	A	22,019	0.41	A
9	Hamner Ave	Limonite Ave to 58th St	Urban Arterial	5	44,875	15,649	0.35	A	32,142	0.72	C
10	Hamner Ave	58th St to Bellegrave Ave	Urban Arterial	6	53,900	15,649	0.29	A	32,142	0.60	A
11	Scholar Way	Limonite Ave to 68th St	Secondary Collector	2	13,000	4,912	0.38	A	6,745	0.52	A
12	I-15 Freeway	South of Limonite Ave	Freeway	6	117,500	80,622	0.69	B	87,952	0.75	C
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	Freeway	6	117,500	83,345	0.71	C	88,843	0.76	C
14	I-15 Freeway	North of State Route 60	Freeway	8	160,500	115,671	0.72	C	121,169	0.75	C
15	Scholar Way	Bellgrave Ave to Limonite Ave	Secondary Collector	4	13,000	2,240	0.17	A	4,073	0.31	A
16	State Route 60	West of I-15 Freeway	Freeway	10	200,600	69,076	0.34	A	74,574	0.37	A
17	State Route 60	East of I-15 Freeway	Freeway	8	160,500	81,438	0.51	A	86,936	0.54	A
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	Urban Arterial	4	35,900	13,094	0.36	A	16,759	0.47	A

Deficient operation shown in **bold**.

As shown in Table 5-2, all study roadway segment are forecast to operate at an acceptable LOS (LOS C or better) for Existing Plus Project Conditions with the exception of the following roadway segments which are forecast to operate at a deficient LOS (LOS D, E, or F):

2. **Limonite Avenue:** Harrison Avenue to Scholar Way;

3. **Limonite Avenue:** Scholar Way to Hamner Avenue;

4. **Limonite Avenue:** Hamner Avenue to I-15 Ramps; and

5. **Limonite Avenue:** I-15 Ramps to Wineville Avenue.

5.3 Cumulative (Long-Range) Without Project Conditions LOS

Cumulative (Long-Range) Without Project Conditions LOS calculations for the study roadway segment are shown in Table 5-3 and are based upon the Cumulative (Long-Range) Without Project traffic volumes shown on Exhibit F and Table 4-6, and the geometry and classifications as proposed by the project for Cumulative (Long-Range) conditions.

Table 5-3
Cumulative (Long-range) Without Project Conditions
Study Roadway Segment LOS Analysis Summary

#	Study Roadway Segment	Limits	Classification	No. of Lanes	Daily Capacity for LOS E (V/C = 1.00)	Traffic Volume	V/C Ratio	LOS
1	Limonite Ave	Archibald Ave to Harrison Ave	Urban Arterial	6	53,900	44,000	**0.82**	**D**
2	Limonite Ave	Harrison Ave to Scholar Way	Urban Arterial	6	53,900	50,780	**0.94**	**E**
3	Limonite Ave	Scholar Way to Hamner Ave	Urban Arterial *	5 + 1	45,366	48,960	**1.08**	**F**
4	Limonite Ave	Hamner Ave to I-15 Ramps	Urban Arterial	6	53,900	69,110	**1.28**	**F**
5	Limonite Ave	I-15 Ramps to Wineville Ave	Urban Arterial	6	53,900	65,010	**1.21**	**F**
6	Hamner Ave	Citrus St to Schleisman Rd	Urban Arterial	6	53,900	25,400	0.47	A
7	Hamner Ave	Schleisman Rd to 68th St	Urban Arterial	6	53,900	15,030	0.28	A
8	Hamner Ave	68th St to Limonite Ave	Urban Arterial	6	53,900	22,730	0.42	A
9	Hamner Ave	Limonite Ave to 58th St	Urban Arterial *	5 +1	45,366	31,890	0.70	B
10	Hamner Ave	58th St to Bellegrave Ave	Urban Arterial	6	53,900	31,890	0.59	A
11	Scholar Way	Limonite Ave to 68th St	Secondary Collector	2	13,000	6,860	0.53	A
12	I-15 Freeway	South of Limonite Ave	Freeway	6	117,500	81,750	0.70	B
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	Freeway	6	117,500	86,170	0.73	C
14	I-15 Freeway	North of State Route 60	Freeway	8	160,500	127,570	0.79	C
15	Scholar Way	Bellgrave Ave to Limonite Ave	Secondary Collector	4	13,000	2,810	0.22	A
16	State Route 60	West of I-15 Freeway	Freeway	10	200,600	78,910	0.39	A
17	State Route 60	East of I-15 Freeway	Freeway	8	160,500	83,360	0.52	A
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	Urban Arterial	4	35,900	23,980	0.67	B

Deficient operation shown in **bold**.

* = Consists of five lanes plus one frontage lane. This analysis assumes the segment has a daily capacity equivalent to five full lanes plus a sixth (frontage) lane with 5 percent of the capacity of a single lane.

As shown in Table 5-3, all study roadway segment are forecast to operate at an acceptable LOS (LOS C or better) for Cumulative (Long-Range) Without Project Conditions with the exception of the following roadway segments which are forecast to operate at a deficient LOS (LOS D, E, or F):

1. **Limonite Avenue:** Archibald Avenue to Harrison Avenue;

2. **Limonite Avenue:** Harrison Avenue to Scholar Way;

3. **Limonite Avenue:** Scholar Way to Hamner Avenue;

4. **Limonite Avenue:** Hamner Avenue to I-15 Ramps; and

5. **Limonite Avenue:** I-15 Ramps to Wineville Avenue.

5.4 Cumulative (Long-Range) With Project Conditions LOS Existing Plus Project Conditions LOS

Cumulative (Long-Range) With Project Conditions LOS calculations for the study roadway segment are shown in Table 5-4 and are based upon the Cumulative (Long-Range) With Project traffic volumes shown on Exhibit G and Table 4-7, and the geometry and classifications as proposed by the project for Cumulative (Long-Range) conditions.

Table 5-4
Cumulative (Long-range) With Project Conditions – Study Roadway Segment LOS Analysis Summary

#	Study Roadway Segment	Limits	Classification	No. of Lanes	Daily Capacity for LOS E (V/C = 1.00)	Cumulative (Long-Range) Without Project Conditions			Cumulative (Long-Range) With Project Conditions		
						Traffic Volume	V/C Ratio	LOS	Traffic Volume	V/C Ratio	LOS
1	Limonite Ave	Archibald Ave to Harrison Ave	Urban Arterial	6	53,900	44,000	**0.82**	**D**	47,665	**0.88**	**D**
2	Limonite Ave	Harrison Ave to Scholar Way	Urban Arterial	6	53,900	50,780	**0.94**	**E**	54,445	**1.01**	**F**
3	Limonite Ave	Scholar Way to Hamner Ave	Urban Arterial *	5 + 1	45,366	48,960	**1.08**	**F**	67,286	**1.48**	**F**
4	Limonite Ave	Hamner Ave to I-15 Ramps	Urban Arterial	6	53,900	69,110	**1.28**	**F**	85,603	**1.59**	**F**
5	Limonite Ave	I-15 Ramps to Wineville Ave	Urban Arterial	6	53,900	65,010	**1.21**	**F**	68,675	**1.27**	**F**
6	Hamner Ave	Citrus St to Schleisman Rd	Urban Arterial	6	53,900	25,400	0.47	A	29,065	0.54	A
7	Hamner Ave	Schleisman Rd to 68th St	Urban Arterial	6	53,900	15,030	0.28	A	18,695	0.35	A
8	Hamner Ave	68th St to Limonite Ave	Urban Arterial	6	53,900	22,730	0.42	A	24,563	0.46	A
9	Hamner Ave	Limonite Ave to 58th St	Urban Arterial *	5 + 1	45,366	31,890	0.70	B	48,383	**1.07**	**F**
10	Hamner Ave	58th St to Bellegrave Ave	Urban Arterial	6	53,900	31,890	0.59	A	48,383	**0.90**	**D**
11	Scholar Way	Limonite Ave to 68th St	Secondary Collector	2	13,000	6,860	0.53	A	8,693	0.67	B
12	I-15 Freeway	South of Limonite Ave	Freeway	6	117,500	81,750	0.70	B	89,080	0.76	C
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	Freeway	6	117,500	86,170	0.73	C	91,668	0.78	C
14	I-15 Freeway	North of State Route 60	Freeway	8	160,500	127,570	0.79	C	133,068	**0.83**	**D**
15	Scholar Way	Bellgrave Ave to Limonite Ave	Secondary Collector	4	13,000	2,810	0.22	A	4,643	0.36	A
16	State Route 60	West of I-15 Freeway	Freeway	10	200,600	78,910	0.39	A	84,408	0.42	A
17	State Route 60	East of I-15 Freeway	Freeway	8	160,500	83,360	0.52	A	88,858	0.55	A
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	Urban Arterial	4	35,900	23,980	0.67	B	27,645	0.77	C

Deficient operation shown in **bold**.

* = Consists of five lanes plus one frontage lane. This analysis assumes the segment has a daily capacity equivalent to five full lanes plus a sixth (frontage) lane with 5 percent of the capacity of a single lane.

As shown in Table 5-4, all study roadway segment are forecast to operate at an acceptable LOS (LOS C or better) for Cumulative (Long-Range) With Project Conditions with the exception of the following roadway segments which are forecast to operate at a deficient LOS (LOS D, E, or F):

As shown in Table 5-2, all study roadway segment are forecast to operate at an acceptable LOS (LOS C or better) for Existing Plus Project Conditions with the exception of the following roadway segments which are forecast to operate at a deficient LOS (LOS D, E, or F):

1. **Limonite Avenue:** Archibald Avenue to Harrison Avenue;

2. **Limonite Avenue:** Harrison Avenue to Scholar Way;

3. **Limonite Avenue:** Scholar Way to Hamner Avenue;

4. **Limonite Avenue:** Hamner Avenue to I-15 Ramps;

5. **Limonite Avenue:** I-15 Ramps to Wineville Avenue;

9. **Hamner Avenue:** Limonite Avenue to 58th Street;

10. **Hamner Avenue:** 58th Street to Bellegrave Avenue; and

14. **I-15 Freeway:** North of SR-60 Freeway.

6.0 Previously Approved Project & Modified Project LOS Comparison

A comparison of the level of service operations and deficiencies has been prepared between the previously approved project as document in the *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015* and the Modified project as currently proposed.

Table 6-1 shows the LOS and deficiency comparison for Existing Plus Project Conditions.

Table 6-2 shows the LOS and deficiency comparison for Cumulative (Long-Range) With Project Conditions.

As shown in Table 6-1 and 6-2, the Modified project results in the same or less LOS deficiencies and impacts when compared to the previously approved project for the analysis scenarios evaluated as part of this report.

Table 6-1
Previously Approved Project vs. Modified Project
Existing Plus Project Conditions
Study Roadway Segment LOS Analysis Comparison

#	Study Roadway Segment	Limits	Previously Approved Project *			Modified Project			Difference	
			Traffic Volume	V/C Ratio	LOS	Traffic Volume	V/C Ratio	LOS	Traffic Volume	V/C Ratio
1	Limonite Ave	Archibald Ave to Harrison Ave	23,725	0.66	B	22,162	0.62	B	-1,563	-0.04
2	Limonite Ave	Harrison Ave to Scholar Way	30,974	**0.86**	**D**	29,857	**0.83**	**D**	-1,117	-0.03
3	Limonite Ave	Scholar Way to Hamner Ave	59,336	**1.65**	**F**	47,874	**1.07**	**F**	-11,462	-0.58
4	Limonite Ave	Hamner Ave to I-15 Ramps	70,094	**1.30**	**F**	60,805	**1.13**	**F**	-9,289	-0.17
5	Limonite Ave	I-15 Ramps to Wineville Ave	38,193	**1.06**	**F**	37,520	**1.05**	**F**	-673	-0.01
6	Hamner Ave	Citrus St to Schleisman Rd	25,724	0.72	C	24,284	0.68	B	-1,440	-0.04
7	Hamner Ave	Schleisman Rd to 68th St	17,445	0.32	A	15,496	0.29	A	-1,949	-0.03
8	Hamner Ave	68th St to Limonite Ave	22,166	0.41	A	22,019	0.41	A	-147	0.00
9	Hamner Ave	Limonite Ave to 58th St	43,092	**1.20**	**F**	32,142	0.72	C	-10,950	-0.48
10	Hamner Ave	58th St to Bellegrave Ave	43,092	**1.20**	**F**	32,142	0.60	A	-10,950	-0.60
11	Scholar Way	Limonite Ave to 68th St	7,777	0.60	A	6,745	0.52	A	-1,032	-0.08
12	I-15 Freeway	South of Limonite Ave	88,550	0.75	C	87,952	0.75	C	-598	0.00
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	87,965	0.75	C	88,843	0.76	C	878	0.01
14	I-15 Freeway	North of State Route 60	118,417	0.74	C	121,169	0.75	C	2,752	0.01
15	Scholar Way	Bellgrave Ave to Limonite Ave	5,260	0.40	A	4,073	0.31	A	-1,187	-0.09
16	State Route 60	West of I-15 Freeway	74,523	0.37	A	74,574	0.37	A	51	0.00
17	State Route 60	East of I-15 Freeway	86,168	0.54	A	86,936	0.54	A	768	0.00
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	18,635	0.52	A	16,759	0.47	A	-1,876	-0.05

* Source: *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015)*

Table 6-2
Previously Approved Project vs. Modified Project
Cumulative (Long-Range) With Project Conditions
Study Roadway Segment LOS Analysis Comparison

#	Study Roadway Segment	Limits	Previously Approved Project *			Modified Project			Difference	
			Traffic Volume	V/C Ratio	LOS	Traffic Volume	V/C Ratio	LOS	Traffic Volume	V/C Ratio
1	Limonite Ave	Archibald Ave to Harrison Ave	50,300	**0.93**	**E**	47,665	**0.88**	**D**	-2,635	-0.05
2	Limonite Ave	Harrison Ave to Scholar Way	57,080	**1.06**	**F**	54,445	**1.01**	**F**	-2,635	-0.05
3	Limonite Ave	Scholar Way to Hamner Ave	80,460	**1.49**	**F**	67,286	**1.48**	**F**	-13,174	-0.01
4	Limonite Ave	Hamner Ave to I-15 Ramps	97,460	**1.81**	**F**	85,603	**1.59**	**F**	-11,857	-0.22
5	Limonite Ave	I-15 Ramps to Wineville Ave	71,310	**1.32**	**F**	68,675	**1.27**	**F**	-2,635	-0.05
6	Hamner Ave	Citrus St to Schleisman Rd	31,700	0.59	A	29,065	0.54	A	-2,635	-0.05
7	Hamner Ave	Schleisman Rd to 68th St	21,330	0.40	A	18,695	0.35	A	-2,635	-0.05
8	Hamner Ave	68th St to Limonite Ave	25,880	0.48	A	24,563	0.46	A	-1,317	-0.02
9	Hamner Ave	Limonite Ave to 58th St	60,240	**1.12**	**F**	48,383	**1.07**	**F**	-11,857	-0.05
10	Hamner Ave	58th St to Bellegrave Ave	60,240	**1.12**	**F**	48,383	**0.90**	**D**	-11,857	-0.22
11	Scholar Way	Limonite Ave to 68th St	10,010	0.77	C	8,693	0.67	B	-1,317	-0.10
12	I-15 Freeway	South of Limonite Ave	94,350	0.80	C	89,080	0.76	C	-5,270	-0.04
13	I-15 Freeway	Limonite Ave to Cantu-Galleano Ranch Rd	90,790	0.77	C	91,668	0.78	C	878	0.01
14	I-15 Freeway	North of State Route 60	137,020	**0.85**	**D**	133,068	**0.83**	**D**	-3,952	-0.02
15	Scholar Way	Bellgrave Ave to Limonite Ave	5,960	0.46	A	4,643	0.36	A	-1,317	-0.10
16	State Route 60	West of I-15 Freeway	88,360	0.44	A	84,408	0.42	A	-3,952	-0.02
17	State Route 60	East of I-15 Freeway	92,810	0.58	A	88,858	0.55	A	-3,952	-0.03
18	Cantu-Galleano Ranch Rd	I-15 Ramps to Hamner Ave	30,280	**0.84**	**D**	27,645	0.77	C	-2,635	-0.07

* Source: *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015)*

7.0 Vehicle Miles Traveled (VMT) Evaluation

In response to Senate Bill (SB) 743, the California Natural Resource Agency certified and adopted new CEQA Guidelines in December 2018 which now identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impact under CEQA (§ 15064.3).

Effective July 1, 2020, the previous CEQA metric of LOS, typically measured in terms of automobile delay, roadway capacity and congestion, generally will no longer constitute a significant environmental impact.

On June 24, 2020, the City of Eastvale adopted Resolution No. 20-44, which establishes VMT impact thresholds for assessing consistency with CEQA Guidelines Section 15064.3, subdivision (b).

Land use projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Utilizing the latest Riverside County Transportation Model (RIVCOM) and the Western Riverside County Council of Governments (WRCOG) Web Screening Tool, it has been determined that the project site is located within a low-VMT generating zone based on residential home-based VMT and home-based work VMT for both base model year (2018) and future model year (2045).

Utilizing the base model data for VMT screening is appropriate. RIVCOM assumes there will be 2,501 households and 2,107 employees in the project's traffic analysis zone (TAZ) under year 2045 conditions. The project would consist of similar land uses and demographics as estimated in the base model and is expected to exhibit similar VMT patterns.

As a result, the proposed Modified project is exempt from further VMT assessment and may be presumed to have a less than significant impact absent substantial evidence to the contrary.

The WRCOG tool output for the proposed project is provided Attachment A.

8.0 Findings & Conclusions

The purpose of this traffic impact analysis is to evaluate The Leal Masterplan Amendment Project (hereinafter referred to as "modified project") from a traffic and circulation standpoint.

The *Leal Master Plan Draft Environmental Impact Report (DEIR), Michael Baker International, July 2015*, and the *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015)* have been previously prepared for the original project. Since then, modifications to the development plan have been proposed. RK has been requested to review the modified project and identify whether any new impacts or increase in severity of impacts may occur as a result of the modified project.

This analysis has been prepared to be consistent with the previous 2015 TIA and the 2015 DEIR prepared for the project. A copy of the *Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015)* is contained as an attachment to this report.

The proposed modified project site is bound by 58th Street to the north, Limonite Avenue to the south, Hamner Avenue to the east, and Scholar Way to the west, in the City of Eastvale. The project site is currently vacant and undeveloped. The project site location map is shown on Exhibit A. The project site plan is shown in Exhibit B.

The previously approved 2015 TIA evaluated the following land uses for the original project:

- 660 dwelling units of multi-family residential;
- 1,525,000 square feet of retail;
- 460,000 square feet of general office;
- 460,000 square feet of medical office;
- 100,000 square feet of civic center; and
- 450 rooms of hotel.

The modified land use assumptions are summarized below.

- 400 dwelling units of single family detached residential;

- 2,100 dwelling units of multi-family residential;
- 390,000 square feet of commercial and retail;
- 65,000 square feet of general office;
- 65,000 square feet of medical office;
- 40,000 square feet of civic center use;
- 25,000 square feet of library use;
- 10,000 square feet of police station use; and
- 12,200 square feet of fire station use.

The Table below summarizes the land uses evaluated in the previously approved 2015 TIA and the Modified Project land use assumptions.

Project Land Uses

Land Use	Units	Previously Approved 2015 Project & traffic Study	Modified Project
Single Family Detached Residential	Dwelling Units	0	400
Multi-family Residential	Dwelling Units	660	2,100
Retail	Square Feet	1,525,000	390,000
General Office	Square Feet	460,000	65,000
Medical Office	Square Feet	460,000	65,000
Civic Center	Square Feet	100,000	40,000
Library	Square Feet	0	25,000
Police	Square Feet	0	10,000
Fire Station	Square Feet	0	12,200
Hotel	Rooms	450	0

Study Area & Analysis Scenarios:

Consistent with the previously approved 2015 traffic study for the proposed project, this analysis evaluates the daily capacity and level of service (LOS) at the following eighteen (18) study roadway segments:

1. **Limonite Avenue:** Archibald Avenue to Harrison Avenue;
2. **Limonite Avenue:** Harrison Avenue to Scholar Way;
3. **Limonite Avenue:** Scholar Way to Hamner Avenue;
4. **Limonite Avenue:** Hamner Avenue to I-15 Ramps;
5. **Limonite Avenue:** I-15 Ramps to Wineville Avenue;
6. **Hamner Avenue:** Citrus Street to Schleisman Road;
7. **Hamner Avenue:** Schleisman Road to 68th Street;
8. **Hamner Avenue:** 68th Street to Limonite Avenue;
9. **Hamner Avenue:** Limonite Avenue to 58th Street;
10. **Hamner Avenue:** 58th Street to Bellegrave Avenue;
11. **Scholar Way:** Limonite Avenue to 68th Street;
12. **I-15 Freeway:** South of Limonite Avenue;
13. **I-15 Freeway:** Limonite Avenue to Cantu-Galleano Ranch Road;
14. **I-15 Freeway:** North of SR-60 Freeway;
15. **Scholar Way:** Bellegrave Avenue to Limonite Avenue;
16. **SR-60 Freeway:** West of I-15 Freeway;

17. **SR-60 Freeway:** East of I-15 Freeway; and

18. **Cantu-Galleano Ranch Road:** I-15 Ramps to Hamner Avenue.

Consistent with the previously approved 2015 traffic study for the proposed project, this analysis evaluates traffic conditions for the following study scenarios:

- Existing Conditions;
- Existing Plus Project Conditions;
- Cumulative (Long-Range) No Project Conditions; and
- Cumulative (Long-Range) Plus Project Conditions.

Project Trip Generation:

The previously approved project was forecast to generate approximately 64,416 daily trips which include approximately 3,030 AM peak hour trips and approximately 6,309 PM peak hour trips.

Based on the ITE trip generation rates, the modified project is forecast to generate approximately 36,652 daily trips which include approximately 1,831 AM peak hour trips and approximately 3,331 PM peak hour trips

When compared to the previously approved project, the modified project is forecast to generate approximately 27,764 net fewer daily trips which include approximately 1,200 net fewer AM peak hour trips and approximately 2,978 net fewer PM peak hour trips compared to the original project.

Based upon the preliminary trip generation analysis, the modified project is expected to generate fewer trips than were analyzed in the 2015 TIA and DEIR. Hence, additional traffic impacts are not expected.

LOS Analysis Findings:

Based on the LOS analysis conducted, the Modified project results in the same or less LOS deficiencies and impacts when compared to the previously approved project for the analysis scenarios evaluated as part of this report.

VMT Analysis Findings:

Utilizing the Western Riverside County Council of Governments (WRCOG) Screening Tool, the modified project site is located within a low-VMT generating zone based on residential home-based VMT and home-based work VMT.

As a result, the proposed Modified project is exempt from further VMT assessment and may be presumed to have a less than significant impact absent substantial evidence to the contrary.

The WRCOG tool output for the proposed project is provided Attachment A.

Exhibits

Exhibit A

Location Map

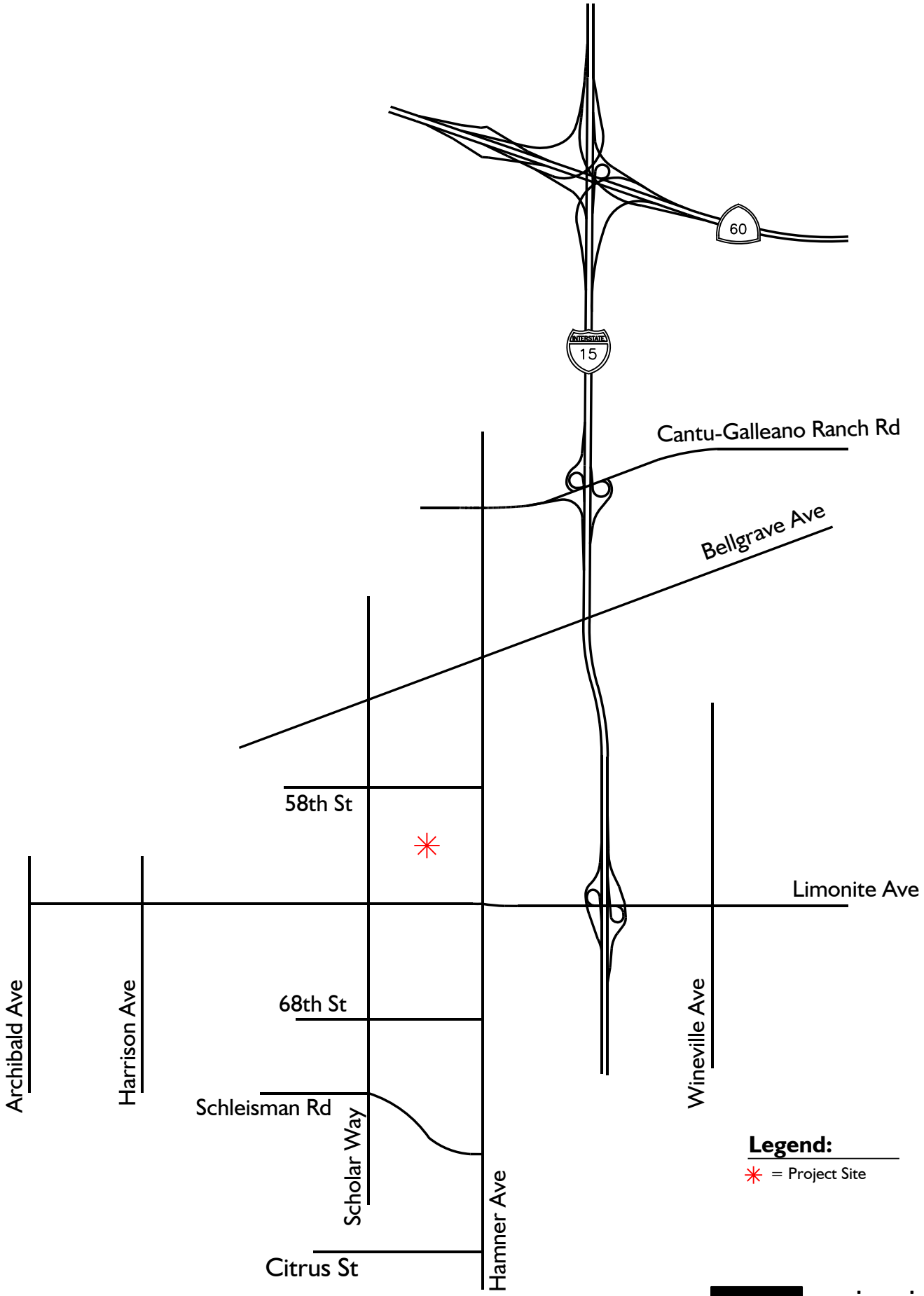


Exhibit B

Site Plan

N

Exhibit C

Existing Traffic Volumes

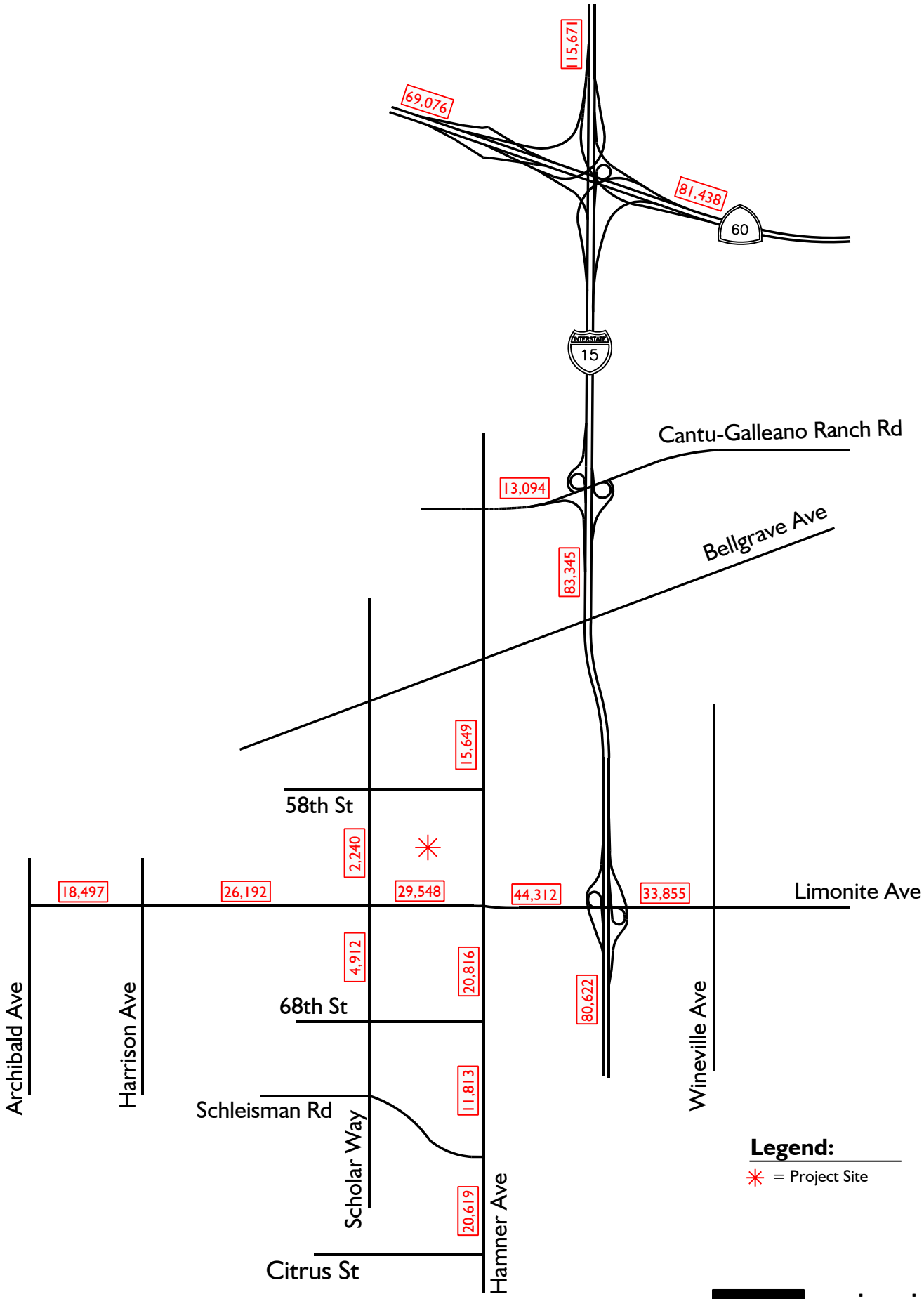


Exhibit D

Project Traffic Volumes

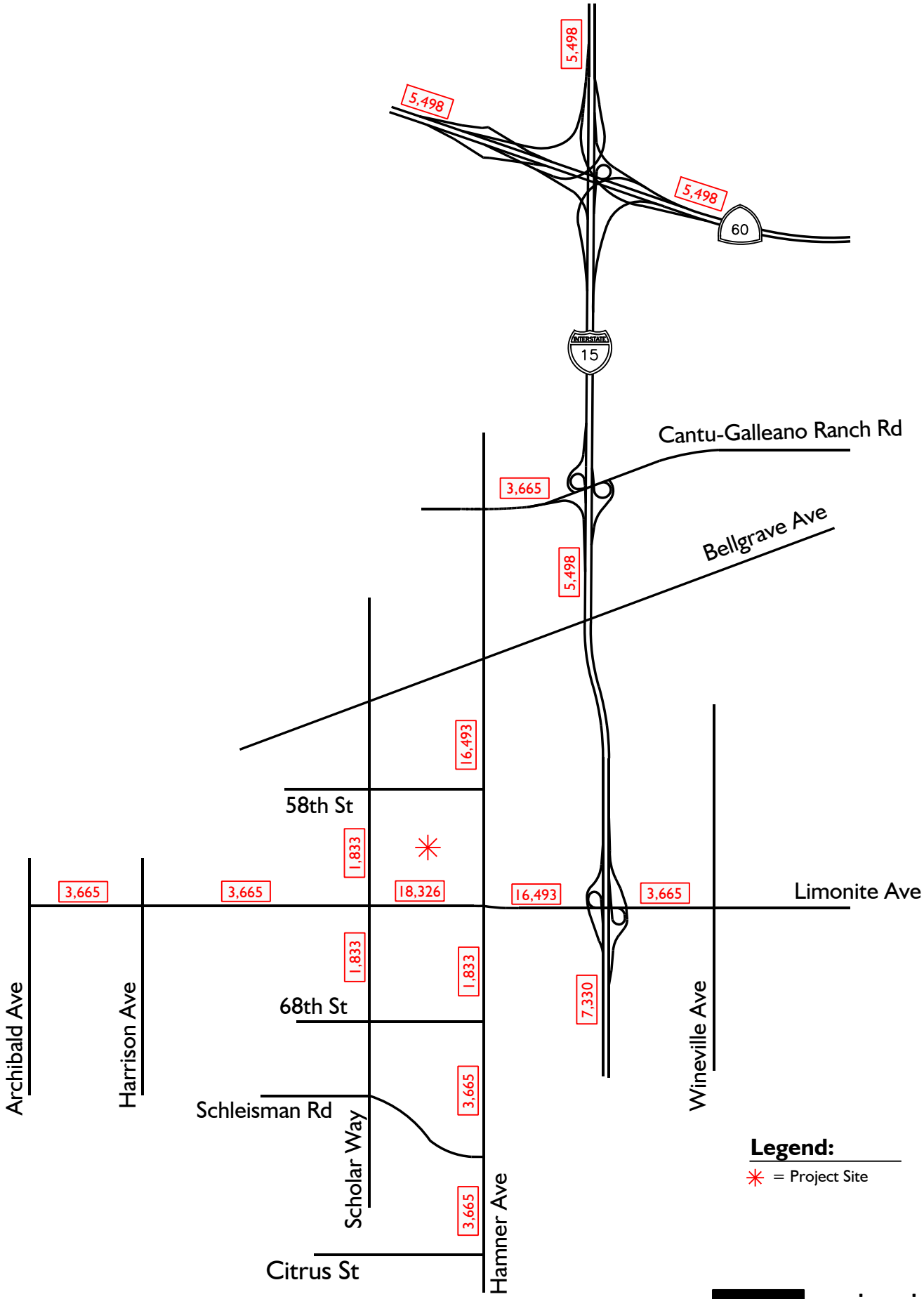


Exhibit E

Existing Plus Project Traffic Volumes

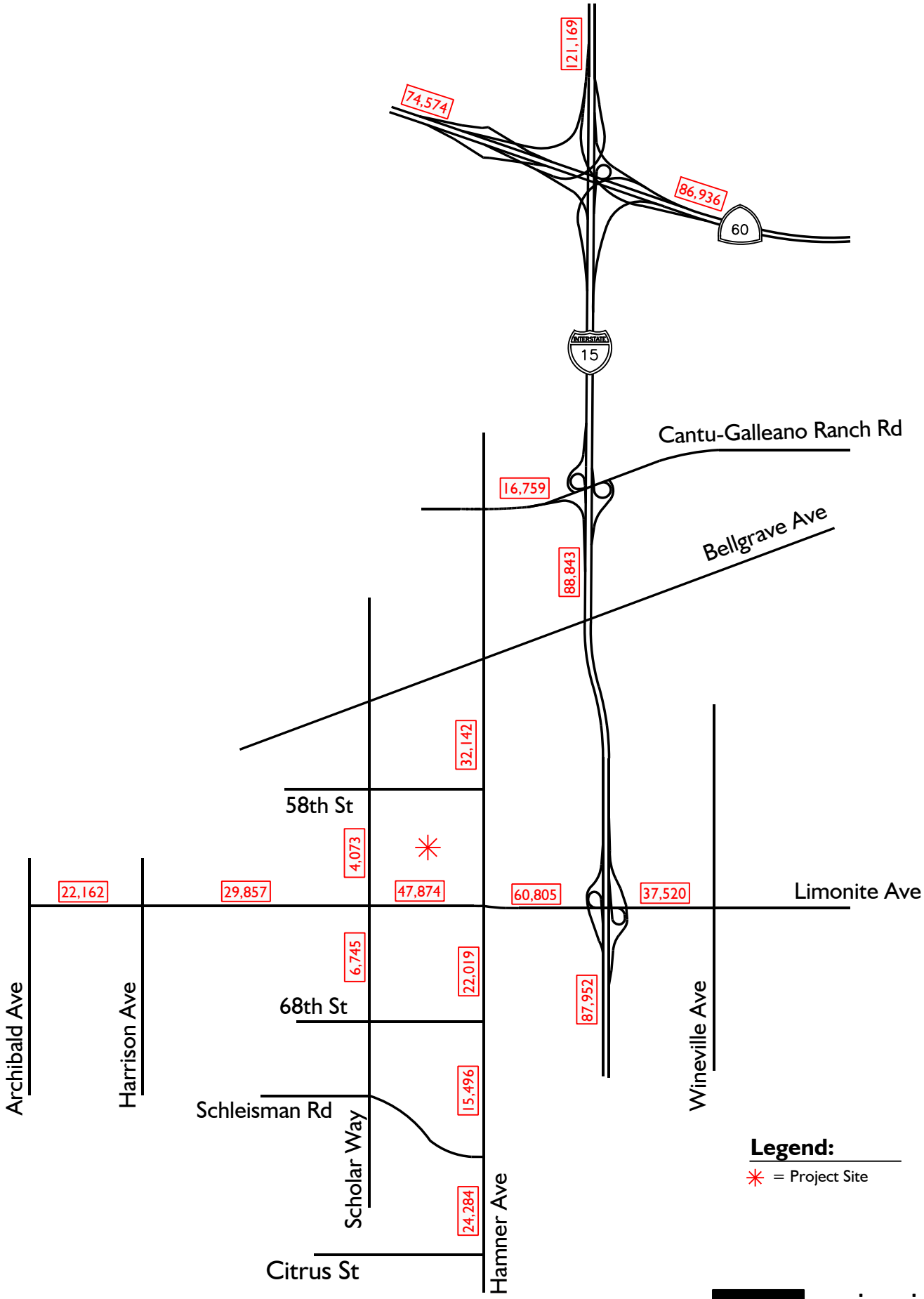


Exhibit F

Horizon Year Without Project Traffic Volumes

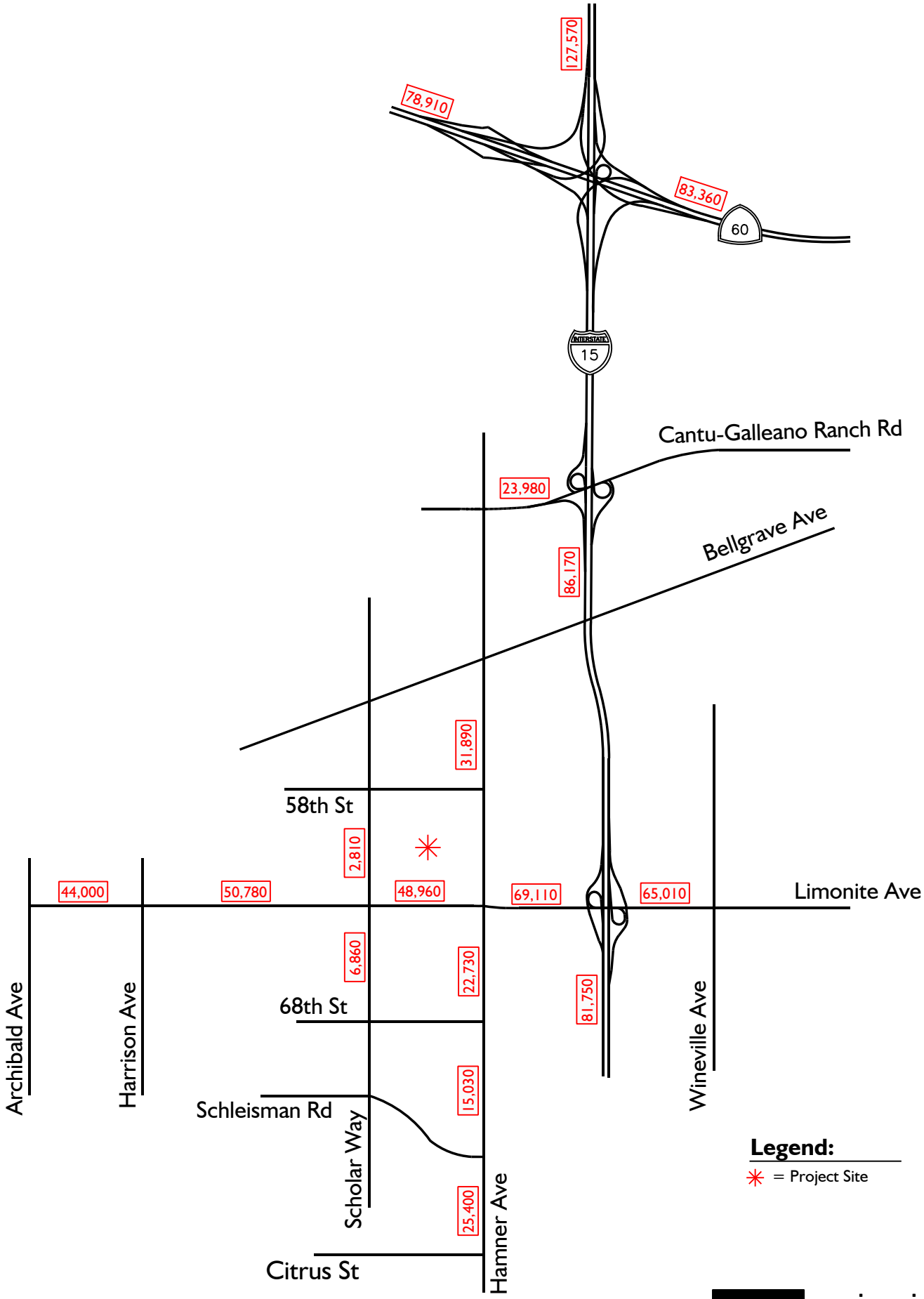
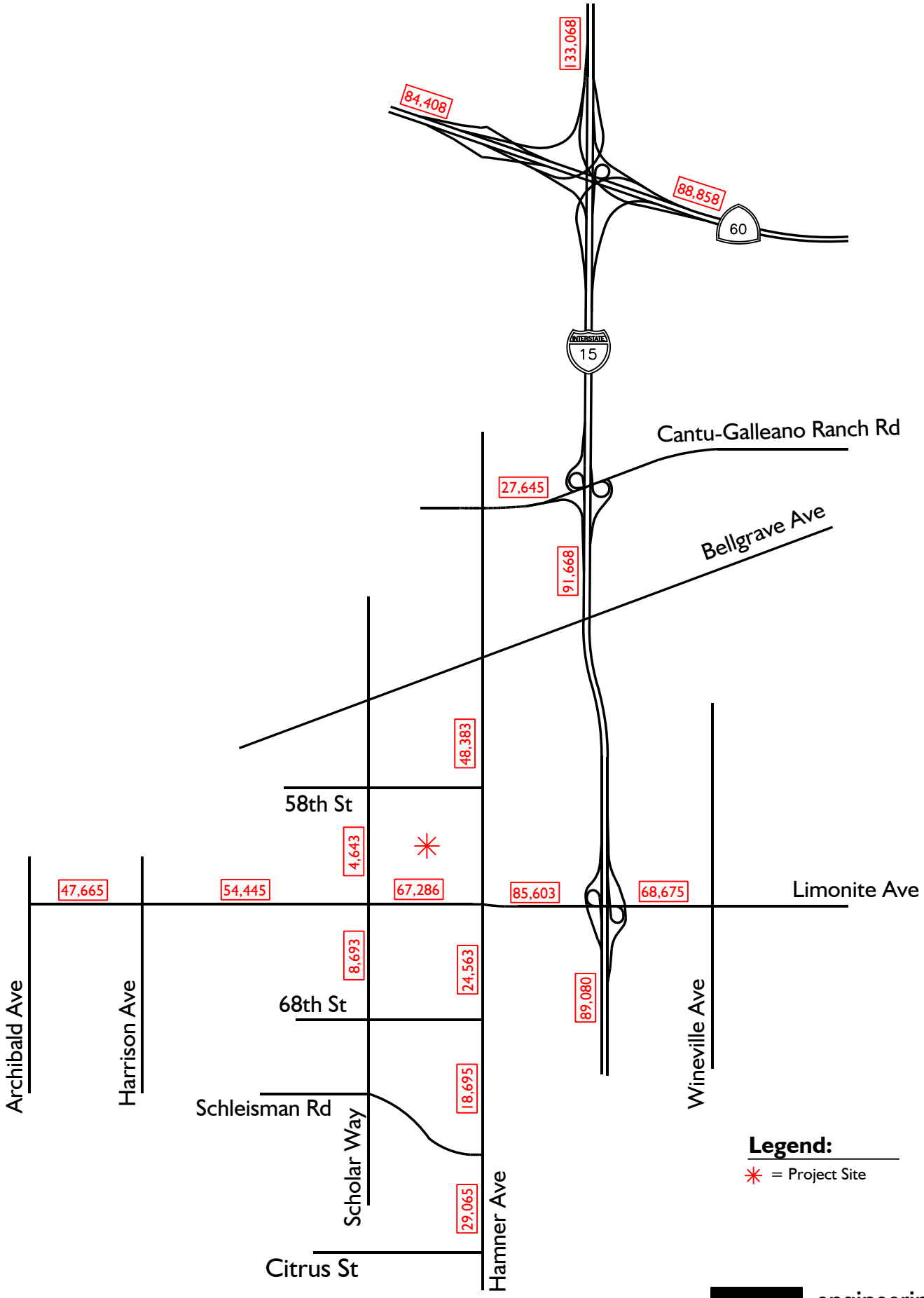


Exhibit G

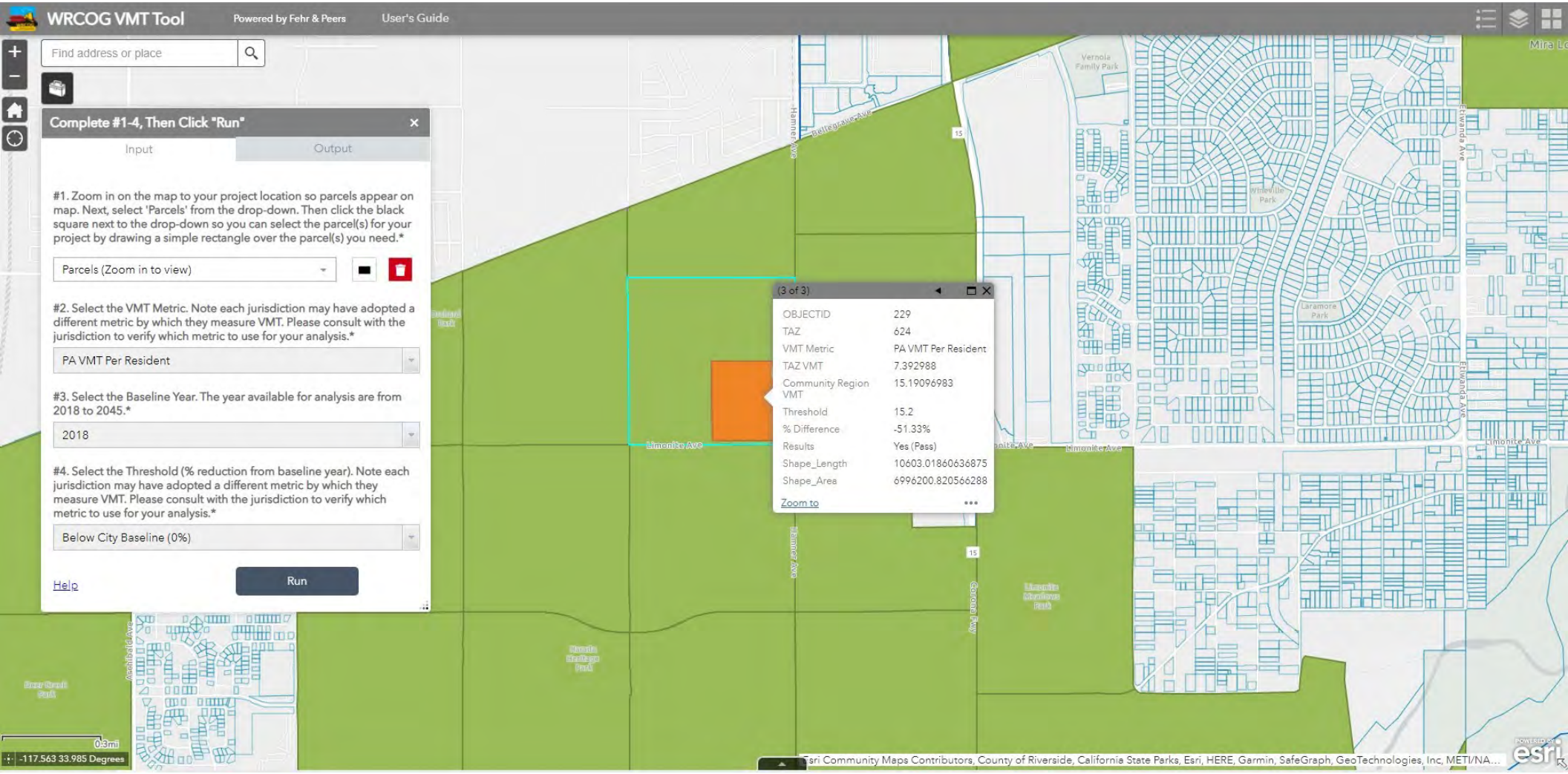
Horizon Year With Project Traffic Volumes



Attachments

Attachment A

WRCOG VMT Sheets


WRCOG VMT Tool
Powered by Fehr & Peers
User's Guide
Find address or place
Complete #1-4, Then Click "Run"
Input
Output
#1. Zoom in on the map to your project location so parcels appear on map. Next, select 'Parcels' from the drop-down. Then click the black square next to the drop-down so you can select the parcel(s) for your project by drawing a simple rectangle over the parcel(s) you need.*
Parcels (Zoom in to view)
#2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
PA VMT Per Resident
#3. Select the Baseline Year. The year available for analysis are from 2018 to 2045.*
2018
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
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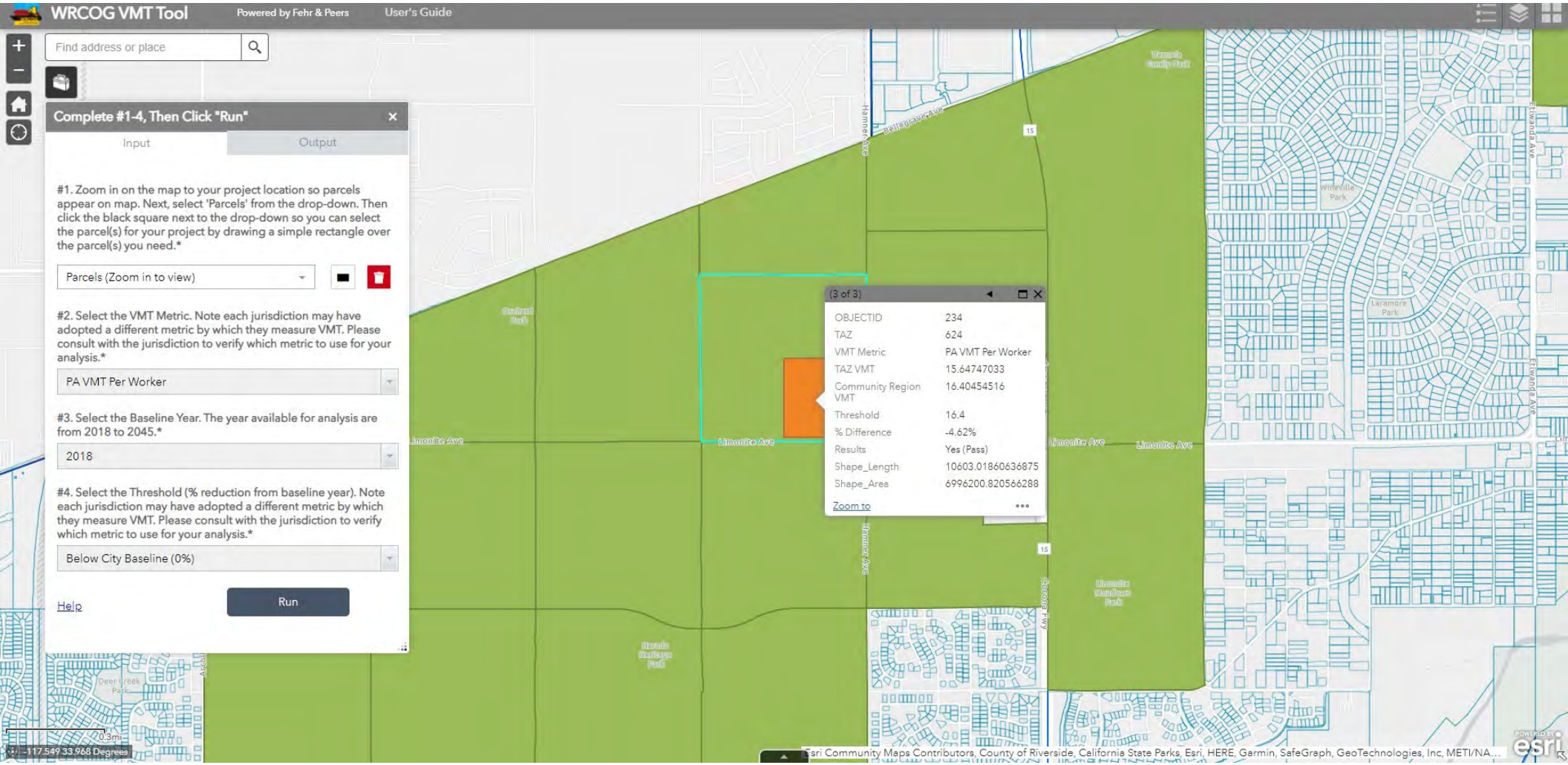
Help
Run
(3 of 3)
OBJECTID 229
TAZ 624
VMT Metric PA VMT Per Resident
TAZ VMT 7.392988
Community Region VMT 15.19096983
Threshold 15.2
% Difference -51.33%
Results Yes (Pass)
Shape_Length 10603.01860636875
Shape_Area 6996200.820566288
Zoom to
Limonite Ave
Hamner Ave
Bellegrave Ave
Vernola Family Park
Wineville Park
Laramore Park
Etiwanda Ave
Corona Pkwy
0.3mi
-117.563 33.985 Degrees
Esri Community Maps Contributors, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NA...
esri


WRCOG VMT Tool
Powered by Fehr & Peers
User's Guide
Find address or place
Complete #1-4, Then Click "Run"
Input
Output
#1. Zoom in on the map to your project location so parcels appear on map. Next, select 'Parcels' from the drop-down. Then click the black square next to the drop-down so you can select the parcel(s) for your project by drawing a simple rectangle over the parcel(s) you need.*
Parcels (Zoom in to view)
#2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
PA VMT Per Worker
#3. Select the Baseline Year. The year available for analysis are from 2018 to 2045.*
2018
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
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(3 of 3)
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VMT Metric PA VMT Per Worker
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Community Region VMT 16.40454516
Threshold 16.4
% Difference -4.62%
Results Yes (Pass)
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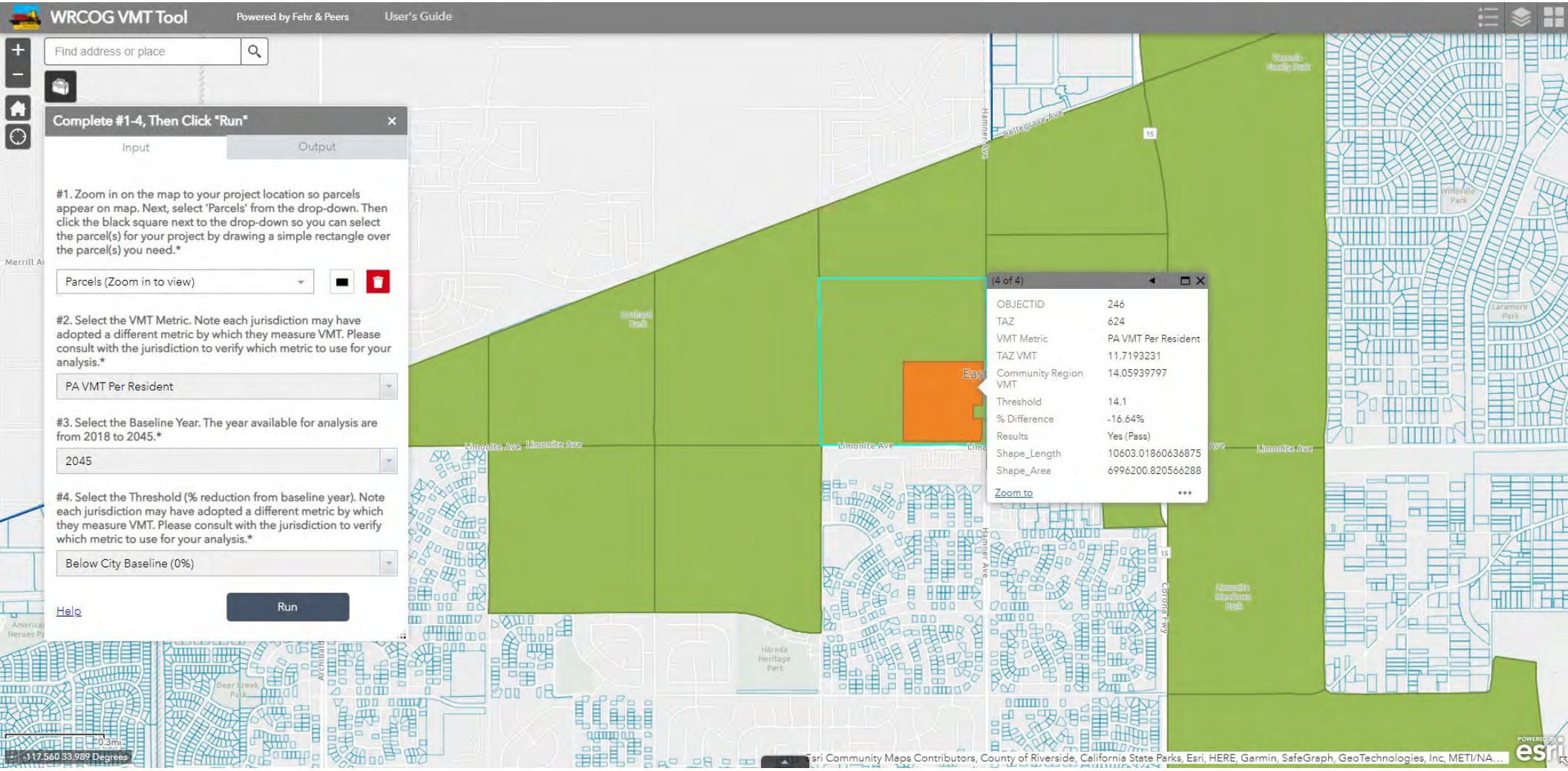
Shape_Area 6996200.820566288
Zoom to
Limonite Ave
Hamner Ave
Bellegrave Ave
Etiwanda Ave
Whiteville Park
Laramore Park
Deer Creek Park
0.3mi
-117.549 33.968 Degrees
Esri Community Maps Contributors, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NA...


WRCOG VMT Tool
Powered by Fehr & Peers
User's Guide
Find address or place
Complete #1-4, Then Click "Run"
Input
Output
#1. Zoom in on the map to your project location so parcels appear on map. Next, select 'Parcels' from the drop-down. Then click the black square next to the drop-down so you can select the parcel(s) for your project by drawing a simple rectangle over the parcel(s) you need.*
Parcels (Zoom in to view)
#2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
PA VMT Per Resident
#3. Select the Baseline Year. The year available for analysis are from 2018 to 2045.*
2045
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
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(4 of 4)
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Community Region VMT 14.05939797
Threshold 14.1
% Difference -16.64%
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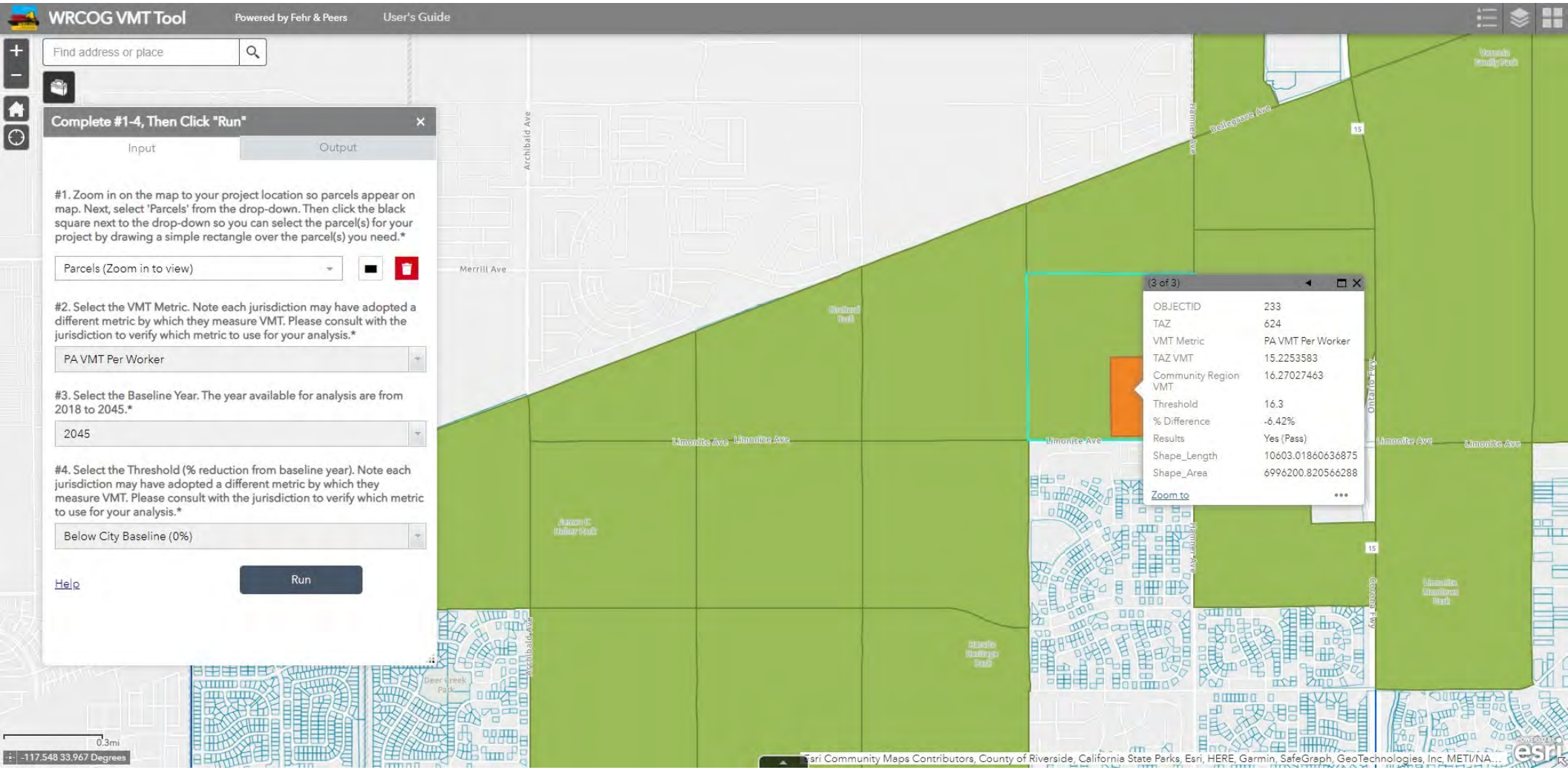
Zoom to
Limonite Ave
Hamner Ave
Bellegrave Ave
Corona Fwy
Harada Heritage Park
Deer Creek Park
Wineville Park
Laramore Park
Limonite Meadows Park
Esri Community Maps Contributors, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NA...
-117.560 33.989 Degrees
0.3mi
POWERED BY esri


WRCOG VMT Tool
Powered by Fehr & Peers
User's Guide
Find address or place
Complete #1-4, Then Click "Run"
Input
Output
#1. Zoom in on the map to your project location so parcels appear on map. Next, select 'Parcels' from the drop-down. Then click the black square next to the drop-down so you can select the parcel(s) for your project by drawing a simple rectangle over the parcel(s) you need.*
Parcels (Zoom in to view)
#2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
PA VMT Per Worker
#3. Select the Baseline Year. The year available for analysis are from 2018 to 2045.*
2045
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
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Help
Run
(3 of 3)
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TAZ 624
VMT Metric PA VMT Per Worker
TAZ VMT 15.2253583
Community Region VMT 16.27027463
Threshold 16.3
% Difference -6.42%
Results Yes (Pass)
Shape_Length 10603.01860636875
Shape_Area 6996200.820566288
Zoom to
Archibald Ave
Merrill Ave
Limonite Ave
Bellegrave Ave
Ontario Way
Deer Creek Park
0.3mi
-117.548 33.967 Degrees
Esri Community Maps Contributors, County of Riverside, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NA...
esri

Attachment B

Leal Specific Plan Traffic Impact Analysis (TIA), Fehr & Peers, May 2015)

Leal Specific Plan

Prepared for:
Michael Baker International
And
The City of Eastvale

May 12, 2015

OC14-0341

FEHR PEERS

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1.0 SUMMARY OF IMPACTS AND MITIGATION MEASURES

The purpose of this report is to analyze the projected impact of traffic generated by the proposed Leal Specific Plan on the area surrounding the project site. This report will begin with a summary of impacts in the area due to the proposed project. Mitigation measures for these impacts will then be discussed. This information is presented first to provide decision makers with an up-front summary of the impacts and mitigation measures for the project.

The following chapters summarize the remaining components of this assessment, including the methodology used for the analysis in this project and a detailed description of the environmental setting.

TRANSPORTATION IMPACT ASSESSMENT

According to the California Environmental Quality Act (CEQA) guidelines, a project results in a significant impact from a transportation perspective if the project:

- Conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit
    - In the City of Eastvale, the performance standards that are identified in the City's General Plan and in this specific plan include:
        - Maintaining Level of Service (LOS) C on local roadways.
            - This specific plan does identify the need to modify the "acceptable" LOS threshold in the study area, particularly on Limonite Avenue, as it will operate at LOS F into the future
            - For Caltrans facilities, LOS C was identified as the minimum acceptable operating level per their guidelines, which state that the threshold between LOS C and LOS D should apply
- Conflicts with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)
- Results in inadequate emergency access

- Conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities

CEQA also requires the project to be evaluated for its impacts to the existing setting and the cumulative impacts of the project. As such, this transportation assessment evaluates the following scenarios from a transportation perspective:

1. Existing Conditions
2. Existing plus Project Conditions
3. Cumulative No Project Conditions
4. Cumulative plus Project Conditions

IMPACTS

The proposed project and the analysis results were compared to the significance criteria described above to identify project impacts. The results are summarized below.

a) Does the proposed project conflict with an applicable plan, ordinance or policy?

Determination: Significant impacts with mitigation measures

The proposed project is consistent with adopted plans and policies related to non-motorized travel in the area. In fact, the project includes facilities to support bicycles and pedestrians on site. Additionally, the land use plan allows for a mix of uses that will increase project trip internalization and potential land use densities on the project site will support transit use in the study area.

To evaluate motorized facilities, the significance criteria from applicable jurisdictions summarized above were applied to the analysis results to identify significant impacts. The results are summarized in Table 1-1.

All locations where significant project impacts occur are subject to mitigation, if feasible, which is described later in this chapter.

Existing Plus Project impacts are projected to be:

- Limonite Avenue: Between Harrison Avenue & Scholar Way - The addition of project traffic degrades traffic operations from LOS C to LOS D
- Limonite Avenue: Between Scholar Way & Hamner Avenue- The addition of project traffic degrades operations from LOS C to LOS F
- Limonite Avenue: Between Hamner Avenue & I-15 SB Ramp - The addition of project traffic degrades operations from LOS C to LOS F

Table 1-1

Roadway Level of Service

Roadway Segment	Lanes (Existing/ Cumulative)	Existing Conditions			Existing Plus Project Conditions			Cumulative Conditions			Cumulative Plus Project Conditions		
		Volume	V/C[1]	LOS	Volume	V/C[1]	LOS	Volume	V/C[1]	LOS	Volume	V/C[1]	LOS
1. Limonite Avenue: Archibald Avenue to Harrison Avenue	4 / 6	17,425	0.49	C	23,725	0.66	C	44,000	0.82	D	50,300	0.93	E
2. Limonite Avenue: Harrison Avenue to Scholar Way	4 / 6	24,674	0.69	C	30,974	0.86	D	50,780	0.94	E	57080	1.06	F
3. Limonite Avenue: Scholar Way to Hamner Avenue	4 / 6	27,836	0.78	C	59,336	1.65	F	48,960	0.91	E	80,460	1.49	F
4. Limonite Avenue: Hamner Avenue to I-15 Ramps	6	41,744	0.77	C	70,094	1.30	F	69,110	1.28	F	97,460	1.81	F
5. Limonite Avenue: I-15 Ramps to Wineville Avenue	4 / 6	31,893	0.89	D	38,193	1.06	F	65,010	1.21	F	71,310	1.32	F
6. Hamner Avenue: Citrus Street to Schleisman Road	4 / 6	19,424	0.54	C	25,724	0.72	C	25,400	0.47	C	31,700	0.59	C
7. Hamner Avenue: Schleisman Road to 68th Street	6	11,145	0.21	C	17,445	0.32	C	15,030	0.28	C	21,330	0.40	C
8. Hamner Avenue: 68th Street to Limonite Avenue	6	19,016	0.35	C	22,166	0.41	C	22,730	0.42	C	25,880	0.48	C
9. Hamner Avenue: Limonite Avenue to Bellgrave Avenue	4 / 6	14,742	0.41	C	43,092	1.20	F	31,890	0.59	C	60,240	1.12	F
10. Scholar Way: Limonite Avenue to 68th	2	4,627	0.36	C	7,777	0.60	C	6,860	0.53	C	10,010	0.77	C

Table 1-1

Roadway Level of Service

Roadway Segment	Lanes (Existing/ Cumulative)	Existing Conditions			Existing Plus Project Conditions			Cumulative Conditions			Cumulative Plus Project Conditions		
		Volume	V/C[1]	LOS	Volume	V/C[1]	LOS	Volume	V/C[1]	LOS	Volume	V/C[1]	LOS
11. I-15: South of Limonite Avenue	6	75,950	0.65	C	88,550	0.75	C	81,750	0.70	C	94,350	0.80	D
12. I-15: Limonite Avenue to Cantu-Galleano Ranch Road	6	78,515	0.67	C	87,965	0.75	C	81,340	0.69	C	90,790	0.77	C
13. I-15: North of SR-60	8	108,967	0.68	C	118,417	0.74	C	127,570	0.79	C	137,020	0.85	D
14. Cleveland Avenue: Bellgrave Avenue to Limonite Avenue	4	2,110	0.16	C	5,260	0.40	C	2,810	0.22	C	5,960	0.46	C
15. SR-60: West of I-15	10	65,073	0.32	C	74,523	0.37	C	78,910	0.39	C	88,360	0.44	C
16. SR-60: East of I-15	8	76,718	0.48	C	86,168	0.54	C	83,360	0.52	C	92,810	0.58	C
17. Cantu-Galleano Ranch Rd: I-15 Ramps to Hamner Avenue	4	12,335	0.34	C	18,635	0.52	C	23,980	0.67	C	30,280	0.84	D

Notes:

Shading indicates unacceptable operations.

1. Volume to capacity ratio (V/C) measures the actual volume of vehicles observed or counted on any street segment in relation to the throughput capacity of the facility. Any measure higher than about 0.80 indicates some level of congestion. The number can exceed 1.00, indicating an overloaded situation with stop and go traffic.
2. The proposed I-15 Toll Lanes are assumed but are not incorporated in this volume-to-capacity assessment (e.g. the assessment only evaluates the general purpose lanes).

Source: Fehr & Peers, 2015

- Limonite Avenue: Between NB I-15 Ramp & Wineville Avenue - The addition of project traffic degrades operations from LOS D to LOS F
- Hamner Avenue: Between Limonite Avenue & Bellgrave Avenue- The addition of project traffic degrades operations from LOS C to LOS F

Cumulative impacts are projected to be:

- Limonite Anenue: Between Archibald Avenue and Harrison Avenue – The addition of project traffic degrades operations from LOS D to LOS E
- Limonite Avenue: Between Harrison Avenue & Scholar Way – The addition of project traffic degrades operations from LOS E to LOS F
- Limonite Avenue: Between Scholar Way & Hamner Avenue – The addition of project traffic degrades operations from LOS E to LOS F
- Limonite Avenue: Between Hamner Avenue & I-15 SB Ramp – The project adds traffic to a segment already operating at LOS F
- Limonite Avenue: Between I-15 Northbound Ramps & Wineville Avenue – The project adds traffic to a segment already operating at LOS F
- Hamner Avenue: Between Limonite Avenue & Bellgrave Avenue- The addition of project traffic degrades operations from LOS C to LOS F
- I-15 South of Limonite – The addition of project traffic degrades operations from LOS C to LOS D
- Cantu-Galleano Ranch Road: Between I-15 Ramps & Hamner Avenue – The addition of project traffic degrades operations from LOS C to LOS D.

b) Would the project conflict with an applicable congestion management program (CMP), including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Determination: Less than significant

The Riverside County CMP does not require any specific analysis methodology or analysis requirements be addressed in a transportation impact analysis for a development project. Therefore, Part B of the significance thresholds does not apply to analysis of the project.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Determination: Less than significant

The project does not include any characteristics that would change air traffic in the study area nor is the site within an airport land use influence area. Therefore, the impacts of the project are considered less-than-significant.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Determination: Less than significant with mitigation

Given that specific tract maps have not been completed for the project, it is unknown whether project driveways and internal circulation would have specific design features that would potentially increase hazards in the study area. Given the potential that increased hazards could occur due to a design feature, this impact is considered potentially significant.

e) Would the project result in inadequate emergency access?

Determination: Less than significant with mitigation

The project includes a series of connectivity that will provide for servicing emergency personnel. However, since tentative tract maps have not been completed yet, not every development building could be assessed, nor could internal neighborhood roadways be reviewed to assess emergency accessibility. Therefore, this impact is considered ***potentially significant***.

f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Determination: Less than significant

The mixed use nature of the Specific Plan supports use of alternative modes of travel. As such, this impact is considered ***less-than-significant***.

MITIGATION MEASURES

For potentially significant impacts described above, the project is responsible for implementing feasible mitigation measures as described below.

Mitigation 1 – Improvements to Roadway Segments

Improvements to the roadway segments identified below would provide acceptable operations. Additionally, the project will be required to contribute its fair share funding for many regional impacts

through the County's Transportation Uniform Mitigation Fee (TUMF) program, which is the regional funding source for many facilities in Riverside County, and any local transportation fees.

Additionally, future development within the project shall be required to prepare a focused traffic study that will assess the following to ensure consistency with the assessment prepared for this project:

- Parking assessment
- Site access and on-site circulation assessment
- Interaction of driveways with adjacent intersections (if appropriate)
- Impact assessment of local intersections
- Impacts to pedestrian, transit, and bicycle facilities
- Trip generation monitoring study to ensure that, as land develops in the Leal specific plan area, the total development generates traffic at or below those assumed in this EIR

The locational improvements described below were developed to mitigate potentially significant impacts of the project at the study locations. Fehr & Peers also identified the amount of development that can occur from the project prior to triggering the identified impact. This is anticipated to assist the City in identifying levels of development that can occur prior to the impact occurring.

Existing plus Project Mitigation Measures

Limonite Avenue: Between Harrison Avenue & Scholar Way

The addition of project traffic degrades operations from LOS C to LOS D under Existing plus Project Conditions. To mitigate this impact, the roadway would need to be widened to six lanes. Since the regional TUMF program will widen this segment to six lanes, the project shall be responsible to pay its fair share of this improvement through the TUMF program. With this mitigation and implementation of the planned TUMF improvements, the impact would be mitigated to a ***less-than-significant level.***

Limonite Avenue: Between Scholar Way & Hamner Avenue

The addition of project traffic degrades operations from LOS C to LOS F under Existing plus Project Conditions. To mitigate this impact, the roadway would need to be widened to eight lanes. It should be noted that the project shall be responsible for a fair share payment toward the TUMF program, which is responsible for widening this facility to six lanes. However, widening beyond six lanes is inconsistent with the City's General Plan.

Given that the project identifies the need to widen this segment beyond six lanes, the City shall be responsible implementing the proposed general plan policy amendment to change the level of service threshold for acceptability from LOS C to LOS F on Limonite Avenue. With this policy change, although there will be congestion on this segment with the project, it would operate acceptably and the impact would be ***less-than-significant.***

Limonite Avenue: Between Hamner Avenue & I-15 Ramps

The addition of project traffic degrades operations from LOS C to LOS F under Existing plus Project Conditions. To mitigate this impact, the roadway would need to be widened beyond eight lanes which would be inconsistent with the City's General Plan.

Given that the roadway would need to be widened beyond six lanes, the City shall be responsible implementing the proposed general plan policy amendment to change the level of service threshold for acceptability from LOS C to LOS F on Limonite Avenue. With this policy change, although there will be congestion on this segment with the project, it would operate acceptably and the impact would be ***less-than-significant.***

Limonite Avenue: Between I-15 Ramps & Wineville Avenue

The addition of project traffic degrades operations from LOS D to LOS F under Existing plus Project Conditions. To mitigate this impact, the roadway would need to be widened to six lanes. The project shall be responsible to implement this improvement. It should be noted that this segment is a TUMF-designated facility; however, the TUMF program will only widen the roadway to its current cross-section. Additionally, this segment is outside the City of Eastvale and, as such, neither the City nor any developer can guarantee implementation of the mitigation measure. As such, this impact is considered ***significant-and-unavoidable.***

Hamner Avenue: Between Limonite Avenue & Bellgrave Avenue

The addition of project traffic degrades operations from LOS C to LOS F under Existing plus Project Conditions. To mitigate this impact, the roadway would need to be widened to six lanes. The project shall be responsible to implement this improvement. With implementation of the mitigation measure, the impact would be mitigated to a ***less-than-significant level.***

Cumulative plus Project Impacts

Limonite Avenue: Between Archibald Avenue & Harrison Avenue

The addition of project traffic degrades cumulative operations from LOS D to LOS E under Cumulative plus Project Conditions. To mitigate this impact, the roadway would need to be widened beyond six lanes. With this improvement, the roadway segment would operate at an acceptable level of service. However, this widening would be inconsistent with the City's General Plan roadway designation for this facility and the ultimate planned improvements through the regional TUMF program.

Given that the roadway would need to be widened beyond six lanes, the City shall be responsible implementing the proposed general plan policy amendment to change the level of service threshold for acceptability from LOS C to LOS F on Limonite Avenue. With this policy change, although there will be congestion on this segment with the project, it would operate acceptably and the impact would be ***less-than-significant.***

Limonite Avenue: Between Harrison Avenue & Scholar Way

The addition of project traffic degrades cumulative operations from LOS E to LOS F under Cumulative plus Project Conditions. To mitigate this impact, the roadway would need to be widened beyond six lanes. With this improvement, the roadway segment would operate at an acceptable level of service. However, this widening would be inconsistent with the City's General Plan roadway designation for this facility and the ultimate planned improvements through the regional TUMF program.

Given that the roadway would need to be widened beyond six lanes, the City shall be responsible implementing the proposed general plan policy amendment to change the level of service threshold for acceptability from LOS C to LOS F on Limonite Avenue. With this policy change, although there will be congestion on this segment with the project, it would operate acceptably and the impact would be ***less-than-significant.***

Limonite Avenue: Between Scholar Way & Hamner Avenue

The addition of project traffic degrades cumulative operations from LOS E to LOS F under Cumulative plus Project Conditions. To mitigate this impact, the roadway would need to be widened beyond six lanes. With this improvement, the roadway segment would operate at an acceptable level of service. However, this widening would be inconsistent with the City's General Plan roadway designation for this facility and the ultimate planned improvements through the regional TUMF program.

Given that the roadway would need to be widened beyond six lanes, the City shall be responsible implementing the proposed general plan policy amendment to change the level of service threshold for acceptability from LOS C to LOS F on Limonite Avenue. With this policy change, although there will be congestion on this segment with the project, it would operate acceptably and the impact would be ***less-than-significant.***

Limonite Avenue: Between Hamner Avenue & I-15

The project adds traffic to a segment already operating at LOS F under Cumulative plus Project Conditions. To mitigate this impact, the roadway would need to be widened beyond six lanes. However, this widening would be inconsistent with the City's General Plan roadway designation for this facility and the ultimate planned improvements through the regional TUMF program.

Given that the roadway would need to be widened beyond six lanes, the City shall be responsible implementing the proposed general plan policy amendment to change the level of service threshold for acceptability from LOS C to LOS F on Limonite Avenue. With this policy change, although there will be congestion on this segment with the project, it would operate acceptably and the impact would be ***less-than-significant.***

Limonite Avenue: Between I-15 Ramps & Wineville Avenue

The project adds traffic to a roadway segment already projected to operate at LOS F. To mitigate this impact, the roadway would need to be widened beyond six lanes and the project would be responsible to contribute a fair share payment through the TUMF program as it is a TUMF designated facility. It should be noted that the TUMF program will only widen the roadway to its current cross-section. Additionally,

this segment is outside the City of Eastvale and, as such, neither the City nor any developer can guarantee implementation of the mitigation measure. As such, this impact is considered ***significant-and-unavoidable.***

Hamner Avenue: Between Limonite Avenue & Bellgrave Avenue

The addition of project traffic degrades operations from LOS C to LOS F under Cumulative plus Project Conditions. To mitigate this impact, the roadway would need to be widened beyond the six lanes that are planned for in the City's General Plan. The project shall be responsible to for a fair share contribution toward this improvement.

Given that the roadway would need to be widened beyond six lanes (which would be inconsistent with the City's General Plan) the City shall be responsible implementing a proposed general plan policy amendment to change the level of service threshold for acceptability from LOS C to LOS F on this roadway segment. With this policy change, although there will be congestion on this segment with the project, it would operate acceptably and the impact would be ***less-than-significant.***

I-15: South of Limonite

The project is expected to degrade operations on this roadway segment from LOS C to LOS D. To mitigate this impact, the project would be responsible for a fair share contribution toward additional freeway capacity beyond that already planned for along the segment. Additionally, this segment is outside the City of Eastvale and, as such, neither the City nor any developer can guarantee implementation of the mitigation measure. As such, this impact is considered ***significant-and-unavoidable.***

I-15: North of SR-60

The project is expected to degrade operations on this roadway segment from LOS C to LOS D. To mitigate this impact, the project would be responsible for a fair share contribution toward additional freeway capacity beyond that already planned for along the segment. Additionally, this segment is outside the City of Eastvale and, as such, neither the City nor any developer can guarantee implementation of the mitigation measure. As such, this impact is considered ***significant-and-unavoidable.***

Cantu-Galleano Ranch Road: Between the I-15 Ramps & Hamner Avenue

The project is expected to degrade operations on this roadway segment from LOS C to LOS D. To mitigate this impact, the project would be responsible for a fair share contribution toward widening this segment from four lanes to six lanes through the City's development impact fee program. With this improvement, the impacts would be mitigated and the impact would be less-than-significant.

Transportation Impact 2 - Potential Increase in Hazards Due to a Design Feature

The following policy/mitigation measure shall be added to the Leal specific plan to address the impact identified above:

All future improvements in the Leal area shall be consistent with design standards set forth by the City or Leal Specific Plan. All designs, including site access points, shall be reviewed to determine that designs are consistent with appropriate design standards. Implementation of this policy/mitigation measure will reduce this impact to a ***less-than-significant*** level and no further mitigation is required.

Transportation Impact 3 - Potential Inadequate Emergency Access

The following policy/mitigation measure shall be added to the leal specific plan to address the impact identified above:

- All proposed development in the Leal area shall be reviewed by appropriate emergency services personnel to ensure adequate emergency access is provided. Implementation of this policy/mitigation measure will reduce this impact to a ***less-than-significant*** level and no further mitigation is required.

2.0 METHODOLOGY

This section of the report describes the methodologies used to complete this programmatic assessment.

TRAFFIC OPERATIONS

The analysis methodology used to analyze roadway segments is described below. The operations of roadway facilities are described with the term *level of service*. Level of service (LOS) is a qualitative description of traffic flow from the perspective of motorists based on factors such as speed, travel time, delay, freedom to maneuver, traffic volume, and the capacity of the roadway. Six levels are defined from LOS A, as the least congested operating conditions, to LOS F, or the most congested operating conditions. LOS E represents "at-capacity" operations. When volumes exceed capacity, stop-and-go conditions result and operations are designated as LOS F.

Roadway segments were analyzed by comparing the average daily traffic (ADT) volume to daily volume thresholds. Table 2-1, Roadway Segment Daily Volume Thresholds**,** displays the daily volume thresholds for various facility types. These thresholds are used as guidelines to identify the need for new or upgraded facilities.

TABLE 2-1

ROADWAY SEGMENT DAILY VOLUME THRESHOLDS[1]

Facility Type	Max Two-Way Traffic Volume		
	LOS C	LOS D	LOS E
Secondary Collector	10,400	11,700	13,000
Urban Arterial (4 Lanes)	28,700	32,300	35,900
Urban Arterial (6 Lanes)	43,100	48,500	53,900
Freeway (6 Lanes)	9,4000	105,800	117,500
Freeway (8 Lanes)	128,400	144,500	160,500
Freeway (10 Lanes)	160,500	180,500	200,600

Notes:

1. All volume thresholds are approximate and assume ideal roadway characteristics. Actual thresholds for each LOS listed above may vary depending on a variety of factors including (but not limited to) roadway curvature and grade, intersection or interchange spacing, driveway spacing, percentage of trucks and other heavy vehicles, lane widths, signal timing, on-street parking, volume of cross traffic and pedestrians, etc.

Source: Highway Capacity Manual, Transportation Research Board, 2000. & City of Eastvale General Plan

TRIP GENERATION AND INTERNALIZATION

This study utilized the 9th Edition of the Institute *of Transportation Engineers* (ITE) Trip Generation rates to determine daily trips generated by the proposed land use. Internalization rates were determined based on Mixed Use Development trip generation methodology (MXD). This methodology evaluates numerous components of a project and identifies the projects' potential to internalize traffic. The MXD model's methodology was developed based on 239 mixed-use sites across the United States, including sites in San Diego and Sacramento. Because of this the MXD model provides the most statistically valid and reliable way to estimate trip internalization for mixed-use development.

Because the specific plan allows for a range of development potential, a "worst case" assumption was made for the specific plan land uses. Our assumptions are summarized below:

- 660 multi-family homes (apartments)
- 1,525,000 sq. ft. of general retail (shopping center)
- 460,000 sq. ft. of general office
- 460,000 sq. ft. of medical office
- 450 hotel rooms
- 100,000 sq. ft. civic center

Utilizing the ITE trip generation and MXD trip internalization estimates, the project is expected to result in the following trip generation:

- 69,900 Gross Daily Trips
- 10% Trip Internalization (e.g. trips that stay within the specific plan area based on the land use information provided above (plus the project's proximity to transit, assumed intersection density, and other factors that affect trip internalization)
- 63,000 Net Daily Trips after accounting for trip internalization

The project trips were distributed to the surrounding roadway system using existing travel patterns in the area and the locations of complementary land uses in the area. The trip distribution information is summarized below:

- Limonite Avenue between Archibald Avenue & Scholar Way will see 10% of the total project trips.
- Limonite Avenue between Scholar Way & Hamner Avenue will see 50% of the total project trips.
- Limonite Avenue between Hamner Avenue & Southbound I-15 Ramps will see 45% of the total project trips.

- Limonite Avenue between the Northbound I-15 Ramps & Wineville Avenue will see 10% of the total project trips.
- Hamner Avenue between Citrus Avenue and 68th Street will see 10% of the total project trips.
- Hamner Avenue between 68th Street & Limonite Avenue, as well as Scholar Way between 68th Street & Limonite Avenue will see 5% of the total project trips.
- Hamner Avenue between Limonite Avenue & Bellgrave Avenue will see 45% of the total project trips.
- Hamner Avenue north of SR-60 will see 5% of total project trips.
- Cleveland Avenue between 58th Street & Limonite Avenue will see 5% of the total project trips.
- I-15 south of Limonite Avenue will see 20% of the total project trips.
- I-15 between Limonite Avenue & Cantu-Galleano Ranch Road will see 15% of the total project trips.
- I-15 north of SR-60 will see 15% of the total project trips.
- Cantu-Galleano Ranch Road will see 10% of the total project trips.
- SR-60 west of I-15 will see 15% of the total project trips.
- SR-60 east of I-15 will see 15% of the total project trips.

TRAVEL DEMAND FORECASTING

The Riverside Traffic Analysis Model (RIVTAM) was used for developing cumulative forecasts in the study area. This model incorporates land use information and roadway network characteristics (roadway alignments, roadway capacities, speeds) to forecast existing and future volumes on area roadways in Riverside County. This model also accounts for projected growth and land use changes within the county allowing for a more accurate forecast of future conditions.

Before the model could be used for this study, the land use and socio-economic components of the model were modified. These modifications are refinements to the model, and are intended to enable the model to more accurately reflect the proposed land use in the Leal Specific Plan study area.

One modification that was made was an update to the socio-economic data within the model to incorporate approved and pending projects in the study area. The approved and pending projects were converted from square feet of development to numbers of employees using conversion factors from the County of Riverside General Plan and were incorporated into the travel demand model. The model was also modified to delete any assumed land use in the Leal specific plan area as that land use was manually added to the "no project" forecasts.

APPROVED/PENDING PROJECTS

The resulting RIVTAM model incorporates several large scale developments in the City of Eastvale. Major land use projects included in the forecasts are listed in Table 2-2 below.

TABLE 2-2

APPROVED/PENDING PROJECTS

Project Name	Location	Description	Year	Source
Estancia by Lennar Homes	Citrus Avenue. between Sumner Avenue & Scholar Way	197 Single Family Homes	2013	City of Eastvale
The Trails at Eastvale	Corner of Archibald Avenue . & 65th Street	224 Single Family Homes	2013	City of Eastvale
Copper Sky	Schleisman Road & Scholar Way	224 Condominium Units	2007	City of Eastvale
Cleveland Square	Scholar Way & Limonite Avenue	350 Condominium Units	2009	City of Eastvale
Eastvale Business Park	North of 65th Street, East of Cucamonga Creek & West of Archibald Avenue	694,770 SF Industrial, 33,600 SF Office, 10,600 SF Retail	2014	City of Eastvale
Eastvale San Antonio Medical Plaza	Eastvale Gateway South	69,562 SF Medical Buildings	2013	City of Eastvale
Arco Gas Station	SE Corner of Hamner Avenue & Riverside Dr.	5,670 SF Gas Station	2014	City of Eastvale
Marketplace at The Enclave	SW Corner of Archibald Avenue & Schleisman Rd	Additional Retail Space	2014	City of Eastvale
Eastvale Gateway I & II	NE Corner of Hamner Avenue & Limonite Avenue	6,000 SF Retail	2014	City of Eastvale
Eastvale Gateway South	SE Corner of Hamner Avenue & Limonite Avenue	11,000 SF Retail	2014	City of Eastvale

Source: City of Eastvale- Development Projects in The City of Eastvale

3.0 REGULATORY CONTEXT

Existing transportation policies, laws, and regulations that would apply to the proposed project are summarized below. This information provides a context for the input discussion related to the project's consistency with applicable regulatory conditions.

CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS)

Caltrans policies are applicable to I-15, and SR-60 are summarized in the Caltrans' *Guide for the Preparation of Traffic Impact* Studies (State of California Department of Transportation, December 2002). These guidelines identify when a traffic impact study is required, what should be included in the study, analysis scenarios, and guidance on acceptable analysis methodologies.

Caltrans endeavors to maintain a target service level of LOS C on State highway facilities. However, this may not always be feasible and it is recommended that the lead agency consult with Caltrans to determine the appropriate target LOS. For the purposes of this study, LOS C is considered the minimum acceptable operating level for Caltrans' controlled facilities (SR-60 roadway segments, I-15 roadway segments).

CITY OF EASTVALE GENERAL PLAN

The City of Eastvale provides the following policies regarding traffic and circulation issues such as LOS Standards, roadway funding, growth impacts, road standards, transit, and access:

- **Policy C-3:** The cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees.

- **Policy C-10:** Seek to maintain the following target levels of service: "C" along all City-maintained roads. A peak hour level of service of "D" may be allowed in commercial and employment areas, and at intersections of any combination of major highways, urban arterials, secondary highways, or freeway ramp intersections.

- **Policy C-11:** Alternative levels of service may be allowed on intersections in planned development or similar identified mixed-use areas that demonstrate links to transit, trails, and alternative transportation and comfortable walking distance to goods and services.

- **Policy C-13:** Construct and improve traffic signals at appropriate intersections. Traffic signals should be spaced and operated as part of coordinated systems to optimize traffic operation.

RIVERSIDE COUNTY CONGESTION MANAGEMENT PROGRAM

The Riverside County Congestion Management Program provides the following policies regarding LOS and Transportation Demand Management for SR-60, I-15, and Limonite Avenue:

- Minimum LOS threshold is LOS "E". Therefore when a CMP street or highway falls to "F" a deficiency plan is required.

It should be noted that the CMP does not require any specific assessment for development projects. As such, no specific analysis is required to show consistency with the CMP.

4.0 ENVIRONMENTAL SETTING

EXISTING TRANSPORTATION SYSTEM

The proposed Leal Specific Plan project is located in the City of Eastvale in the northeast portion of Riverside County. The site is located east of Cleveland Avenue, west of Hamner Avenue, and north of Limonite Avenue. The site is located approximately 0.5 miles west of Interstate 15 (I-15) which provides the major north-south regional access to the area.

Primary access to the project site is provided by Limonite Avenue, Hamner Avenue, and Cleveland Avenue.

The area surrounding the site is primarily residential. There is retail existing to the east and south of the project site. Automobiles are the primary mode of travel. Limited bus transit service and bicycle and pedestrian facilities exist in the immediate vicinity of the project site. The existing transportation facilities are described in detail below.

ROADWAY NETWORK

Regional access to the project site is provided by I-15 and State Route 60 (SR-60) in the area. Access to the project site from I-15 is provided by the interchange with Cantu-Galleano Ranch Road, and by the interchange at Limonite Avenue. SR-60 provides access to the project site through the I-15 interchange and Hamner Avenue. Local access to the project site is provided by Cleveland Avenue/Scholar Way to the west of the project site, Limonite Avenue to the south, and Hamner Avenue to the east. See Figure 4-1, Project Location for the existing roadway network within the project area. A brief description of the key roadway facilities in the vicinity of the proposed project is provided below.

- Interstate 15 (I-15) is the main north-south facility through Riverside County. It extends the entire length of Riverside County, from its southern border with San Diego County to its northern border with San Bernardino County. I-15 is a six-lane divided freeway from the San Diego County line to the San Bernardino County line. Near the project site, it is a six-lane freeway with interchanges at 6th Street, Cantu-Galleano Ranch Road, and SR-60.
- State Route 60 (SR-60) is a major east-west ten-lane divided freeway, which intersects I-15 in the City of Eastvale. Interchanges near the project site include Archibald Avenue, Haven Avenue to the east, and the I-15 interchange, and Mission Boulevard to the west.

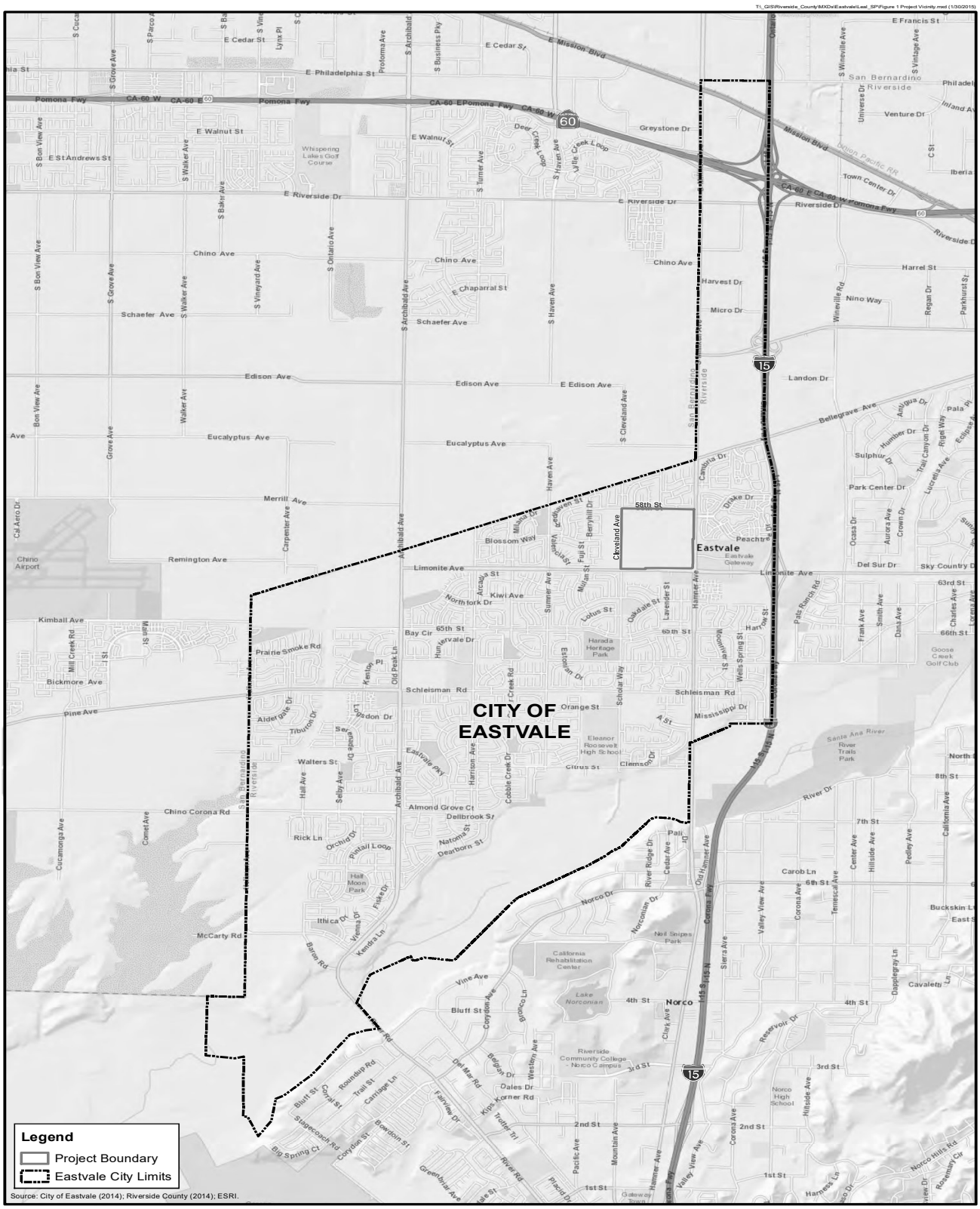

Figure 4-1
Project Location

- Hamner Avenue is a major thoroughfare running north-south through the City of Eastavle. Hamner operates as a four-lane roadway throughout most of the City with two-lanes in some areas, and as many as six lanes in some parts of the city. Hamner provides direct access to the project site from the west, and has two lanes of northbound traffic, and one lane of southbound traffic.
- Cleveland Avenue/Scholar Way is a four-lane roadway running from Citrus Street to Bellgrave Avenue. The roadway is designated as Cleveland Avenue north of Limonite, and Scholar Way south of Limonite in the city. It provides direct access to the project site from the east.
- Limonite Avenue is a major thoroughfare in the City of Eastvale running in the east-west direction. Limonite allows for two-lanes of traffic in each direction, and up to three-lanes in each direction in parts of the city. Limonite provides direct access to the project site from the south.

TRANSIT SYSTEM

Public transportation within Riverside County is provided by Riverside Transit Agency (RTA), which offers both fixed route and Dial-A-Ride service to the City of Eastvale. RTA currently operates two fixed routes to the City, Route 3 and Route 29. Route 3 operates seven days a week with weekday headways of thirty minutes, and weekend headways of one hour. Route 29 operates seven days a week with one hour headways. Route 3 provides access to the project site with stops at Hamner and Swan Lake Estates, and at Limonite and Hamner. Route 29 provides access to the project site with a stop at Limonite and Hamner.

RAIL SYSTEM

Riverside County is served by the Metrolink Riverside Line, which transports commuters from Riverside County to Union Station in Downton Los Angeles. The City of Eastvale has no stations providing service to this line but nearby Jurupa Valley provides riders access to the line.

BIKEWAY SYSTEM

The City of Eastvale does not currently provide an extensive bikeway system. The City identifies three classes of bikeways as:

- Class I: Provides a completely separated right-of-way for the exclusive use of bicycles and pedestrians
- Class II: Provides a striped lane for one-way bike travel on a street or highway
- Class III: Provides for shared use with pedestrian or motor vehicle traffic
- Class IV: This is a new classification that has just been created. Class IV bike facilities are called protected bike lanes or cycle tracks – these facilities are a hybrid between a Class I bicycle facility

and a Class II bicycle facility. They can be either on-street or off-street and are protected by some type of barrier from the adjacent travel lanes.

There are currently no bikeways serving the project site, but the City has an on-going Bicycle Master Plan.

TRAFFIC STUDY AREA

The following study locations were included in our assessment.

Roadway Segments (daily operations)

1. Limonite Avenue: Archibald Avenue to Harrison Avenue
2. Limonite Avenue: Harrison Avenue to Scholar Way
3. Limonite Avenue: Scholar Way to Hamner Avenue
4. Limonite Avenue: Hamner Avenue to I-15 Ramps
5. Limonite Avenue: I-15 Ramps to Wineville Avenue
6. Hamner Avenue: Citrus Street to Schleisman Road
7. Hamner Avenue: Schleisman Road to 68th Street
8. Hamner Avenue: 68th Street to Limonite Avenue
9. Hamner Avenue: Limonite Avenue to Bellgrave Avenue
10. Scholar Way: Limonite Avenue to 68th Street
11. Interstate 15: South of Limonite Avenue
12. Interstate 15: Limonite Avenue to Cantu-Galleano
13. Interstate 15: North of State Route 60
14. Cleveland Avenue: Bellgrave Avenueto Limonite Avenue
15. State Route 60: West of Interstate 15
16. State Route 60: East of Interstate 15
17. Cantu-Galleano Ranch Rd: Interstate 15 Ramps to Hamner Avenue

EXISTING TRAFFIC VOLUMES

Fehr & Peers obtained existing daily traffic counts from the Caltrans District 8 Caltrans Performance Measurement System database for the freeway system and traffic counts conducted by Fehr & Peers on April 14th through April 16th 2015 for local roadways. The average of these three days was used to determine existing volumes. These volumes can be found in Table 4-1.

TABLE 4-1

ROADWAY LEVEL OF SERVICE (LOS) – EXISTING CONDITIONS

ROADWAY SEGMENT	EXISTING CONDITIONS			
	LANES	VOLUME1	V/C2	LOS
LIMONITE AVENUE: ARCHIBALD AVENUE TO HARRISON AVENUE	4	17,425	0.49	C
LIMONITE AVENUE: HARRISON AVENUE TO SCHOLAR WAY	4	24,674	0.69	C
LIMONITE AVENUE: SCHOLAR WAY TO HAMNER AVENUE	4	27,836	0.78	C
LIMONITE AVENUE: HAMNER AVENUE TO I-15 RAMPS	6	41,744	0.77	C
LIMONITE AVENUE: I-15 RAMPS TO WINEVILLE AVENUE	4	31,893	0.89	D
HAMNER AVENUE: CITRUS STREET TO SCHLEISMAN ROAD	4	19,424	0.54	C
HAMNER AVENUE: SCHLEISMAN ROAD TO 68TH STREET	6	11,145	0.21	C
HAMNER AVENUE: 68TH STREET TO LIMONITE AVENUE	6	19,016	0.35	C
HAMNER AVENUE: LIMONITE AVENUE TO BELLGRAVEAVENUE	4	14,742	0.41	C
SCHOLAR WAY: LIMONITE AVENUE TO 68TH STREET	2	4,627	0.36	C
I-15: SOUTH OF LIMONITE AVENUE	6	75,950	0.65	C
I-15: LIMONITE AVENUE TO CANTU-GALLEANO RANCH ROAD	6	78,515	0.67	C
I-15: NORTH OF SR-60	8	108,967	0.68	C
CLEVELAND AVENUE: BELLGRAVE AVENUETO LIMONITE AVENUE	4	2,110	0.16	C
SR 60: WEST OF I-15	10	65,073	0.32	C
SR-60: EAST OF I-15	8	76,718	0.48	C
CANTU-GALLEANO RANCH ROAD: I-15 RAMPS TO HAMNER AVENUE	4	12,335	0.34	C

NOTES:

1.EXISITING 2015 TRAFFIC COUNTS

2. VOLUME TO CAPACITY RATIO (V/C) MEASURES THE ACTUAL VOLUME OF VEHICLES OBSERVED OR COUNTED ON ANY STREET SEGMENT IN RELATION TO THE THROUGHPUT CAPACITY OF THE FACILITY. ANY MEASURE HIGHER THAN ABOUT 0.80 INDICATES CONGESTION. THE NUMBER CAN EXCEED 1.00, INDICATING AN OVERLOADED SITUATION WITH STOP AND GO TRAFFIC.

SOURCE: FEHR & PEERS, 2015

EXISTING TRAFFIC CONDITIONS

Fehr & Peers conducted a detailed analysis of the study roadway segments. Areas identified as operating unacceptably are based on the level of service (LOS) policies published in the jurisdictions planning documents. For purposes of this study, the "acceptable" operating level is identified as LOS C, consistent with those thresholds identified in the Riverside County General Plan (which the City of Jurupa Valley operates under), the City of Eastvale General Plan, and the Caltrans Guidelines for Traffic Impact Assessment.

Table 4-1, Roadway Level of Service-Existing Conditions, presents the existing conditions analysis for roadway segments. Currently only one segment, Limonite Avenue from the I-15 Northbound Ramp to Wineville Avenue is operating below the acceptable LOS C.

5.0 EXISTING PLUS PROJECT CONDITIONS

Fehr & Peers added the "with project" forecasts developed for the project to the existing traffic counts to develop Existing Plus Project Traffic Volumes. These volumes are summarized on Figure 5-1 and are presented in Table 5-1.

As shown in Table 5-1, the project is expected to result in a significant impact to the following locations:

- Limonite Avenue: Harrison Avenue to Scholar Way
- Limonite Avenue: Scholar Way to Hamner Avenue
- Limonite Avenue: Hamner Avenue to I-15 Ramps
- Limonite Avenue: I-15 Ramps to Wineville Avenue
- Hamner Avenue: Limonite Avenue to Bellgrave Avenue

Measures to mitigate project impacts are summarized in Chapter 1.

TABLE 5-1

ROADWAY LEVEL OF SERVICE – EXISTING VS. EXISTING PLUS PROJECT CONDITIONS

ROADWAY SEGMENT	LANES	EXISTING NO PROJECT			EXISTING PLUS PROJECT		
		VOLUME[1]	V/C[2]	LOS	VOLUME[1]	V/C[2]	LOS
Limonite Avenue: Archibald Avenue to Harrison Avenue	4	17,425	0.49	C	23,725	0.66	C
Limonite Avenue: Harrison Avenue to Scholar Way	4	24,674	0.69	C	30,974	0.86	D
Limonite Avenue: Scholar Way to Hamner Avenue	4	27,836	0.78	C	59,336	1.65	F
Limonite Avenue: Hamner Avenue to I-15 Ramps	6	41,744	0.77	C	70,094	1.30	F
Limonite Avenue: I-15 Ramps to Wineville Avenue	4	31,893	0.89	D	38,193	1.06	F
Hamner Avenue: Citrus Street to Schleisman Road	4	19,424	0.54	C	25,724	0.72	C
Hamner Avenue: Schleisman Road to 68th Street	6	11,145	0.21	C	17,445	0.32	C
Hamner Avenue: 68th Street to Limonite Avenue	6	19,016	0.35	C	22,166	0.41	C

TABLE 5-1

ROADWAY LEVEL OF SERVICE – EXISTING VS. EXISTING PLUS PROJECT CONDITIONS

Hamner Avenue: Limonite Avenue to Bellgrave Avenue	4	14,742	0.41	C	43,092	1.20	F
Scholar Way: Limonite Avenue to 68th Street	2	4,627	0.36	C	7,777	0.60	C
I-15: South of Limonite Avenue	6	75,950	0.65	C	88,550	0.75	C
I-15: Limonite Avenue to Cantu-Galleano Ranch Road	6	78,515	0.67	C	87,965	0.75	C
I-15: North of SR-60	8	108,967	0.68	C	118,417	0.74	C
Cleveland Avenue: Bellgrave Avenue to Limonite Avenue	4	2,110	0.16	C	5,260	0.40	C
SR-60: West of I-15	10	65,073	0.32	C	74,523	0.37	C
SR-60: East of I-15	8	76,718	0.48	C	86,168	0.54	C
Cantu Galleano Ranch Road: I-15 Ramps to Hamner Avenue	4	12,335	0.34	C	18,635	0.52	C

Notes:
1.Exisiting 2015 Traffic Counts
2. Volume to capacity ratio (V/C) measures the actual volume of vehicles observed or counted on any street segment in relation to the throughput capacity of the facility. Any measure higher than about 0.80 indicates congestion. The number can exceed 1.00, indicating an overloaded situation with stop and go traffic.
Source: Fehr & Peers, 2015

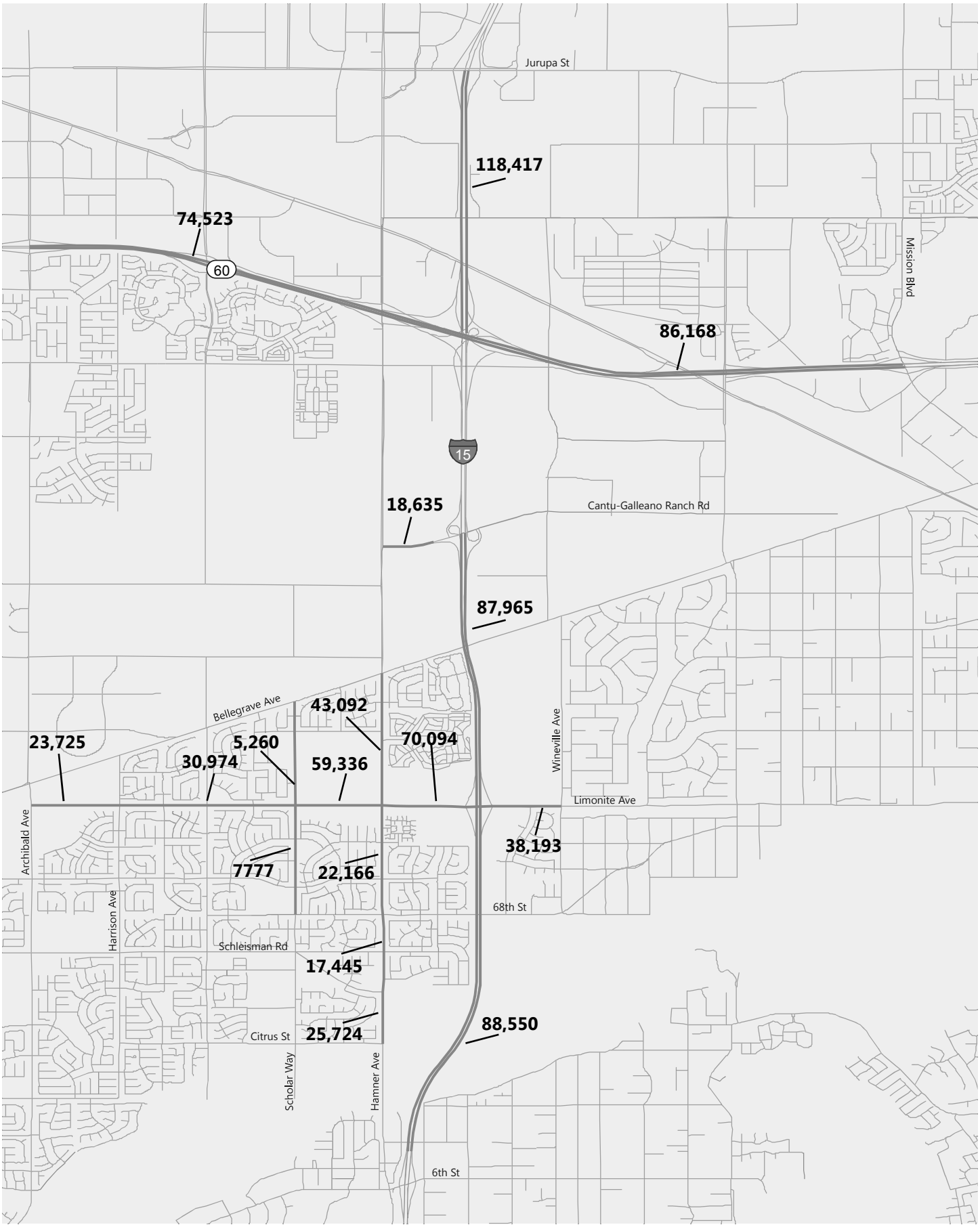

Figure 5-1

Existing (2015) Plus Project Conditions

Daily Volumes

2017

6.0 CUMULATIVE CONDITIONS

As noted previously, cumulative traffic volumes were developed using the RIVTAM travel demand forecasting model after updating the land use information to incorporate approved and pending projects in the study area that were not included in the travel demand model assumptions.

In addition to the modeling modifications, it is assumed that the following roadways improvements would occur by year 2035 and these improvements are included in the forecasting and analysis assumptions:

- Limonite will be widened to six lanes
- Two express lanes each direction will be implemented on I-15 (please note that the reported traffic volumes on I-15 and the assumed capacity in the technical analysis is for the general purpose lanes only)
- Hamner Avenue will be widened to six lanes

Table 6-1 summarizes the results of the Cumulative No Project assessment. The Cumulative No Project traffic volumes are summarized on Figure 6-1.

As shown in Table 6-1, the following roadway segments are expected to operate unacceptably under the Cumulative No Project Condition:

- Limonite Avenue: Archibald Avenue to Harrison Avenue
- Limonite Avenue: Harrison Avenue to Scholar Way
- Limonite Avenue: Scholar Way to Hamner Avenue
- Limonite Avenue: Hamner Avenue to I-15 Ramps
- Limonite Avenue: I-15 Ramps to Wineville Avenue

TABLE 6-1

ROADWAY LEVEL OF SERVICE – CUMULATIVE NO PROJECT CONDITIONS

ROADWAY SEGMENT	LANES	CUMULATIVE NO PROJECT		
		VOLUME	V/C[1]	LOS
LIMONITE AVENUE: ARCHIBALD AVENUE TO HARRISON AVENUE	6	44,000	0.82	D
LIMONITE AVENUE: HARRISON AVENUE TO SCHOLAR WAY	6	50,780	0.94	E
LIMONITE AVENUE: SCHOLAR WAY TO HAMNER AVENUE	6	48,960	0.91	E
LIMONITE AVENUE: HAMNER AVENUE TO I-15 RAMPS	6	69,110	1.28	F
LIMONITE AVENUE: I-15 RAMPS TO WINEVILLE AVENUE	6	65,010	1.21	F
HAMNER AVENUE: CITRUS STREET TO SCHLEISMAN ROAD	6	25,400	0.47	C
HAMNER AVENUE: SCHLEISMAN ROAD TO 68TH STREET	6	15,030	0.28	C
HAMNER AVENUE: 68TH STREET TO LIMONITE AVENUE	6	22,730	0.42	C
HAMNER AVENUE: LIMONITE AVENUE TO BELLGRAVE AVENUE	6	31,890	0.59	C
SCHOLAR WAY: LIMONITE AVENUE TO 68TH STREET	2	6,860	0.53	C
I-15: SOUTH OF LIMONITE AVENUE	6	81,750	0.70	C
I-15: LIMONITE AVENUE TO CANTU-GALLEANO RANCH ROAD	6	81,340	0.69	C
I-15: NORTH OF SR-60	8	127,570	0.79	C
CLEVELAND AVENUE: BELLGRAVE AVENUE TO LIMONITE AVENUE	4	2,810	0.22	C
SR-60: WEST OF I-15	10	78,910	0.39	C
SR-60: EAST OF I-15	8	83,360	0.52	C
CANTU GALLEANO RANCH ROAD: I-15 RAMPS TO HAMNER AVENUE	4	23,980	0.67	C

SHADING INDICATES UNACCEPTABLE OPERATIONS.

1. VOLUME TO CAPACITY RATIO (V/C) MEASURES THE ACTUAL VOLUME OF VEHICLES OBSERVED OR COUNTED ON ANY STREET SEGMENT IN RELATION TO THE THROUGHPUT CAPACITY OF THE FACILITY. ANY MEASURE HIGHER THAN ABOUT 0.80 INDICATES CONGESTION. THE NUMBER CAN EXCEED 1.00, INDICATING AN OVERLOADED SITUATION WITH STOP AND GO TRAFFIC.

SOURCE: FEHR & PEERS, 2015

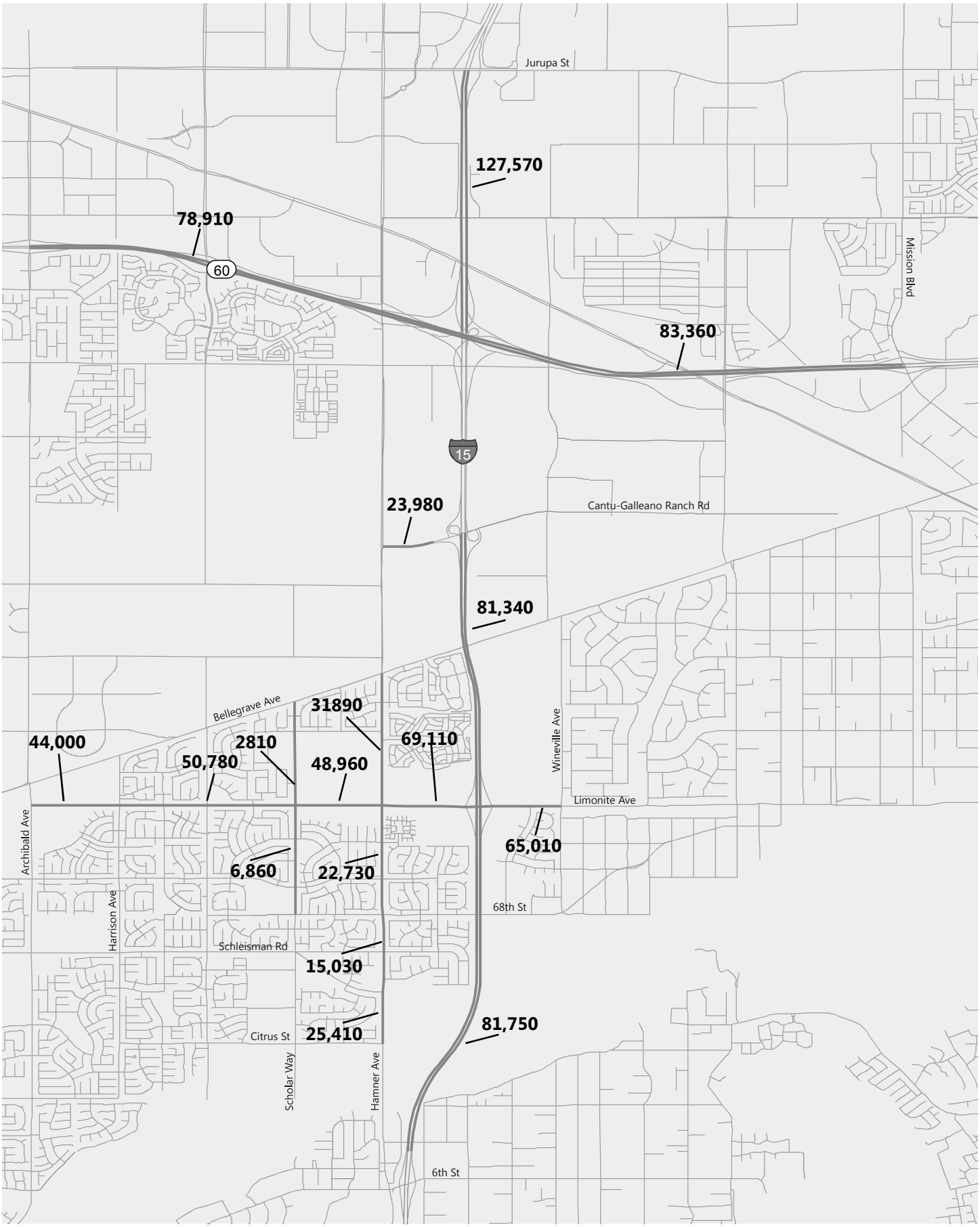

Figure 6-1

Cumulative (2035) No Project Conditions

Daily Volumes

7.0 CUMULATIVE PLUS PROJECT CONDITIONS

Project trips were added to the Cumulative No Project traffic volumes to develop Cumulative Plus Project traffic volumes. These volumes are summarized in Table 7-1 and are shown on Figure 7-1.

As shown in Table 7-1, the following locations are projected to operate at an unacceptable level under the Cumulative Plus Project Condition:

- Limonite Avenue: Archibald Avenue to Harrison Avenue
- Limonite Avenue: Harrison Avenue to Scholar Way
- Limonite Avenue: Scholar Way to Hamner Avenue
- Limonite Avenue: Hamner Avenue to I-15 Ramps
- Limonite Avenue: I-15 Ramps to Wineville Avenue
- Hamner Avenue: Limonite Avenue to Bellgrave Avenue
- I-15: South of Limonite Avenue
- I-15: North of SR-60
- Cantu Galleano Ranch Road: I-15 Ramps to Hamner Avenue

Measures to mitigate cumulative impacts are summarized in Chapter 1.

TABLE 7-1

ROADWAY LEVEL OF SERVICE – CUMULATIVE NO PROJECT VS. CUMULATIVE PLUS PROJECT CONDITIONS

Roadway Segment	Lanes	Cumulative No Project			Cumulative Plus Project		
		Volume	V/C[1]	LOS	Volume	V/C[1]	LOS
1. Limonite Avenue: Archibald Avenue to Harrison Avenue	6	44,000	0.82	D	50,300	0.93	E
2. Limonite Avenue: Harrison Avenue to Scholar Way	6	50,780	0.94	E	57080	1.06	F
3. Limonite Avenue: Scholar Way to Hamner Avenue	6	48,960	0.91	E	80,460	1.49	F
4. Limonite Avenue: Hamner Avenue to I-15 Ramps	6	69,110	1.28	F	97,460	1.81	F
5. Limonite Avenue: I-15 Ramps to Wineville Avenue	6	65,010	1.21	F	71,310	1.32	F
6. Hamner Avenue: Citrus Street to Schleisman Road	6	25,400	0.47	C	31,700	0.59	C
7. Hamner Avenue: Schleisman Road to 68th Street	6	15,030	0.28	C	21,330	0.40	C
8. Hamner Avenue: 68th Street to Limonite Avenue	6	22,730	0.42	C	25,880	0.48	C
9. Hamner Avenue: Limonite Avenue to Bellgrave Avenue	6	31,890	0.59	C	60,240	1.12	F
10. Scholar Way: Limonite Avenue to 68th Street	2	6,860	0.53	C	10,010	0.77	C
11. I-15: South of Limonite Avenue	6	81,750	0.70	C	94,350	0.80	D
12. I-15: Limonite Avenue to Cantu-Galleano Ranch Road	6	81,340	0.69	C	90,790	0.77	C
13. I-15: North of SR-60	8	127,570	0.79	C	137,020	0.85	D
14. Cleveland Avenue: Bellgrave Avenue to Limonite Avenue	4	2,810	0.22	C	5,960	0.46	C
15. SR-60: West of I-15	10	78,910	0.39	C	88,360	0.44	C
16. SR-60: East of I-15	8	83,360	0.52	C	92,810	0.58	C
17. Cantu Galleano Ranch Road: I-15 Ramps to Hamner Avenue	4	23,980	0.67	C	30,280	0.84	D

Shading indicates unacceptable operations.

1. Volume to capacity ratio (V/C) measures the actual volume of vehicles observed or counted on any street segment in relation to the throughput capacity of the facility. Any measure higher than about 0.80 indicates congestion. The number can exceed 1.00, indicating an overloaded situation with stop and go traffic.

Source: Fehr & Peers, 2015

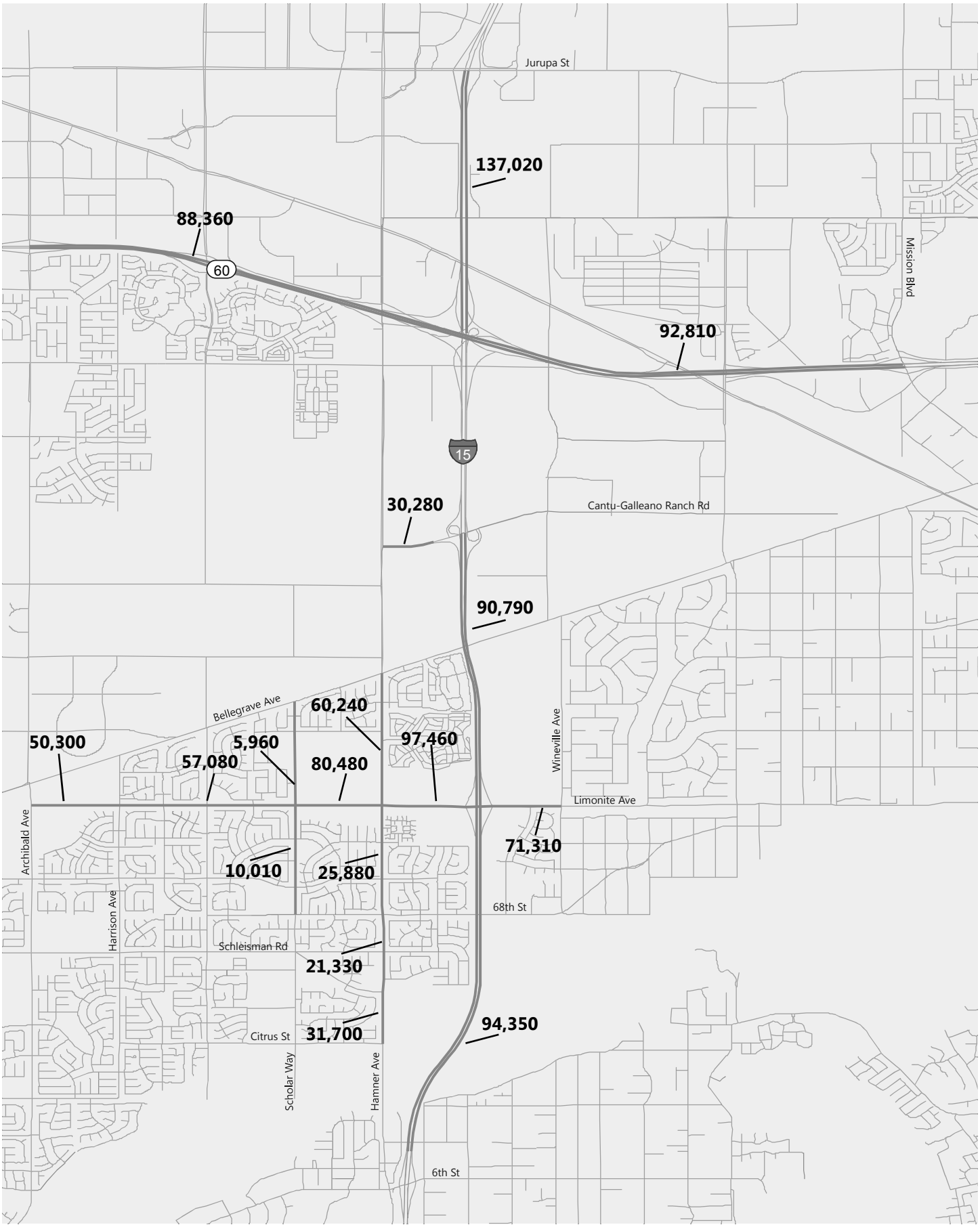

Figure 7-1

Cumulative (2035) Plus Project Conditions

Daily Volumes

2023

APPENDIX A: DATA COUNT SHEETS

Prepared by NDS/ATD

VOLUME

Cantu-Galleano Ranch Rd Bet. I-15 Ramps & Hamner Ave

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_017

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	5,921	6,407	12,328

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			16		18		34		12:00			79		77		156	
00:15			17		12		29		12:15			82		73		155	
00:30			11		14		25		12:30			106		98		204	
00:45			7	51	9	53	16	104	12:45			74	341	81	329	155	670
01:00			10		12		22		13:00			68		86		154	
01:15			8		9		17		13:15			77		86		163	
01:30			6		8		14		13:30			90		100		190	
01:45			8	32	8	37	16	69	13:45			84	319	95	367	179	686
02:00			9		8		17		14:00			84		82		166	
02:15			7		5		12		14:15			84		100		184	
02:30			7		16		23		14:30			128		119		247	
02:45			12	35	24	53	36	88	14:45			82	378	102	403	184	781
03:00			8		13		21		15:00			113		83		196	
03:15			9		21		30		15:15			103		107		210	
03:30			10		22		32		15:30			135		139		274	
03:45			15	42	51	107	66	149	15:45			113	464	165	494	278	958
04:00			18		11		29		16:00			111		156		267	
04:15			25		19		44		16:15			110		124		234	
04:30			33		29		62		16:30			101		154		255	
04:45			29	105	69	128	98	233	16:45			117	439	146	580	263	1019
05:00			33		50		83		17:00			116		145		261	
05:15			22		65		87		17:15			104		151		255	
05:30			55		64		119		17:30			100		147		247	
05:45			38	148	100	279	138	427	17:45			83	403	123	566	206	969
06:00			47		66		113		18:00			74		105		179	
06:15			91		52		143		18:15			71		82		153	
06:30			128		70		198		18:30			92		86		178	
06:45			144	410	88	276	232	686	18:45			38	275	77	350	115	625
07:00			133		77		210		19:00			45		73		118	
07:15			155		70		225		19:15			45		85		130	
07:30			170		75		245		19:30			42		66		108	
07:45			158	616	92	314	250	930	19:45			42	174	70	294	112	468
08:00			110		94		204		20:00			26		70		96	
08:15			117		75		192		20:15			30		67		97	
08:30			124		70		194		20:30			34		62		96	
08:45			93	444	75	314	168	758	20:45			28	118	64	263	92	381
09:00			89		60		149		21:00			34		50		84	
09:15			80		59		139		21:15			35		55		90	
09:30			80		60		140		21:30			32		57		89	
09:45			46	295	66	245	112	540	21:45			22	123	62	224	84	347
10:00			66		47		113		22:00			29		50		79	
10:15			57		49		106		22:15			23		51		74	
10:30			59		54		113		22:30			32		46		78	
10:45			72	254	61	211	133	465	22:45			19	103	34	181	53	284
11:00			53		44		97		23:00			27		24		51	
11:15			67		65		132		23:15			12		27		39	
11:30			70		57		127		23:30			21		23		44	
11:45			89	279	74	240	163	519	23:45			13	73	25	99	38	172
TOTALS				2711		2257		4968	TOTALS				3210		4150		7360
SPLIT %				54.6%		45.4%		40.3%	SPLIT %				43.6%		56.4%		59.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	5,921	6,407	12,328

AM Peak Hour			07:00	07:30	07:00	PM Peak Hour			15:30	15:45	15:30
AM Pk Volume			616	336	930	PM Pk Volume			469	599	1053
Pk Hr Factor			0.906	0.894	0.930	Pk Hr Factor			0.869	0.908	0.947
7 - 9 Volume	0	0	1060	628	1688	4 - 6 Volume	0	0	842	1146	1988
7 - 9 Peak Hour			07:00	07:30	07:00	4 - 6 Peak Hour			16:15	16:30	16:30
7 - 9 Pk Volume	0	0	616	336	930	4 - 6 Pk Volume	0	0	444	596	1034
Pk Hr Factor	0.000	0.000	0.906	0.894	0.930	Pk Hr Factor	0.000	0.000	0.949	0.968	0.983

Prepared by NDS/ATD

VOLUME

Cantu-Galleano Ranch Rd Bet. I-15 Ramps & Hamner Ave

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_017

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	6,031	6,481	12,512

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			15		12		27		12:00			65		59		124	
00:15			13		17		30		12:15			85		68		153	
00:30			17		11		28		12:30			121		78		199	
00:45			16	61	10	50	26	111	12:45			61	332	91	296	152	628
01:00			12		10		22		13:00			70		78		148	
01:15			14		7		21		13:15			78		84		162	
01:30			11		11		22		13:30			93		113		206	
01:45			14	51	8	36	22	87	13:45			90	331	87	362	177	693
02:00			5		6		11		14:00			86		93		179	
02:15			9		9		18		14:15			90		103		193	
02:30			15		13		28		14:30			117		86		203	
02:45			11	40	19	47	30	87	14:45			98	391	119	401	217	792
03:00			7		16		23		15:00			99		81		180	
03:15			8		18		26		15:15			101		103		204	
03:30			10		23		33		15:30			155		104		259	
03:45			18	43	46	103	64	146	15:45			105	460	110	398	215	858
04:00			17		20		37		16:00			92		138		230	
04:15			33		13		46		16:15			126		145		271	
04:30			43		35		78		16:30			134		157		291	
04:45			37	130	62	130	99	260	16:45			90	442	124	564	214	1006
05:00			32		56		88		17:00			95		129		224	
05:15			29		62		91		17:15			97		124		221	
05:30			47		66		113		17:30			116		116		232	
05:45			45	153	92	276	137	429	17:45			91	399	137	506	228	905
06:00			45		75		120		18:00			92		115		207	
06:15			68		74		142		18:15			92		95		187	
06:30			129		87		216		18:30			64		77		141	
06:45			133	375	85	321	218	696	18:45			58	306	76	363	134	669
07:00			129		75		204		19:00			59		95		154	
07:15			154		133		287		19:15			48		86		134	
07:30			171		153		324		19:30			54		71		125	
07:45			170	624	137	498	307	1122	19:45			26	187	59	311	85	498
08:00			110		102		212		20:00			36		62		98	
08:15			131		99		230		20:15			39		79		118	
08:30			130		84		214		20:30			29		56		85	
08:45			97	468	84	369	181	837	20:45			33	137	72	269	105	406
09:00			79		54		133		21:00			30		53		83	
09:15			69		44		113		21:15			23		68		91	
09:30			66		58		124		21:30			25		56		81	
09:45			57	271	78	234	135	505	21:45			28	106	68	245	96	351
10:00			71		56		127		22:00			20		45		65	
10:15			64		65		129		22:15			19		30		49	
10:30			66		49		115		22:30			29		40		69	
10:45			62	263	55	225	117	488	22:45			30	98	37	152	67	250
11:00			48		52		100		23:00			20		32		52	
11:15			74		61		135		23:15			28		22		50	
11:30			75		50		125		23:30			34		24		58	
11:45			69	266	66	229	135	495	23:45			15	97	18	96	33	193
TOTALS				2745		2518		5263	TOTALS				3286		3963		7249
SPLIT %				52.2%		47.8%		42.1%	SPLIT %				45.3%		54.7%		57.9%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	6,031	6,481	12,512

AM Peak Hour			07:00	07:15	07:15	PM Peak Hour			15:30	16:00	15:45
AM Pk Volume			624	525	1130	PM Pk Volume			478	564	1007
Pk Hr Factor			0.912	0.858	0.872	Pk Hr Factor			0.771	0.898	0.865
7 - 9 Volume	0	0	1092	867	1959	4 - 6 Volume	0	0	841	1070	1911
7 - 9 Peak Hour			07:00	07:15	07:15	4 - 6 Peak Hour			16:15	16:00	16:00
7 - 9 Pk Volume	0	0	624	525	1130	4 - 6 Pk Volume	0	0	445	564	1006
Pk Hr Factor	0.000	0.000	0.912	0.858	0.872	Pk Hr Factor	0.000	0.000	0.830	0.898	0.864

Prepared by NDS/ATD

VOLUME

Cantu-Galleano Ranch Rd Bet. I-15 Ramps & Hamner Ave

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_017

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	5,955	6,208	12,163

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			9		15		24		12:00			68		63		131	
00:15			15		18		33		12:15			74		79		153	
00:30			12		17		29		12:30			95		77		172	
00:45			4	40	14	64	18	104	12:45			80	317	86	305	166	622
01:00			5		4		9		13:00			74		97		171	
01:15			11		6		17		13:15			72		88		160	
01:30			11		13		24		13:30			97		82		179	
01:45			8	35	8	31	16	66	13:45			69	312	96	363	165	675
02:00			8		6		14		14:00			99		93		192	
02:15			8		4		12		14:15			75		102		177	
02:30			7		9		16		14:30			129		98		227	
02:45			13	36	28	47	41	83	14:45			112	415	83	376	195	791
03:00			16		16		32		15:00			98		72		170	
03:15			10		11		21		15:15			114		100		214	
03:30			14		24		38		15:30			127		104		231	
03:45			22	62	40	91	62	153	15:45			112	451	117	393	229	844
04:00			21		18		39		16:00			117		121		238	
04:15			28		22		50		16:15			112		144		256	
04:30			36		23		59		16:30			106		134		240	
04:45			29	114	60	123	89	237	16:45			95	430	155	554	250	984
05:00			26		50		76		17:00			95		136		231	
05:15			33		64		97		17:15			116		134		250	
05:30			46		81		127		17:30			122		161		283	
05:45			46	151	98	293	144	444	17:45			83	416	129	560	212	976
06:00			52		65		117		18:00			82		105		187	
06:15			83		61		144		18:15			82		125		207	
06:30			115		73		188		18:30			97		82		179	
06:45			136	386	83	282	219	668	18:45			56	317	99	411	155	728
07:00			138		70		208		19:00			59		65		124	
07:15			148		60		208		19:15			38		72		110	
07:30			163		70		233		19:30			54		52		106	
07:45			149	598	93	293	242	891	19:45			46	197	61	250	107	447
08:00			114		96		210		20:00			40		65		105	
08:15			104		83		187		20:15			30		53		83	
08:30			98		85		183		20:30			38		54		92	
08:45			91	407	73	337	164	744	20:45			38	146	70	242	108	388
09:00			86		80		166		21:00			27		58		85	
09:15			67		52		119		21:15			30		67		97	
09:30			67		56		123		21:30			32		56		88	
09:45			57	277	71	259	128	536	21:45			33	122	64	245	97	367
10:00			64		63		127		22:00			26		51		77	
10:15			69		40		109		22:15			16		38		54	
10:30			56		51		107		22:30			30		38		68	
10:45			61	250	46	200	107	450	22:45			28	100	25	152	53	252
11:00			58		69		127		23:00			16		22		38	
11:15			74		53		127		23:15			26		19		45	
11:30			67		66		133		23:30			34		20		54	
11:45			80	279	63	251	143	530	23:45			21	97	25	86	46	183
TOTALS				2635		2271		4906	TOTALS				3320		3937		7257
SPLIT %				53.7%		46.3%		40.3%	SPLIT %				45.7%		54.3%		59.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	5,955	6,208	12,163

AM Peak Hour			07:00	07:45	07:15	PM Peak Hour			15:15	16:45	16:45
AM Pk Volume			598	357	893	PM Pk Volume			470	586	1014
Pk Hr Factor			0.917	0.930	0.923	Pk Hr Factor			0.925	0.910	0.896
7 - 9 Volume	0	0	1005	630	1635	4 - 6 Volume	0	0	846	1114	1960
7 - 9 Peak Hour			07:00	07:45	07:15	4 - 6 Peak Hour			16:00	16:45	16:45
7 - 9 Pk Volume	0	0	598	357	893	4 - 6 Pk Volume	0	0	430	586	1014
Pk Hr Factor	0.000	0.000	0.917	0.930	0.923	Pk Hr Factor	0.000	0.000	0.919	0.910	0.896

Prepared by NDS/ATD

VOLUME

Cleveland Ave Bet. Bellgrave St & Limonite Ave

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_014

DAILY TOTALS	NB	SB	EB	WB	Total
	1,016	1,086	0	0	2,102

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	0		2						2		12:00	8		10						18	
00:15	1		1						2		12:15	8		10						18	
00:30	1		0						1		12:30	11		5						16	
00:45	1	3	0	3					1	6	12:45	5	32	9	34					14	66
01:00	0		1						1		13:00	8		7						15	
01:15	0		0						0		13:15	6		8						14	
01:30	1		0						1		13:30	10		7						17	
01:45	1	2	0	1					1	3	13:45	8	32	9	31					17	63
02:00	0		1						1		14:00	6		14						20	
02:15	0		1						1		14:15	7		16						23	
02:30	0		1						1		14:30	10		36						46	
02:45	0		0	3					0	3	14:45	19	42	42	108					61	150
03:00	0		0						0		15:00	46		25						71	
03:15	1		0						1		15:15	39		21						60	
03:30	0		0						0		15:30	41		25						66	
03:45	0	1	0						0	1	15:45	13	139	27	98					40	237
04:00	0		1						1		16:00	20		19						39	
04:15	0		3						3		16:15	22		15						37	
04:30	3		3						6		16:30	21		21						42	
04:45	2	5	1	8					3	13	16:45	17	80	16	71					33	151
05:00	3		7						10		17:00	20		27						47	
05:15	0		2						2		17:15	22		22						44	
05:30	0		4						4		17:30	19		31						50	
05:45	4	7	6	19					10	26	17:45	15	76	24	104					39	180
06:00	5		8						13		18:00	25		25						50	
06:15	6		6						12		18:15	15		22						37	
06:30	17		17						34		18:30	20		14						34	
06:45	22	50	27	58					49	108	18:45	10	70	14	75					24	145
07:00	19		23						42		19:00	16		14						30	
07:15	35		43						78		19:15	18		18						36	
07:30	33		26						59		19:30	16		12						28	
07:45	32	119	26	118					58	237	19:45	18	68	11	55					29	123
08:00	25		58						83		20:00	16		11						27	
08:15	31		26						57		20:15	9		6						15	
08:30	29		12						41		20:30	5		9						14	
08:45	11	96	13	109					24	205	20:45	14	44	5	31					19	75
09:00	9		8						17		21:00	11		9						20	
09:15	9		16						25		21:15	12		4						16	
09:30	5		7						12		21:30	8		4						12	
09:45	7	30	10	41					17	71	21:45	1	32	7	24					8	56
10:00	15		15						30		22:00	5		8						13	
10:15	8		7						15		22:15	5		2						7	
10:30	3		5						8		22:30	6		5						11	
10:45	10	36	8	35					18	71	22:45	1	17	4	19					5	36
11:00	9		3						12		23:00	1		0						1	
11:15	6		6						12		23:15	2		3						5	
11:30	10		10						20		23:30	1		2						3	
11:45	6	31	15	34					21	65	23:45	0	4	2	7					2	11
TOTALS		380		429						**809**	**TOTALS**		636		657						**1293**
SPLIT %		47.0%		53.0%						**38.5%**	**SPLIT %**		49.2%		50.8%						**61.5%**

DAILY TOTALS	NB	SB	EB	WB	Total
	1,016	1,086	0	0	2,102

AM Peak Hour	07:15	07:15			**07:15**	**PM Peak Hour**	14:45	14:30			**14:45**
AM Pk Volume	125	153			**278**	**PM Pk Volume**	145	124			**258**
Pk Hr Factor	0.893	0.659			**0.837**	**Pk Hr Factor**	0.788	0.738			**0.908**
7 - 9 Volume	215	227	0	0	**442**	**4 - 6 Volume**	156	175	0	0	**331**
7 - 9 Peak Hour	07:15	07:15			**07:15**	**4 - 6 Peak Hour**	16:00	17:00			**17:00**
7 - 9 Pk Volume	125	153	0	0	**278**	**4 - 6 Pk Volume**	80	104	0	0	**180**
Pk Hr Factor	0.893	0.659	0.000	0.000	**0.837**	**Pk Hr Factor**	0.909	0.839	0.000	0.000	**0.900**

Prepared by NDS/ATD

VOLUME

Cleveland Ave Bet. Bellgrave St & Limonite Ave

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_014

DAILY TOTALS	NB	SB	EB	WB	Total
	1,056	1,123	0	0	2,179

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	0		1						1		12:00	8		10						18	
00:15	2		2						4		12:15	10		6						16	
00:30	0		1						1		12:30	10		6						16	
00:45	2	4	1	5					3	9	12:45	11	39	8	30					19	69
01:00	1		0						1		13:00	7		11						18	
01:15	1		2						3		13:15	9		19						28	
01:30	1		0						1		13:30	17		26						43	
01:45	0	3	1	3					1	6	13:45	12	45	33	89					45	134
02:00	0		0						0		14:00	30		20						50	
02:15	0		1						1		14:15	25		21						46	
02:30	0		0						0		14:30	16		14						30	
02:45	1	1	0	1					1	2	14:45	14	85	22	77					36	162
03:00	1		0						1		15:00	33		17						50	
03:15	0		2						2		15:15	24		23						47	
03:30	0		1						1		15:30	27		17						44	
03:45	1	2	0	3					1	5	15:45	19	103	14	71					33	174
04:00	0		0						0		16:00	13		17						30	
04:15	1		3						4		16:15	18		21						39	
04:30	2		1						3		16:30	12		25						37	
04:45	2	5	4	8					6	13	16:45	18	61	24	87					42	148
05:00	2		3						5		17:00	17		21						38	
05:15	1		3						4		17:15	19		27						46	
05:30	3		7						10		17:30	18		27						45	
05:45	4	10	4	17					8	27	17:45	27	81	27	102					54	183
06:00	4		16						20		18:00	25		19						44	
06:15	12		11						23		18:15	10		20						30	
06:30	13		16						29		18:30	19		19						38	
06:45	19	48	13	56					32	104	18:45	20	74	19	77					39	151
07:00	14		19						33		19:00	32		29						61	
07:15	19		18						37		19:15	17		13						30	
07:30	20		24						44		19:30	12		13						25	
07:45	27	80	44	105					71	185	19:45	14	75	12	67					26	142
08:00	26		72						98		20:00	19		10						29	
08:15	34		30						64		20:15	11		14						25	
08:30	34		22						56		20:30	9		10						19	
08:45	17	111	18	142					35	253	20:45	9	48	6	40					15	88
09:00	13		11						24		21:00	10		8						18	
09:15	8		9						17		21:15	15		9						24	
09:30	9		6						15		21:30	16		10						26	
09:45	5	35	7	33					12	68	21:45	6	47	2	29					8	76
10:00	7		6						13		22:00	5		8						13	
10:15	6		5						11		22:15	3		2						5	
10:30	11		5						16		22:30	7		5						12	
10:45	6	30	9	25					15	55	22:45	3	18	2	17					5	35
11:00	11		12						23		23:00	2		3						5	
11:15	14		6						20		23:15	3		1						4	
11:30	9		9						18		23:30	0		3						3	
11:45	9	43	5	32					14	75	23:45	3	8	0	7					3	15
TOTALS		372		430						802	TOTALS		684		693						1377
SPLIT %		46.4%		53.6%						36.8%	SPLIT %		49.7%		50.3%						63.2%

DAILY TOTALS	NB	SB	EB	WB	Total
	1,056	1,123	0	0	2,179

AM Peak Hour	07:45	07:30			07:45	PM Peak Hour	15:00	17:00			17:15
AM Pk Volume	121	170			289	PM Pk Volume	103	102			189
Pk Hr Factor	0.890	0.590			0.737	Pk Hr Factor	0.780	0.944			0.875
7 - 9 Volume	191	247	0	0	438	4 - 6 Volume	142	189	0	0	331
7 - 9 Peak Hour	07:45	07:30			07:45	4 - 6 Peak Hour	17:00	17:00			17:00
7 - 9 Pk Volume	121	170	0	0	289	4 - 6 Pk Volume	81	102	0	0	183
Pk Hr Factor	0.890	0.590	0.000	0.000	0.737	Pk Hr Factor	0.750	0.944	0.000	0.000	0.847

Prepared by NDS/ATD

VOLUME

Cleveland Ave Bet. Bellgrave St & Limonite Ave

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_014

DAILY TOTALS	NB	SB	EB	WB	Total
	969	1,078	0	0	2,047

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	2		1						3		12:00	14		17						31	
00:15	0		2						2		12:15	16		9						25	
00:30	4		0						4		12:30	11		6						17	
00:45	2	8	2	5					4	13	12:45	7	48	4	36					11	84
01:00	1		1						2		13:00	7		9						16	
01:15	1		0						1		13:15	11		6						17	
01:30	2		1						3		13:30	7		8						15	
01:45	0	4	0	2					0	6	13:45	7	32	12	35					19	67
02:00	0		0						0		14:00	6		16						22	
02:15	0		0						0		14:15	10		16						26	
02:30	1		0						1		14:30	15		34						49	
02:45	1	2	0						1	2	14:45	28	59	39	105					67	164
03:00	0		1						1		15:00	49		36						85	
03:15	0		0						0		15:15	36		20						56	
03:30	0		0						0		15:30	38		27						65	
03:45	1	1	1	2					2	3	15:45	13	136	29	112					42	248
04:00	2		0						2		16:00	26		19						45	
04:15	1		4						5		16:15	12		15						27	
04:30	3		1						4		16:30	23		27						50	
04:45	2	8	3	8					5	16	16:45	11	72	31	92					42	164
05:00	4		1						5		17:00	11		20						31	
05:15	1		4						5		17:15	13		19						32	
05:30	3		9						12		17:30	13		22						35	
05:45	3	11	4	18					7	29	17:45	14	51	15	76					29	127
06:00	1		12						13		18:00	18		22						40	
06:15	10		13						23		18:15	21		15						36	
06:30	19		12						31		18:30	13		11						24	
06:45	16	46	14	51					30	97	18:45	11	63	13	61					24	124
07:00	30		26						56		19:00	14		17						31	
07:15	26		36						62		19:15	11		13						24	
07:30	31		26						57		19:30	12		11						23	
07:45	36	123	26	114					62	237	19:45	9	46	10	51					19	97
08:00	18		71						89		20:00	10		12						22	
08:15	35		28						63		20:15	5		4						9	
08:30	24		17						41		20:30	7		9						16	
08:45	13	90	9	125					22	215	20:45	8	30	8	33					16	63
09:00	9		10						19		21:00	8		6						14	
09:15	6		10						16		21:15	13		12						25	
09:30	10		12						22		21:30	3		0						3	
09:45	7	32	7	39					14	71	21:45	6	30	5	23					11	53
10:00	8		7						15		22:00	3		2						5	
10:15	3		11						14		22:15	1		6						7	
10:30	9		5						14		22:30	3		1						4	
10:45	9	29	10	33					19	62	22:45	0	7	3	12					3	19
11:00	9		11						20		23:00	2		3						5	
11:15	10		4						14		23:15	1		3						4	
11:30	7		10						17		23:30	2		0						2	
11:45	9	35	13	38					22	73	23:45	1	6	1	7					2	13
TOTALS		389		435						824	TOTALS		580		643						1223
SPLIT %		47.2%		52.8%						40.3%	SPLIT %		47.4%		52.6%						59.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	969	1,078	0	0	2,047

AM Peak Hour	07:00	07:15			07:30	PM Peak Hour	14:45	14:30			14:45
AM Pk Volume	123	159			271	PM Pk Volume	151	129			273
Pk Hr Factor	0.854	0.560			0.761	Pk Hr Factor	0.770	0.827			0.803
7 - 9 Volume	213	239	0	0	452	4 - 6 Volume	123	168	0	0	291
7 - 9 Peak Hour	07:00	07:15			07:30	4 - 6 Peak Hour	16:00	16:30			16:00
7 - 9 Pk Volume	123	159	0	0	271	4 - 6 Pk Volume	72	97	0	0	164
Pk Hr Factor	0.854	0.560	0.000	0.000	0.761	Pk Hr Factor	0.692	0.782	0.000	0.000	0.820

Prepared by NDS/ATD

VOLUME

Scholar Wy Bet. 68th St & Limonite Ave

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_010

DAILY TOTALS	NB	SB	EB	WB	Total
	2,051	2,713	0	0	4,764

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	5		5						10		12:00	13		43						56	
00:15	3		5						8		12:15	24		32						56	
00:30	2		1						3		12:30	22		22						44	
00:45	2	12	2	13					4	25	12:45	18	77	34	131					52	208
01:00	1		0						1		13:00	25		33						58	
01:15	3		4						7		13:15	24		33						57	
01:30	1		2						3		13:30	21		23						44	
01:45	2	7	0	6					2	13	13:45	28	98	32	121					60	219
02:00	1		1						2		14:00	20		19						39	
02:15	3		1						4		14:15	30		27						57	
02:30	1		2						3		14:30	44		59						103	
02:45	0	5	2	6					2	11	14:45	69	163	61	166					130	329
03:00	0		6						6		15:00	57		68						125	
03:15	0		1						1		15:15	47		81						128	
03:30	1		1						2		15:30	45		61						106	
03:45	1	2	2	10					3	12	15:45	36	185	45	255					81	440
04:00	2		1						3		16:00	40		55						95	
04:15	1		1						2		16:15	39		34						73	
04:30	2		7						9		16:30	34		41						75	
04:45	2	7	6	15					8	22	16:45	40	153	36	166					76	319
05:00	4		6						10		17:00	41		60						101	
05:15	6		7						13		17:15	44		41						85	
05:30	3		8						11		17:30	57		33						90	
05:45	3	16	10	31					13	47	17:45	49	191	41	175					90	366
06:00	10		14						24		18:00	49		56						105	
06:15	10		15						25		18:15	59		64						123	
06:30	23		45						68		18:30	46		61						107	
06:45	20	63	35	109					55	172	18:45	51	205	40	221					91	426
07:00	40		36						76		19:00	46		53						99	
07:15	61		65						126		19:15	36		47						83	
07:30	40		87						127		19:30	36		38						74	
07:45	26	167	77	265					103	432	19:45	33	151	28	166					61	317
08:00	27		91						118		20:00	23		38						61	
08:15	45		86						131		20:15	24		32						56	
08:30	20		67						87		20:30	21		29						50	
08:45	14	106	26	270					40	376	20:45	17	85	34	133					51	218
09:00	19		36						55		21:00	35		27						62	
09:15	17		23						40		21:15	14		29						43	
09:30	19		24						43		21:30	23		28						51	
09:45	18	73	31	114					49	187	21:45	17	89	11	95					28	184
10:00	12		24						36		22:00	12		10						22	
10:15	18		22						40		22:15	10		9						19	
10:30	13		23						36		22:30	13		8						21	
10:45	20	63	25	94					45	157	22:45	6	41	2	29					8	70
11:00	16		27						43		23:00	3		4						7	
11:15	18		26						44		23:15	4		3						7	
11:30	20		29						49		23:30	9		0						9	
11:45	17	71	30	112					47	183	23:45	5	21	3	10					8	31
TOTALS		592		1045						1637	TOTALS		1459		1668						3127
SPLIT %		36.2%		63.8%						34.4%	SPLIT %		46.7%		53.3%						65.6%

DAILY TOTALS	NB	SB	EB	WB	Total
	2,051	2,713	0	0	4,764

AM Peak Hour	07:00	07:30			07:30	PM Peak Hour	14:45	14:45			14:45
AM Pk Volume	167	341			479	PM Pk Volume	218	271			489
Pk Hr Factor	0.684	0.937			0.914	Pk Hr Factor	0.790	0.836			0.940
7 - 9 Volume	273	535	0	0	808	4 - 6 Volume	344	341	0	0	685
7 - 9 Peak Hour	07:00	07:30			07:30	4 - 6 Peak Hour	17:00	16:30			17:00
7 - 9 Pk Volume	167	341	0	0	479	4 - 6 Pk Volume	191	178	0	0	366
Pk Hr Factor	0.684	0.937	0.000	0.000	0.914	Pk Hr Factor	0.838	0.742	0.000	0.000	0.906

Prepared by NDS/ATD

VOLUME

Scholar Wy Bet. 68th St & Limonite Ave

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_010

DAILY TOTALS	NB	SB	EB	WB	Total
	1,960	2,709	0	0	4,669

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	3		5						8		12:00	15		15						30	
00:15	4		2						6		12:15	10		24						34	
00:30	2		4						6		12:30	16		25						41	
00:45	1	10	1	12					2	22	12:45	16	57	21	85					37	142
01:00	1		2						3		13:00	22		29						51	
01:15	0		1						1		13:15	30		28						58	
01:30	2		3						5		13:30	33		76						109	
01:45	2	5	1	7					3	12	13:45	43	128	62	195					105	323
02:00	2		1						3		14:00	41		44						85	
02:15	1		1						2		14:15	45		65						110	
02:30	0		3						3		14:30	31		48						79	
02:45	0	3	2	7					2	10	14:45	51	168	30	187					81	355
03:00	0		5						5		15:00	37		65						102	
03:15	1		2						3		15:15	36		50						86	
03:30	2		1						3		15:30	39		44						83	
03:45	3	6	2	10					5	16	15:45	36	148	40	199					76	347
04:00	0		2						2		16:00	19		36						55	
04:15	0		3						3		16:15	32		38						70	
04:30	3		9						12		16:30	30		40						70	
04:45	2	5	7	21					9	26	16:45	38	119	41	155					79	274
05:00	1		7						8		17:00	39		38						77	
05:15	4		8						12		17:15	31		49						80	
05:30	2		6						8		17:30	62		48						110	
05:45	1	8	10	31					11	39	17:45	54	186	34	169					88	355
06:00	10		15						25		18:00	59		46						105	
06:15	8		20						28		18:15	37		47						84	
06:30	15		35						50		18:30	37		44						81	
06:45	11	44	28	98					39	142	18:45	44	177	50	187					94	364
07:00	23		28						51		19:00	47		73						120	
07:15	31		39						70		19:15	33		38						71	
07:30	21		58						79		19:30	37		37						74	
07:45	35	110	70	195					105	305	19:45	32	149	45	193					77	342
08:00	40		87						127		20:00	35		48						83	
08:15	55		84						139		20:15	34		32						66	
08:30	42		68						110		20:30	34		30						64	
08:45	44	181	64	303					108	484	20:45	15	118	18	128					33	246
09:00	17		48						65		21:00	21		36						57	
09:15	29		23						52		21:15	20		33						53	
09:30	16		26						42		21:30	12		16						28	
09:45	11	73	23	120					34	193	21:45	10	63	22	107					32	170
10:00	13		23						36		22:00	10		23						33	
10:15	12		36						48		22:15	14		11						25	
10:30	12		27						39		22:30	8		8						16	
10:45	16	53	32	118					48	171	22:45	7	39	11	53					18	92
11:00	23		41						64		23:00	9		6						15	
11:15	25		29						54		23:15	7		3						10	
11:30	25		22						47		23:30	5		1						6	
11:45	15	88	23	115					38	203	23:45	1	22	4	14					5	36
TOTALS		586		1037						1623	TOTALS		1374		1672						3046
SPLIT %		36.1%		63.9%						34.8%	SPLIT %		45.1%		54.9%						65.2%

DAILY TOTALS	NB	SB	EB	WB	Total
	1,960	2,709	0	0	4,669

AM Peak Hour	08:00	07:45			08:00	PM Peak Hour	17:30	13:30			13:30
AM Pk Volume	181	309			484	PM Pk Volume	212	247			409
Pk Hr Factor	0.823	0.888			0.871	Pk Hr Factor	0.855	0.813			0.930
7 - 9 Volume	291	498	0	0	789	4 - 6 Volume	305	324	0	0	629
7 - 9 Peak Hour	08:00	07:45			08:00	4 - 6 Peak Hour	17:00	16:45			17:00
7 - 9 Pk Volume	181	309	0	0	484	4 - 6 Pk Volume	186	176	0	0	355
Pk Hr Factor	0.823	0.888	0.000	0.000	0.871	Pk Hr Factor	0.750	0.898	0.000	0.000	0.807

Prepared by NDS/ATD

VOLUME

Scholar Wy Bet. 68th St & Limonite Ave

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_010

DAILY TOTALS	NB	SB	EB	WB	Total
	1,888	2,558	0	0	4,446

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	2		2						4		12:00	22		43						65	
00:15	4		1						5		12:15	19		29						48	
00:30	2		2						4		12:30	16		22						38	
00:45	4	12	2	7					6	19	12:45	21	78	25	119					46	197
01:00	2		1						3		13:00	22		17						39	
01:15	0		0						0		13:15	17		23						40	
01:30	2		1						3		13:30	17		13						30	
01:45	3	7	2	4					5	11	13:45	14	70	20	73					34	143
02:00	1		0						1		14:00	17		22						39	
02:15	1		1						2		14:15	27		31						58	
02:30	0		2						2		14:30	31		60						91	
02:45	0	2	3	6					3	8	14:45	69	144	73	186					142	330
03:00	0		3						3		15:00	67		61						128	
03:15	0		2						2		15:15	43		81						124	
03:30	1		0						1		15:30	48		63						111	
03:45	2	3	3	8					5	11	15:45	46	204	49	254					95	458
04:00	0		0						0		16:00	35		56						91	
04:15	0		3						3		16:15	43		40						83	
04:30	1		12						13		16:30	36		44						80	
04:45	4	5	7	22					11	27	16:45	43	157	39	179					82	336
05:00	1		6						7		17:00	40		28						68	
05:15	3		6						9		17:15	40		43						83	
05:30	5		11						16		17:30	49		50						99	
05:45	5	14	7	30					12	44	17:45	49	178	49	170					98	348
06:00	5		13						18		18:00	37		40						77	
06:15	8		19						27		18:15	37		48						85	
06:30	21		34						55		18:30	32		57						89	
06:45	19	53	36	102					55	155	18:45	35	141	36	181					71	322
07:00	45		45						90		19:00	33		51						84	
07:15	63		52						115		19:15	25		50						75	
07:30	34		88						122		19:30	37		41						78	
07:45	31	173	68	253					99	426	19:45	38	133	31	173					69	306
08:00	28		83						111		20:00	29		29						58	
08:15	39		89						128		20:15	13		25						38	
08:30	23		59						82		20:30	18		17						35	
08:45	19	109	41	272					60	381	20:45	21	81	24	95					45	176
09:00	12		31						43		21:00	32		22						54	
09:15	12		28						40		21:15	22		19						41	
09:30	16		25						41		21:30	11		22						33	
09:45	15	55	22	106					37	161	21:45	17	82	15	78					32	160
10:00	14		21						35		22:00	9		8						17	
10:15	15		32						47		22:15	6		6						12	
10:30	9		21						30		22:30	3		11						14	
10:45	14	52	24	98					38	150	22:45	6	24	5	30					11	54
11:00	17		24						41		23:00	3		5						8	
11:15	26		23						49		23:15	7		4						11	
11:30	19		30						49		23:30	3		5						8	
11:45	31	93	21	98					52	191	23:45	5	18	0	14					5	32
TOTALS		578		1006						**1584**	**TOTALS**		1310		1552						**2862**
SPLIT %		36.5%		63.5%						**35.6%**	**SPLIT %**		45.8%		54.2%						**64.4%**

DAILY TOTALS	NB	SB	EB	WB	Total
	1,888	2,558	0	0	4,446

AM Peak Hour	07:00	07:30			**07:30**	**PM Peak Hour**	14:45	14:45			**14:45**
AM Pk Volume	173	328			**460**	**PM Pk Volume**	227	278			**505**
Pk Hr Factor	0.687	0.921			**0.898**	**Pk Hr Factor**	0.822	0.858			**0.889**
7 - 9 Volume	282	525	0	0	**807**	**4 - 6 Volume**	335	349	0	0	**684**
7 - 9 Peak Hour	07:00	07:30			**07:30**	**4 - 6 Peak Hour**	17:00	16:00			**17:00**
7 - 9 Pk Volume	173	328	0	0	**460**	**4 - 6 Pk Volume**	178	179	0	0	**348**
Pk Hr Factor	0.687	0.921	0.000	0.000	**0.898**	**Pk Hr Factor**	0.908	0.799	0.000	0.000	**0.879**

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. Limonite Ave & Bellgrave St

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_009

DAILY TOTALS	NB	SB	EB	WB	Total
	7,510	7,480	0	0	14,990

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	7		17						24		12:00	86		121						207	
00:15	3		9						12		12:15	105		113						218	
00:30	6		13						19		12:30	108		103						211	
00:45	6	22	9	48					15	70	12:45	97	396	99	436					196	832
01:00	8		6						14		13:00	138		106						244	
01:15	3		7						10		13:15	95		75						170	
01:30	3		9						12		13:30	116		84						200	
01:45	11	25	5	27					16	52	13:45	127	476	97	362					224	838
02:00	2		10						12		14:00	96		105						201	
02:15	3		1						4		14:15	105		137						242	
02:30	4		8						12		14:30	117		126						243	
02:45	9	18	4	23					13	41	14:45	123	441	182	550					305	991
03:00	14		9						23		15:00	157		139						296	
03:15	5		6						11		15:15	125		143						268	
03:30	8		9						17		15:30	128		167						295	
03:45	17	44	9	33					26	77	15:45	147	557	216	665					363	1222
04:00	13		7						20		16:00	106		198						304	
04:15	21		10						31		16:15	137		183						320	
04:30	32		12						44		16:30	141		231						372	
04:45	38	104	14	43					52	147	16:45	115	499	220	832					335	1331
05:00	25		12						37		17:00	96		200						296	
05:15	42		26						68		17:15	151		211						362	
05:30	44		26						70		17:30	115		209						324	
05:45	56	167	17	81					73	248	17:45	119	481	184	804					303	1285
06:00	55		27						82		18:00	113		161						274	
06:15	79		38						117		18:15	94		153						247	
06:30	111		43						154		18:30	132		132						264	
06:45	127	372	70	178					197	550	18:45	88	427	117	563					205	990
07:00	154		71						225		19:00	108		125						233	
07:15	171		66						237		19:15	112		130						242	
07:30	184		71						255		19:30	94		112						206	
07:45	167	676	79	287					246	963	19:45	94	408	98	465					192	873
08:00	140		89						229		20:00	77		97						174	
08:15	151		66						217		20:15	103		95						198	
08:30	136		70						206		20:30	86		78						164	
08:45	102	529	63	288					165	817	20:45	100	366	81	351					181	717
09:00	85		66						151		21:00	67		57						124	
09:15	96		65						161		21:15	67		74						141	
09:30	95		76						171		21:30	52		49						101	
09:45	79	355	80	287					159	642	21:45	57	243	44	224					101	467
10:00	49		84						133		22:00	35		42						77	
10:15	77		75						152		22:15	21		38						59	
10:30	98		79						177		22:30	34		44						78	
10:45	90	314	76	314					166	628	22:45	30	120	42	166					72	286
11:00	94		90						184		23:00	17		28						45	
11:15	104		89						193		23:15	10		19						29	
11:30	104		93						197		23:30	19		27						46	
11:45	113	415	85	357					198	772	23:45	9	55	22	96					31	151
TOTALS		3041		1966						**5007**	**TOTALS**		4469		5514						**9983**
SPLIT %		60.7%		39.3%						**33.4%**	**SPLIT %**		44.8%		55.2%						**66.6%**

DAILY TOTALS	NB	SB	EB	WB	Total
	7,510	7,480	0	0	14,990

AM Peak Hour	07:00	11:45			**07:15**	**PM Peak Hour**	15:00	16:30			**16:30**
AM Pk Volume	676	422			**967**	**PM Pk Volume**	557	862			**1365**
Pk Hr Factor	0.918	0.872			**0.948**	**Pk Hr Factor**	0.887	0.933			**0.917**
7 - 9 Volume	1205	575	0	0	**1780**	**4 - 6 Volume**	980	1636	0	0	**2616**
7 - 9 Peak Hour	07:00	07:15			**07:15**	**4 - 6 Peak Hour**	16:30	16:30			**16:30**
7 - 9 Pk Volume	676	305	0	0	**967**	**4 - 6 Pk Volume**	503	862	0	0	**1365**
Pk Hr Factor	0.918	0.857	0.000	0.000	**0.948**	**Pk Hr Factor**	0.833	0.933	0.000	0.000	**0.917**

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. Limonite Ave & Bellgrave St

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_009

DAILY TOTALS	NB	SB	EB	WB	Total
	7,660	7,079	0	0	14,739

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	9		18						27		12:00	89		94						183	
00:15	11		13						24		12:15	104		92						196	
00:30	8		12						20		12:30	112		105						217	
00:45	5	33	7	50					12	83	12:45	104	409	96	387					200	796
01:00	3		9						12		13:00	107		107						214	
01:15	2		7						9		13:15	127		102						229	
01:30	2		7						9		13:30	121		105						226	
01:45	6	13	5	28					11	41	13:45	116	471	104	418					220	889
02:00	1		1						2		14:00	132		84						216	
02:15	3		5						8		14:15	130		109						239	
02:30	7		4						11		14:30	130		129						259	
02:45	7	18	3	13					10	31	14:45	100	492	118	440					218	932
03:00	7		3						10		15:00	108		124						232	
03:15	7		6						13		15:15	108		114						222	
03:30	9		2						11		15:30	127		137						264	
03:45	14	37	4	15					18	52	15:45	122	465	135	510					257	975
04:00	13		7						20		16:00	121		152						273	
04:15	22		9						31		16:15	103		201						304	
04:30	34		14						48		16:30	155		178						333	
04:45	39	108	13	43					52	151	16:45	102	481	190	721					292	1202
05:00	30		16						46		17:00	118		225						343	
05:15	39		17						56		17:15	136		191						327	
05:30	43		27						70		17:30	131		208						339	
05:45	47	159	17	77					64	236	17:45	107	492	194	818					301	1310
06:00	47		26						73		18:00	115		160						275	
06:15	83		35						118		18:15	107		150						257	
06:30	103		55						158		18:30	104		124						228	
06:45	152	385	51	167					203	552	18:45	86	412	139	573					225	985
07:00	150		58						208		19:00	93		123						216	
07:15	176		70						246		19:15	93		106						199	
07:30	216		81						297		19:30	117		112						229	
07:45	235	777	112	321					347	1098	19:45	86	389	95	436					181	825
08:00	239		108						347		20:00	71		83						154	
08:15	236		88						324		20:15	87		91						178	
08:30	176		90						266		20:30	78		73						151	
08:45	121	772	70	356					191	1128	20:45	62	298	56	303					118	601
09:00	88		64						152		21:00	61		65						126	
09:15	85		60						145		21:15	71		61						132	
09:30	84		82						166		21:30	54		56						110	
09:45	70	327	66	272					136	599	21:45	45	231	39	221					84	452
10:00	84		69						153		22:00	35		41						76	
10:15	80		74						154		22:15	33		37						70	
10:30	96		84						180		22:30	25		35						60	
10:45	93	353	54	281					147	634	22:45	27	120	27	140					54	260
11:00	93		101						194		23:00	18		19						37	
11:15	78		100						178		23:15	14		25						39	
11:30	85		97						182		23:30	16		37						53	
11:45	102	358	89	387					191	745	23:45	12	60	21	102					33	162
TOTALS		3340		2010						5350	TOTALS		4320		5069						9389
SPLIT %		62.4%		37.6%						36.3%	SPLIT %		46.0%		54.0%						63.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	7,660	7,079	0	0	14,739

AM Peak Hour	07:30	07:45			07:30	PM Peak Hour	16:30	17:00			17:00
AM Pk Volume	926	398			1315	PM Pk Volume	511	818			1310
Pk Hr Factor	0.969	0.888			0.947	Pk Hr Factor	0.824	0.909			0.955
7 - 9 Volume	1549	677	0	0	2226	4 - 6 Volume	973	1539	0	0	2512
7 - 9 Peak Hour	07:30	07:45			07:30	4 - 6 Peak Hour	16:30	17:00			17:00
7 - 9 Pk Volume	926	398	0	0	1315	4 - 6 Pk Volume	511	818	0	0	1310
Pk Hr Factor	0.969	0.888	0.000	0.000	0.947	Pk Hr Factor	0.824	0.909	0.000	0.000	0.955

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. Limonite Ave & Bellgrave St

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_009

DAILY TOTALS	NB	SB	EB	WB	Total
	7,394	7,101	0	0	14,495

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	6		12						18		12:00	124		123						247	
00:15	5		17						22		12:15	108		100						208	
00:30	7		12						19		12:30	96		100						196	
00:45	2	20	5	46					7	66	12:45	109	437	97	420					206	857
01:00	8		5						13		13:00	110		97						207	
01:15	3		5						8		13:15	99		111						210	
01:30	4		4						8		13:30	112		103						215	
01:45	5	20	6	20					11	40	13:45	122	443	99	410					221	853
02:00	1		4						5		14:00	123		102						225	
02:15	5		5						10		14:15	117		108						225	
02:30	8		3						11		14:30	103		149						252	
02:45	10	24	4	16					14	40	14:45	98	441	161	520					259	961
03:00	5		4						9		15:00	137		113						250	
03:15	8		6						14		15:15	142		141						283	
03:30	8		5						13		15:30	126		157						283	
03:45	13	34	3	18					16	52	15:45	131	536	154	565					285	1101
04:00	12		8						20		16:00	118		178						296	
04:15	25		3						28		16:15	129		191						320	
04:30	33		7						40		16:30	105		191						296	
04:45	32	102	17	35					49	137	16:45	100	452	198	758					298	1210
05:00	28		14						42		17:00	112		183						295	
05:15	37		23						60		17:15	130		181						311	
05:30	47		19						66		17:30	140		201						341	
05:45	50	162	25	81					75	243	17:45	113	495	201	766					314	1261
06:00	64		29						93		18:00	123		162						285	
06:15	86		34						120		18:15	108		149						257	
06:30	106		51						157		18:30	121		118						239	
06:45	126	382	54	168					180	550	18:45	100	452	120	549					220	1001
07:00	143		54						197		19:00	116		147						263	
07:15	160		60						220		19:15	102		106						208	
07:30	188		62						250		19:30	103		99						202	
07:45	172	663	79	255					251	918	19:45	89	410	90	442					179	852
08:00	168		99						267		20:00	78		95						173	
08:15	155		82						237		20:15	72		74						146	
08:30	130		64						194		20:30	72		66						138	
08:45	134	587	76	321					210	908	20:45	76	298	87	322					163	620
09:00	100		74						174		21:00	66		43						109	
09:15	107		73						180		21:15	51		57						108	
09:30	86		60						146		21:30	43		46						89	
09:45	77	370	57	264					134	634	21:45	35	195	44	190					79	385
10:00	90		76						166		22:00	36		47						83	
10:15	84		82						166		22:15	24		45						69	
10:30	82		61						143		22:30	34		44						78	
10:45	72	328	80	299					152	627	22:45	24	118	30	166					54	284
11:00	97		84						181		23:00	13		27						40	
11:15	95		109						204		23:15	18		12						30	
11:30	81		103						184		23:30	17		19						36	
11:45	95	368	95	391					190	759	23:45	9	57	21	79					30	136
TOTALS		3060		1914						4974	TOTALS		4334		5187						9521
SPLIT %		61.5%		38.5%						34.3%	SPLIT %		45.5%		54.5%						65.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	7,394	7,101	0	0	14,495

AM Peak Hour	07:15	11:15			07:30	PM Peak Hour	15:00	17:00			17:00
AM Pk Volume	688	430			1005	PM Pk Volume	536	766			1261
Pk Hr Factor	0.915	0.874			0.941	Pk Hr Factor	0.944	0.953			0.924
7 - 9 Volume	1250	576	0	0	1826	4 - 6 Volume	947	1524	0	0	2471
7 - 9 Peak Hour	07:15	07:45			07:30	4 - 6 Peak Hour	17:00	17:00			17:00
7 - 9 Pk Volume	688	324	0	0	1005	4 - 6 Pk Volume	495	766	0	0	1261
Pk Hr Factor	0.915	0.818	0.000	0.000	0.941	Pk Hr Factor	0.884	0.953	0.000	0.000	0.924

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. 68th St & Limonite Ave

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_008

DAILY TOTALS	NB	SB	EB	WB	Total
	10,193	8,928	0	0	19,121

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	17		15						32		12:00	146		98						244	
00:15	10		18						28		12:15	144		139						283	
00:30	9		10						19		12:30	144		122						266	
00:45	6	42	3	46					9	88	12:45	141	575	156	515					297	1090
01:00	3		8						11		13:00	116		131						247	
01:15	13		10						23		13:15	136		120						256	
01:30	4		4						8		13:30	160		155						315	
01:45	6	26	7	29					13	55	13:45	153	565	117	523					270	1088
02:00	8		3						11		14:00	157		115						272	
02:15	10		2						12		14:15	163		153						316	
02:30	5		2						7		14:30	155		173						328	
02:45	9	32	3	10					12	42	14:45	160	635	166	607					326	1242
03:00	9		2						11		15:00	234		164						398	
03:15	4		5						9		15:15	206		166						372	
03:30	13		5						18		15:30	221		161						382	
03:45	26	52	4	16					30	68	15:45	133	794	144	635					277	1429
04:00	17		6						23		16:00	158		139						297	
04:15	28		5						33		16:15	149		199						348	
04:30	33		11						44		16:30	177		209						386	
04:45	37	115	17	39					54	154	16:45	148	632	170	717					318	1349
05:00	48		23						71		17:00	161		167						328	
05:15	40		15						55		17:15	167		182						349	
05:30	69		31						100		17:30	176		212						388	
05:45	44	201	22	91					66	292	17:45	153	657	190	751					343	1408
06:00	54		46						100		18:00	202		177						379	
06:15	83		56						139		18:15	177		170						347	
06:30	125		58						183		18:30	188		166						354	
06:45	166	428	68	228					234	656	18:45	151	718	191	704					342	1422
07:00	170		103						273		19:00	161		185						346	
07:15	192		161						353		19:15	167		164						331	
07:30	294		127						421		19:30	120		160						280	
07:45	222	878	110	501					332	1379	19:45	137	585	133	642					270	1227
08:00	167		106						273		20:00	106		141						247	
08:15	189		131						320		20:15	129		113						242	
08:30	186		91						277		20:30	86		118						204	
08:45	155	697	70	398					225	1095	20:45	80	401	119	491					199	892
09:00	146		79						225		21:00	101		136						237	
09:15	145		83						228		21:15	95		91						186	
09:30	117		107						224		21:30	69		99						168	
09:45	108	516	80	349					188	865	21:45	55	320	87	413					142	733
10:00	113		101						214		22:00	56		73						129	
10:15	140		98						238		22:15	45		66						111	
10:30	126		87						213		22:30	38		55						93	
10:45	132	511	105	391					237	902	22:45	28	167	43	237					71	404
11:00	137		106						243		23:00	22		47						69	
11:15	117		103						220		23:15	13		28						41	
11:30	168		119						287		23:30	11		23						34	
11:45	160	582	151	479					311	1061	23:45	18	64	18	116					36	180
TOTALS		4080		2577						6657	TOTALS		6113		6351						12464
SPLIT %		61.3%		38.7%						34.8%	SPLIT %		49.0%		51.0%						65.2%

DAILY TOTALS	NB	SB	EB	WB	Total
	10,193	8,928	0	0	19,121

AM Peak Hour	07:00	11:45			07:00	PM Peak Hour	14:45	17:15			14:45
AM Pk Volume	878	510			1379	PM Pk Volume	821	761			1478
Pk Hr Factor	0.747	0.844			0.819	Pk Hr Factor	0.877	0.897			0.928
7 - 9 Volume	1575	899	0	0	2474	4 - 6 Volume	1289	1468	0	0	2757
7 - 9 Peak Hour	07:00	07:15			07:00	4 - 6 Peak Hour	17:00	17:00			17:00
7 - 9 Pk Volume	878	504	0	0	1379	4 - 6 Pk Volume	657	751	0	0	1408
Pk Hr Factor	0.747	0.783	0.000	0.000	0.819	Pk Hr Factor	0.933	0.886	0.000	0.000	0.907

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. 68th St & Limonite Ave

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_008

DAILY TOTALS	NB	SB	EB	WB	Total
	10,243	9,038	0	0	19,281

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	12		11						23		12:00	138		130						268	
00:15	8		16						24		12:15	153		107						260	
00:30	12		15						27		12:30	122		122						244	
00:45	5	37	13	55					18	92	12:45	141	554	128	487					269	1041
01:00	7		11						18		13:00	118		136						254	
01:15	4		6						10		13:15	145		158						303	
01:30	4		11						15		13:30	154		126						280	
01:45	4	19	10	38					14	57	13:45	144	561	149	569					293	1130
02:00	3		6						9		14:00	193		122						315	
02:15	12		9						21		14:15	184		130						314	
02:30	6		2						8		14:30	155		139						294	
02:45	8	29	10	27					18	56	14:45	132	664	152	543					284	1207
03:00	4		2						6		15:00	232		152						384	
03:15	9		8						17		15:15	166		178						344	
03:30	7		5						12		15:30	182		198						380	
03:45	23	43	6	21					29	64	15:45	153	733	174	702					327	1435
04:00	23		9						32		16:00	150		139						289	
04:15	23		9						32		16:15	156		166						322	
04:30	33		11						44		16:30	179		179						358	
04:45	44	123	14	43					58	166	16:45	141	626	166	650					307	1276
05:00	48		16						64		17:00	162		184						346	
05:15	52		23						75		17:15	183		171						354	
05:30	69		18						87		17:30	168		177						345	
05:45	57	226	24	81					81	307	17:45	156	669	202	734					358	1403
06:00	53		40						93		18:00	178		164						342	
06:15	107		48						155		18:15	165		168						333	
06:30	114		67						181		18:30	157		169						326	
06:45	133	407	80	235					213	642	18:45	152	652	192	693					344	1345
07:00	183		101						284		19:00	192		180						372	
07:15	172		118						290		19:15	145		148						293	
07:30	216		111						327		19:30	111		164						275	
07:45	222	793	128	458					350	1251	19:45	120	568	130	622					250	1190
08:00	289		99						388		20:00	124		146						270	
08:15	208		153						361		20:15	144		137						281	
08:30	229		169						398		20:30	108		141						249	
08:45	223	949	108	529					331	1478	20:45	127	503	124	548					251	1051
09:00	169		96						265		21:00	106		130						236	
09:15	117		89						206		21:15	94		114						208	
09:30	117		102						219		21:30	57		108						165	
09:45	116	519	89	376					205	895	21:45	41	298	78	430					119	728
10:00	122		93						215		22:00	49		68						117	
10:15	111		100						211		22:15	38		70						108	
10:30	123		96						219		22:30	41		55						96	
10:45	149	505	99	388					248	893	22:45	32	160	47	240					79	400
11:00	135		110						245		23:00	25		33						58	
11:15	140		126						266		23:15	13		27						40	
11:30	152		120						272		23:30	20		23						43	
11:45	112	539	118	474					230	1013	23:45	8	66	12	95					20	161
TOTALS		4189		2725						6914	TOTALS		6054		6313						12367
SPLIT %		60.6%		39.4%						35.9%	SPLIT %		49.0%		51.0%						64.1%

DAILY TOTALS	NB	SB	EB	WB	Total
	10,243	9,038	0	0	19,281

AM Peak Hour	08:00	07:45			07:45	PM Peak Hour	15:00	17:00			15:00
AM Pk Volume	949	549			1497	PM Pk Volume	733	734			1435
Pk Hr Factor	0.821	0.812			0.940	Pk Hr Factor	0.790	0.908			0.934
7 - 9 Volume	1742	987	0	0	2729	4 - 6 Volume	1295	1384	0	0	2679
7 - 9 Peak Hour	08:00	07:45			07:45	4 - 6 Peak Hour	17:00	17:00			17:00
7 - 9 Pk Volume	949	549	0	0	1497	4 - 6 Pk Volume	669	734	0	0	1403
Pk Hr Factor	0.821	0.812	0.000	0.000	0.940	Pk Hr Factor	0.914	0.908	0.000	0.000	0.980

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. 68th St & Limonite Ave

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_008

DAILY TOTALS	NB	SB	EB	WB	Total
	9,765	8,879	0	0	18,644

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	16		19						35		12:00	159		115						274	
00:15	15		20						35		12:15	124		131						255	
00:30	7		12						19		12:30	132		111						243	
00:45	9	47	9	60					18	107	12:45	152	567	135	492					287	1059
01:00	7		9						16		13:00	108		129						237	
01:15	5		5						10		13:15	114		132						246	
01:30	4		7						11		13:30	139		142						281	
01:45	6	22	12	33					18	55	13:45	125	486	136	539					261	1025
02:00	8		4						12		14:00	106		129						235	
02:15	4		3						7		14:15	142		132						274	
02:30	7		6						13		14:30	134		160						294	
02:45	12	31	4	17					16	48	14:45	182	564	149	570					331	1134
03:00	10		4						14		15:00	219		177						396	
03:15	13		9						22		15:15	208		191						399	
03:30	13		8						21		15:30	176		174						350	
03:45	20	56	5	26					25	82	15:45	161	764	151	693					312	1457
04:00	15		7						22		16:00	138		152						290	
04:15	22		6						28		16:15	132		174						306	
04:30	32		11						43		16:30	159		198						357	
04:45	40	109	15	39					55	148	16:45	153	582	176	700					329	1282
05:00	47		23						70		17:00	136		175						311	
05:15	60		19						79		17:15	186		195						381	
05:30	58		25						83		17:30	170		196						366	
05:45	47	212	24	91					71	303	17:45	159	651	214	780					373	1431
06:00	63		43						106		18:00	165		185						350	
06:15	72		58						130		18:15	149		176						325	
06:30	113		68						181		18:30	168		173						341	
06:45	159	407	70	239					229	646	18:45	172	654	181	715					353	1369
07:00	159		111						270		19:00	175		164						339	
07:15	189		149						338		19:15	148		152						300	
07:30	254		120						374		19:30	135		156						291	
07:45	220	822	100	480					320	1302	19:45	112	570	123	595					235	1165
08:00	190		92						282		20:00	122		155						277	
08:15	175		122						297		20:15	126		118						244	
08:30	175		106						281		20:30	97		134						231	
08:45	153	693	74	394					227	1087	20:45	94	439	128	535					222	974
09:00	132		75						207		21:00	96		121						217	
09:15	155		82						237		21:15	71		102						173	
09:30	128		95						223		21:30	68		98						166	
09:45	111	526	84	336					195	862	21:45	52	287	81	402					133	689
10:00	139		96						235		22:00	40		70						110	
10:15	123		90						213		22:15	45		61						106	
10:30	129		82						211		22:30	33		49						82	
10:45	125	516	116	384					241	900	22:45	37	155	50	230					87	385
11:00	121		92						213		23:00	21		37						58	
11:15	129		94						223		23:15	25		24						49	
11:30	153		108						261		23:30	14		28						42	
11:45	129	532	131	425					260	957	23:45	13	73	15	104					28	177
TOTALS		3973		2524						**6497**	**TOTALS**		5792		6355						**12147**
SPLIT %		61.2%		38.8%						**34.8%**	**SPLIT %**		47.7%		52.3%						**65.2%**

DAILY TOTALS	NB	SB	EB	WB	Total
	9,765	8,879	0	0	18,644

AM Peak Hour	07:15	11:45			**07:15**	**PM Peak Hour**	14:45	17:15			**14:45**
AM Pk Volume	853	488			**1314**	**PM Pk Volume**	785	790			**1476**
Pk Hr Factor	0.840	0.931			**0.878**	**Pk Hr Factor**	0.896	0.923			**0.925**
7 - 9 Volume	1515	874	0	0	**2389**	**4 - 6 Volume**	1233	1480	0	0	**2713**
7 - 9 Peak Hour	07:15	07:00			**07:15**	**4 - 6 Peak Hour**	17:00	17:00			**17:00**
7 - 9 Pk Volume	853	480	0	0	**1314**	**4 - 6 Pk Volume**	651	780	0	0	**1431**
Pk Hr Factor	0.840	0.805	0.000	0.000	**0.878**	**Pk Hr Factor**	0.875	0.911	0.000	0.000	**0.939**

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. Schleisman Rd & 68th St

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_007

DAILY TOTALS	NB	SB	EB	WB	Total
	5,948	5,135	0	0	11,083

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	9		12						21		12:00	97		62						159	
00:15	5		7						12		12:15	98		86						184	
00:30	4		6						10		12:30	95		88						183	
00:45	1	19	6	31					7	50	12:45	82	372	81	317					163	689
01:00	3		4						7		13:00	75		77						152	
01:15	3		6						9		13:15	81		75						156	
01:30	0		6						6		13:30	92		82						174	
01:45	3	9	3	19					6	28	13:45	97	345	62	296					159	641
02:00	3		3						6		14:00	118		68						186	
02:15	3		2						5		14:15	97		80						177	
02:30	4		1						5		14:30	99		101						200	
02:45	3	13	8	14					11	27	14:45	123	437	114	363					237	800
03:00	2		0						2		15:00	194		129						323	
03:15	3		1						4		15:15	159		105						264	
03:30	4		2						6		15:30	156		88						244	
03:45	9	18	5	8					14	26	15:45	118	627	107	429					225	1056
04:00	3		8						11		16:00	103		87						190	
04:15	9		5						14		16:15	112		86						198	
04:30	10		7						17		16:30	125		97						222	
04:45	9	31	13	33					22	64	16:45	109	449	93	363					202	812
05:00	12		6						18		17:00	104		90						194	
05:15	13		17						30		17:15	104		108						212	
05:30	16		11						27		17:30	128		92						220	
05:45	13	54	9	43					22	97	17:45	89	425	131	421					220	846
06:00	19		23						42		18:00	98		86						184	
06:15	25		21						46		18:15	102		84						186	
06:30	56		36						92		18:30	102		102						204	
06:45	69	169	38	118					107	287	18:45	73	375	83	355					156	730
07:00	78		89						167		19:00	111		91						202	
07:15	123		145						268		19:15	85		71						156	
07:30	179		91						270		19:30	70		72						142	
07:45	110	490	84	409					194	899	19:45	69	335	70	304					139	639
08:00	95		73						168		20:00	50		60						110	
08:15	102		64						166		20:15	59		69						128	
08:30	76		63						139		20:30	56		60						116	
08:45	89	362	41	241					130	603	20:45	45	210	55	244					100	454
09:00	78		57						135		21:00	45		55						100	
09:15	78		51						129		21:15	49		60						109	
09:30	63		60						123		21:30	37		42						79	
09:45	51	270	60	228					111	498	21:45	21	152	28	185					49	337
10:00	66		70						136		22:00	21		33						54	
10:15	74		62						136		22:15	25		34						59	
10:30	75		62						137		22:30	10		22						32	
10:45	86	301	79	273					165	574	22:45	17	73	11	100					28	173
11:00	98		75						173		23:00	11		19						30	
11:15	78		63						141		23:15	10		13						23	
11:30	104		76						180		23:30	7		11						18	
11:45	98	378	71	285					169	663	23:45	6	34	13	56					19	90
TOTALS		2114		1702						3816	TOTALS		3834		3433						7267
SPLIT %		55.4%		44.6%						34.4%	SPLIT %		52.8%		47.2%						65.6%

DAILY TOTALS	NB	SB	EB	WB	Total
	5,948	5,135	0	0	11,083

AM Peak Hour	07:15	07:00			07:15	PM Peak Hour	14:45	14:30			14:45
AM Pk Volume	507	409			900	PM Pk Volume	632	449			1068
Pk Hr Factor	0.708	0.705			0.833	Pk Hr Factor	0.814	0.870			0.827
7 - 9 Volume	852	650	0	0	1502	4 - 6 Volume	874	784	0	0	1658
7 - 9 Peak Hour	07:15	07:00			07:15	4 - 6 Peak Hour	16:15	17:00			17:00
7 - 9 Pk Volume	507	409	0	0	900	4 - 6 Pk Volume	450	421	0	0	846
Pk Hr Factor	0.708	0.705	0.000	0.000	0.833	Pk Hr Factor	0.900	0.803	0.000	0.000	0.961

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. Schleisman Rd & 68th St

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_007

DAILY TOTALS	NB	SB	EB	WB	Total
	6,189	5,052	0	0	11,241

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	3		2						5		12:00	100		71						171	
00:15	4		6						10		12:15	103		51						154	
00:30	2		5						7		12:30	88		82						170	
00:45	5	14	5	18					10	32	12:45	100	391	76	280					176	671
01:00	3		6						9		13:00	106		75						181	
01:15	1		1						2		13:15	89		105						194	
01:30	2		4						6		13:30	111		85						196	
01:45	1	7	3	14					4	21	13:45	97	403	85	350					182	753
02:00	0		2						2		14:00	135		112						247	
02:15	6		4						10		14:15	143		88						231	
02:30	3		1						4		14:30	117		105						222	
02:45	2	11	4	11					6	22	14:45	126	521	118	423					244	944
03:00	1		1						2		15:00	194		98						292	
03:15	1		1						2		15:15	132		94						226	
03:30	3		4						7		15:30	143		103						246	
03:45	9	14	5	11					14	25	15:45	131	600	88	383					219	983
04:00	9		1						10		16:00	127		99						226	
04:15	7		5						12		16:15	131		82						213	
04:30	8		9						17		16:30	124		104						228	
04:45	11	35	11	26					22	61	16:45	110	492	93	378					203	870
05:00	17		11						28		17:00	112		104						216	
05:15	12		9						21		17:15	121		94						215	
05:30	14		4						18		17:30	114		100						214	
05:45	15	58	18	42					33	100	17:45	122	469	111	409					233	878
06:00	10		20						30		18:00	121		102						223	
06:15	38		28						66		18:15	103		79						182	
06:30	48		32						80		18:30	81		93						174	
06:45	59	155	47	127					106	282	18:45	80	385	85	359					165	744
07:00	80		57						137		19:00	108		77						185	
07:15	76		53						129		19:15	83		79						162	
07:30	114		50						164		19:30	68		66						134	
07:45	112	382	70	230					182	612	19:45	66	325	64	286					130	611
08:00	131		66						197		20:00	76		71						147	
08:15	101		128						229		20:15	78		77						155	
08:30	122		121						243		20:30	68		57						125	
08:45	152	506	76	391					228	897	20:45	61	283	42	247					103	530
09:00	93		61						154		21:00	50		41						91	
09:15	49		59						108		21:15	45		43						88	
09:30	67		77						144		21:30	27		36						63	
09:45	54	263	57	254					111	517	21:45	28	150	38	158					66	308
10:00	69		56						125		22:00	24		21						45	
10:15	59		59						118		22:15	16		21						37	
10:30	65		50						115		22:30	19		20						39	
10:45	83	276	59	224					142	500	22:45	18	77	14	76					32	153
11:00	83		74						157		23:00	14		17						31	
11:15	89		74						163		23:15	11		19						30	
11:30	95		67						162		23:30	10		13						23	
11:45	65	332	81	296					146	628	23:45	5	40	10	59					15	99
TOTALS		2053		1644						3697	TOTALS		4136		3408						7544
SPLIT %		55.5%		44.5%						32.9%	SPLIT %		54.8%		45.2%						67.1%

DAILY TOTALS	NB	SB	EB	WB	Total
	6,189	5,052	0	0	11,241

AM Peak Hour	08:00	08:00			08:00	PM Peak Hour	15:00	14:00			14:45
AM Pk Volume	506	391			897	PM Pk Volume	600	423			1008
Pk Hr Factor	0.832	0.764			0.923	Pk Hr Factor	0.773	0.896			0.863
7 - 9 Volume	888	621	0	0	1509	4 - 6 Volume	961	787	0	0	1748
7 - 9 Peak Hour	08:00	08:00			08:00	4 - 6 Peak Hour	16:00	17:00			17:00
7 - 9 Pk Volume	506	391	0	0	897	4 - 6 Pk Volume	492	409	0	0	878
Pk Hr Factor	0.832	0.764	0.000	0.000	0.923	Pk Hr Factor	0.939	0.921	0.000	0.000	0.942

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. Schleisman Rd & 68th St

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_007

DAILY TOTALS	NB	SB	EB	WB	Total
	6,067	5,044	0	0	11,111

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	8		9						17		12:00	96		77						173	
00:15	5		9						14		12:15	104		76						180	
00:30	5		5						10		12:30	106		81						187	
00:45	4	22	2	25					6	47	12:45	96	402	87	321					183	723
01:00	4		6						10		13:00	81		81						162	
01:15	2		7						9		13:15	81		97						178	
01:30	3		3						6		13:30	90		93						183	
01:45	1	10	2	18					3	28	13:45	98	350	77	348					175	698
02:00	1		1						2		14:00	95		64						159	
02:15	2		1						3		14:15	87		75						162	
02:30	2		4						6		14:30	82		94						176	
02:45	3	8	2	8					5	16	14:45	153	417	100	333					253	750
03:00	2		1						3		15:00	166		119						285	
03:15	6		2						8		15:15	163		95						258	
03:30	5		2						7		15:30	139		86						225	
03:45	5	18	11	16					16	34	15:45	139	607	88	388					227	995
04:00	4		1						5		16:00	102		92						194	
04:15	7		5						12		16:15	96		75						171	
04:30	13		12						25		16:30	100		79						179	
04:45	14	38	8	26					22	64	16:45	101	399	100	346					201	745
05:00	13		14						27		17:00	94		90						184	
05:15	22		10						32		17:15	115		97						212	
05:30	16		10						26		17:30	107		88						195	
05:45	14	65	17	51					31	116	17:45	106	422	96	371					202	793
06:00	17		26						43		18:00	100		93						193	
06:15	32		31						63		18:15	80		87						167	
06:30	47		49						96		18:30	114		81						195	
06:45	62	158	38	144					100	302	18:45	99	393	94	355					193	748
07:00	80		73						153		19:00	104		71						175	
07:15	133		154						287		19:15	88		76						164	
07:30	182		105						287		19:30	83		68						151	
07:45	126	521	73	405					199	926	19:45	75	350	60	275					135	625
08:00	111		73						184		20:00	72		65						137	
08:15	86		68						154		20:15	81		56						137	
08:30	89		67						156		20:30	52		54						106	
08:45	94	380	64	272					158	652	20:45	49	254	58	233					107	487
09:00	91		49						140		21:00	56		49						105	
09:15	75		46						121		21:15	42		54						96	
09:30	59		53						112		21:30	35		43						78	
09:45	85	310	53	201					138	511	21:45	30	163	32	178					62	341
10:00	84		78						162		22:00	20		32						52	
10:15	78		59						137		22:15	25		24						49	
10:30	86		67						153		22:30	9		23						32	
10:45	75	323	90	294					165	617	22:45	19	73	22	101					41	174
11:00	77		69						146		23:00	8		16						24	
11:15	93		60						153		23:15	10		7						17	
11:30	97		77						174		23:30	7		17						24	
11:45	86	353	81	287					167	640	23:45	6	31	8	48					14	79
TOTALS		2206		1747						3953	TOTALS		3861		3297						7158
SPLIT %		55.8%		44.2%						35.6%	SPLIT %		53.9%		46.1%						64.4%

DAILY TOTALS	NB	SB	EB	WB	Total
	6,067	5,044	0	0	11,111

AM Peak Hour	07:15	07:00			07:15	PM Peak Hour	14:45	14:30			14:45
AM Pk Volume	552	405			957	PM Pk Volume	621	408			1021
Pk Hr Factor	0.758	0.657			0.834	Pk Hr Factor	0.935	0.857			0.896
7 - 9 Volume	901	677	0	0	1578	4 - 6 Volume	821	717	0	0	1538
7 - 9 Peak Hour	07:15	07:00			07:15	4 - 6 Peak Hour	17:00	16:45			17:00
7 - 9 Pk Volume	552	405	0	0	957	4 - 6 Pk Volume	422	375	0	0	793
Pk Hr Factor	0.758	0.657	0.000	0.000	0.834	Pk Hr Factor	0.917	0.938	0.000	0.000	0.935

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. Citrus St & Schleisman Rd

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_006

DAILY TOTALS	NB	SB	EB	WB	Total
	10,239	9,217	0	0	19,456

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	18		15						33		12:00	150		138						288	
00:15	11		12						23		12:15	142		128						270	
00:30	14		7						21		12:30	145		143						288	
00:45	6	49	12	46					18	95	12:45	126	563	144	553					270	1116
01:00	7		4						11		13:00	121		141						262	
01:15	10		3						13		13:15	135		124						259	
01:30	3		5						8		13:30	136		157						293	
01:45	4	24	5	17					9	41	13:45	146	538	128	550					274	1088
02:00	7		2						9		14:00	168		129						297	
02:15	6		3						9		14:15	156		158						314	
02:30	8		4						12		14:30	173		171						344	
02:45	4	25	4	13					8	38	14:45	187	684	182	640					369	1324
03:00	3		4						7		15:00	262		177						439	
03:15	2		3						5		15:15	231		178						409	
03:30	7		6						13		15:30	192		179						371	
03:45	12	24	13	26					25	50	15:45	174	859	154	688					328	1547
04:00	9		20						29		16:00	160		180						340	
04:15	10		20						30		16:15	194		150						344	
04:30	16		26						42		16:30	185		184						369	
04:45	15	50	23	89					38	139	16:45	202	741	176	690					378	1431
05:00	24		23						47		17:00	175		153						328	
05:15	26		32						58		17:15	217		182						399	
05:30	44		29						73		17:30	205		221						426	
05:45	42	136	36	120					78	256	17:45	180	777	201	757					381	1534
06:00	45		58						103		18:00	206		179						385	
06:15	71		61						132		18:15	173		159						332	
06:30	124		95						219		18:30	175		145						320	
06:45	137	377	129	343					266	720	18:45	153	707	139	622					292	1329
07:00	176		192						368		19:00	194		124						318	
07:15	231		241						472		19:15	154		94						248	
07:30	263		220						483		19:30	147		104						251	
07:45	173	843	169	822					342	1665	19:45	131	626	93	415					224	1041
08:00	175		147						322		20:00	139		90						229	
08:15	147		158						305		20:15	148		83						231	
08:30	141		141						282		20:30	101		72						173	
08:45	149	612	133	579					282	1191	20:45	90	478	74	319					164	797
09:00	132		142						274		21:00	100		51						151	
09:15	128		121						249		21:15	96		71						167	
09:30	121		130						251		21:30	68		48						116	
09:45	84	465	142	535					226	1000	21:45	62	326	36	206					98	532
10:00	118		125						243		22:00	51		45						96	
10:15	98		118						216		22:15	51		31						82	
10:30	117		127						244		22:30	30		25						55	
10:45	134	467	124	494					258	961	22:45	25	157	23	124					48	281
11:00	155		123						278		23:00	39		19						58	
11:15	131		126						257		23:15	21		19						40	
11:30	185		129						314		23:30	16		12						28	
11:45	150	621	132	510					282	1131	23:45	14	90	9	59					23	149
TOTALS		3693		3594						**7287**	**TOTALS**		6546		5623						**12169**
SPLIT %		50.7%		49.3%						**37.5%**	**SPLIT %**		53.8%		46.2%						**62.5%**

DAILY TOTALS	NB	SB	EB	WB	Total
	10,239	9,217	0	0	19,456

AM Peak Hour	07:00	07:00			**07:00**	**PM Peak Hour**	14:45	17:15			**17:15**
AM Pk Volume	843	822			**1665**	**PM Pk Volume**	872	783			**1591**
Pk Hr Factor	0.801	0.853			**0.862**	**Pk Hr Factor**	0.832	0.886			**0.934**
7 - 9 Volume	1455	1401	0	0	**2856**	**4 - 6 Volume**	1518	1447	0	0	**2965**
7 - 9 Peak Hour	07:00	07:00			**07:00**	**4 - 6 Peak Hour**	16:45	17:00			**17:00**
7 - 9 Pk Volume	843	822	0	0	**1665**	**4 - 6 Pk Volume**	799	757	0	0	**1534**
Pk Hr Factor	0.801	0.853	0.000	0.000	**0.862**	**Pk Hr Factor**	0.921	0.856	0.000	0.000	**0.900**

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. Citrus St & Schleisman Rd

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_006

DAILY TOTALS	NB	SB	EB	WB	Total
	10,566	9,062	0	0	19,628

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	11		5						16		12:00	132		129						261	
00:15	7		10						17		12:15	152		121						273	
00:30	8		8						16		12:30	146		127						273	
00:45	12	38	8	31					20	69	12:45	142	572	130	507					272	1079
01:00	5		5						10		13:00	139		126						265	
01:15	2		4						6		13:15	161		139						300	
01:30	7		6						13		13:30	164		141						305	
01:45	5	19	6	21					11	40	13:45	133	597	142	548					275	1145
02:00	3		6						9		14:00	175		181						356	
02:15	10		4						14		14:15	183		154						337	
02:30	7		1						8		14:30	159		173						332	
02:45	1	21	7	18					8	39	14:45	205	722	177	685					382	1407
03:00	5		5						10		15:00	241		156						397	
03:15	5		9						14		15:15	195		167						362	
03:30	3		9						12		15:30	207		170						377	
03:45	12	25	15	38					27	63	15:45	183	826	156	649					339	1475
04:00	12		15						27		16:00	179		188						367	
04:15	10		20						30		16:15	204		154						358	
04:30	13		22						35		16:30	191		162						353	
04:45	26	61	23	80					49	141	16:45	173	747	192	696					365	1443
05:00	23		24						47		17:00	201		197						398	
05:15	29		31						60		17:15	209		182						391	
05:30	41		35						76		17:30	224		201						425	
05:45	36	129	43	133					79	262	17:45	192	826	213	793					405	1619
06:00	49		45						94		18:00	233		170						403	
06:15	89		64						153		18:15	186		138						324	
06:30	88		91						179		18:30	149		158						307	
06:45	119	345	123	323					242	668	18:45	171	739	156	622					327	1361
07:00	167		141						308		19:00	227		131						358	
07:15	172		150						322		19:15	150		102						252	
07:30	226		159						385		19:30	133		82						215	
07:45	239	804	147	597					386	1401	19:45	125	635	82	397					207	1032
08:00	241		154						395		20:00	162		90						252	
08:15	163		213						376		20:15	144		94						238	
08:30	207		253						460		20:30	132		78						210	
08:45	244	855	156	776					400	1631	20:45	126	564	70	332					196	896
09:00	157		119						276		21:00	110		56						166	
09:15	93		122						215		21:15	119		50						169	
09:30	106		129						235		21:30	73		45						118	
09:45	100	456	110	480					210	936	21:45	49	351	44	195					93	546
10:00	109		118						227		22:00	48		30						78	
10:15	91		116						207		22:15	45		28						73	
10:30	118		111						229		22:30	44		22						66	
10:45	127	445	111	456					238	901	22:45	33	170	22	102					55	272
11:00	127		111						238		23:00	29		20						49	
11:15	143		148						291		23:15	20		10						30	
11:30	140		131						271		23:30	18		12						30	
11:45	122	532	136	526					258	1058	23:45	20	87	15	57					35	144
TOTALS		3730		3479						7209	TOTALS		6836		5583						12419
SPLIT %		51.7%		48.3%						36.7%	SPLIT %		55.0%		45.0%						63.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	10,566	9,062	0	0	19,628

AM Peak Hour	07:15	08:00			08:00	PM Peak Hour	17:15	17:00			17:15
AM Pk Volume	878	776			1631	PM Pk Volume	858	793			1624
Pk Hr Factor	0.911	0.767			0.886	Pk Hr Factor	0.921	0.931			0.955
7 - 9 Volume	1659	1373	0	0	3032	4 - 6 Volume	1573	1489	0	0	3062
7 - 9 Peak Hour	07:15	08:00			08:00	4 - 6 Peak Hour	17:00	17:00			17:00
7 - 9 Pk Volume	878	776	0	0	1631	4 - 6 Pk Volume	826	793	0	0	1619
Pk Hr Factor	0.911	0.767	0.000	0.000	0.886	Pk Hr Factor	0.922	0.931	0.000	0.000	0.952

Prepared by NDS/ATD

VOLUME

Miliken Ave/Hamner Ave Bet. Citrus St & Schleisman Rd

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_006

DAILY TOTALS	NB	SB	EB	WB	Total
	10,162	9,026	0	0	19,188

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00	13		10						23		12:00	156		124						280	
00:15	12		7						19		12:15	148		138						286	
00:30	12		8						20		12:30	164		135						299	
00:45	10	47	4	29					14	76	12:45	127	595	122	519					249	1114
01:00	7		7						14		13:00	131		144						275	
01:15	6		4						10		13:15	122		123						245	
01:30	3		5						8		13:30	135		163						298	
01:45	3	19	3	19					6	38	13:45	130	518	129	559					259	1077
02:00	3		5						8		14:00	170		122						292	
02:15	8		4						12		14:15	125		140						265	
02:30	5		5						10		14:30	140		141						281	
02:45	7	23	3	17					10	40	14:45	226	661	175	578					401	1239
03:00	5		0						5		15:00	228		181						409	
03:15	5		5						10		15:15	196		147						343	
03:30	7		6						13		15:30	219		183						402	
03:45	5	22	14	25					19	47	15:45	207	850	150	661					357	1511
04:00	9		12						21		16:00	188		161						349	
04:15	9		18						27		16:15	172		163						335	
04:30	19		30						49		16:30	174		181						355	
04:45	22	59	19	79					41	138	16:45	173	707	157	662					330	1369
05:00	21		27						48		17:00	165		158						323	
05:15	39		27						66		17:15	200		171						371	
05:30	39		37						76		17:30	210		185						395	
05:45	35	134	41	132					76	266	17:45	192	767	174	688					366	1455
06:00	57		56						113		18:00	193		170						363	
06:15	75		62						137		18:15	176		141						317	
06:30	97		103						200		18:30	193		139						332	
06:45	126	355	113	334					239	689	18:45	177	739	162	612					339	1351
07:00	156		168						324		19:00	194		115						309	
07:15	211		256						467		19:15	151		109						260	
07:30	264		231						495		19:30	128		95						223	
07:45	218	849	163	818					381	1667	19:45	113	586	77	396					190	982
08:00	177		153						330		20:00	119		70						189	
08:15	147		155						302		20:15	149		80						229	
08:30	147		163						310		20:30	134		79						213	
08:45	170	641	138	609					308	1250	20:45	95	497	65	294					160	791
09:00	132		141						273		21:00	100		64						164	
09:15	141		127						268		21:15	80		56						136	
09:30	117		129						246		21:30	75		49						124	
09:45	111	501	138	535					249	1036	21:45	63	318	36	205					99	523
10:00	117		141						258		22:00	34		38						72	
10:15	117		122						239		22:15	34		29						63	
10:30	122		124						246		22:30	16		32						48	
10:45	130	486	151	538					281	1024	22:45	23	107	16	115					39	222
11:00	131		139						270		23:00	28		16						44	
11:15	158		129						287		23:15	20		11						31	
11:30	160		126						286		23:30	14		14						28	
11:45	151	600	158	552					309	1152	23:45	19	81	9	50					28	131
TOTALS		3736		3687						7423	TOTALS		6426		5339						11765
SPLIT %		50.3%		49.7%						38.7%	SPLIT %		54.6%		45.4%						61.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	10,162	9,026	0	0	19,188

AM Peak Hour	07:15	07:00			07:15	PM Peak Hour	14:45	17:15			14:45
AM Pk Volume	870	818			1673	PM Pk Volume	869	700			1555
Pk Hr Factor	0.824	0.799			0.845	Pk Hr Factor	0.953	0.946			0.950
7 - 9 Volume	1490	1427	0	0	2917	4 - 6 Volume	1474	1350	0	0	2824
7 - 9 Peak Hour	07:15	07:00			07:15	4 - 6 Peak Hour	17:00	17:00			17:00
7 - 9 Pk Volume	870	818	0	0	1673	4 - 6 Pk Volume	767	688	0	0	1455
Pk Hr Factor	0.824	0.799	0.000	0.000	0.845	Pk Hr Factor	0.913	0.930	0.000	0.000	0.921

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. I-15 Entrance/Exit Ramps & Wineville Ave

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_005

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	15,282	17,182	32,464

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			37		17		54		12:00			206		226		432	
00:15			44		19		63		12:15			199		249		448	
00:30			27		13		40		12:30			245		261		506	
00:45			24	132	11	60	35	192	12:45			236	886	251	987	487	1873
01:00			22		15		37		13:00			236		246		482	
01:15			23		8		31		13:15			237		260		497	
01:30			20		18		38		13:30			242		230		472	
01:45			20	85	12	53	32	138	13:45			270	985	262	998	532	1983
02:00			9		9		18		14:00			263		243		506	
02:15			18		9		27		14:15			271		272		543	
02:30			18		19		37		14:30			238		268		506	
02:45			14	59	17	54	31	113	14:45			276	1048	198	981	474	2029
03:00			16		16		32		15:00			283		270		553	
03:15			13		27		40		15:15			299		246		545	
03:30			24		50		74		15:30			255		286		541	
03:45			15	68	61	154	76	222	15:45			277	1114	260	1062	537	2176
04:00			26		75		101		16:00			296		230		526	
04:15			31		118		149		16:15			264		274		538	
04:30			43		174		217		16:30			292		285		577	
04:45			43	143	201	568	244	711	16:45			303	1155	272	1061	575	2216
05:00			38		176		214		17:00			291		252		543	
05:15			46		240		286		17:15			310		260		570	
05:30			47		254		301		17:30			282		252		534	
05:45			82	213	182	852	264	1065	17:45			276	1159	224	988	500	2147
06:00			98		232		330		18:00			297		276		573	
06:15			99		241		340		18:15			268		252		520	
06:30			115		226		341		18:30			265		279		544	
06:45			145	457	265	964	410	1421	18:45			247	1077	223	1030	470	2107
07:00			144		268		412		19:00			241		199		440	
07:15			171		308		479		19:15			227		236		463	
07:30			184		285		469		19:30			217		203		420	
07:45			174	673	267	1128	441	1801	19:45			221	906	186	824	407	1730
08:00			159		240		399		20:00			216		229		445	
08:15			185		252		437		20:15			211		197		408	
08:30			192		273		465		20:30			190		156		346	
08:45			165	701	221	986	386	1687	20:45			207	824	147	729	354	1553
09:00			149		215		364		21:00			214		120		334	
09:15			169		243		412		21:15			157		116		273	
09:30			174		218		392		21:30			172		127		299	
09:45			162	654	222	898	384	1552	21:45			144	687	108	471	252	1158
10:00			174		239		413		22:00			118		104		222	
10:15			182		209		391		22:15			111		74		185	
10:30			204		249		453		22:30			100		70		170	
10:45			209	769	245	942	454	1711	22:45			116	445	49	297	165	742
11:00			200		236		436		23:00			79		43		122	
11:15			200		249		449		23:15			56		35		91	
11:30			194		241		435		23:30			51		35		86	
11:45			227	821	231	957	458	1778	23:45			35	221	25	138	60	359
TOTALS				4775		7616		12391	TOTALS				10507		9566		20073
SPLIT %				38.5%		61.5%		38.2%	SPLIT %				52.3%		47.7%		61.8%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	15,282	17,182	32,464

AM Peak Hour			11:45	07:00	11:45	PM Peak Hour			16:30	16:15	16:30
AM Pk Volume			877	1128	1844	PM Pk Volume			1196	1083	2265
Pk Hr Factor			0.895	0.916	0.911	Pk Hr Factor			0.965	0.950	0.981
7 - 9 Volume	0	0	1374	2114	3488	4 - 6 Volume	0	0	2314	2049	4363
7 - 9 Peak Hour			07:45	07:00	07:00	4 - 6 Peak Hour			16:30	16:15	16:30
7 - 9 Pk Volume	0	0	710	1128	1801	4 - 6 Pk Volume	0	0	1196	1083	2265
Pk Hr Factor	0.000	0.000	0.924	0.916	0.940	Pk Hr Factor	0.000	0.000	0.965	0.950	0.981

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. I-15 Entrance/Exit Ramps & Wineville Ave

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_005

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	15,277	16,608	31,885

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			25		14		39		12:00			201		252		453	
00:15			35		12		47		12:15			244		235		479	
00:30			29		16		45		12:30			210		245		455	
00:45			25	114	8	50	33	164	12:45			233	888	246	978	479	1866
01:00			23		15		38		13:00			247		277		524	
01:15			25		6		31		13:15			243		282		525	
01:30			14		18		32		13:30			222		253		475	
01:45			15	77	8	47	23	124	13:45			239	951	237	1049	476	2000
02:00			10		15		25		14:00			280		231		511	
02:15			14		6		20		14:15			241		263		504	
02:30			17		17		34		14:30			238		222		460	
02:45			14	55	20	58	34	113	14:45			275	1034	228	944	503	1978
03:00			18		20		38		15:00			268		257		525	
03:15			14		26		40		15:15			256		265		521	
03:30			15		47		62		15:30			290		294		584	
03:45			17	64	59	152	76	216	15:45			271	1085	253	1069	524	2154
04:00			15		81		96		16:00			306		257		563	
04:15			26		109		135		16:15			299		253		552	
04:30			36		179		215		16:30			300		199		499	
04:45			35	112	169	538	204	650	16:45			289	1194	254	963	543	2157
05:00			40		198		238		17:00			272		261		533	
05:15			52		209		261		17:15			317		259		576	
05:30			45		224		269		17:30			273		271		544	
05:45			74	211	224	855	298	1066	17:45			325	1187	260	1051	585	2238
06:00			100		200		300		18:00			316		253		569	
06:15			104		237		341		18:15			296		253		549	
06:30			120		248		368		18:30			283		227		510	
06:45			123	447	258	943	381	1390	18:45			235	1130	216	949	451	2079
07:00			171		269		440		19:00			232		241		473	
07:15			168		314		482		19:15			224		201		425	
07:30			257		285		542		19:30			199		182		381	
07:45			209	805	241	1109	450	1914	19:45			226	881	188	812	414	1693
08:00			219		261		480		20:00			205		215		420	
08:15			176		265		441		20:15			190		174		364	
08:30			157		245		402		20:30			207		147		354	
08:45			188	740	212	983	400	1723	20:45			224	826	128	664	352	1490
09:00			166		219		385		21:00			187		124		311	
09:15			152		195		347		21:15			191		127		318	
09:30			187		207		394		21:30			148		93		241	
09:45			170	675	213	834	383	1509	21:45			123	649	89	433	212	1082
10:00			161		228		389		22:00			141		69		210	
10:15			182		218		400		22:15			104		60		164	
10:30			193		219		412		22:30			87		50		137	
10:45			195	731	189	854	384	1585	22:45			100	432	39	218	139	650
11:00			165		234		399		23:00			75		49		124	
11:15			201		214		415		23:15			61		36		97	
11:30			184		219		403		23:30			54		32		86	
11:45			199	749	244	911	443	1660	23:45			50	240	27	144	77	384
TOTALS				4780		7334		12114	TOTALS				10497		9274		19771
SPLIT %				39.5%		60.5%		38.0%	SPLIT %				53.1%		46.9%		62.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	15,277	16,608	31,885

AM Peak Hour			07:30	06:45	07:15	PM Peak Hour			17:15	15:00	17:15
AM Pk Volume			861	1126	1954	PM Pk Volume			1231	1069	2274
Pk Hr Factor			0.838	0.896	0.901	Pk Hr Factor			0.947	0.909	0.972
7 - 9 Volume	0	0	1545	2092	3637	4 - 6 Volume	0	0	2381	2014	4395
7 - 9 Peak Hour			07:30	07:00	07:15	4 - 6 Peak Hour			16:00	17:00	17:00
7 - 9 Pk Volume	0	0	861	1109	1954	4 - 6 Pk Volume	0	0	1194	1051	2238
Pk Hr Factor	0.000	0.000	0.838	0.883	0.901	Pk Hr Factor	0.000	0.000	0.975	0.970	0.956

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. I-15 Entrance/Exit Ramps & Wineville Ave

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_005

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	14,700	16,629	31,329

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			39		18		57		12:00			209		220		429	
00:15			29		9		38		12:15			196		235		431	
00:30			22		17		39		12:30			225		217		442	
00:45			26	116	10	54	36	170	12:45			205	835	245	917	450	1752
01:00			22		8		30		13:00			237		211		448	
01:15			16		9		25		13:15			232		243		475	
01:30			21		10		31		13:30			242		231		473	
01:45			24	83	11	38	35	121	13:45			229	940	258	943	487	1883
02:00			13		14		27		14:00			232		249		481	
02:15			17		13		30		14:15			240		295		535	
02:30			8		21		29		14:30			211		261		472	
02:45			15	53	15	63	30	116	14:45			296	979	276	1081	572	2060
03:00			9		14		23		15:00			254		244		498	
03:15			19		32		51		15:15			273		281		554	
03:30			18		41		59		15:30			263		274		537	
03:45			11	57	67	154	78	211	15:45			314	1104	267	1066	581	2170
04:00			12		71		83		16:00			302		276		578	
04:15			27		134		161		16:15			289		237		526	
04:30			29		192		221		16:30			313		243		556	
04:45			45	113	195	592	240	705	16:45			279	1183	261	1017	540	2200
05:00			53		200		253		17:00			234		285		519	
05:15			59		208		267		17:15			318		307		625	
05:30			64		245		309		17:30			305		266		571	
05:45			81	257	236	889	317	1146	17:45			312	1169	253	1111	565	2280
06:00			73		205		278		18:00			318		252		570	
06:15			110		260		370		18:15			285		237		522	
06:30			107		267		374		18:30			266		263		529	
06:45			147	437	257	989	404	1426	18:45			244	1113	242	994	486	2107
07:00			145		260		405		19:00			257		215		472	
07:15			194		311		505		19:15			214		211		425	
07:30			175		273		448		19:30			227		206		433	
07:45			182	696	242	1086	424	1782	19:45			243	941	193	825	436	1766
08:00			166		214		380		20:00			206		203		409	
08:15			158		234		392		20:15			195		173		368	
08:30			149		237		386		20:30			208		145		353	
08:45			168	641	187	872	355	1513	20:45			199	808	107	628	306	1436
09:00			158		231		389		21:00			188		138		326	
09:15			142		211		353		21:15			164		103		267	
09:30			153		208		361		21:30			144		90		234	
09:45			136	589	211	861	347	1450	21:45			122	618	88	419	210	1037
10:00			172		215		387		22:00			108		61		169	
10:15			179		185		364		22:15			98		77		175	
10:30			149		227		376		22:30			83		49		132	
10:45			179	679	207	834	386	1513	22:45			82	371	37	224	119	595
11:00			156		206		362		23:00			80		44		124	
11:15			181		208		389		23:15			65		33		98	
11:30			174		191		365		23:30			60		27		87	
11:45			165	676	239	844	404	1520	23:45			37	242	24	128	61	370
TOTALS				4397		7276		11673	TOTALS				10303		9353		19656
SPLIT %				37.7%		62.3%		37.3%	SPLIT %				52.4%		47.6%		62.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	14,700	16,629	31,329

AM Peak Hour			11:45	06:45	07:00	PM Peak Hour			17:15	16:45	17:15
AM Pk Volume			795	1101	1782	PM Pk Volume			1253	1119	2331
Pk Hr Factor			0.883	0.885	0.882	Pk Hr Factor			0.985	0.911	0.932
7 - 9 Volume	0	0	1337	1958	3295	4 - 6 Volume	0	0	2352	2128	4480
7 - 9 Peak Hour			07:15	07:00	07:00	4 - 6 Peak Hour			16:00	16:45	17:00
7 - 9 Pk Volume	0	0	717	1086	1782	4 - 6 Pk Volume	0	0	1183	1119	2280
Pk Hr Factor	0.000	0.000	0.924	0.873	0.882	Pk Hr Factor	0.000	0.000	0.945	0.911	0.912

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Hamner Ave & I-15 Entrance/Exit Ramps

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_004

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	22,246	19,709	41,955

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			58		48		106		12:00			349		284		633	
00:15			68		58		126		12:15			320		280		600	
00:30			38		35		73		12:30			337		298		635	
00:45			40	204	33	174	73	378	12:45			331	1337	272	1134	603	2471
01:00			31		43		74		13:00			360		274		634	
01:15			34		22		56		13:15			366		305		671	
01:30			29		29		58		13:30			380		296		676	
01:45			13	107	29	123	42	230	13:45			372	1478	250	1125	622	2603
02:00			24		27		51		14:00			377		264		641	
02:15			24		23		47		14:15			372		288		660	
02:30			20		24		44		14:30			377		276		653	
02:45			29	97	25	99	54	196	14:45			349	1475	302	1130	651	2605
03:00			29		16		45		15:00			399		300		699	
03:15			37		30		67		15:15			384		288		672	
03:30			42		37		79		15:30			353		239		592	
03:45			46	154	51	134	97	288	15:45			360	1496	278	1105	638	2601
04:00			64		40		104		16:00			387		244		631	
04:15			68		47		115		16:15			356		273		629	
04:30			101		90		191		16:30			351		250		601	
04:45			100	333	116	293	216	626	16:45			321	1415	288	1055	609	2470
05:00			101		148		249		17:00			317		328		645	
05:15			115		220		335		17:15			349		332		681	
05:30			165		252		417		17:30			373		350		723	
05:45			153	534	212	832	365	1366	17:45			332	1371	312	1322	644	2693
06:00			177		254		431		18:00			333		359		692	
06:15			260		260		520		18:15			311		302		613	
06:30			283		266		549		18:30			341		320		661	
06:45			246	966	234	1014	480	1980	18:45			307	1292	301	1282	608	2574
07:00			331		272		603		19:00			298		284		582	
07:15			387		235		622		19:15			327		318		645	
07:30			355		226		581		19:30			284		280		564	
07:45			290	1363	228	961	518	2324	19:45			270	1179	281	1163	551	2342
08:00			280		239		519		20:00			249		276		525	
08:15			325		266		591		20:15			270		301		571	
08:30			332		240		572		20:30			248		246		494	
08:45			293	1230	259	1004	552	2234	20:45			198	965	248	1071	446	2036
09:00			279		231		510		21:00			255		236		491	
09:15			308		226		534		21:15			199		215		414	
09:30			292		222		514		21:30			216		239		455	
09:45			283	1162	236	915	519	2077	21:45			193	863	203	893	396	1756
10:00			270		213		483		22:00			179		172		351	
10:15			299		235		534		22:15			126		157		283	
10:30			319		229		548		22:30			104		128		232	
10:45			295	1183	262	939	557	2122	22:45			100	509	110	567	210	1076
11:00			294		253		547		23:00			117		117		234	
11:15			294		245		539		23:15			75		83		158	
11:30			333		259		592		23:30			58		72		130	
11:45			289	1210	287	1044	576	2254	23:45			73	323	58	330	131	653
TOTALS				8543		7532		16075	TOTALS				13703		12177		25880
SPLIT %				53.1%		46.9%		38.3%	SPLIT %				52.9%		47.1%		61.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	22,246	19,709	41,955

AM Peak Hour			07:00	11:45	11:45	PM Peak Hour			14:30	17:15	17:15
AM Pk Volume			1363	1149	2444	PM Pk Volume			1509	1353	2740
Pk Hr Factor			0.880	0.964	0.962	Pk Hr Factor			0.945	0.942	0.947
7 - 9 Volume	0	0	2593	1965	4558	4 - 6 Volume	0	0	2786	2377	5163
7 - 9 Peak Hour			07:00	08:00	07:00	4 - 6 Peak Hour			16:00	17:00	17:00
7 - 9 Pk Volume	0	0	1363	1004	2324	4 - 6 Pk Volume	0	0	1415	1322	2693
Pk Hr Factor	0.000	0.000	0.880	0.944	0.934	Pk Hr Factor	0.000	0.000	0.914	0.944	0.931

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Hamner Ave & I-15 Entrance/Exit Ramps

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_004

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	22,394	19,828	42,222

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			56		60		116		12:00			359		282		641	
00:15			41		42		83		12:15			348		298		646	
00:30			34		44		78		12:30			321		251		572	
00:45			47	178	42	188	89	366	12:45			343	1371	316	1147	659	2518
01:00			34		40		74		13:00			329		313		642	
01:15			28		19		47		13:15			338		310		648	
01:30			31		21		52		13:30			345		330		675	
01:45			20	113	26	106	46	219	13:45			340	1352	281	1234	621	2586
02:00			27		26		53		14:00			383		246		629	
02:15			23		32		55		14:15			407		284		691	
02:30			31		20		51		14:30			368		263		631	
02:45			23	104	28	106	51	210	14:45			385	1543	279	1072	664	2615
03:00			36		33		69		15:00			336		275		611	
03:15			31		25		56		15:15			394		308		702	
03:30			31		31		62		15:30			364		278		642	
03:45			56	154	53	142	109	296	15:45			387	1481	293	1154	680	2635
04:00			74		62		136		16:00			378		290		668	
04:15			82		54		136		16:15			367		281		648	
04:30			98		109		207		16:30			338		257		595	
04:45			96	350	115	340	211	690	16:45			324	1407	273	1101	597	2508
05:00			131		184		315		17:00			325		319		644	
05:15			128		205		333		17:15			371		305		676	
05:30			164		256		420		17:30			348		302		650	
05:45			139	562	238	883	377	1445	17:45			347	1391	337	1263	684	2654
06:00			181		233		414		18:00			323		365		688	
06:15			243		275		518		18:15			331		353		684	
06:30			300		285		585		18:30			337		302		639	
06:45			279	1003	256	1049	535	2052	18:45			305	1296	306	1326	611	2622
07:00			333		225		558		19:00			303		278		581	
07:15			348		235		583		19:15			299		288		587	
07:30			369		235		604		19:30			290		264		554	
07:45			288	1338	250	945	538	2283	19:45			277	1169	268	1098	545	2267
08:00			284		255		539		20:00			279		247		526	
08:15			276		282		558		20:15			262		287		549	
08:30			308		263		571		20:30			271		237		508	
08:45			322	1190	284	1084	606	2274	20:45			234	1046	221	992	455	2038
09:00			309		235		544		21:00			233		232		465	
09:15			269		260		529		21:15			257		229		486	
09:30			284		233		517		21:30			211		201		412	
09:45			288	1150	229	957	517	2107	21:45			167	868	161	823	328	1691
10:00			271		221		492		22:00			199		154		353	
10:15			297		243		540		22:15			180		115		295	
10:30			299		238		537		22:30			130		132		262	
10:45			291	1158	239	941	530	2099	22:45			124	633	97	498	221	1131
11:00			283		251		534		23:00			96		93		189	
11:15			313		266		579		23:15			76		72		148	
11:30			323		234		557		23:30			91		95		186	
11:45			284	1203	316	1067	600	2270	23:45			71	334	52	312	123	646
TOTALS				8503		7808		16311	TOTALS				13891		12020		25911
SPLIT %				52.1%		47.9%		38.6%	SPLIT %				53.6%		46.4%		61.4%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	22,394	19,828	42,222

AM Peak Hour			07:00	11:45	11:45	PM Peak Hour			14:00	17:30	17:30
AM Pk Volume			1338	1147	2459	PM Pk Volume			1543	1357	2706
Pk Hr Factor			0.907	0.907	0.952	Pk Hr Factor			0.948	0.929	0.983
7 - 9 Volume	0	0	2528	2029	4557	4 - 6 Volume	0	0	2798	2364	5162
7 - 9 Peak Hour			07:00	08:00	07:00	4 - 6 Peak Hour			16:00	17:00	17:00
7 - 9 Pk Volume	0	0	1338	1084	2283	4 - 6 Pk Volume	0	0	1407	1263	2654
Pk Hr Factor	0.000	0.000	0.907	0.954	0.945	Pk Hr Factor	0.000	0.000	0.931	0.937	0.970

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Hamner Ave & I-15 Entrance/Exit Ramps

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_004

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	21,559	19,496	41,055

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			59		44		103		12:00			295		276		571	
00:15			50		49		99		12:15			328		261		589	
00:30			42		40		82		12:30			330		253		583	
00:45			40	191	40	173	80	364	12:45			300	1253	268	1058	568	2311
01:00			38		27		65		13:00			347		268		615	
01:15			27		22		49		13:15			338		281		619	
01:30			29		29		58		13:30			334		245		579	
01:45			20	114	27	105	47	219	13:45			316	1335	301	1095	617	2430
02:00			23		21		44		14:00			334		274		608	
02:15			20		21		41		14:15			387		297		684	
02:30			14		23		37		14:30			325		274		599	
02:45			28	85	29	94	57	179	14:45			374	1420	302	1147	676	2567
03:00			16		20		36		15:00			385		324		709	
03:15			39		29		68		15:15			364		330		694	
03:30			37		32		69		15:30			383		298		681	
03:45			43	135	51	132	94	267	15:45			365	1497	293	1245	658	2742
04:00			45		51		96		16:00			367		306		673	
04:15			77		45		122		16:15			341		319		660	
04:30			109		90		199		16:30			362		279		641	
04:45			87	318	133	319	220	637	16:45			296	1366	282	1186	578	2552
05:00			114		156		270		17:00			335		322		657	
05:15			122		212		334		17:15			384		347		731	
05:30			171		235		406		17:30			348		328		676	
05:45			151	558	231	834	382	1392	17:45			325	1392	349	1346	674	2738
06:00			153		256		409		18:00			349		324		673	
06:15			244		289		533		18:15			329		368		697	
06:30			280		267		547		18:30			313		336		649	
06:45			280	957	239	1051	519	2008	18:45			325	1316	327	1355	652	2671
07:00			326		247		573		19:00			303		295		598	
07:15			352		258		610		19:15			283		293		576	
07:30			328		223		551		19:30			307		273		580	
07:45			309	1315	227	955	536	2270	19:45			292	1185	280	1141	572	2326
08:00			275		213		488		20:00			283		263		546	
08:15			325		230		555		20:15			253		257		510	
08:30			313		253		566		20:30			258		222		480	
08:45			249	1162	210	906	459	2068	20:45			238	1032	209	951	447	1983
09:00			229		230		459		21:00			228		200		428	
09:15			275		235		510		21:15			210		228		438	
09:30			304		234		538		21:30			174		196		370	
09:45			253	1061	235	934	488	1995	21:45			148	760	178	802	326	1562
10:00			288		206		494		22:00			160		165		325	
10:15			275		222		497		22:15			161		148		309	
10:30			269		216		485		22:30			126		102		228	
10:45			304	1136	232	876	536	2012	22:45			100	547	109	524	209	1071
11:00			240		211		451		23:00			101		91		192	
11:15			306		223		529		23:15			82		80		162	
11:30			268		254		522		23:30			61		67		128	
11:45			315	1129	277	965	592	2094	23:45			51	295	64	302	115	597
TOTALS				8161		7344		15505	TOTALS				13398		12152		25550
SPLIT %				52.6%		47.4%		37.8%	SPLIT %				52.4%		47.6%		62.2%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	21,559	19,496	41,055

AM Peak Hour			07:00	11:30	11:45	PM Peak Hour			14:45	17:45	14:45
AM Pk Volume			1315	1068	2335	PM Pk Volume			1506	1377	2760
Pk Hr Factor			0.934	0.964	0.986	Pk Hr Factor			0.978	0.935	0.973
7 - 9 Volume	0	0	2477	1861	4338	4 - 6 Volume	0	0	2758	2532	5290
7 - 9 Peak Hour			07:00	07:00	07:00	4 - 6 Peak Hour			17:00	17:00	17:00
7 - 9 Pk Volume	0	0	1315	955	2270	4 - 6 Pk Volume	0	0	1392	1346	2738
Pk Hr Factor	0.000	0.000	0.934	0.925	0.930	Pk Hr Factor	0.000	0.000	0.906	0.964	0.936

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Scholar Wy & Hamner Ave

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_003

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	14,719	13,414	28,133

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			22		35		57		12:00			214		165		379	
00:15			19		33		52		12:15			219		173		392	
00:30			19		25		44		12:30			217		163		380	
00:45			16	76	27	120	43	196	12:45			201	851	164	665	365	1516
01:00			9		30		39		13:00			194		169		363	
01:15			13		21		34		13:15			203		193		396	
01:30			15		17		32		13:30			192		196		388	
01:45			5	42	26	94	31	136	13:45			215	804	184	742	399	1546
02:00			9		13		22		14:00			250		183		433	
02:15			8		15		23		14:15			254		200		454	
02:30			10		12		22		14:30			288		187		475	
02:45			17	44	10	50	27	94	14:45			233	1025	187	757	420	1782
03:00			18		13		31		15:00			285		186		471	
03:15			17		12		29		15:15			301		220		521	
03:30			18		21		39		15:30			294		194		488	
03:45			23	76	8	54	31	130	15:45			279	1159	210	810	489	1969
04:00			26		19		45		16:00			308		175		483	
04:15			37		28		65		16:15			243		198		441	
04:30			59		60		119		16:30			258		183		441	
04:45			57	179	80	187	137	366	16:45			246	1055	222	778	468	1833
05:00			54		102		156		17:00			248		248		496	
05:15			63		165		228		17:15			271		215		486	
05:30			105		231		336		17:30			283		231		514	
05:45			103	325	150	648	253	973	17:45			230	1032	214	908	444	1940
06:00			122		179		301		18:00			268		245		513	
06:15			166		218		384		18:15			261		225		486	
06:30			177		202		379		18:30			254		206		460	
06:45			154	619	162	761	316	1380	18:45			194	977	236	912	430	1889
07:00			211		180		391		19:00			223		207		430	
07:15			284		160		444		19:15			202		205		407	
07:30			218		159		377		19:30			209		223		432	
07:45			210	923	150	649	360	1572	19:45			194	828	201	836	395	1664
08:00			210		159		369		20:00			198		196		394	
08:15			239		158		397		20:15			174		208		382	
08:30			214		128		342		20:30			140		205		345	
08:45			236	899	152	597	388	1496	20:45			123	635	203	812	326	1447
09:00			201		128		329		21:00			125		220		345	
09:15			208		122		330		21:15			110		180		290	
09:30			196		112		308		21:30			113		155		268	
09:45			181	786	126	488	307	1274	21:45			85	433	161	716	246	1149
10:00			186		158		344		22:00			100		119		219	
10:15			199		139		338		22:15			77		121		198	
10:30			203		135		338		22:30			49		88		137	
10:45			170	758	164	596	334	1354	22:45			61	287	77	405	138	692
11:00			180		149		329		23:00			37		65		102	
11:15			202		161		363		23:15			24		55		79	
11:30			217		148		365		23:30			26		53		79	
11:45			192	791	151	609	343	1400	23:45			28	115	47	220	75	335
TOTALS				5518		4853		10371	TOTALS				9201		8561		17762
SPLIT %				53.2%		46.8%		36.9%	SPLIT %				51.8%		48.2%		63.1%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	14,719	13,414	28,133

AM Peak Hour			07:00	05:30	07:00	PM Peak Hour			15:15	16:45	15:15
AM Pk Volume			923	778	1572	PM Pk Volume			1182	916	1981
Pk Hr Factor			0.813	0.842	0.885	Pk Hr Factor			0.959	0.923	0.951
7 - 9 Volume	0	0	1822	1246	3068	4 - 6 Volume	0	0	2087	1686	3773
7 - 9 Peak Hour			07:00	07:00	07:00	4 - 6 Peak Hour			16:00	16:45	16:45
7 - 9 Pk Volume	0	0	923	649	1572	4 - 6 Pk Volume	0	0	1055	916	1964
Pk Hr Factor	0.000	0.000	0.813	0.901	0.885	Pk Hr Factor	0.000	0.000	0.856	0.923	0.955

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Scholar Wy & Hamner Ave

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_003

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	14,624	13,205	27,829

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			27		47		74		12:00			206		151		357	
00:15			14		25		39		12:15			191		175		366	
00:30			6		28		34		12:30			198		169		367	
00:45			19	66	23	123	42	189	12:45			186	781	209	704	395	1485
01:00			17		28		45		13:00			199		190		389	
01:15			11		17		28		13:15			181		184		365	
01:30			6		18		24		13:30			208		216		424	
01:45			16	50	16	79	32	129	13:45			221	809	173	763	394	1572
02:00			18		20		38		14:00			254		176		430	
02:15			10		12		22		14:15			269		181		450	
02:30			14		14		28		14:30			237		180		417	
02:45			9	51	15	61	24	112	14:45			244	1004	170	707	414	1711
03:00			26		21		47		15:00			243		195		438	
03:15			12		13		25		15:15			269		197		466	
03:30			21		18		39		15:30			270		175		445	
03:45			29	88	21	73	50	161	15:45			300	1082	184	751	484	1833
04:00			30		40		70		16:00			273		182		455	
04:15			41		25		66		16:15			267		189		456	
04:30			62		70		132		16:30			206		191		397	
04:45			53	186	80	215	133	401	16:45			292	1038	194	756	486	1794
05:00			68		130		198		17:00			249		221		470	
05:15			79		167		246		17:15			254		227		481	
05:30			90		213		303		17:30			288		197		485	
05:45			97	334	186	696	283	1030	17:45			233	1024	229	874	462	1898
06:00			119		155		274		18:00			267		224		491	
06:15			166		239		405		18:15			231		206		437	
06:30			181		229		410		18:30			229		186		415	
06:45			181	647	188	811	369	1458	18:45			200	927	195	811	395	1738
07:00			247		169		416		19:00			206		185		391	
07:15			253		167		420		19:15			215		219		434	
07:30			268		158		426		19:30			192		199		391	
07:45			228	996	191	685	419	1681	19:45			195	808	217	820	412	1628
08:00			208		158		366		20:00			172		207		379	
08:15			244		179		423		20:15			155		219		374	
08:30			230		146		376		20:30			150		188		338	
08:45			225	907	169	652	394	1559	20:45			123	600	153	767	276	1367
09:00			207		116		323		21:00			122		150		272	
09:15			198		164		362		21:15			123		184		307	
09:30			204		124		328		21:30			100		151		251	
09:45			181	790	125	529	306	1319	21:45			94	439	100	585	194	1024
10:00			173		111		284		22:00			102		106		208	
10:15			220		145		365		22:15			85		95		180	
10:30			172		142		314		22:30			58		80		138	
10:45			196	761	166	564	362	1325	22:45			64	309	71	352	135	661
11:00			201		145		346		23:00			38		57		95	
11:15			201		181		382		23:15			28		64		92	
11:30			203		133		336		23:30			31		56		87	
11:45			200	805	151	610	351	1415	23:45			25	122	40	217	65	339
TOTALS				5681		5098		10779	TOTALS				8943		8107		17050
SPLIT %				52.7%		47.3%		38.7%	SPLIT %				52.5%		47.5%		61.3%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	14,624	13,205	27,829

AM Peak Hour			07:00	06:15	07:00	PM Peak Hour			15:15	17:15	16:45
AM Pk Volume			996	825	1681	PM Pk Volume			1112	877	1922
Pk Hr Factor			0.929	0.863	0.987	Pk Hr Factor			0.927	0.957	0.989
7 - 9 Volume	0	0	1903	1337	3240	4 - 6 Volume	0	0	2062	1630	3692
7 - 9 Peak Hour			07:00	07:30	07:00	4 - 6 Peak Hour			16:45	17:00	16:45
7 - 9 Pk Volume	0	0	996	686	1681	4 - 6 Pk Volume	0	0	1083	874	1922
Pk Hr Factor	0.000	0.000	0.929	0.898	0.987	Pk Hr Factor	0.000	0.000	0.927	0.954	0.989

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Scholar Wy & Hamner Ave

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_003

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	14,401	13,143	27,544

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			34		32		66		12:00			211		164		375	
00:15			20		32		52		12:15			218		158		376	
00:30			22		28		50		12:30			213		159		372	
00:45			18	94	33	125	51	219	12:45			213	855	176	657	389	1512
01:00			11		19		30		13:00			190		172		362	
01:15			17		13		30		13:15			224		178		402	
01:30			17		18		35		13:30			194		159		353	
01:45			7	52	16	66	23	118	13:45			189	797	171	680	360	1477
02:00			12		13		25		14:00			247		179		426	
02:15			9		8		17		14:15			235		182		417	
02:30			7		13		20		14:30			235		174		409	
02:45			20	48	11	45	31	93	14:45			266	983	200	735	466	1718
03:00			8		12		20		15:00			260		220		480	
03:15			22		10		32		15:15			277		180		457	
03:30			14		21		35		15:30			243		197		440	
03:45			20	64	20	63	40	127	15:45			268	1048	183	780	451	1828
04:00			21		27		48		16:00			286		187		473	
04:15			44		24		68		16:15			229		208		437	
04:30			60		56		116		16:30			210		222		432	
04:45			46	171	90	197	136	368	16:45			237	962	201	818	438	1780
05:00			54		113		167		17:00			264		201		465	
05:15			71		163		234		17:15			288		210		498	
05:30			113		208		321		17:30			278		227		505	
05:45			104	342	174	658	278	1000	17:45			270	1100	225	863	495	1963
06:00			106		183		289		18:00			248		238		486	
06:15			175		206		381		18:15			246		244		490	
06:30			177		236		413		18:30			246		228		474	
06:45			199	657	168	793	367	1450	18:45			212	952	220	930	432	1882
07:00			205		177		382		19:00			230		231		461	
07:15			254		188		442		19:15			220		201		421	
07:30			254		172		426		19:30			204		201		405	
07:45			216	929	151	688	367	1617	19:45			171	825	203	836	374	1661
08:00			211		132		343		20:00			169		190		359	
08:15			247		147		394		20:15			161		198		359	
08:30			212		154		366		20:30			124		177		301	
08:45			204	874	128	561	332	1435	20:45			141	595	169	734	310	1329
09:00			207		126		333		21:00			114		179		293	
09:15			173		145		318		21:15			111		160		271	
09:30			200		140		340		21:30			83		148		231	
09:45			203	783	127	538	330	1321	21:45			78	386	141	628	219	1014
10:00			195		118		313		22:00			91		134		225	
10:15			196		124		320		22:15			99		99		198	
10:30			163		155		318		22:30			68		80		148	
10:45			170	724	140	537	310	1261	22:45			45	303	71	384	116	687
11:00			181		136		317		23:00			33		58		91	
11:15			189		141		330		23:15			30		63		93	
11:30			177		147		324		23:30			24		64		88	
11:45			207	754	171	595	378	1349	23:45			16	103	47	232	63	335
TOTALS				5492		4866		10358	TOTALS				8909		8277		17186
SPLIT %				53.0%		47.0%		37.6%	SPLIT %				51.8%		48.2%		62.4%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	14,401	13,143	27,544

AM Peak Hour			07:15	05:45	06:45	PM Peak Hour			17:00	17:45	17:15
AM Pk Volume			935	799	1617	PM Pk Volume			1100	935	1984
Pk Hr Factor			0.920	0.846	0.915	Pk Hr Factor			0.955	0.958	0.982
7 - 9 Volume	0	0	1803	1249	3052	4 - 6 Volume	0	0	2062	1681	3743
7 - 9 Peak Hour			07:15	07:00	07:00	4 - 6 Peak Hour			17:00	17:00	17:00
7 - 9 Pk Volume	0	0	935	688	1617	4 - 6 Pk Volume	0	0	1100	863	1963
Pk Hr Factor	0.000	0.000	0.920	0.915	0.915	Pk Hr Factor	0.000	0.000	0.955	0.950	0.972

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Harrison Ave & Scholar Wy

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_002

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	12,706	12,166	24,872

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			18		32		50		12:00			186		155		341	
00:15			19		28		47		12:15			177		148		325	
00:30			12		17		29		12:30			180		151		331	
00:45			11	60	26	103	37	163	12:45			149	692	149	603	298	1295
01:00			7		24		31		13:00			144		147		291	
01:15			10		18		28		13:15			157		163		320	
01:30			10		14		24		13:30			152		172		324	
01:45			3	30	24	80	27	110	13:45			185	638	150	632	335	1270
02:00			10		9		19		14:00			200		154		354	
02:15			10		12		22		14:15			233		158		391	
02:30			8		13		21		14:30			266		149		415	
02:45			14	42	8	42	22	84	14:45			224	923	159	620	383	1543
03:00			14		14		28		15:00			274		173		447	
03:15			15		10		25		15:15			282		196		478	
03:30			19		19		38		15:30			273		190		463	
03:45			19	67	8	51	27	118	15:45			260	1089	178	737	438	1826
04:00			25		18		43		16:00			264		156		420	
04:15			26		27		53		16:15			250		188		438	
04:30			48		54		102		16:30			246		171		417	
04:45			42	141	79	178	121	319	16:45			223	983	192	707	415	1690
05:00			46		96		142		17:00			238		197		435	
05:15			49		168		217		17:15			246		201		447	
05:30			85		234		319		17:30			246		220		466	
05:45			82	262	176	674	258	936	17:45			220	950	171	789	391	1739
06:00			103		174		277		18:00			206		214		420	
06:15			141		209		350		18:15			243		207		450	
06:30			148		193		341		18:30			221		173		394	
06:45			139	531	182	758	321	1289	18:45			160	830	207	801	367	1631
07:00			192		171		363		19:00			180		188		368	
07:15			228		163		391		19:15			172		186		358	
07:30			202		163		365		19:30			183		197		380	
07:45			200	822	166	663	366	1485	19:45			171	706	185	756	356	1462
08:00			217		158		375		20:00			153		173		326	
08:15			211		160		371		20:15			151		177		328	
08:30			181		135		316		20:30			100		173		273	
08:45			223	832	146	599	369	1431	20:45			104	508	177	700	281	1208
09:00			169		129		298		21:00			97		179		276	
09:15			160		116		276		21:15			90		176		266	
09:30			194		108		302		21:30			93		133		226	
09:45			140	663	116	469	256	1132	21:45			67	347	142	630	209	977
10:00			144		125		269		22:00			93		103		196	
10:15			151		134		285		22:15			68		114		182	
10:30			176		116		292		22:30			36		76		112	
10:45			142	613	121	496	263	1109	22:45			48	245	77	370	125	615
11:00			148		131		279		23:00			30		59		89	
11:15			163		133		296		23:15			30		47		77	
11:30			163		126		289		23:30			19		44		63	
11:45			158	632	130	520	288	1152	23:45			21	100	38	188	59	288
TOTALS				4695		4633		9328	TOTALS				8011		7533		15544
SPLIT %				50.3%		49.7%		37.5%	SPLIT %				51.5%		48.5%		62.5%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	12,706	12,166	24,872

AM Peak Hour			07:15	05:30	07:15	PM Peak Hour			15:00	17:30	15:00
AM Pk Volume			847	793	1497	PM Pk Volume			1089	812	1826
Pk Hr Factor			0.929	0.847	0.957	Pk Hr Factor			0.965	0.923	0.955
7 - 9 Volume	0	0	1654	1262	2916	4 - 6 Volume	0	0	1933	1496	3429
7 - 9 Peak Hour			07:15	07:00	07:15	4 - 6 Peak Hour			16:00	16:45	16:45
7 - 9 Pk Volume	0	0	847	663	1497	4 - 6 Pk Volume	0	0	983	810	1763
Pk Hr Factor	0.000	0.000	0.929	0.969	0.957	Pk Hr Factor	0.000	0.000	0.931	0.920	0.946

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Harrison Ave & Scholar Wy

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_002

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	12,535	12,095	24,630

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			17		38		55		12:00			167		134		301	
00:15			11		22		33		12:15			160		169		329	
00:30			4		21		25		12:30			152		170		322	
00:45			12	44	21	102	33	146	12:45			141	620	172	645	313	1265
01:00			12		22		34		13:00			158		182		340	
01:15			6		15		21		13:15			147		161		308	
01:30			6		12		18		13:30			190		166		356	
01:45			14	38	11	60	25	98	13:45			189	684	163	672	352	1356
02:00			14		15		29		14:00			219		154		373	
02:15			9		16		25		14:15			212		165		377	
02:30			12		15		27		14:30			183		158		341	
02:45			8	43	13	59	21	102	14:45			236	850	142	619	378	1469
03:00			18		19		37		15:00			224		174		398	
03:15			8		15		23		15:15			246		170		416	
03:30			19		14		33		15:30			257		156		413	
03:45			27	72	15	63	42	135	15:45			284	1011	175	675	459	1686
04:00			20		33		53		16:00			256		162		418	
04:15			31		21		52		16:15			258		187		445	
04:30			54		69		123		16:30			198		186		384	
04:45			42	147	86	209	128	356	16:45			241	953	156	691	397	1644
05:00			53		123		176		17:00			245		184		429	
05:15			66		168		234		17:15			225		190		415	
05:30			83		226		309		17:30			243		202		445	
05:45			80	282	198	715	278	997	17:45			235	948	182	758	417	1706
06:00			109		166		275		18:00			249		211		460	
06:15			119		242		361		18:15			218		185		403	
06:30			152		238		390		18:30			197		185		382	
06:45			156	536	193	839	349	1375	18:45			165	829	171	752	336	1581
07:00			218		165		383		19:00			194		153		347	
07:15			222		176		398		19:15			182		188		370	
07:30			213		173		386		19:30			168		165		333	
07:45			209	862	165	679	374	1541	19:45			160	704	201	707	361	1411
08:00			218		178		396		20:00			144		193		337	
08:15			217		182		399		20:15			125		190		315	
08:30			213		139		352		20:30			116		160		276	
08:45			174	822	156	655	330	1477	20:45			101	486	132	675	233	1161
09:00			150		124		274		21:00			89		138		227	
09:15			160		148		308		21:15			90		154		244	
09:30			165		109		274		21:30			84		146		230	
09:45			150	625	108	489	258	1114	21:45			74	337	91	529	165	866
10:00			142		104		246		22:00			77		102		179	
10:15			182		121		303		22:15			65		74		139	
10:30			141		142		283		22:30			50		67		117	
10:45			159	624	128	495	287	1119	22:45			56	248	64	307	120	555
11:00			168		114		282		23:00			32		46		78	
11:15			158		136		294		23:15			28		57		85	
11:30			164		135		299		23:30			26		51		77	
11:45			172	662	126	511	298	1173	23:45			22	108	35	189	57	297
TOTALS				4757		4876		9633	TOTALS				7778		7219		14997
SPLIT %				49.4%		50.6%		39.1%	SPLIT %				51.9%		48.1%		60.9%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	12,535	12,095	24,630

AM Peak Hour			07:00	05:45	07:30	PM Peak Hour			15:30	17:15	17:15
AM Pk Volume			862	844	1555	PM Pk Volume			1055	785	1737
Pk Hr Factor			0.971	0.872	0.974	Pk Hr Factor			0.929	0.930	0.944
7 - 9 Volume	0	0	1684	1334	3018	4 - 6 Volume	0	0	1901	1449	3350
7 - 9 Peak Hour			07:00	07:30	07:30	4 - 6 Peak Hour			16:45	17:00	17:00
7 - 9 Pk Volume	0	0	862	698	1555	4 - 6 Pk Volume	0	0	954	758	1706
Pk Hr Factor	0.000	0.000	0.971	0.959	0.974	Pk Hr Factor	0.000	0.000	0.973	0.938	0.958

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Harrison Ave & Scholar Wy

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_002

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	12,445	12,073	24,518

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			26		29		55		12:00			163		146		309	
00:15			15		27		42		12:15			204		145		349	
00:30			16		22		38		12:30			172		136		308	
00:45			13	70	28	106	41	176	12:45			145	684	154	581	299	1265
01:00			11		20		31		13:00			184		164		348	
01:15			15		13		28		13:15			169		142		311	
01:30			17		16		33		13:30			164		137		301	
01:45			4	47	9	58	13	105	13:45			156	673	155	598	311	1271
02:00			13		9		22		14:00			192		160		352	
02:15			5		9		14		14:15			214		151		365	
02:30			7		9		16		14:30			223		149		372	
02:45			13	38	12	39	25	77	14:45			230	859	180	640	410	1499
03:00			5		15		20		15:00			257		194		451	
03:15			18		9		27		15:15			219		168		387	
03:30			13		17		30		15:30			238		178		416	
03:45			14	50	15	56	29	106	15:45			243	957	146	686	389	1643
04:00			25		21		46		16:00			248		169		417	
04:15			34		25		59		16:15			232		188		420	
04:30			44		53		97		16:30			208		194		402	
04:45			34	137	93	192	127	329	16:45			233	921	181	732	414	1653
05:00			45		115		160		17:00			238		168		406	
05:15			69		161		230		17:15			274		194		468	
05:30			87		211		298		17:30			235		196		431	
05:45			89	290	190	677	279	967	17:45			248	995	215	773	463	1768
06:00			85		177		262		18:00			232		216		448	
06:15			157		222		379		18:15			225		214		439	
06:30			140		227		367		18:30			207		220		427	
06:45			173	555	187	813	360	1368	18:45			189	853	195	845	384	1698
07:00			194		182		376		19:00			187		204		391	
07:15			226		184		410		19:15			196		193		389	
07:30			210		162		372		19:30			175		183		358	
07:45			226	856	155	683	381	1539	19:45			150	708	184	764	334	1472
08:00			193		142		335		20:00			129		165		294	
08:15			207		140		347		20:15			129		187		316	
08:30			186		158		344		20:30			110		156		266	
08:45			161	747	143	583	304	1330	20:45			117	485	147	655	264	1140
09:00			172		127		299		21:00			98		146		244	
09:15			141		142		283		21:15			87		147		234	
09:30			165		127		292		21:30			55		134		189	
09:45			170	648	113	509	283	1157	21:45			58	298	117	544	175	842
10:00			156		109		265		22:00			86		112		198	
10:15			163		112		275		22:15			81		101		182	
10:30			124		145		269		22:30			48		74		122	
10:45			143	586	108	474	251	1060	22:45			39	254	58	345	97	599
11:00			149		114		263		23:00			27		58		85	
11:15			157		133		290		23:15			30		56		86	
11:30			158		118		276		23:30			21		49		70	
11:45			175	639	152	517	327	1156	23:45			17	95	40	203	57	298
TOTALS				4663		4707		9370	TOTALS				7782		7366		15148
SPLIT %				49.8%		50.2%		38.2%	SPLIT %				51.4%		48.6%		61.8%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	12,445	12,073	24,518

AM Peak Hour			07:00	06:15	07:00	PM Peak Hour			17:00	17:45	17:15
AM Pk Volume			856	818	1539	PM Pk Volume			995	865	1810
Pk Hr Factor			0.947	0.901	0.938	Pk Hr Factor			0.908	0.983	0.967
7 - 9 Volume	0	0	1603	1266	2869	4 - 6 Volume	0	0	1916	1505	3421
7 - 9 Peak Hour			07:00	07:00	07:00	4 - 6 Peak Hour			17:00	17:00	17:00
7 - 9 Pk Volume	0	0	856	683	1539	4 - 6 Pk Volume	0	0	995	773	1768
Pk Hr Factor	0.000	0.000	0.947	0.928	0.938	Pk Hr Factor	0.000	0.000	0.908	0.899	0.944

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Archibald Ave & Harrison Ave

Day: Thursday
Date: 4/23/2015

City: Eastvale
Project #: CA15_6063_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	7,897	9,365	17,262

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			16		17		33		12:00			93		115		208	
00:15			20		14		34		12:15			93		99		192	
00:30			10		10		20		12:30			99		100		199	
00:45			8	54	17	58	25	112	12:45			94	379	110	424	204	803
01:00			11		15		26		13:00			91		107		198	
01:15			6		11		17		13:15			89		107		196	
01:30			4		8		12		13:30			100		108		208	
01:45			5	26	12	46	17	72	13:45			113	393	98	420	211	813
02:00			12		10		22		14:00			142		110		252	
02:15			6		9		15		14:15			179		95		274	
02:30			12		9		21		14:30			157		87		244	
02:45			8	38	4	32	12	70	14:45			160	638	86	378	246	1016
03:00			8		12		20		15:00			194		115		309	
03:15			10		15		25		15:15			173		128		301	
03:30			6		32		38		15:30			196		117		313	
03:45			9	33	19	78	28	111	15:45			215	778	129	489	344	1267
04:00			16		23		39		16:00			193		138		331	
04:15			8		33		41		16:15			193		124		317	
04:30			17		89		106		16:30			178		121		299	
04:45			17	58	118	263	135	321	16:45			194	758	117	500	311	1258
05:00			21		138		159		17:00			166		130		296	
05:15			29		189		218		17:15			208		129		337	
05:30			37		291		328		17:30			200		122		322	
05:45			42	129	217	835	259	964	17:45			193	767	117	498	310	1265
06:00			62		206		268		18:00			170		126		296	
06:15			60		235		295		18:15			197		107		304	
06:30			68		236		304		18:30			139		125		264	
06:45			61	251	227	904	288	1155	18:45			123	629	127	485	250	1114
07:00			70		211		281		19:00			123		102		225	
07:15			99		183		282		19:15			118		88		206	
07:30			98		202		300		19:30			111		101		212	
07:45			85	352	193	789	278	1141	19:45			109	461	100	391	209	852
08:00			92		195		287		20:00			84		76		160	
08:15			103		158		261		20:15			93		86		179	
08:30			94		151		245		20:30			70		95		165	
08:45			90	379	170	674	260	1053	20:45			65	312	72	329	137	641
09:00			81		121		202		21:00			68		93		161	
09:15			68		111		179		21:15			44		74		118	
09:30			94		108		202		21:30			77		80		157	
09:45			77	320	97	437	174	757	21:45			54	243	80	327	134	570
10:00			67		102		169		22:00			68		51		119	
10:15			78		93		171		22:15			44		41		85	
10:30			87		120		207		22:30			42		40		82	
10:45			54	286	79	394	133	680	22:45			33	187	35	167	68	354
11:00			88		82		170		23:00			17		34		51	
11:15			82		76		158		23:15			21		24		45	
11:30			90		102		192		23:30			25		21		46	
11:45			87	347	87	347	174	694	23:45			16	79	21	100	37	179
TOTALS				2273		4857		7130	TOTALS				5624		4508		10132
SPLIT %				31.9%		68.1%		41.3%	SPLIT %				55.5%		44.5%		58.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	7,897	9,365	17,262

AM Peak Hour			08:00	05:30	06:15	PM Peak Hour			15:30	15:15	15:30
AM Pk Volume			379	949	1168	PM Pk Volume			797	512	1305
Pk Hr Factor			0.920	0.815	0.961	Pk Hr Factor			0.927	0.928	0.948
7 - 9 Volume	0	0	731	1463	2194	4 - 6 Volume	0	0	1525	998	2523
7 - 9 Peak Hour			08:00	07:00	07:15	4 - 6 Peak Hour			16:45	16:00	16:45
7 - 9 Pk Volume	0	0	379	789	1147	4 - 6 Pk Volume	0	0	768	500	1266
Pk Hr Factor	0.000	0.000	0.920	0.935	0.956	Pk Hr Factor	0.000	0.000	0.923	0.906	0.939

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Archibald Ave & Harrison Ave

Day: Wednesday
Date: 4/22/2015

City: Eastvale
Project #: CA15_6063_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	8,151	9,658	17,809

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			12		17		29		12:00			88		87		175	
00:15			13		11		24		12:15			97		105		202	
00:30			7		10		17		12:30			90		121		211	
00:45			7	39	11	49	18	88	12:45			83	358	119	432	202	790
01:00			5		13		18		13:00			76		113		189	
01:15			5		5		10		13:15			93		111		204	
01:30			6		4		10		13:30			101		117		218	
01:45			15	31	12	34	27	65	13:45			118	388	104	445	222	833
02:00			8		14		22		14:00			128		103		231	
02:15			9		11		20		14:15			162		120		282	
02:30			11		13		24		14:30			141		106		247	
02:45			9	37	14	52	23	89	14:45			164	595	102	431	266	1026
03:00			8		23		31		15:00			148		128		276	
03:15			4		18		22		15:15			198		125		323	
03:30			8		20		28		15:30			211		119		330	
03:45			16	36	26	87	42	123	15:45			225	782	100	472	325	1254
04:00			15		35		50		16:00			218		118		336	
04:15			16		31		47		16:15			216		106		322	
04:30			27		109		136		16:30			209		134		343	
04:45			20	78	113	288	133	366	16:45			207	850	126	484	333	1334
05:00			22		155		177		17:00			212		118		330	
05:15			34		197		231		17:15			184		126		310	
05:30			29		275		304		17:30			223		118		341	
05:45			42	127	242	869	284	996	17:45			185	804	142	504	327	1308
06:00			55		196		251		18:00			192		114		306	
06:15			57		279		336		18:15			164		134		298	
06:30			84		252		336		18:30			151		118		269	
06:45			87	283	247	974	334	1257	18:45			136	643	106	472	242	1115
07:00			97		200		297		19:00			154		77		231	
07:15			100		198		298		19:15			114		107		221	
07:30			77		207		284		19:30			116		98		214	
07:45			109	383	190	795	299	1178	19:45			107	491	112	394	219	885
08:00			85		215		300		20:00			98		99		197	
08:15			117		168		285		20:15			95		98		193	
08:30			121		161		282		20:30			68		72		140	
08:45			79	402	194	738	273	1140	20:45			73	334	68	337	141	671
09:00			70		132		202		21:00			55		64		119	
09:15			70		128		198		21:15			81		77		158	
09:30			79		129		208		21:30			64		70		134	
09:45			70	289	116	505	186	794	21:45			56	256	45	256	101	512
10:00			80		87		167		22:00			61		46		107	
10:15			81		106		187		22:15			45		39		84	
10:30			68		94		162		22:30			36		32		68	
10:45			73	302	124	411	197	713	22:45			49	191	39	156	88	347
11:00			86		82		168		23:00			33		18		51	
11:15			69		93		162		23:15			27		28		55	
11:30			86		110		196		23:30			23		32		55	
11:45			108	349	95	380	203	729	23:45			20	103	15	93	35	196
TOTALS				2356		5182		7538	TOTALS				5795		4476		10271
SPLIT %				31.3%		68.7%		42.3%	SPLIT %				56.4%		43.6%		57.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	8,151	9,658	17,809

AM Peak Hour			07:45	05:30	06:15	PM Peak Hour			15:30	17:30	16:00
AM Pk Volume			432	992	1303	PM Pk Volume			870	508	1334
Pk Hr Factor			0.893	0.889	0.969	Pk Hr Factor			0.967	0.894	0.972
7 - 9 Volume	0	0	785	1533	2318	4 - 6 Volume	0	0	1654	988	2642
7 - 9 Peak Hour			07:45	07:15	07:15	4 - 6 Peak Hour			16:00	16:30	16:00
7 - 9 Pk Volume	0	0	432	810	1181	4 - 6 Pk Volume	0	0	850	504	1334
Pk Hr Factor	0.000	0.000	0.893	0.942	0.984	Pk Hr Factor	0.000	0.000	0.975	0.940	0.972

Prepared by NDS/ATD

VOLUME

Limonite Ave Bet. Archibald Ave & Harrison Ave

Day: Tuesday
Date: 4/21/2015

City: Eastvale
Project #: CA15_6063_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	7,857	9,345	17,202

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			17		15		32		12:00			101		84		185	
00:15			14		13		27		12:15			113		103		216	
00:30			14		12		26		12:30			106		112		218	
00:45			8	53	10	50	18	103	12:45			91	411	102	401	193	812
01:00			10		8		18		13:00			120		121		241	
01:15			13		7		20		13:15			108		98		206	
01:30			8		7		15		13:30			97		109		206	
01:45			6	37	8	30	14	67	13:45			112	437	105	433	217	870
02:00			8		6		14		14:00			126		98		224	
02:15			6		7		13		14:15			148		93		241	
02:30			9		5		14		14:30			169		99		268	
02:45			4	27	9	27	13	54	14:45			192	635	110	400	302	1035
03:00			3		15		18		15:00			170		117		287	
03:15			10		15		25		15:15			167		120		287	
03:30			4		21		25		15:30			165		107		272	
03:45			8	25	27	78	35	103	15:45			211	713	105	449	316	1162
04:00			13		26		39		16:00			201		117		318	
04:15			13		48		61		16:15			178		132		310	
04:30			19		87		106		16:30			173		113		286	
04:45			13	58	110	271	123	329	16:45			185	737	117	479	302	1216
05:00			10		157		167		17:00			181		117		298	
05:15			31		185		216		17:15			203		130		333	
05:30			41		249		290		17:30			211		111		322	
05:45			35	117	228	819	263	936	17:45			164	759	119	477	283	1236
06:00			47		215		262		18:00			197		129		326	
06:15			77		251		328		18:15			178		123		301	
06:30			74		274		348		18:30			153		118		271	
06:45			86	284	233	973	319	1257	18:45			139	667	99	469	238	1136
07:00			72		200		272		19:00			115		122		237	
07:15			91		220		311		19:15			99		96		195	
07:30			86		226		312		19:30			111		75		186	
07:45			104	353	175	821	279	1174	19:45			92	417	83	376	175	793
08:00			78		158		236		20:00			85		88		173	
08:15			81		167		248		20:15			83		97		180	
08:30			88		163		251		20:30			94		76		170	
08:45			79	326	166	654	245	980	20:45			68	330	76	337	144	667
09:00			85		138		223		21:00			65		70		135	
09:15			76		141		217		21:15			72		71		143	
09:30			84		126		210		21:30			42		72		114	
09:45			79	324	110	515	189	839	21:45			53	232	62	275	115	507
10:00			90		102		192		22:00			61		58		119	
10:15			75		89		164		22:15			53		39		92	
10:30			73		115		188		22:30			44		37		81	
10:45			65	303	90	396	155	699	22:45			36	194	29	163	65	357
11:00			85		73		158		23:00			25		30		55	
11:15			77		103		180		23:15			27		25		52	
11:30			88		90		178		23:30			12		20		32	
11:45			86	336	95	361	181	697	23:45			18	82	16	91	34	173
TOTALS				2243		4995		7238	TOTALS				5614		4350		9964
SPLIT %				31.0%		69.0%		42.1%	SPLIT %				56.3%		43.7%		57.9%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	7,857	9,345	17,202

AM Peak Hour			11:45	06:00	06:15	PM Peak Hour			16:45	17:15	17:15
AM Pk Volume			406	973	1267	PM Pk Volume			780	489	1264
Pk Hr Factor			0.898	0.888	0.910	Pk Hr Factor			0.924	0.940	0.949
7 - 9 Volume	0	0	679	1475	2154	4 - 6 Volume	0	0	1496	956	2452
7 - 9 Peak Hour			07:15	07:00	07:00	4 - 6 Peak Hour			16:45	16:00	16:45
7 - 9 Pk Volume	0	0	359	821	1174	4 - 6 Pk Volume	0	0	780	479	1255
Pk Hr Factor	0.000	0.000	0.863	0.908	0.941	Pk Hr Factor	0.000	0.000	0.924	0.907	0.942

Appendix K

HUNSAKER
& ASSOCIATES
IRVINE, INC.

PLANNING
ENGINEERING
SURVEYING
GOVERNMENT RELATIONS

IRVINE
LOS ANGELES
RIVERSIDE
SAN DIEGO

Sewer System Development Analysis

Date: December 6, 2021

For: Peter Carlson
Carlson Strategic Land Solutions

By: Katie O'Connor, P.E.
Hunsaker & Associates Irvine, Inc.

Project: **Leal Ranch Development Area**

Hunsaker & Associates Irvine, Inc. (H&A) is pleased to submit the Sewer System Development Analysis for the Leal Ranch Development Area. This analysis has been prepared to describe the proposed sewer points of connections for the aforementioned development project in the City of Eastvale. The project lies within the jurisdiction of the Jurupa Community Services District (JCSD) and their standards have been used for this report.

This evaluation is based on existing and known conditions and should be re-evaluated if these conditions change or new information becomes available. Any interpretation of the information presented in this report should be referred to H&A to ensure the integrity of the results.

FOUNDING PARTNERS:
RICHARD HUNSAKER
TOM R. McGANNON
JOHN A. MICHLER
DOUGLAS G. SNYDER

Project Location

The Leal Ranch Development Area is located in the City of Eastvale west of Hamner Avenue, north of Limonite Avenue, east of Scholar Way and south of 58th Street.

PRINCIPALS:
FRED GRAYLEE
BRADLEY HAY
PAUL HUDDLESTON
KAMAL H. KARAM
DOUGLAS L. STALEY
KRIS WEBER
JOSEPH E. WIGHTMAN

Project Description

The Leal Ranch Development Area is master planned development that will include residential, mixed use commercial, recreation, and community facilities.

Summary of Findings

SANITARY SEWER

JCSD provided preliminary hydraulic analysis (performed by Webb and Associates, August 2021) of the existing sewer system that would be impacted by the proposed Leal Ranch Development Area. The purpose of this analysis was to determine the maximum average daily sewer generation from Leal Ranch Development without causing downstream sewer capacity issues in the existing system. JCSD determined that the maximum allowed average daily flows from the Leal Ranch development would be 555,000 GPD. Attached is the exhibit provided by JCSD depicting the sewer loading points for the project and the impact that flow has on the existing system.

The project is designed in such a way that the sewer points of connection will all be provided from the existing sewer in Limonite. There will be no points of connection to the existing sewer in Hamner Ave. The current Leal Ranch development land

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uses and densities produce average sewer flows of 544,710 GPD. The proposed project is 1.85% less than the maximum allowed average sewer flows from the site. Please see the attached summary comparing current design sewer generation flows with maximum acceptable sewer generation flows.

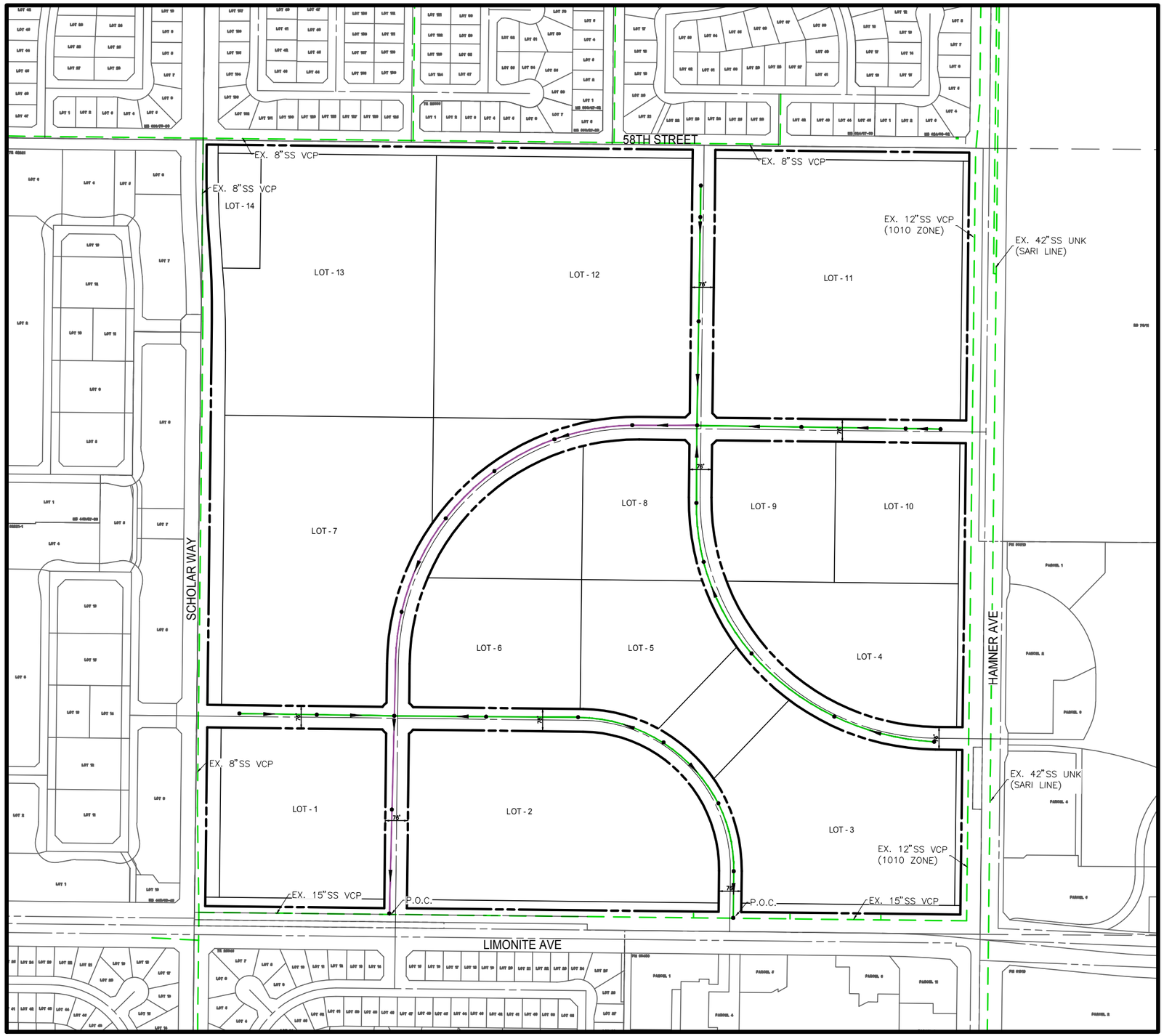
We sincerely trust these calculations will provide sufficient insight to the proposed and existing facilities that will serve the Leal Ranch Development Area. Please contact me at (949) 458-5437 with any questions.

KO:klo
Enclosures

W.O. 2749-44
(F:\0736\Planning\SY_WS STUDIES\H&A LETTERHEAD_Leal Ranch Summary.doc)

2064

SEWER EXHIBIT
LEAL RANCH
CITY OF EASTVALE, CA



LEGEND

PROPOSED 8" SEWER LINE

PROPOSED 12" SEWER LINE

EXISTING SEWER LINE

NOTE:

✳ ALL PIPE SIZES ARE PRELIMINARY

0 200 400 800

SCALE: 1" = 400'

PREPARED BY

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

DATE PREPARED: September 15, 2021

PLOT DATE: November 29, 2021

W.O.: 2749-44X

DATE: Nov. 29, 2021 10:44:19 AM FILE: H:\00750\Planning\Project Exhibits\Utility Exhibit\Leal Ranch– Utility Exhibit.dwg

Appendix L

EASTVALE LEAL PROPERTY

Water Supply Assessment

DECEMBER 2021 | FINAL

Prepared By:

Kimley»Horn

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Section 1. Introduction

Purpose

This document prepared for the New Home Company is a Water Supply Assessment (WSA) intended to meet the requirements of Senate Bill (SB) 610. The water demand for the Eastvale Leal Property ("proposed project") is calculated and the adequacy of water supplies to meet the proposed project is evaluated.

SB 610 established the primary legal standards for assessing the sufficiency of water supplies for new development projects. These statutes require as part of the environmental review conducted for a qualifying project pursuant to the California Environmental Quality Act (CEQA), the public water supplier or land use agency – in this case Jurupa Community Services District – must prepare a "water supply assessment" of the reliability of water supplies for the project, considering normal, single dry, and multiple dry years over a 20-year horizon. The basic requirement is that a WSA must "include a discussion with regard to whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand associated with the proposed project, in addition to the water system's existing and planned future uses, including agricultural and manufacturing uses."[1]

References used in preparing this document include the following:

- JCSD 2020 Urban Water Management Plan (UWMP)
- JCSD Draft 2020 Water Master Plan
- Chino Basin Desalter Authority 2015 UWMP

This Assessment follows the report outline suggested by the DWR Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001.

Project Description

The Eastvale Leal Property project is located within the City of Eastvale, California. The site is known as the Leal property located at 58th Street, Hamner Avenue, Limonite Avenue and Scholar Way and is approximately 160 acres. The proposed project will include mixed uses including mixed-use retail, office, housing, and civic development including police and fire stations and community center as well as a hotel and community spaces. Jurupa Community Services District (JCSD) is the water supplier for the Project site. Site location is shown in **Figure 1-1**, and a land use plan is provided in **Figure 1-2**.

For the purposes of this WSA, it is assumed that only potable water will be available to meet the project's water demand.

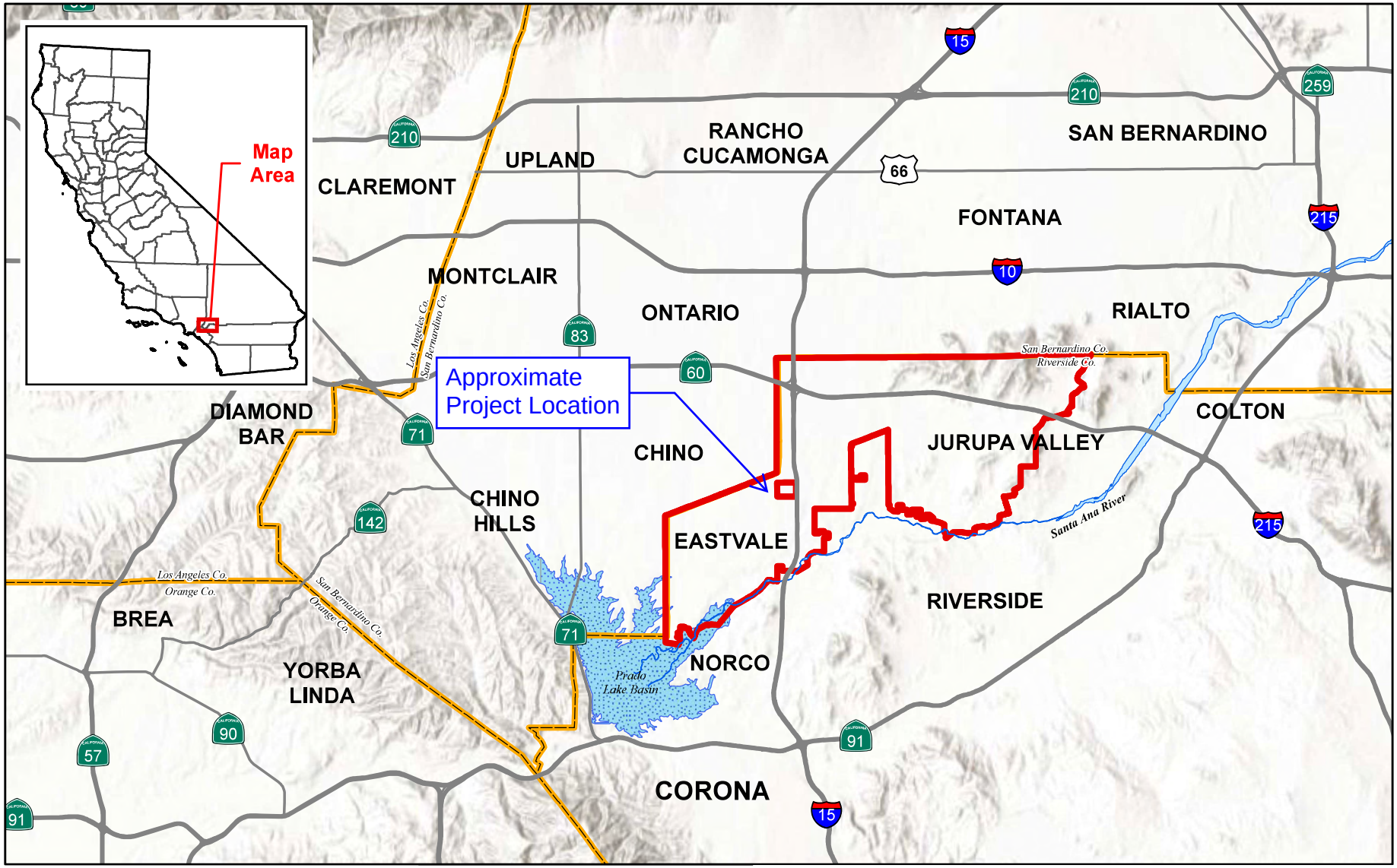
Project Relation to Urban Water Management Plan

JCSD is the water supplier for the Project and has prepared a 2020 UWMP, a copy of which is provided in **Appendix A**. The 2020 UWMP was adopted by JCSD Board of Directors on June 28, 2021 and reviewed by the state Department of Water Resources (DWR). The 2020 UWMP assumptions on growth projections within the service area were derived from an analysis of the additional water demand from the land uses assigned to vacant parcels by City-approved General Plans that could be developed in the future. As part

[1] California Water Code Section 10910(c)(3).

of this Assessment, it is assumed that there have been no substantial changes to the water supply portfolio as described in the 2020 UWMP.

As discussed further in Section 3 – Water Supply Analysis, JCSD is a member agency of the Chino Basin Desalter Authority (CDA), a Joint Exercise of Powers Agency from which JCSD purchases treated groundwater from the Chino Groundwater Basin. CDA has prepared a 2015 UWMP which is provided in **Appendix B**.



Source: JCSD Urban Water Management Plan 2020

Figure 1-1: Regional Location and Project Vicinity

0 5 10 Miles

jurupa COMMUNITY SERVICES DISTRICT

Kimley»Horn

Source: The New Home Company

Figure 1-2: Proposed Site Location and Land Use Plan

1"=100'-0" SCALE 0 100 200 NORTH

Kimley»Horn

Section 2. Water Demand Analysis

The purpose of this section is to evaluate whether the proposed project was considered in the water supplier's planning for water demand. This section will: 1) show the calculated water demand of the proposed Project, 2) identify the various water use sectors, 3) identify water demand by those sectors for the next twenty years, and 4) compare the calculated water demand of the proposed Project to the water demand assumed in the most recent Urban Water Management Plan (UWMP) for the same property.

Project Water Demand

In the 2020 UWMP, the Project site was assumed to be half high-density residential (HDR) and half commercial-retail (CR). Water demand projections in the UWMP were based on developed properties and their underlying General Plan designations.

To calculate individual project water demands, JCSD currently uses the "Unit Values of Applied Water" from **Table 5-1 of JCSD's 2020 Draft Master Water Plan** (dated March 2021). Based on this table, JCSD uses a unit water demand factor of 3,600 gpd/ac for high density residential and 2,000 gpd/ac for commercial-retail and parks. As determined by the land use summary of the 158-acres for the proposed Project (**Table 2-1**), the Project water demand is estimated to be 461 AFY, as shown in **Table 2-2**.

Table 2-1. Project Land Use Summary

Lot	Land Use Category	Area (ac)
1	Residential	7.33
2	Mixed Use[a]	12.79
3	Commercial	9.80
4	Mixed Use[a]	6.45
5	Mixed Use[a]	4.66
6	Residential	5.61
7	Residential	14.13
8	Residential	3.94
9	Residential	4.39
10	Mixed Use[a]	4.52
11	Residential	16.49
12	Residential	17.20
13	Residential	13.15
14	Commercial[b]	1.22
A – I	Roadway	25.61
J – L	Open Space Recreation	7.16
M - V	Roadway	4.15
	Total Area	**158.58**

(a) Mixed use area was split 50-50 between residential and commercial
(b) Lot 14 is designated for a fire station, but was considered commercial land usage

Table 2-2. Project Water Demand

Land Use Category	Duty Factor (gpd/ac)	Area (ac)	Demand (gpd)	Demand (AFY)
Residential	3,600	82.23	296,021	331.59
Mixed Use (Residential)	3,600	14.21	51,151	57.30
Mixed Use (Commercial)	2,000	14.21	51,151	57.30
Commercial Retail	2,000	11.02	22,040	24.69
Open Space Recreation	2,000	7.16	14,312	16.03
Roadway	0	29.76	0	0
Total	**--**	**158.58**	**411,940**	**461.43**

In the 2020 UWMP, the Eastvale Leal Property was assumed to be 50% high density residential and 50% commercial retail, for a total demand of 450,800 gpd or 505 AFY.

Demographic Factors

A variety of demographic factors may affect water use. The Urban Water Management Planning Act lists several demographic factors to be detailed in UWMP's including climate, current and projected population, density, and the mix of customer types. As suggested by DWR, these data are provided herein and are taken generally from the Jurupa Community Services District's latest UWMP.

Climate

JCSD's service area is located within the greater Chino Basin valley, which is generally semi-arid and warm. Summers are dry with average temperatures as high as 95ºF and maximum daily temperatures that sometimes exceed 100ºF. Winters are cool with average temperatures as low as 40ºF. As shown in the UWMP, average annual rainfall between 2001-2019 was approximately 8 inches per year, whereas the historical average rainfall from 1908-1988 was approximately 13 inches per year. Recent rainfall measured from 2016 to 2019 at U.C. Riverside had an annual average of 9 inches per year. The elevations within the service area range from 560 feet to 2,230 feet above mean sea level.

Population

The City of Eastvale and approximately 65 percent of the City of Jurupa Valley make up the JCSD service area. Each year the JCSD Board of Directors adopts a population estimate for the District service area; in 2020, the estimated population is 130,546 persons, which includes the Swan Lake Mobile Home Park (not yet within the service area) in Eastvale. Population projections from the UWMP are shown in **Table 2-3**. Based on each City's General Plans and anticipated development patterns, JCSD service area population at buildout in 2040 is estimated at 171,300 persons.

Table 2-3. Service Area Population, 2020-2045

	2020	2025	2030	2035	2040[a]	2045
Service Area Population	130,546	140,735	150,923	161,112	171,300	171,300

Source: 2020 UWMP, Table 3-1, p. 3-19.
(a) Service area buildout is estimated to happen by 2040.

JCSD actively tracks the status of properties within their service area as they develop (e.g. whether residential or non-residential; vacant, proceeding through development process, or under construction; undeveloped or inactive) for the primary purpose of forecasting future water demand.

JCSD Water Demand

JCSD's most recently reported water demand data was for calendar year (CY) 2020. As of 2020, JCSD delivered to its customers approximately 28,505 acre-feet (AF) of potable water and 767 AF of non-potable water for a total of approximately 29,272 AF. The recorded and projected water demands by customer type for the JCSD service area are provided in **Table 2-4**. The recorded data is for 2016-2019, and the data from 2020 to 2040 is from the 2020 Urban Water Management Plan.

Table 2-4. Recorded and Future Water Demand (AFY)

Description	2016	2017	2018	2019	2020	2025	2030	2035	2040
Single Family Residential[a]	15,173	15,737	16,869	15,280	17,300	18,551	20,082	21,174	22,375
Multifamily Residential	1,237	1,311	1,400	1,375	1,323	1,606	1,731	1,821	1,919
Commercial[b]	2,174	2,289	2,505	2,253	2,282	2,251	2,451	2,595	2,752
Industrial	631	649	631	607	675	722	782	825	872
Landscape	2,203	2,390	2,812	2,470	2,945	3,007	3,758	3,437	3,634
Other[d]	297	280	272	251	190	210	228	241	254
Total Urban Retail Demand	**21,714**	**22,655**	**24,489**	**22,236**	**24,715**	**26,347**	**29,032**	**30,093**	**31,806**
Sales, transfers, and exchanges	1,353	1,487	1,517	1,468	1,658	1,624	1,759	1,856	1,962
Losses[e]	901	2,064	1,229	1,530	2,133	2,255	2,444	2,578	2,726
Other (Non-Potable)	654	693	815	876	627	500	500	500	500
Losses (Non-Potable)	--	--	--	--	140	140	140	140	140
Total Demand	**24,621**	**26,899**	**28,050**	**26,110**	**29,272**	**30,865**	**33,375**	**35,165**	**37,135**

Source: 2020 UWMP
(a) Includes water-only customers that do not have sewer service with JCSD.
(b) Includes governmental/institutional and non-billing meters for commercial landscape irrigation.
(d) Includes fire hydrants for fire suppression, dust control, and construction. Includes line breaks.
(e) From 2020-2040, includes non-potable losses with potable losses.
AFY = acre-feet per year

The water demand projections in the UWMP are based on site development information tracked by the District that includes the underlying or known land use designations and the where the project (if any) is in the development process with the respective city. Specifically, the assigned land use designations of undeveloped properties. These assumptions projected an increase of 9,460 AFY of potable water consumption for the service area by buildout (i.e. 2040).

The City of Eastvale makes up 30 percent of the JCSD service area and Eastvale is nearly built-out. JCSD anticipates buildout of the City of Eastvale within the next 10 years, and buildout of JCSD's service area within the City of Jurupa Valley is projected to be between 2040 and the year 2060.

JCSD is currently working on developing a recycled water plan for its customers within selected areas of the City Tang Amendment 4. JCSD has applied for grants and loans from the State Water Resources Control Board and other public agencies for the non-potable water system. The 2020 UWMP plans for 500 AFY of recycled water being available for landscape irrigation (excluding golf courses) from 2025 to 2040.

This WSA is required by the Water Code to address demand from existing and planned future uses, including agricultural and manufacturing uses. Agricultural activities have decreased in the JCSD service area as a result of planned urbanization according to approved city land use plans. JCSD expects water use for agricultural activities to continue declining and potentially replaced with non-potable sources. As shown in **Table 2-4**, JCSD expects an increase in the water demands from commercial and industrial properties combined, consistent with known projects and approved city land use plans.

Summary

The land use types for the Project site that were used in the 2020 UWMP water demand projections are similar to the land use types which are proposed by the subject Project. The 2020 UWMP projected a water demand of 505 AFY for the Eastvale Leal Property. Based on the District's current unit water demand factors, the Project will generate a potable water demand of approximately 461 AFY (**Table 2-3**). Therefore, the Project's water demands were accounted for in the most recent UWMP.

Section 3. Water Supply Analysis

This section identifies the sources of potable water utilized and available to Jurupa Community Services District (JCSD or District), which is the water supplier for the proposed Eastvale Leal Property (Project), The purpose of this section is to evaluate the water supplies that could be utilized by the proposed Project during normal, single-dry and multiple-dry water years during a 20-year projection.

Wholesale Water Supplies

Many retail water suppliers in California, including JCSD, receive supplies from one or more water wholesalers. SB 610 requires this Assessment to document wholesale supplies received, by: i) describing the quantities of water received from each wholesaler in prior years; ii) identifying existing entitlements, water rights, and/or water service contracts held by the District for the wholesale supply; iii) provide proof of entitlements, water rights, service contracts, relevant capital outlay programs, and construction permits for necessary infrastructure to deliver wholesale supplies, if any; and iv) regulatory approvals required to convey or deliver the wholesale supply.

Wholesale Supplies Received

JCSD is a member of the Chino Basin Desalter Authority (CDA), a Joint Exercise of Powers Agency, along with Santa Ana River Water Company, Inland Empire Utilities Agency (wholesaler), and the Cities of Chino, Chino Hills, Ontario, and Norco (UWMP, p. 6-2). CDA is a wholesale water supplier and its 2015 UWMP is provided in **Appendix B**. Each of the retail members of CDA have contractual "take or pay" commitments to purchase water produced by CDA (CDA, p. ES-2).

JCSD is currently entitled to 11,733 AFY of potable water from CDA. As of calendar year 2020, JCSD received 11,414 AF from CDA and the District projected CDA supplies is 11,733 AFY. Quantities of water received by JCSD in prior years from CDA are provided in **Table 3-1**.

Table 3-1. Recorded CDA Wholesale Deliveries

	2016	2017	2018	2019	2020
Volume (AF)	8,073	8,164	8,971	9,574	11,414

Note: From JCSD 2020 UWMP, Table 6A, p. 6-2.
AF = acre-feet

CDA provides high-quality drinking water from two desalters (salt removers) that was anticipated to treat approximately 35,200 AFY of Chino Basin groundwater in 2020 and thereafter. The Chino I Desalter, located at 6905 Kimball Avenue in Chino, was completed in 2000 and expanded in August 2005 to its current rated capacity of 15,906 AFY (14.2 mgd). However, the Chino I Desalter cannot provide this rated capacity due to the high total dissolved solids in the raw water supply. The Chino II Desalter was completed in 2006 and is located at 11202 Harrel Street in the City of Jurupa Valley. The current rated capacity is 11,201 AFY (10 mgd) and permitted capacity is 16,802 AFY (15 mgd), including 5,600 AFY (5 mgd) raw water bypass. As of March 2021, Plant 1 produced 11.97 MGD. Although Chino Desalter I capacity will not be increased, additional raw water capacity will be provided by five new wells in the Chino Creek Well Field. All five wells have been drilled and equipped. The Chino II Desalter is in the process of achieving their permitted capacity as a result of the construction of the South Archibald Plume Cleanup project. CDA is currently expanding the Chino II Desalter to a rated capacity of 25,427 AFY (22.7 mgd). As of March 2021, Plant 2 produced 20.3 mgd.

As stated in CDA's 2015 UWMP:

> Its primary authority is to desalinate brackish groundwater for its member agencies. The supply is 100 percent reliable under all water year types because pumping is in response to the OBMP [Optimum Basin Management Plan] to remove salts and nitrates from the basin and prevent highly saline groundwater from reaching the Santa Ana River. No water shortages are anticipated due to the mandate to continually pump 40,000 AFY from the basin. (CDA 2016, p. ES-2)

During calendar year 2020, JCSD negotiated the purchase of WMWD's CDA supply totaling 3,445 AF. JCSD is currently in negotiations with WMWD to purchase Mills Gravity Pipeline water supply in addition to WMWD's CDA supply. In addition, JCSD is in negotiations with Cucamonga Valley Water District to purchase imported and groundwater from them. A Preliminary Design Report has been prepared for JCSD's proposed Etiwanda Pipeline to CVWD.

Dry Year Yield Storage Program

The Dry Year Yield (DYY) storage program is a cooperative Conjunctive Use Program Agreement (No. 49960) between The Metropolitan Water District of Southern California (MWD), Inland Empire Utilities Agency (IEUA), Chino Basin Watermaster, Three Valleys Municipal Water District, and the Chino Basin groundwater producers (**Appendix D**). Under the DYY Program, MWD can store up to 100,000 AFY of imported water in the Chino Basin during wet years when surplus water is available, and to reduce imported water deliveries up to 33,000 AFY in dry, drought, or emergency periods, but not to exceed the amount of water in the MWD storage account. The DYY program provides MWD the right to store groundwater in the basin, in exchange for paying the costs of developing the facilities that deliver that water.

DYY funds were used by JCSD for the construction of the Roger D. Teagarden Ion-Exchange Facility. When MWD makes a call for its stored water, JCSD can operate this facility and utilize water from the CDA to meet the District's water supply obligation.

Through a Local Agency Agreement with the City of Ontario, JCSD can purchase Ontario's portion of CDA water during years when MWD is not making a call for the stored water (i.e. "wet" or "non-call" years) (**Appendix E**). Up to 2,000 AF over 12 months is anticipated. During dry or "call" years, JCSD will stop receiving Ontario's portion of CDA water and return to District well supply. (UWMP, p. 6-31)

Water deliveries received from the DYY Program from calendar year (CY) 2015 to 2020 are provided in **Table 3-2**.

Table 3-2. Recorded DYY Program Deliveries

	2015	2016	2017	2018	2019	2020
Volume (AF)	1,667	2,031	2,002	1,805	0	1,446

Note: From JCSD Staff, Water Supply History.
AF = acre-feet

Water Supplies

Water within the JCSD service area is entirely from groundwater production. The majority of that comes from the Chino Basin, which is supplemented with groundwater produced from the Riverside-Arlington Basin (aka Riverside South Basin). Water is obtained by way of District-owned wells and agreements with

neighboring agencies. JCSD does not directly rely on imported water, surface water, stormwater, or recycled water to supplement the water supply. However, these sources can, and are, being used by other agencies in the Chino Basin to recharge the basin supply. (UWMP, p. 6-1)

Wholesale water from CDA and DYY Program deliveries are described previously in Section 3.1. The following is a description of the supplies produced and projected supplies reasonably available to JCSD.

JCSD Wells in Chino Basin

The Chino Basin covers approximately 240 square miles and is one of the largest groundwater basins in Southern California. There is an estimated five million AF of water in storage, and an unused storage capacity of approximately one million AF (UWMP, p. 6-8). The Chino Basin has been adjudicated, and pumping activities are closely monitored by the court-appointed Chino Basin Watermaster. A copy of the 1978 Chino Basin Judgment is provided in **Appendix F**. This is discussed in detail in Section 4.0 – Groundwater Analysis.

JCSD currently operates 18 potable water wells in the Chino Basin that have a theoretical maximum production rate of 33,090 gallons per minute (gpm). However, JCSD does not operate its wells at maximum capacity, but rather they fluctuate on and off as demand changes (UWMP, p. 6-7). The ultimate well production capacity is estimated at 43,315 gpm (JCSD 2020). JCSD's current production (2019-2020) right to this source is 19,547.9 AF, as recorded in the Watermaster's (2019/2020) annual report. During 2020, JCSD produced 11,051.8 AF from its potable wells in the Chino Basin (JCSD 2020). JCSD has assumed in the UWMP that the future pumped volumes from its potable well field, within JCSD service area in the Chino Basin, will peak at 14,000 AFY, beginning in 2030. This level of production aims to minimize a decline in the groundwater table in the vicinity of JCSD's well field.

Two new potable wells are expected to be operational within the next five years (Wells 29 and 30). They will each contribute an additional 2,500 AFY. With the additional two wells, the total maximum day groundwater production capacity will be approximately 54.8 MGD (38,000 GPM). (UWMP, p. 6-7)

JCSD operates five non-potable wells within the Chino Basin. In 2020, the District produced 275.881 AF from this supply source to serve local park landscape irrigation-only accounts, and future production is estimated at 310 AFY (UWMP, p. 6-33).

The District operates two ion-exchange plants to denitrify water from several wells. The first is the Roger D. Teagarden Ion Exchange Facility which removes nitrates from seven potable wells. The other plant is the Well 17/18 Ion Exchange Facility that removes nitrates from JCSD Well Nos. 17 and 18. (UWMP, p. 6-7)

JCSD Wells in Riverside South Basin

The Riverside South Basin is the Riverside County portion of the larger Riverside-Arlington Basin. This basin has been adjudicated by the 1969 Orange County Judgment located in **Appendix G**, and basin pumping rights are further defined in the 1969 Western-San Bernardino Judgment located in **Appendix H**. JCSD operates two non-potable wells within the Riverside South Basin. Water from these wells is used to irrigate Oak Quarry Golf Club located at 7151 Sierra Avenue in Jurupa Valley. During CY 2020, JCSD pumped 490.774 AF from this source. JCSD expects future production from this source will be approximately 450 AFY. (UWMP, p. 6-8)

Rubidoux Community Services District

Since 2000, JCSD has purchased water extracted from the Riverside South Basin from Rubidoux Community Services District (RCSD). Through an agreement established in 2014, JCSD can pump potable water from RCSD's system into the District's 1,110 Pressure Zone through the Jewel Street Booster Station (**Appendix I**). As shown in **Table 3-3**, no supply was received by JCSD from this source since CY 2018 (JCSD Staff). JCSD anticipates future annual purchases of approximately 2,000 AF from RCSD. (UWMP, p. 6-2)

Table 3-3. Recorded Rubidoux Community Services District Deliveries

	2016	2017	2018	2019	2020
Volume (AF)	2,029	2,322	0	0	0
Note: From JCSD 2020 UWMP, Table 6B, p. 6-3. AF = acre-feet					

The current water supplies reasonably available to JCSD are summarized in **Table 3-4**, including the mechanism by which the District can use the water (e.g. water supply entitlement, water right, or water service contract), pursuant to SB 610 guidance.

Table 3-4. Current Water Supplies

Supply Type	Supply Method	Water Quality	Form of Right	Supply (AFY)
Groundwater	JCSD Wells[a]	Potable	Right	19,550
Wholesaler	CDA	potable	Contract	11,733
Groundwater	RCSD	Potable	Contract	2,000
Groundwater	DYY Program	Potable	Contract	2,000
Groundwater	JCSD Wells[b]	Non-potable	Right	450
			Total	**35,733**
Note: From District staff, Jan. 17, 2020. (a) Annual production rights in the Chino Basin (Production Year 2019-2020). (b) Within Riverside South Basin. AFY = acre-feet per year				

The water supply used by the District is only that which is required to meet actual demand. JCSD can extract, from the Chino Groundwater Basin, above their annual production rights, which is permitted with payment of appropriate fees to the Chino Watermaster.

According to information reasonably available to JCSD during preparation of the 2020 UWMP, **Table 3-5** provides the recorded and projected water supply sources for the District. This includes three sources that have not yet been used by JCSD: imported water from WMWD, Cucamonga Valley Water District, and recycled water from the WRCRWA Plant through a pending grant project authorization from the State Water Resources Control Board.

Table 3-5. Actual and Projected Water Supplies

Supply Type	Source	Water Quality	Ever Used?	Past (AF)						Current (AF)	Reasonably Available Future Volume (AF)			
				2011	2012	2013	2014	2015	2018	2020	2025	2030	2035	2040
Groundwater	JCSD Wells[a]	Potable	Yes	15,174	12,599	16,724	16,249	8,993	14,829	11,052	14,000	18,000	18,000	18,000
Purchased	CDA[b]	Potable	Yes	8,088	8,032	8,642	8,690	8,616	8,972	11,414	11,733	11,733	11,733	11,733
Purchased	WMWD and/or CVWD	Potable	Yes	--	--	--	--	--	--	3,446	10,000	10,000	10,000	10,000
Purchased	ECSD	Potable	Yes	808	702	774	1,062	2,250	--	--	2,000	2,000	2,000	2,000
Other	DYY Program	Potable	Yes	--	--	--	457	1,677	1,805	1,446	2,000	--	--	--
Recycled Water	WRCRWA Plant	Non-Potable	No	--	--	--	--	--	--	--	660	660	660	660
Transfers	CDA	Potable	Yes								1,200	1,200	1,200	1,200
Groundwater	JCSD Wells[c]	Non-Potable	Yes	509	532	511	484	464	516	491	500	500	500	500
Groundwater	JCSD Wells[a]	Non-Potable	Yes	324	330	295	343	266	304	276	-	-	-	-
			Total[1]	**24,903**	**22,195**	**26,963**	**26,963**	**22,381**	**26,426**	**28,124**	**42,093**	**44,093**	**44,093**	**42,093**

Note: From JCSD 2020 UWMP, p. 6-28, p. 6-29.
(a) Located within Chino Basin.
(b) Wholesale agency. No project has been determined; wholesaler supplier subject to change.
(c) Located within Riverside South Basin.
AF = acre-feet
(1) Due to rounding, sum of the individual items may not equal the total value.

As shown in **Table 3-5**, recycled water from WRCRWA has not been used by JCSD but grants and loans are currently being pursued by JCSD. Pursuant to SB 610 guidance, availability must be demonstrated for supply sources that have never been used by the water supplier. This can be done by identifying other water suppliers or contract holders that receive and have rights, entitlements, or contracts to the same source.

Western Municipal Water District

JCSD is one of 14 local retail agencies within the WMWD service area, and as such, JCSD can receive water from WMWD. WMWD is a member agency of MWD with responsibility to provide wholesale imported water to the retail agencies within its service area (CDA 2016, p. ES-1). This includes imported water supplies from the State Water Project obtained through WMWD's membership with MWD. WMWD provides supplemental water and/or water resources management to the cities of Norco, Corona, and Riverside and the water agencies of JCSD, SARWC, Box Springs Mutual, Eagle Valley Mutual, Elsinore Valley, Lee Lake, and Rancho California, and unincorporated areas of El Sobrante, Eagle Valley, Temescal Creek, Woodcrest, Lake Mathews, and March Air Reserve Base (CDA 2016, p. 2-2).

WMWD noted in their 2015 UWMP that JCSD may purchase water from them in the future (WMWD, p. 3-6). Further, WMWD's demand projections in the 2015 UWMP include 5,000 AFY to JCSD starting in 2020, increasing to 7,500 in 2025, then 10,000 from 2030 to 2040, which is consistent with the District's projection in **Table 3-5** (ibid, p. 4-7). Future water supply projects between JCSD and WMWD would directly connect imported supplies to JCSD; however, no project has yet been determined (UWMP, p. 6-32). Because of the assurance from MWD to its member agencies, WMWD's accounting for potential future demand from JCSD in their UWMP, and WMWD's ability to meet the demands of its other member agencies, the availability of future supply from WMWD is demonstrated.

Western Riverside County Regional Wastewater Authority

WRCRWA is a Joint Powers Authority consisting of the cities of Norco, Corona, JCSD, Home Gardens Sanitary District, and WMWD. The WRCRWA treatment plant is a tertiary treatment facility with an ultimate capacity of 32 mgd (WMWD, p. 6-11). JCSD is entitled to the recycled water generated from the District's share of sewage flow into the treatment plant. In 2020, approximately 5,120 AF of wastewater from the JCSD service area was sent to the WRCRWA Plant for treatment2. Currently, the effluent from the WRCRWA facility is discharged directly to the Santa Ana River immediately upstream of Prado Dam (IEUA, p. 6).

WRCRWA is in the final planning stages of providing recycled water to the City of Norco. As of 2015, seven miles of recycled water pipeline, a small reservoir, and a pump station have been installed. Norco is anticipated to take delivery of up to 895 AFY of recycled water. Western Riverside County Regional Wastewater Authority obtained an order approving a change of use permit (February 5, 2018) that would allow the WRCRWA member agencies to use recycled water from the treatment plant. (WMWD, p. 6-12).

JCSD is in the process of developing a recycled water system that will deliver irrigation water to parks and playgrounds utilizing a portion of the recycled water that they are entitled to from the WRCRWA facility. To further conserve local water supplies, JCSD would like to deliver the remaining portion of its recycled water entitlement to IEUA for reuse and replenishment of the Chino Basin (IEUA, p. 1). Therefore, IEUA and JCSD have partnered on a grant application to the State Water Resources Control Board under Prop. 1 and the Clean Water State Revolving Fund (CWSRF) Loan program for a joint regional recycled water intertie project (CWSRF No. 8167-110). The availability of this water supply source is demonstrated through the District's right to its share of sewer flow, the successful distribution of recycled water to the

City of Norco and ongoing efforts to distribute recycled water to other member agencies, and the District's ongoing efforts to create a distribution network.

Etiwanda Intervalley Pipeline

Jurupa Community Services District (JCSD) and Cucamonga Valley Water District (CVWD) are collaborating to develop a domestic water supply and conveyance project that will benefit both Districts by increasing water supply, improving water quality, enhancing infrastructure resiliency, and promoting sustainability. By working together, both Districts will benefit financially and operationally due to facilities that can be utilized by either or both Districts depending on needs and availability of the various water supplies. The total Etiwanda Water Quality and Water Resiliency Project is a model for how independent water purveyors can work together to benefit their stakeholders and provide increased reliability regarding water quality, availability, and sustainability.

JCSD's ultimate average daily demand for potable water is projected to be approximately 36,340 acre-feet per year (AF/YR) by about the year 2040. This demand will be supplied from a portfolio of sources including existing groundwater wells, Chino Basin Desalter Authority, and imported supply.

In order to meet ultimate demand of 36,340 AF/YR, JCSD needs to secure additional water supply of approximately 10,800 AF/YR. The Etiwanda Intervalley Water Quality and Water Resiliency Project will be the water supply and conveyance mechanism to satisfy the long-term water supply deficit. Water will be supplied from one of CVWD's surface water treatment plants and new wells to be drilled in the upper portion of the Chino Basin. CVWD owns and operates two surface water treatment plants that are fed water from the Rialto Feeder. The Rialto Feeder is a large diameter pipeline owned by The Metropolitan Water District of Southern California (MWD) that delivers raw water from the State Water Project (SWP) to local water purveyors who treat and deliver SWP water to their customers. CVWD currently operates the Lloyd Michael Water Treatment Plant (LMWTP), which has a permitted capacity of 30 MGD. CVWD also owns the Royer Nesbit Water Treatment Plant (RNWTP), which was permitted at 11.5 MGD but has been taken out of service and not currently operational. It has not been determined yet whether the LMWTP or the RNWTP will be the point of connection on the north end of the project but the southern connection will be at JCSD's 1110 and 980 pressure zone facilities near the Jurupa Hills along Country Village Road. The backbone conveyance portion of this project is called the Etiwanda Pipeline and it will be utilized to move water south into JCSD's service area and/or north into CVWD's service area. This project will be able to deliver the required imported water and allow JCSD to complete its water portfolio.

CVWD's long-term water supply will be provided through a combination of SWP water coming though the Rialto Feeder, local surface water captured in the local watershed, and groundwater wells in the Chino and Cucamonga Basins. It is anticipated that these sources are adequate to satisfy CVWD's demands. CVWD will benefit from this project through the development of additional groundwater wells, recharge of the aquifer during times of excess water on the SWP, additional storage facilities, enhanced ability to transfer water to multiple pressure zones, and to generate electricity to offset operating costs.

In general, the Etiwanda Intervalley Water Quality and Water Resiliency Project includes the following components:

- Etiwanda Pipeline (63,070 LF in 3 Phases)
- Storage reservoir(s) totaling approximately 10 million gallons
- Pressure reducing / flow control station(s)

- Upgrade existing pumping facilities to deliver water from CVWD's Reservoir 2C to their upper pressure zones
- Five (5) new wells, to be constructed in the northern portion of the Chino Groundwater Basin, including aquifer storage recharge (ASR) capabilities on two of the wells
- Upgrade/Expansion of either the LMWTP or the RNWTP
- Groundwater treatment of existing JCSD groundwater wells
- Hydroelectric generating facilities on the diversion from the Rialto Feeder to the LMWTP and Etiwanda Pipeline near the JCSD 1110 and 980 pressure zone tanks

Descriptions of All Water Supply Projects

JCSD has budgeted $10,875,000 for water source development in fiscal year (FY) 2021-2022, and a total of $192,616,900 from FY 21/22 to beyond 2024-25, as shown in **Table 3-6**.

Normal, Single-Dry, and Multiple-Dry Year Conditions

JCSD has various sources of water supplies available to meet demands during, normal, single-dry, and multiple-dry years. In the 2010 and 2015 UWMPs, JCSD assumed 2004 as its Normal Year and 1977 as the Single Dry Year. The Multiple-Dry Year period was established at 2012-2015 for the recent UWMP.

JCSD expects 100 percent of its supply to be available in all year types because the District's supply source is groundwater, and in particular the Chino Basin has five million AF in storage. Therefore, production of water would be a function of cost and not a lack of supply. Because JCSD does not operate its wells at full capacity, it can be assumed that groundwater pumping could increase to meet demand if drought conditions persisted or worsened.

A normal water year is a year, or an average of years, that most closely represents the average water supply available to the agency. The normal year water supplies available to JCSD and the normal year water demand projections are compared in **Table 3-7**. The District has determined with the addition of an imported water source, it will have sufficient supply and groundwater pumping capacity to meet maximum day water demands through 2040 (UWMP, p. 7-5)

As shown previously in **Table 3-5**, the projected supply from an imported water source is 7,500 AFY in 2025, and 10,000 AFY beginning in 2030. Also, the projected recycled water supply from WRCRWA is 500 AFY beginning in 2020. If both supply sources were subtracted from the total supply in **Table 3-7**, then a potential shortfall would not appear until sometime between 2025 and 2030.

The single dry year is the year that represents the lowest water supply available to the District. JCSD established in the 2010 UWMP that this is best represented by the dry year in 1977 (UWMP, p. 7-3). As shown in **Table 3-8**, JCSD has assumed the same water supply and demand as the Normal Year scenario shown in **Table 3-7**.

JCSD expects by 2025 that recycled water will meet some of the irrigation water demand, thus making available several hundred acre-feet of potable groundwater potentially available for urban use.

JCSD has observed in recent years reductions in water demand due to significant water conservation efforts on behalf of customers. Current and future drought regulations could further decrease water demands and ensure that existing supplies meet future demands during single or multiple dry years. (UWMP, p. 7-3)

The multiple dry year period is the range of years representing the lowest average water supply available to the District for a consecutive multiple year period (three years or more). This was established as 2012 to 2015 in the UWMP. Notably, JCSD had sufficient supplies to meet demands during the drought period from 2011-2017.

Because the District's supply source is groundwater, and specifically the Chino Basin has five million AF of water in storage, the District's ability to provide water during drought conditions would result in increased pumping costs but not the ability to produce water.

The multiple dry year supply and demand comparisons are shown in **Table 3-9**. Demand is expected to gradually decrease in response to drought regulations and water conservation. During the first dry year, JCSD assumes no change in projected water demand. During the second, third, and fourth dry years, JCSD assumes a decrease in water use of 5, 10, and 20 percent, respectively (as measured from the first-year baseline). This demonstrates the expected time-lag between the first dry year until water conservation efforts start to show an impact in water use. A multiple dry year decrease in demand of 20 percent has been demonstrated by JCSD, which reduced water production by 23 percent from 2013 to 2015. (UWMP, p. 7-5)

Table 3-6. Normal Year Supply and Demand (AFY)

	2025	2030	2035	2040	2045
Supply Totals	42,093	44,093	44,093	44,093	44,093
Demand Totals	31,525	34,035	35,825	37,795	37,795
Difference	**10,568**	**10,058**	**8,268**	**6,298**	**6,298**
Note: From JCSD 2020 UWMP, Table 7-2. AFY = acre-feet per year					

Table 3-7. Single-Dry Year Supply and Demand (AFY)

	2025	2030	2035	2040	2045
Supply Totals	42,303	44,534	44,446	44,402	44,313
Demand Totals	31,714	34,477	36,506	38,740	39,004
Difference	**10,589**	**10,057**	**7,940**	**5,662**	**5,309**
Note: From JCSD 2020 UWMP, Table 7-3. AFY = acre-feet per year					

Table 3-8. Multiple-Dry Year Supply and Demand (AFY)

		2025	2030	2035	2040	2045
First Year	Supply Totals	41,883	43,608	43,432	43,255	43,079
	Demand Totals	31,462	34,443	36,470	38,702	38,928
	Difference	**10,420**	**9,165**	**6,962**	**4,554**	**4,150**
Second Year	Supply Totals	41,883	43,608	43,432	43,255	43,079
	Demand Totals	28,316	30,999	32,823	34,832	35,036
	Difference	**13,567**	**12,609**	**10,609**	**8,424**	**8,043**
Third Year	Supply Totals	41,883	43,608	43,432	43,255	43,079
	Demand Totals	25,170	27,554	29,176	30,961	31,143
	Difference	**16,713**	**15,054**	**14,256**	**12,294**	**11,936**
Fourth Year	Supply Totals	41,883	43,608	43,432	43,255	43,079
	Demand Totals	22,024	24,110	25,529	27,091	27,250
	Difference	**19,859**	**19,498**	**17,903**	**16,164**	**15,829**
Fifth Year	Supply Totals	41,883	43,608	43,432	43,255	43,079
	Demand Totals	18,877	20,666	21,882	23,221	23,357
	Difference	**23,005**	**22,942**	**21,550**	**20,034**	**19,722**

Note: From JCSD 2020 UWMP, Table 7-4.
AFY = acre-feet per year

As shown in Tables 3-6, 3-7, and 3-8 above, JCSD expects to have adequate water supplies to meet future planned water demands during normal, single-dry, and multiple-dry years through the 20-year planning period.

Summary

As described in Section 2, the projected annual potable water demand for the proposed Eastvale Leal Property is estimated at 461 AFY. Based on the information provided in the 2020 UWMP, the District has sufficient water supplies to meet the water demands of the Project by purchasing water from CDA that is within their contractual rights and by using existing groundwater supplies and pumping capacities that are more than adequate to meet the additional water demand of the proposed Project during normal, single-dry, and multiple-dry water years. With the ongoing water conservation efforts, JCSD will further ensure its ability to provide sufficient supply for the proposed Project. Section 4 will discuss the District's water rights in light of this water supply and capacity analysis.

Section 4. Groundwater Analysis

SB 610 requires specific groundwater information to be included in the WSA if groundwater will be a source of water for the proposed project. As discussed in Section 3, groundwater is a source of supply for the proposed Eastvale Leal Property Project.

Review of Urban Water Management Plan

The 2020 Urban Water Management Plan (UWMP), prepared by Albert A. Webb Associates (WEBB) on behalf of the Jurupa Community Services District (JCSD or District) was adopted by the Board of Directors on June 28, 2021 (**Appendix A**). The UWMP includes information relevant to the identified water supply for the proposed Project and is incorporated herein. Relevant information includes: 1) current and projected water demands through year 2040; 2) a description of the Chino Groundwater Basin; 3) the reliability of the water supply, projected supply and demand comparisons, and water shortage contingency plans; and 4) water demand management efforts.

Groundwater Basin Descriptions

As discussed in Section 3, the Chino Groundwater Basin (Chino Basin) is the direct source of groundwater for JCSD. The use of groundwater from the Riverside South Basin is limited to non-potable wells used for irrigation purposes. **Figure 4-1**, Groundwater Basin Map shows the JCSD service area in relation to underlying groundwater basins.

Chino Basin Description

The Chino Basin covers approximately 240 square miles in the upper Santa Ana River Watershed, and underlies parts of Los Angeles, San Bernardino, and Riverside Counties. The state Department of Water Resources (DWR) identifies the Chino Basin as No. 8-002.01, a sub-basin of the Upper Santa Ana Valley (Bulletin 118). While still considered a single basin for hydrologic purposes, the Chino Basin is divided into five management zones based on similar hydrologic conditions, and shown in **Figure 4-2**, Groundwater Management Zones.

It is estimated the Chino Basin has approximately 5 million acre-feet (AF) of water in storage, and an estimated 1 million AF of additional unused storage capacity (UWMP, p. 6-8). Geographically speaking, JCSD's service area covers the southeast corner of the Chino Basin.

Legal Right to Pump from the Chino Basin

Water rights to the Chino Basin were adjudicated by the Superior Court of the State of California for the County of San Bernardino in 1978 (a copy of the Judgment is provided in **Appendix F**). The Judgment created the Chino Basin Watermaster (Watermaster) which is comprised of three stakeholder committees (or "pools"): Overlying Agricultural Pool Committee (representing dairymen, farmers, and the State of California); Overlying Non-Agricultural Pool Committee (representing businesses and industries); and Appropriative Pool Committee (representing local cities, public water districts and private water companies). The Watermaster carries out the provisions of the Judgment including monitoring of the basin and files an annual report on pumping and replenishment.

JCSD is a member of the Appropriative Pool and therefore has adjudicated production rights to the basin. The Judgment established the total Appropriative Right for the Appropriative Pool at 78,763.82 AF. The District's portion of the Appropriative Right is 2,960.60 AF, which does not change from year to year.

The court's original Judgment declared the safe yield of the Chino Basin at 140,000 AFY. The Watermaster may determine that the operating safe yield (OSY) can be higher from year-to-year depending on factors including favorable precipitation and management efforts that maximize the beneficial use of the groundwater Basin. On July 31, 2020, the Court ordered that the safe yield be set at 131,000 AFY for the period of July 1, 2020 to June 30, 2030. The Judgment does not limit a Party's groundwater production to its share of safe yield.

As of June 30, 2020, the Judgment allocated an OSY of 44,834 AFY to the Appropriative Pool. Because JCSD has rights to 3.759 percent of the OSY, the District's current share of the OSY is 1,685.31 AF. This amount will change from year to year as directed by the Watermaster.

JCSD also gains water rights through agricultural land use conversions. Since 2000, JCSD has been credited two AF per acre per year of water rights for every acre converted to non-agricultural use within the JCSD service area. As of fiscal year 2019/2020, total land use conversion rights claimed by JCSD is 15,051 AF. Annual adjustments to this right may be made by the Watermaster as part of their "Reallocation of Agricultural Pool Safe Yield" calculations.

The Judgment allocates safe yield of the Chino Basin according to the three pools. There is a clear expectation that parties, including JCSD, would produce water in excess of their adjudicated production rights. The injunction in Paragraph 13 of the Judgment should thus be interpreted to mean that parties are enjoined from producing water in excess of their adjudicated rights except to the extent that they will pay a replenishment assessment.

The ability to produce water from the Chino Basin is accordingly not a matter of availability, as contemplated and sanctioned by the Judgment for the reasons discussed above, but rather a matter of cost. Water produced in excess of production rights will cost more than water produced within a party's production rights. Thus, the quantity and reliability of groundwater supplies under the Judgment for purposes of this Assessment is a matter of cost of the water produced from the Basin rather than limitations on production which may otherwise operate to reduce the sufficiency of the groundwater supply.

In addition to the Appropriative Pool water rights, the contract obligations in the Dry Year Yield (DYY) Program, purchases from RCSD and CDA as described in Section 3, the District has groundwater rights held in the Chino Basin as described below:

> **Annual Early Transfers**. The Watermaster can approve an "Early Transfer" of water to the Appropriative Pool equal to the quantity of water not produced by the Overlying Agricultural Pool that is remaining after all land use conversions are satisfied, pursuant to the Peace Agreement. The Early Transfer Water is annually allocated among the Appropriative Pool members in accordance with their pro-rata share of the initial Safe Yield. For JCSD, this is 3.759 percent of the amount transferred and therefore changes from year to year. In FY 2019/2020, JCSD was allocated 938.3 AF as its share of the Early Transfer.
>
> **Groundwater Storage Accounts**. JCSD has rights to store water in the Chino Basin. Currently (Production Year 2019-2020), there is a total of 31,861.3 AF in storage as recorded by the Watermaster (**Table 4-1**). As such, this is enough water in the District's storage accounts to meet at least one year of total demands, should its other water supply sources be unavailable.

Table 4-1. Groundwater Rights Summary

Description	Fiscal Year 2019/2020
Appropriative Right	2,960.60 AFY
Percent of OSY	3.759%
Carryover Beginning Balance	1,685.3 AFY
Assigned Share of OSY	1,685.3 AFY
Net Ag Pool Reallocation[a]	16,177.2 AFY
Total Annual Production Right in Acre-Feet Per Year	19,547.9
Groundwater Storage Accounts[b]	27,795 AF (Beginning Balance)
	(19.5) (Storage Loss)
	(1,535.2) (Transfer To/From)
	5,621 (From Under Production)
Storage Account Subtotal In Acre-Feet	31,861.3

Note: From CBWM 2020.
(a) For Production Year 2019-2020 (CBWM pp. N-12)
(b) Ending balances for production year 2019-2020 (CBWM, pp. N-13, N-14, N-15).
OSY = operating safe yield, AFY = acre-feet per year.

Recorded Use of Groundwater

JCSD currently operates 18 potable water wells in the Chino Basin that have a current production rate of 33,090 gallons per minute (gpm), and ultimate capacity is estimated at 43,315 gpm (JCSD 2020). JCSD does not operate its wells at maximum capacity, but rather they fluctuate on and off as demand changes. JCSD also operates seven non-potable wells in the Chino and Riverside South basins. Recorded groundwater production of potable and non-potable JCSD wells are listed in **Table 4-2**.

Table 4-2. Recorded Groundwater Production

Year	Potable (AFY)	Non-Potable (AFY)
2020	16,695	51
2005	18,913	--
2010	13,688	591
2015	8,993	845
2016	10,716	712
2017	12,906	795
2018	14,829	750
2020	11,052	767

Note:
2000, 2005, 2010 from DWR Public Water Systems Statistics (PWSS) reports.
2015 from UWMP, p. 6-4.
2016-2018 from JCSD Staff, Water Supply History.
Values are rounded to nearest whole number.

Projected Use of Groundwater

Projected groundwater use by JCSD is dependent upon the cost of extracting, treating, and transporting the water to customers. Groundwater from the Chino Basin will be utilized by JCSD either directly by pumping into its distribution system or by obtaining groundwater through the CDA, RCSD, and/or through the DYY program.

Table 4-3. Projected Use of Groundwater

Supply Type	Source	Water Quality	Projected Use (AFY)				
			2020	2025	2030	2035	2040
Groundwater	JCSD Wells[a]	Potable	11,029	14,000	18,000	18,000	18,000
Purchased	CDA[b]	Potable	11,414	11,733	11,733	11,733	11,733
Purchased	RCSD	Potable	--	2,000	2,000	2,000	2,000
Other	DYY Program	Potable	1,446	2,000	--	--	--
Transfers	CDA (for SARWC)	Potable	1,170	1,200	1,200	1,200	1,200
		Potable Sub-Total	**25,059**	**30,933**	**32,933**	**32,933**	**32,933**
Recycled Water	WRCRWA Plant	Non-Potable	--	660	660	660	660
Groundwater	JCSD Wells[c]	Non-Potable	491	500	500	500	500
Groundwater	JCSD Wells[a]	Non-Potable	276	--	--	--	--
		Non-Potable Sub-Total	**767**	**1,160**	**1,160**	**1,160**	**1,160**
		Total	**25,826**	**32,093**	**34,093**	**34,093**	**34,093**

Note: See Table 3-5 of this report. From JCSD 2020 UWMP, p. 6-28, p. 6-29.
(a) Located within Chino Basin.
(b) Wholesale agency. No project has been determined; wholesaler supplier subject to change.
(c) Located within Riverside South Basin.
AF = acre-feet
(1) Due to rounding, sum of the individual items may not equal the total value.

The amount of water that JCSD plans to produce from the Chino Basin as shown in **Table 4-3** is well within their rights pursuant to the Chino Basin Judgment (**Appendix F**). Further, projections of groundwater obtained by JCSD from the other sources listed in **Table 4-3** are also within the District's rights and agreements. Therefore, the projected supplies needed to meet future demands are met from the various sources discussed in this report.

Sufficiency of Groundwater Basin

JCSD's legal right to pump water in an amount necessary to meet all demands as sanctioned and protected by the Judgment as discussed above, is buttressed by several programs and projects directed at ensuring the sufficiency of groundwater supplies from the Basin, particularly during dry years. An adjudicated water right has perhaps the most substantial indicia of reliability of any water right that currently exists in California. An adjudicated right is based upon long-term studies whose purpose it is to protect the long-term functionality of the water source. These rights are coordinated in an established and binding manner with all the other users of the Basin and are overseen by Watermaster which has the authority to mandate and proscribe activities whose purpose is to protect the water source and maximize its long-term beneficial use.

All Watermaster processes are governed by Rules and Regulations and receive active oversight from the Court which, as noted above, retains continuing jurisdiction over the administration of the Judgment. Consequently, the sufficiency of the groundwater is not only directed by rigorous Watermaster management processes but validated and ensured by continuing Court oversight.

The Optimum Basin Management Program (OBMP) for the Chino Basin has guided the Chino Basin Watermaster's activities since its adoption in 1998. Watermaster-led basin management activities to ensure the maximization of safe yield and OSY of the Chino Basin include objectives, projects, and programs identified in the Peace Agreement and the OBMP. Progress is reported in annual reports, biennial and triennial reports.

As stated, the referenced elements of the OBMP collectively comprise a comprehensive regimen directed to ensuring and maximizing the long-term beneficial use of water in the Chino Basin. In particular, and specific to the location of current and future groundwater production facilities upon which JCSD relies or will rely to provide water to meet water demands within its service area, OBMP Program Element No. 3, "Develop and Implement Water Supply Plan for the Impaired Areas of the Basin" and Program Element No. 5, "Develop and Implement Regional Supplemental Water Program", address the sufficiency of groundwater from the Basin. Fundamentally, the goal of Program Elements 3 and 5 is to develop a regional, long range, cost-effective, equitable, water supply plan for producers in the Chino Basin that incorporates sound basin management.

The JCSD service area overlies groundwater supplies in the southern part of the Chino Basin which must be pumped for purposes of meeting new demands, maintaining safe yield, and to protect water quality in the Santa Ana River. The JCSD service area overlies groundwater supplies in the southern part of the Chino Basin which must be pumped for purposes of meeting new demands, maintaining safe yield, and to protect water quality in the Santa Ana River. As agricultural production in the southern part of the Chino Basin declines, it will be necessary for these reasons to increase production for municipal uses. This is being achieved through the Chino I and Chino II Desalters, of which the JCSD has a contractual right to purchase 8,200 AFY pursuant to the original agreement, and 11,733 AFY as a result of subsequent amendments and expanded treatment facilities (**Appendix C**). Thus, not only was increased Chino Basin water production by JCSD foreseen in the OBMP but sanctioned and encouraged for purposes of achieving OBMP objectives.

The sufficiency of the groundwater supply that is available to JCSD is assured due to the abundance of groundwater in the central and southern portion of the Chino Basin, OBMP objectives that prioritize and assure production from the southern Chino Basin coupled with desalting and ion-exchange treatment facilities that enable the use of this abundant supply for municipal (potable) purposes. As indicated in the quoted text of the OBMP, southern basin production, where JCSD is partially located, is the linchpin of several critical OBMP objectives. Thus, the sufficiency of groundwater is heightened and prioritized by the necessity of continued pumping from the southern Chino Basin under the OBMP which is administered by the Watermaster and ultimately enforced by continuing Court jurisdiction over the Judgment.

The other referenced OBMP Program Elements are collectively directed to ensuring the sufficiency of Chino Basin groundwater supplies, particularly during dry years, and comprehensively address water quality and quantity, thus maximizing beneficial use over the long-term. Sufficiency of groundwater from the Chino Basin is further assured for the following reasons:

- Inland Empire Utilities Agency (IEUA) is a member agency of MWD, which provides imported water from the State Water Project for direct use by parties to the Judgment in the Chino Basin

and for Chino Basin recharge purposes (when supplies are available). IEUA has also reviewed the sufficiency of supplies for its service territory that includes the Chino Basin in connection with its 2015 UWMP (**Appendix J**).

- IEUA's UWMP is consistent with, and reiterative of, OBMP projects and programs (see Section 7.4 of **Appendix J**). IEUA anticipates increased limitations for imported water for direct and recharge use while noting reductions during dry years (due to increased reliance on groundwater from the Basin) and in the higher amount otherwise required in the absence of OBMP projects and programs. The UWMP also analyzes the sufficiency of water supplies for single and multiple year drought scenarios and concludes the region is expected to meet 100 percent of its dry year demand under every scenario. Key assumptions included:
    - Reliance on assurances provided by MWD in its 2015 UWMP (**Appendix K**) that it could meet 100 percent of projected supplemental full-service water supply demands through 2040;
    - Implementation of MWD's Chino Basin DYY Storage Program consistent with the contractual shift obligations of the participating agencies of up to 33,000 AF in a twelve-month period; and
    - Sustain per capita water use reductions of 10 percent by 2015 and 20 percent by 2020.

IEUA concluded in its 2015 UWMP that the projected available water supply will meet projected water demand due to diversified water supply and water conservation measures. Based on IEUA water supply projections, there are sufficient water supplies to meet normal year water demands and single dry year demands. However, in the multiple dry year scenario a local supply gap of 283 AF is projected for 2040. IEUA and retail agencies plan to close the supply gap through utilizing local supplemental water supply opportunities and securing additional imported water as needed to accommodate for the variability in supply from the State Water Project (**Appendix J**, p. 3-16).

CWC section 10631(j) provides that urban water suppliers, that rely upon a wholesale agency for a source of water may rely upon water supply information provided by the wholesale agency in fulfilling UWMP informational requirements.

IEUA's independent analysis of contemporary regional water conditions in conjunction with MWD's most recent report, provide additional and reliable assurances concerning the sufficiency of imported water supplies that comprise a portion of overall Chino Basin supply sufficiency. As stated in the above-quoted OBMP text, however, "expanded use of imported water in the northern part of the Chino Basin will have a lower priority than maintaining groundwater production in the southern part of the Chino Basin."

JCSD's participation in the DYY Storage Program described in Section 3, along with future water storage and recovery projects will drought-proof the Chino Basin and all other appropriative pool members from imported water shortages. This program is consistent with OBMP Program Element No. 9, "Develop and Implement Storage and Recovery Program." Benefits to the Chino Basin associated with this program include the construction of facilities to enhance imported water deliveries and the production of water from the Chino Basin. Further demonstrating the sufficiency of Chino Basin groundwater is MWD's program to use the Chino Basin for dry year supply purposes, thus underscoring that sufficient Chino Basin groundwater is available during dry years not only for local use by agencies like JCSD but also in connection with MWD's regional reliability programs.

In conclusion, the sufficiency of groundwater supplies available to JCSD is assured because of the OBMP programs overseen by the Chino Basin Watermaster and conducted under the auspices of continuing Court jurisdiction that specifically direct and assure the long-term production of water pursuant to the District's legal rights to produce such water necessary to meet ultimate water demands.

Summary

As discussed in Section 2, the proposed Project's annual water demand is estimated at 461 AFY. The proposed land use types are similar to the 2020 UWMP, which estimated an annual demand of 505 AFY. For the purposes of this analysis potable water is assumed. District-wide potable water consumption in CY 2020 was 27,357 AF (JCSD 2020). With passage of recent statewide water conservation standards, unit water consumption of potable water is anticipated to decline.

As discussed in Section 3, the water supply portfolio available to serve the Project includes local potable water from District wells, CDA, RCSD, and the DYY Program. The District also maintains water storage accounts through the Chino Basin Watermaster. As of 2020, the potable water supplies utilized by JCSD totaled approximately 27,357 AF, which is commensurate with the District-wide potable demand during the same time period (JCSD 2020).

As of CY 2020, the potable groundwater production by JCSD was approximately 11,502 AF, which is less than the District's projected peak groundwater production of potable ground water (**Table 4-2**). Further, the District currently uses their total rights to potable water available from the CDA (**Table 4-3**).

Currently, JCSD's annual production right in the Chino Basin as calculated by the Watermaster totals 19,547.9 AF, with an additional 31,861.3 AF in storage (**Table 4-1**).

Although annual fluctuations to rights and storage accounts will occur, the District's rights are projected to increase over the next 20 years due to more land use conversions.

In conclusion, the water supplies available to JCSD currently meet and exceed water demands. Groundwater production by JCSD is currently less than their existing rights and within their groundwater well production capacity. Regardless, JCSD has the means and right to exceed their groundwater allocation in the Chino Basin when required to meet demand pursuant to the Judgment. Further, JCSD has rights to water held in storage that would supply customer demands for more than one year. On the other hand, JCSD also can supply water to the Project purchased from CDA that is within their existing entitlements and capacities. Therefore, the District can meet the planned water demand of the proposed Project by utilizing JCSD's existing water supply.

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Figure 4-1. Groundwater Basin Map

Figure 4-2. Chino Basin Management Zones

Section 5. Conclusions

Jurupa Community Services District (JCSD) has been identified as the water supplier for the proposed Eastvale Leal Property ("Project"). JCSD prepared an Urban Water Management Plan (UWMP) in 2020.

The Project is in the City of Eastvale and consists of 158 acres of proposed development. The proposed project will include mixed uses including mixed-use retail, office, housing, and civic development including police and fire stations and community center as well as a hotel and community spaces.

The estimated potable water demand for the Project is 461 acre-feet per year (AFY) (**Table 2-3**). No recycled water is assumed available to serve this Project at this time. The Project site was accounted for in the 2020 UWMP, which estimated a demand of 505 AFY for the Project site. Thus the Project was accounted for in the water demand projections of the most recent UWMP.

JCSD produced 11,051.8 AF of groundwater for potable use in CY 2020. JCSD has water production rights in the Chino Groundwater Basin that currently total 19,547.9 AF, as well as groundwater storage accounts that total 31,861.3 AF (**Table 4-1**).

JCSD holds a contractual commitment as a member of the Chino Basin Desalter Authority (CDA) for potable supplies in the amount of 11,733 AFY, and an agreement to purchase potable water from Rubidoux Community Services District (RCSD) in the amount of approximately 2,000 AFY. During dry years, JCSD can also purchase the City of Ontario's share of CDA water in the amount of approximately 2,000 AF through the DYY Program. In CY 2020, JCSD received 11,414 AF from CDA and 1,446 AF through the DYY Program. No supply was received from RCSD in CY 2020 (**Table 3-5**). In addition, JCSD obtained WMWD's CDA's supply of 3,445.5 AF of WMWD's CDA supply in CY 2020.

JCSD has forecasted excess water supplies will be available to meet customer demand during single-dry and multiple dry water years over the next 20 years (**Tables 3-8** and **3-9**), assuming a new water supply source is brought online around 2025. Current projects and supply sources include Western Municipal Water District and Cucamonga Valley Water District (**Table 3-6**). The District currently has an application before the State Water Resources Control Board to obtain grant funding and a low interest rate loan for a recycled water system.

Potable water demand in the JCSD service area was 27,357.3 AF as of CY 2020. By 2040, ultimate potable water demands are estimated at 36,289 AFY (**Table 2-2**). The current groundwater pumping capacity (33,090 gpm) will be increased ultimately to 43,315 gpm to meet customer demands under buildout conditions.

Based on the evidence provided herein, the total projected water supplies available to JCSD during normal, single dry, and multiple dry water years over a 20-year projection will be sufficient to meet the projected water demand associated with the proposed Project in addition to the water supplier's existing and planned future uses, including agricultural and manufacturing uses. State mandated conservation efforts will reduce demand in the future.

References

1. Jurupa Community Services District, 2020 Urban Water Management Plan.

2. Jurupa Community Services District, 2020 Draft Water Master Plan. March 2021.

3. Chino Basin Desalter Authority, 2015 Urban Water Management Plan. June 2016.

4. Western Municipal Water District 2015 Urban Water Management Plan Update, Final Report. June 2016.

5. The Metropolitan Water District of Southern California, 2015 Urban Water Management Plan. June 2016.

6. Chino Basin Watermaster, Fiscal Year 2019-20, 43rd Annual Report.

7. Amendment No. 8 to Groundwater Storage Program Funding Agreement No. 49960 By and Among The Metropolitan Water District of Southern California and Inland Empire Utilities Agency and Chino Basin Watermaster. September 17, 2014.

8. Judgment, Chino Basin Municipal Water District v. City of Chino, et al., San Bernardino Ct. No. 164327 (filed Jan. 30, 1978). Includes amendments thereto.

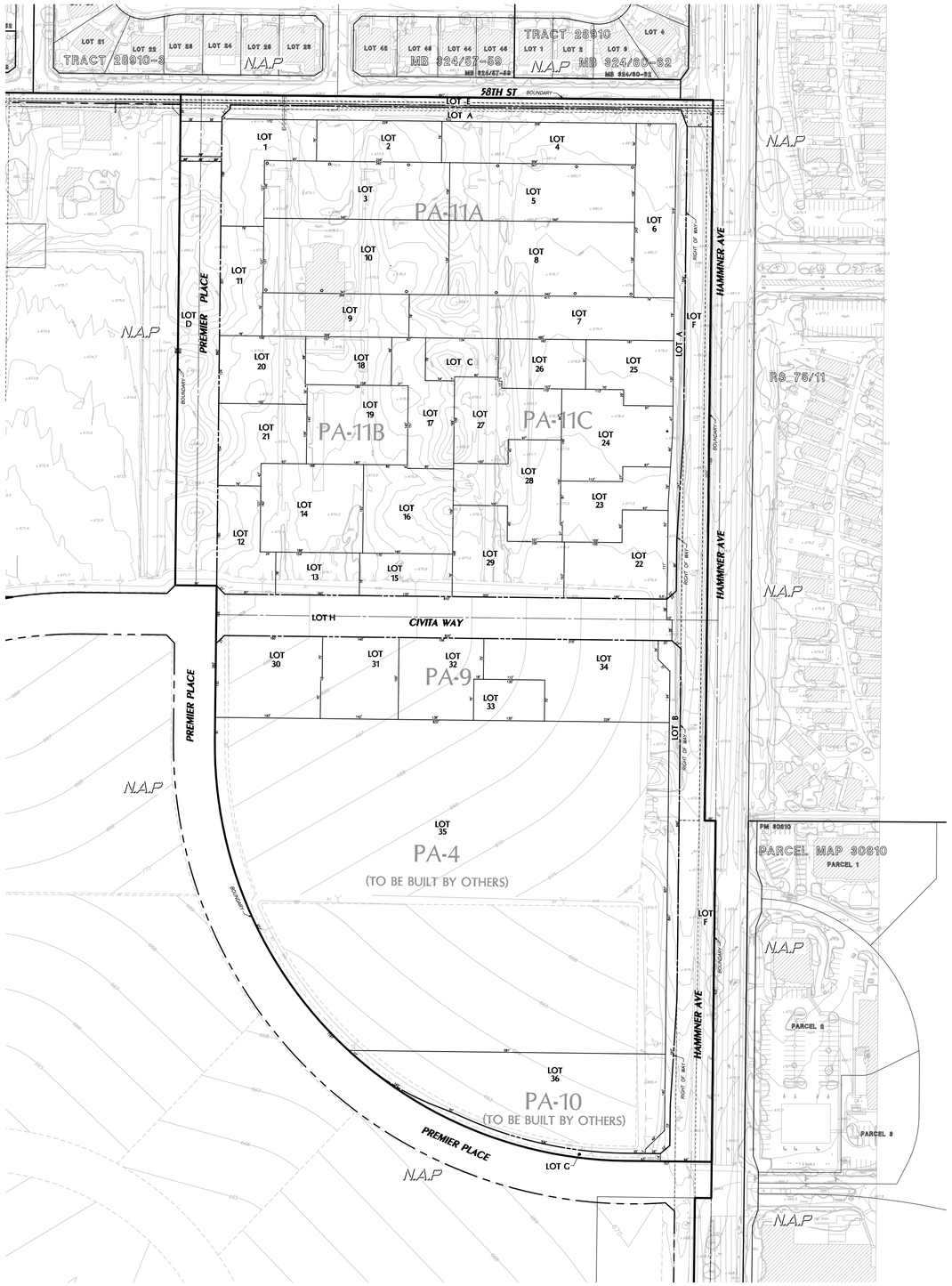
9. Agreement by and between the City of Ontario and Jurupa Community Services District establishing an operational plan for Metropolitan Water District/Chino Basin Groundwater Storage Program, Providing for Water Supply to Ontario's New Model Colony and Interconnection to Increase Water Supply Reliability. November 21, 2014.

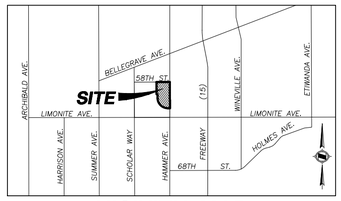
10. Judgment, Orange County Water District v. City of Chino, et al., Superior Court for the State of California for the County of Orange No. 117628 (filed April 17, 1969).

11. Judgment, Western Municipal Water District, et al. v. East San Bernardino County Water District, et al., Superior Court of the State of California in and for the County of Riverside No. 784726 (filed April 17, 1969).

TENTATIVE TRACT MAP NO. 38595
FOR CONDOMINIUM PURPOSES

BEING PARCEL "B" OF LOT LINE ADJUSTMENT NO. 2022-001, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED AUGUST 24, 2022, AS INSTRUMENT NO. 2022-0370918, OF OFFICIAL RECORDS OF SAID COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN EAST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.





VICINITY MAP

EXISTING EASEMENTS

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 9, 1953
RECORDING NO.: 17029, BOOK 1459, PAGE 442, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
TO BE QUITCLAIMED

(7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA
PURPOSE: UTILITIES
RECORDING DATE: MAY 03, 1956
RECORDING NO.: 98, BOOK 1906, PAGE 107, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: UTILITIES
RECORDING DATE: OCTOBER 23, 1967
RECORDING NO. 93222, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
TO BE QUITCLAIMED

(13) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: ACCESS AGREEMENT
RECORDING DATE: APRIL 25, 2000
RECORDING NO. 2000-152877, OF OFFICIAL RECORDS
TO BE QUITCLAIMED

(14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND MAINTENANCE
RECORDING DATE: APRIL 25, 2000
RECORDING NO. 2000-152878, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(15) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: STREET AND UTILITY
RECORDING DATE: APRIL 25, 2000
RECORDING NO. 2000-152879, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(18) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: UTILITIES
RECORDING DATE: DECEMBER 19, 2000
RECORDING NO. 2000-503786, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
TO BE QUITCLAIMED

(19) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
RECORDING DATE: JANUARY 31, 2001
RECORDING NO. 2001-041384, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1, 5 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(20) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
RECORDING DATE: JANUARY 15, 2002
RECORDING NO. 2000-025215, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(25) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY
PURPOSE: TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR ALTER, OPERATE, MAINTAIN, INSPECT AND UTILIZE A SEWER PIPELINE OF PIPELINES.
RECORDING DATE: APRIL 5, 2012
RECORDING NO. 2012-0156067, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(26) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CHINO BASIN DESALTER AUTHORITY
PURPOSE: TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR ALTER, OPERATE, MAINTAIN, INSPECT AND UTILIZE A WATER PIPELINE OR PIPELINES
RECORDING DATE: JULY 3, 2012
RECORDING NO. 2012-0310822, OF OFFICIAL RECRODS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: RESIDENTIAL AND COMMERCIAL
3. EXISTING GENERAL PLAN LAND USE DESIGNATION: LEAL POLICY AREA
4. EXISTING ZONING: LEAL MASTER PLAN
5. ASSESSOR PARCEL NUMBERS: 164-030-044
6. TOTAL GROSS AREA: 44.26 AC
7. WATER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREETS, MIRA LOMA, CA 91752, (951)685-7437
8. SEWER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREETS, MIRA LOMA, CA 91752, (951)685-7437
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, 155 S. G STREET, SAN BERNARDINO, CA 92410, (909) 758-8691
10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, 1351 E. FRANCIS STREET, ONTARIO, CA 91761, (909) 930-8431
11. TELEPHONE SERVICE PROVIDED BY: VERIZON, 1400 E. PHILLIPS BLVD., POMONA, CA 91766, (909)469-2260
12. CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
13. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92876, (951) 280-4500
14. THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO CA, 92860, (951) 736-5000
15. THE PROJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FLOOD INSURANCE RATE MAP NUMBERS 06065C0677G & 06065C0681G, EFFECTIVE DATE AUGUST 28, 2008.

EARTHWORK SUMMARY

	CUT	FILL
RAW VOLUME	44,351 CYS	171,443 CYS
SHRINKAGE (ON CUT) 12%		7,049 CYS
PAD OVER-EX	239,663 CYS	239,663 CYS
PAD OVER-EX SHRINKAGE 12%		28,760 CYS
PAVED OVER-EX	20,027 CYS	20,027 CYS
PAD AREA OVER-EX SHRINKAGE 12%		2,403 CYS
TOTAL	304,000 CYS	469,300 CYS
NET VOLUME		165,300 CYS SHORT

PROPOSED EASEMENTS

(1) INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.

(2) PROPOSED EASEMENT FOR STORM DRAIN PURPOSES

(3) 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL

FEET 0 50 100 200
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: --
CHECKED BY: DS

PREPARED FOR:
NEW HOME CO.
move forward
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

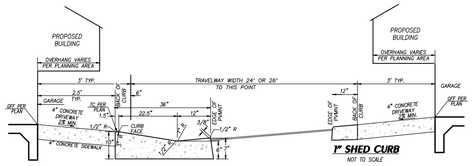
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
1 OF 4

PLOTTED BY: Ralph Jesus DATE: Dec. 05, 2024 09:24:44 AM FILE: F:\0736\Planning\SA_TTM_38595\Exh_TTM\TTM_38595_SHT.1.dwg

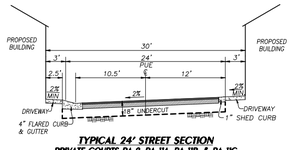
W.O.: 2749-61 EASTVALE

2099

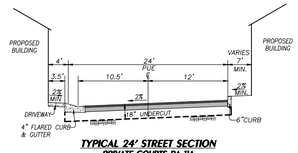


4" FLARED CURB & GUTTER DETAIL
NOT TO SCALE

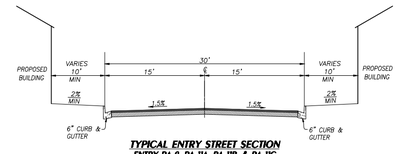
1" SHED CURB
NOT TO SCALE



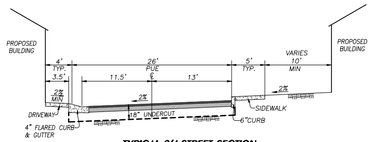
TYPICAL 24' STREET SECTION
PRIVATE COURTS PA-9, PA-11A, PA-11B, & PA-11C
NOT TO SCALE



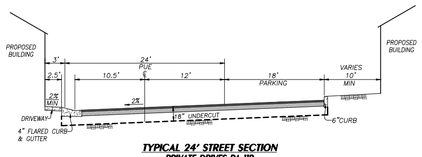
TYPICAL 24' STREET SECTION
PRIVATE COURTS PA-11A
NOT TO SCALE



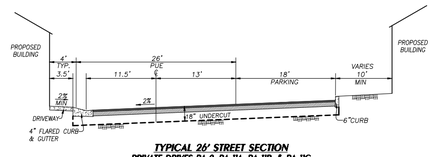
TYPICAL ENTRY STREET SECTION
ENTRY PA-9, PA-11A, PA-11B, & PA-11C
NOT TO SCALE



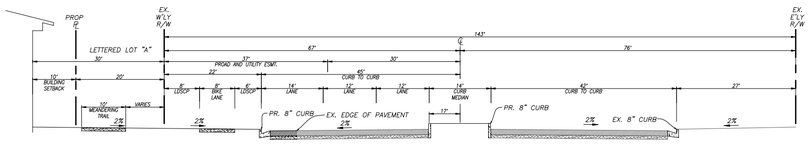
TYPICAL 26' STREET SECTION
PRIVATE DRIVES PA-9, PA-11A, PA-11B, & PA-11C
NOT TO SCALE



TYPICAL 24' STREET SECTION
PRIVATE DRIVES PA-11B
NOT TO SCALE

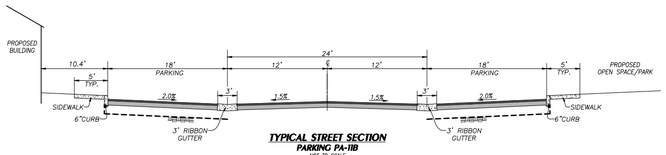


TYPICAL 26' STREET SECTION
PRIVATE DRIVES PA-9, PA-11A, PA-11B, & PA-11C
NOT TO SCALE

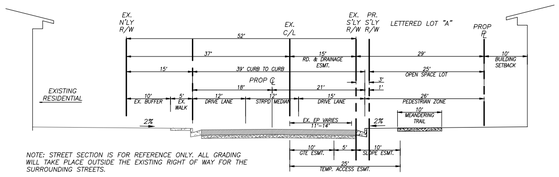


NOTE: STREET SECTION IS FOR REFERENCE ONLY. ALL GRADING WILL TAKE PLACE OUTSIDE THE EXISTING RIGHT OF WAY FOR THE SURROUNDING STREETS.

TYPICAL STREET SECTION
HAMNER AVE
NOT TO SCALE

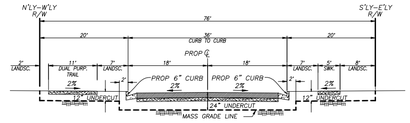


TYPICAL STREET SECTION
PARKING PA-11B
NOT TO SCALE



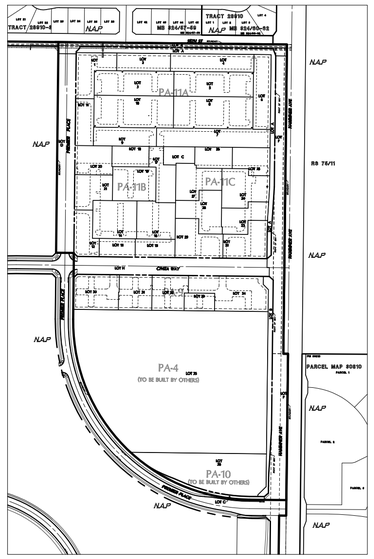
NOTE: STREET SECTION IS FOR REFERENCE ONLY. ALL GRADING WILL TAKE PLACE OUTSIDE THE EXISTING RIGHT OF WAY FOR THE SURROUNDING STREETS.

TYPICAL STREET SECTION
58TH STREET
NOT TO SCALE



NOTE: STREET SECTION IS FOR REFERENCE ONLY. ALL GRADING WILL TAKE PLACE OUTSIDE THE EXISTING RIGHT OF WAY FOR THE SURROUNDING STREETS.

TYPICAL STREET SECTION
CIVITA WAY AND PREMIER PLACE
NOT TO SCALE



KEY MAP

NUMBERED LOTS

Lot No.	Land Use	S.F	Acres
1	RESIDENTIAL	22,633	0.52
2	RESIDENTIAL	17,283	0.40
3	RESIDENTIAL	35,882	0.82
4	RESIDENTIAL	26,950	0.62
5	RESIDENTIAL	35,891	0.82
6	RESIDENTIAL	23,507	0.54
7	RESIDENTIAL	38,442	0.88
8	RESIDENTIAL	46,358	1.06
9	RESIDENTIAL	21,341	0.49
10	RESIDENTIAL	46,358	1.06
11	RESIDENTIAL	15,748	0.36
12	RESIDENTIAL	17,812	0.41
13	RESIDENTIAL	11,993	0.28
14	RESIDENTIAL	30,480	0.70
15	RESIDENTIAL	13,254	0.31
16	RESIDENTIAL	26,183	0.60
17	RESIDENTIAL	18,803	0.43
18	RESIDENTIAL	13,882	0.32
19	RESIDENTIAL	26,884	0.62
20	RESIDENTIAL	19,789	0.45
21	RESIDENTIAL	20,928	0.48
22	RESIDENTIAL	23,981	0.55
23	RESIDENTIAL	19,298	0.44
24	RESIDENTIAL	29,131	0.67
25	RESIDENTIAL	17,185	0.40
26	RESIDENTIAL	14,458	0.33
27	RESIDENTIAL	24,607	0.57
28	RESIDENTIAL	25,872	0.59
29	RESIDENTIAL	27,478	0.63
30	RESIDENTIAL	28,982	0.67
31	RESIDENTIAL	21,188	0.49
32	RESIDENTIAL	22,008	0.51
33	RESIDENTIAL	9,780	0.22
34	RESIDENTIAL	41,765	0.96
35	RESIDENTIAL	461,703	10.60
36	COMMERCIAL	75,081	1.72
TOTAL		**1,372,918**	**31.52**

LETTERED LOTS

Lot No.	Land Use	S.F	Acres
A	OPEN SPACE	38,573	0.89
B	OPEN SPACE	18,545	0.43
C	PARK	9,835	0.23
D	STREET	64,611	1.48
E	STREET	21,776	0.50
F	STREET	107,974	2.48
G	STREET	6,491	0.15
H	STREET	63,323	1.46
TOTAL		**331,128**	**7.62**

LAND USE SUMMARY

Land Use	S.F	Acres
RESIDENTIAL	1,297,830	29.79
COMMERCIAL	75,122	1.73
OPEN SPACE	60,447	1.38
PARK	9,835	0.23
STREET	262,172	6.02
TOTAL	**1,705,406**	**39.15**

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: --
CHECKED BY: DS

PREPARED FOR:
NEW HOME CO.
move forward
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

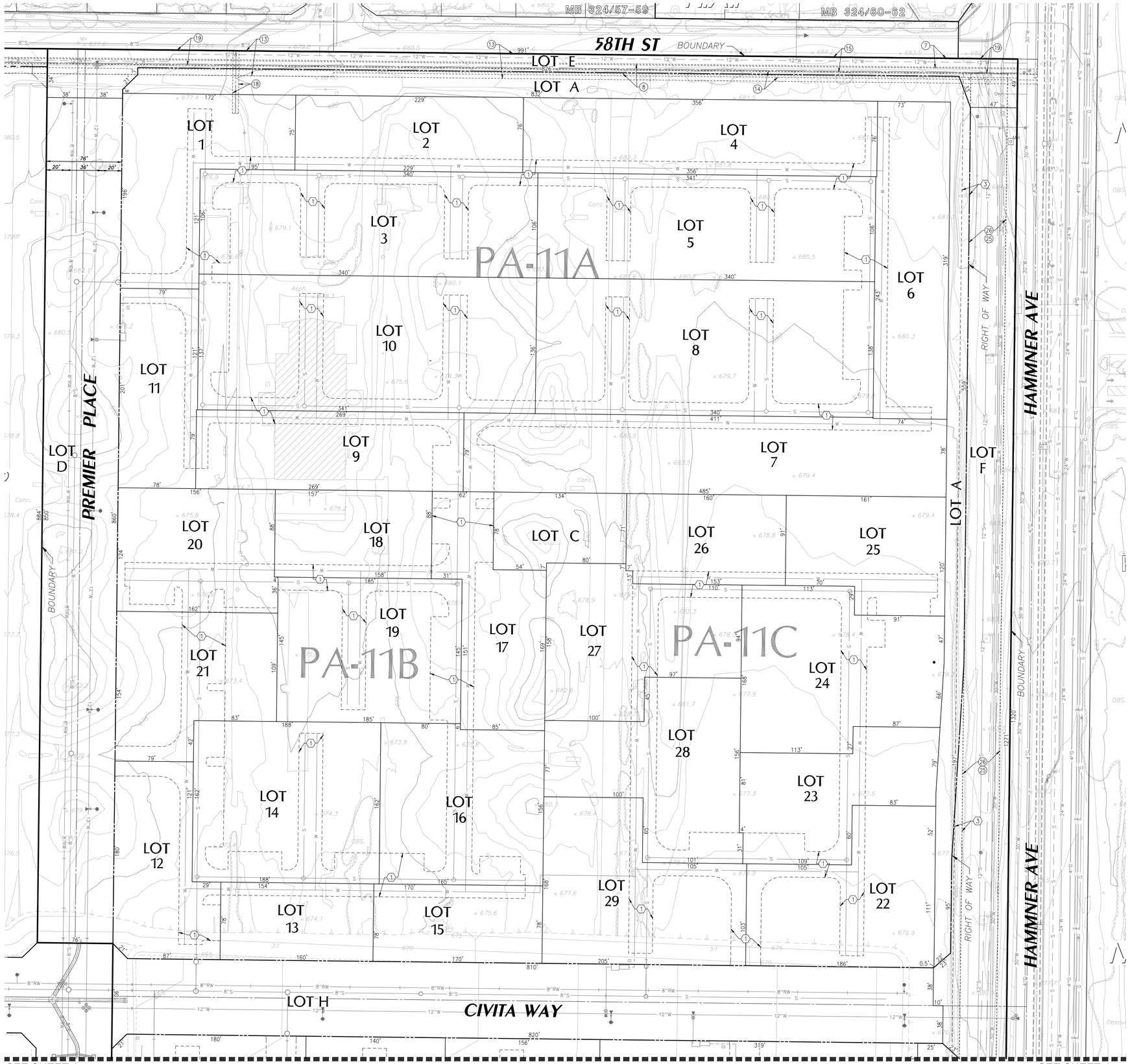
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
2 OF 4

W.O.: 2749-61 EASTVALE

PLOTTED BY: Ralph Jesus DATE: Dec. 05, 2024 09:25:01 AM FILE: F:\0736\Planning\SA_TTM_38595\Exh_TTM\TTM_38595_SHT.2.dwg

2100



VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

FEET 0 20 40 80
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: --
CHECKED BY: DS

PREPARED FOR:
NEW HOME CO.
move forward
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, L.L.C.
18575 JAMBOREE ROAD
IRVINE, CA 92612
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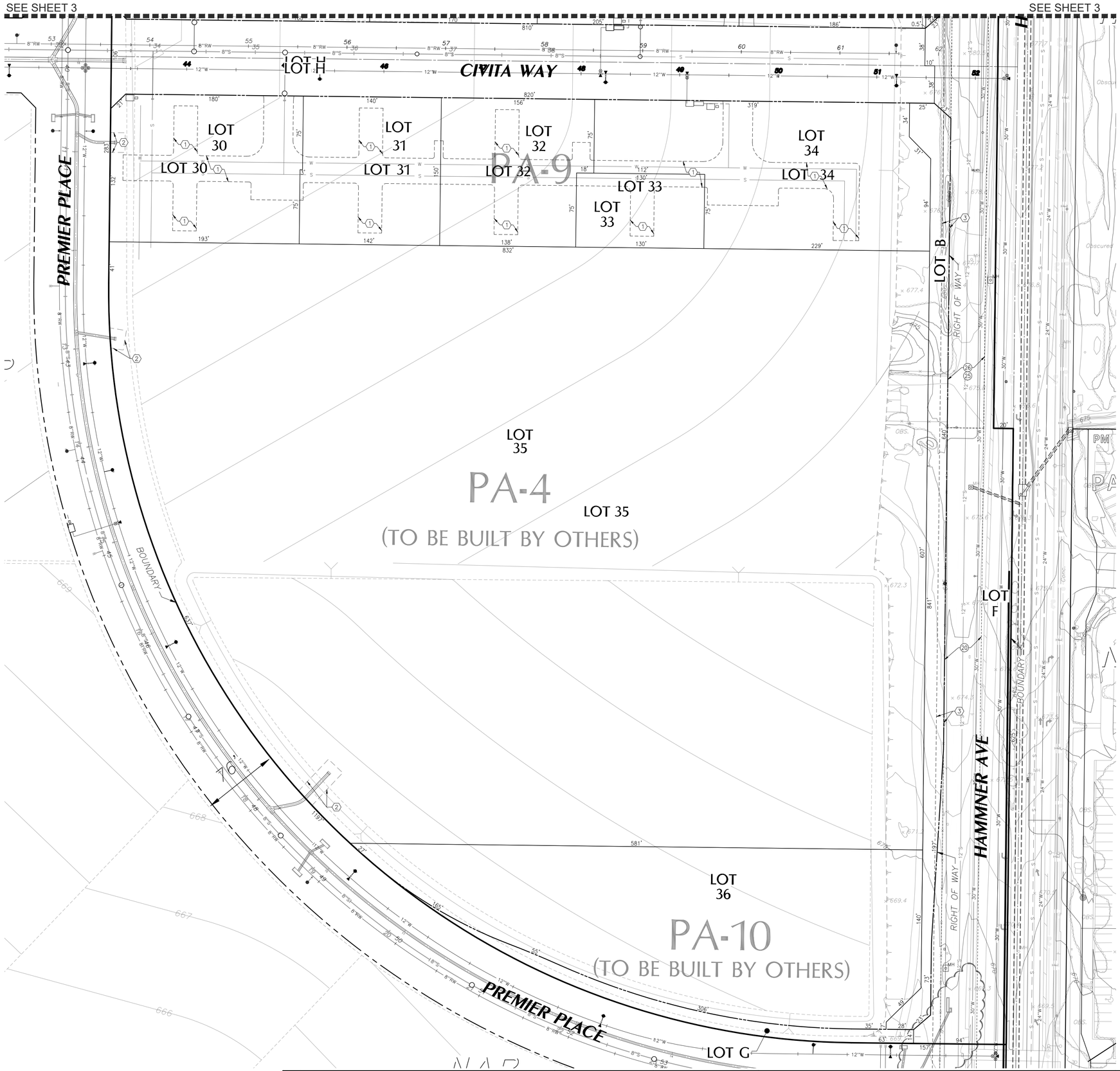
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

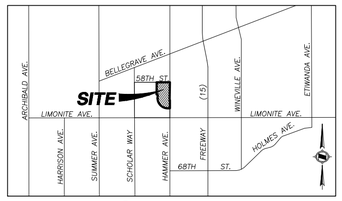
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
3 OF 4

PLOTTED BY: Ralph Jesus DATE: Dec. 05, 2024 09:25:19 AM FILE: F:\0736\Planning\SA_TTM_38595\Exh_TTM\TTM_38595_SHT.3.dwg

W.O.: 2749-61 EASTVALE





VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
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- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

FEET 0 20 40 80
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY:	LP
DESIGNED BY:	--
CHECKED BY:	DS

PREPARED FOR:
NEW HOME CO.
move forward
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

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TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
4 OF 4

W.O.: 2749-61 EASTVALE

PLOTTED BY: Ralph Jesus DATE: Dec. 05, 2024 09:25:41 AM FILE: F:\0736\Planning\SA_TTM_38595\Exh_TTM\TTM_38595_SHT.4.dwg

EASTVALE SQUARE

PHASE B
OFF-SITE AREAS
MAJOR DEVELOPMENT PLAN

GENERAL

SHEET	NAME
CS-1	Coversheet/Sheet Index
SP-1	Overall Illustrative
SP-2	Community Identity
SP-3	Hamner Ave. Enlargements
L-1	Conceptual Tree Planting Layout
L-2	Plant Imagery Board
L-3	Plant Imagery Board
L-4	Plant Imagery Board
L-5	Enlargement - Streets and Open Space
L-6	Street Planting Vignette and Sections
L-7	Street Planting Vignette and Sections
L-8	Monument Wall Elevations

CIVIL

SHEET	NAME
1 of 8	Site Plan
2 of 8	Site Plan
3 of 8	Site Plan
4 of 8	Site Plan
5 of 8	Grading Plan
6 of 8	Grading Plan
7 of 8	Grading Plan
8 of 8	Grading Plan
1 of 5	Tentative Tract Map
2 of 5	Tentative Tract Map
3 of 5	Tentative Tract Map
4 of 5	Tentative Tract Map
5 of 5	Earthwork - Cut & Fill Exhibit

SITE LIGHTING

SHEET	NAME
1 OF 3	Street Light Improvement Plans Cover Sheet
2 OF 3	Street Photometrics Plan
3 OF 3	Street Photometrics Plan

CITY OF EASTVALE

NEW HOME CO. move forward

EASTVALE SQUARE

HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING

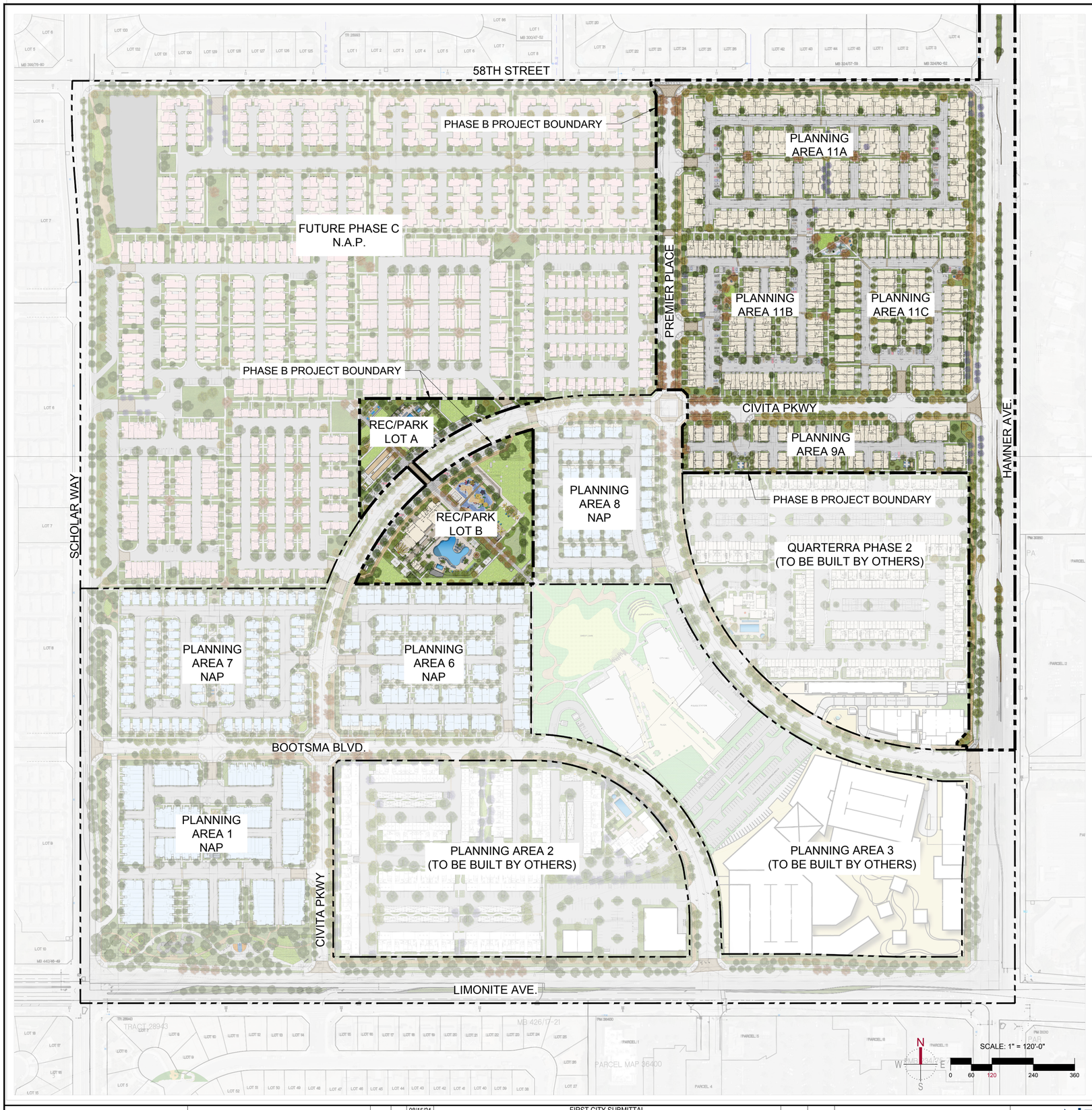
Bassenian | Lagoni ARCHITECTURE ▪ PLANNING ▪ INTERIORS

Kimley»Horn

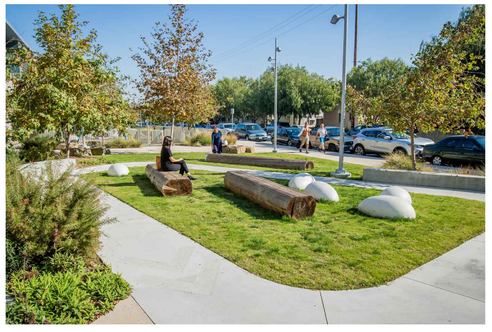
4th Submittal

02/13/2025

CS-1



PASSIVE SPACE REFERENCE IMAGERY



Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/15/24	FIRST CITY SUBMITTAL		
		11/18/24	SECOND CITY SUBMITALL		
		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

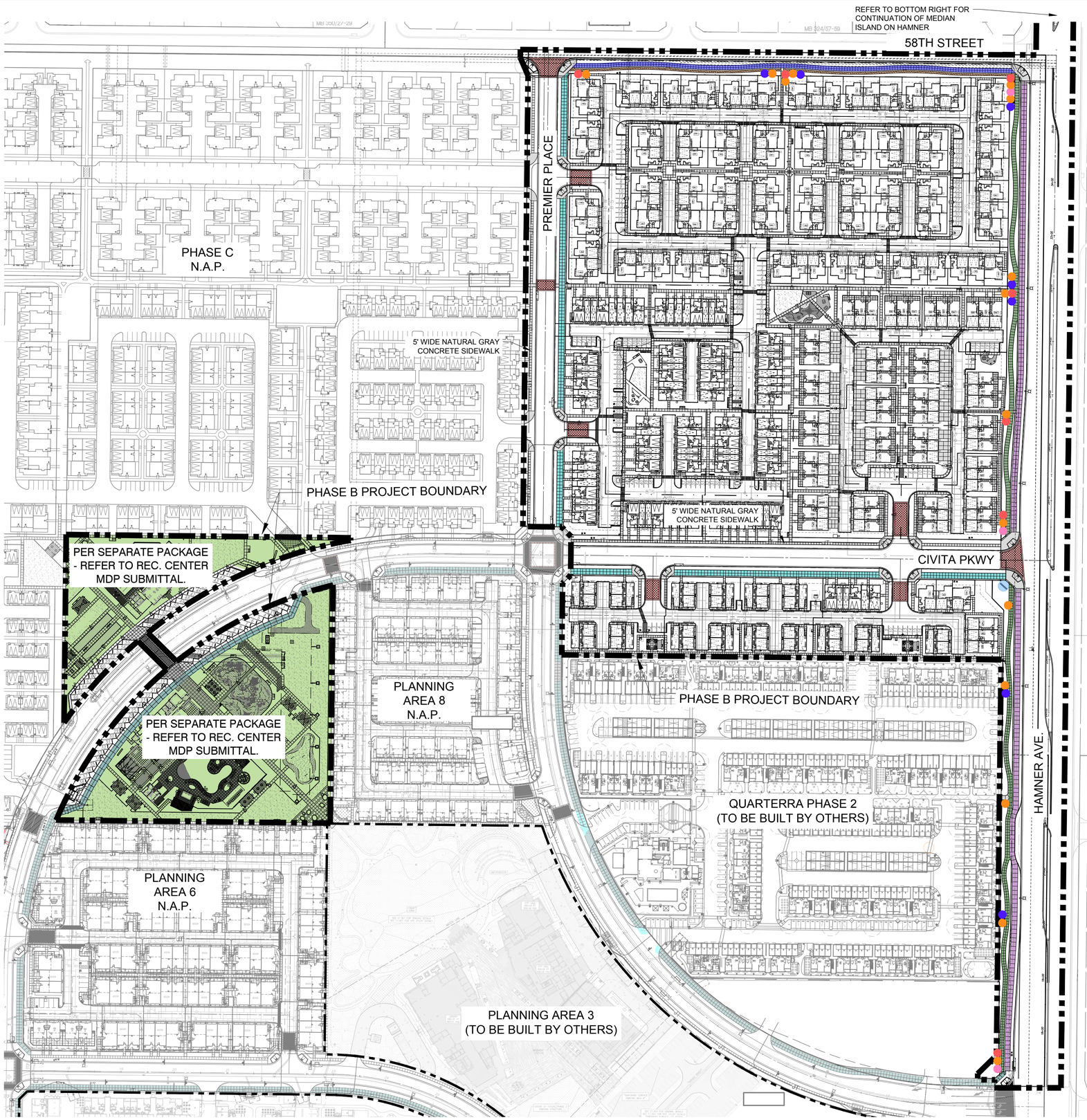
NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

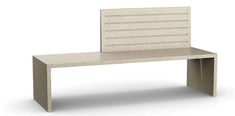
OFF-SITE PACKAGE
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
OVERALL ILLUSTRATIVE

SHEET NO.
SP-1



REFERENCE IMAGERY



PEDESTRIAN BENCHES
TO BE LOCATED ALONG
PASEOS/TRAILS/OPEN SPACES

TRASH CANS
TO BE LOCATED ALONG
PASEOS/TRAILS/OPEN SPACES

TRASH CANS
TO BE LOCATED AT REC. CENTER
AND PRIVATE AREAS

BIKE RACK
TO BE LOCATED ALONG TRAILS/OPEN
SPACES/MAIN GATHERING SPACES

DOG WASTE DISPENSERS
TO BE LOCATED ALONG TRAILS AND
OPEN SPACES

ENHANCED PAVING
TO BE LOCATED AT ENTRIES AND CROSSWALKS

TRAIL
11'-0" TRAIL

COMMUNITY LIGHTING REFERENCE IMAGERY

BOLLARD
TO BE LOCATED ALONG TRAILS AND OPEN SPACES

REFER TO SITE LIGHTING PLANS FOR ADDITIONAL INFORMATION

STREET LIGHTS
TO BE LOCATED ALONG STREETS - 16' POLE

REFER TO SITE LIGHTING PLANS FOR ADDITIONAL INFORMATION

PEDESTRIAN LIGHTS
TO BE LOCATED ALONG STREETS - 12' POLE

REFER TO SITE LIGHTING PLANS FOR ADDITIONAL INFORMATION

COMMUNITY IDENTITY LEGEND

- PRIMARY RESIDENTIAL SIGNAGE
- ENHANCED PAVING
  MATERIALS: COLORED CONCRETE/PAVERS
  - ENTRIES
  - CROSS WALKS
  - RESIDENTIAL ENTRIES
- COMMUNITY REC. CENTER / OPEN SPACE
- 11' - 0" COMMUNITY TRAIL (BACKBONE STREETS)
  PAVING MATERIALS: NATURAL GREY CONCRETE
- 10' - 0" PERIMETER TRAIL (58TH STREET)
  PAVING MATERIALS: NATURAL GREY CONCRETE
- 4' - 0" DECOMPOSED GRANITE TRAIL (58TH ST)
- 8' - 0" PERIMETER TRAIL (HAMNER STREET)
  PAVING MATERIALS: NATURAL GREY CONCRETE
- 10'-0" BIKE TRAIL (HAMNER AVENUE)
  PAVING MATERIALS: NATURAL GREY CONCRETE
- DOG WASTE RECEPTACLE (7 Total)
- TRASH CAN (15 Total)
- BIKE RACK (3 locations - 3 stalls per location)
- BENCH/SEATING AREA (7 Total)

N

SCALE: 1" = 80'-0"

0 40 80 160 240

811 Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/15/24	FIRST CITY SUBMITTAL		
		11/18/24	SECOND CITY SUBMITALL		
		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

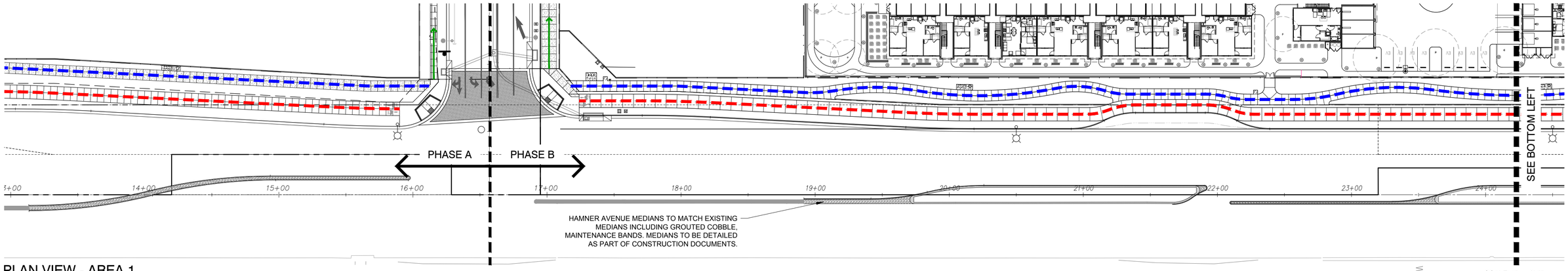
NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

OFF-SITE PACKAGE
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
COMMUNITY IDENTITY

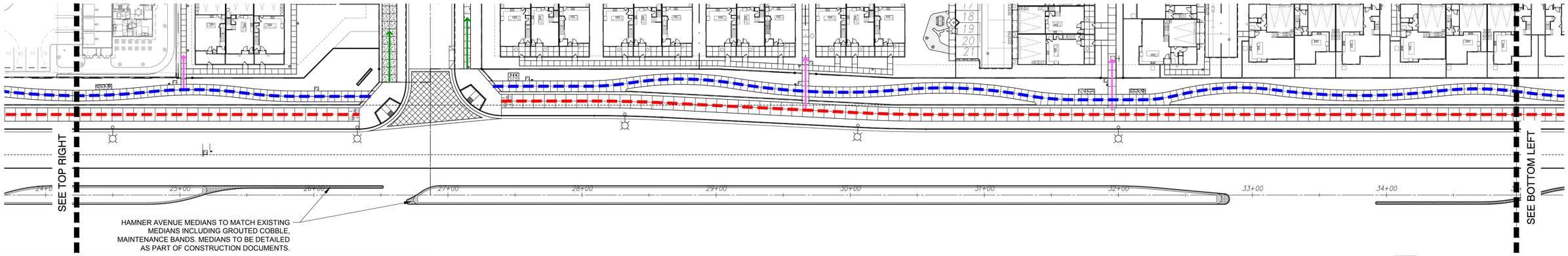
SHEET NO.
SP-2



PLAN VIEW - AREA 1

BIKE TRAIL — 10' WIDE
PERIMETER TRAIL — 8' WIDE
SIDEWALK — WIDTH VARIES (5' OR 11')
CONNECTION WALKWAY — WIDTH VARIES (4'-6')
MEANDERING CONCRETE TRAIL — 8' WIDE
DECOMPOSED GRANITE TRAIL — 4' WIDE

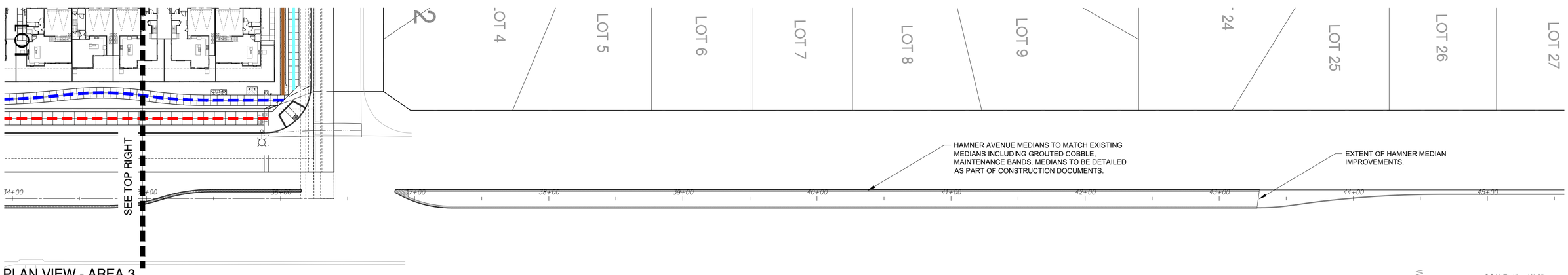
SCALE: 1" = 40'-0"
0 20 40 80 120



PLAN VIEW - AREA 2

BIKE TRAIL — 10' WIDE
PERIMETER TRAIL — 8' WIDE
SIDEWALK — WIDTH VARIES (5' OR 11')
CONNECTION WALKWAY — WIDTH VARIES (4'-6')
MEANDERING CONCRETE TRAIL — 8' WIDE
DECOMPOSED GRANITE TRAIL — 4' WIDE

SCALE: 1" = 40'-0"
0 20 40 80 120



PLAN VIEW - AREA 3

BIKE TRAIL — 10' WIDE
PERIMETER TRAIL — 8' WIDE
SIDEWALK — WIDTH VARIES (5' OR 11')
CONNECTION WALKWAY — WIDTH VARIES (4'-6')
MEANDERING CONCRETE TRAIL — 8' WIDE
DECOMPOSED GRANITE TRAIL — 4' WIDE

SCALE: 1" = 40'-0"
0 20 40 80 120

811 Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/15/24	FIRST CITY SUBMITTAL		
		11/18/24	SECOND CITY SUBMITALL		
		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

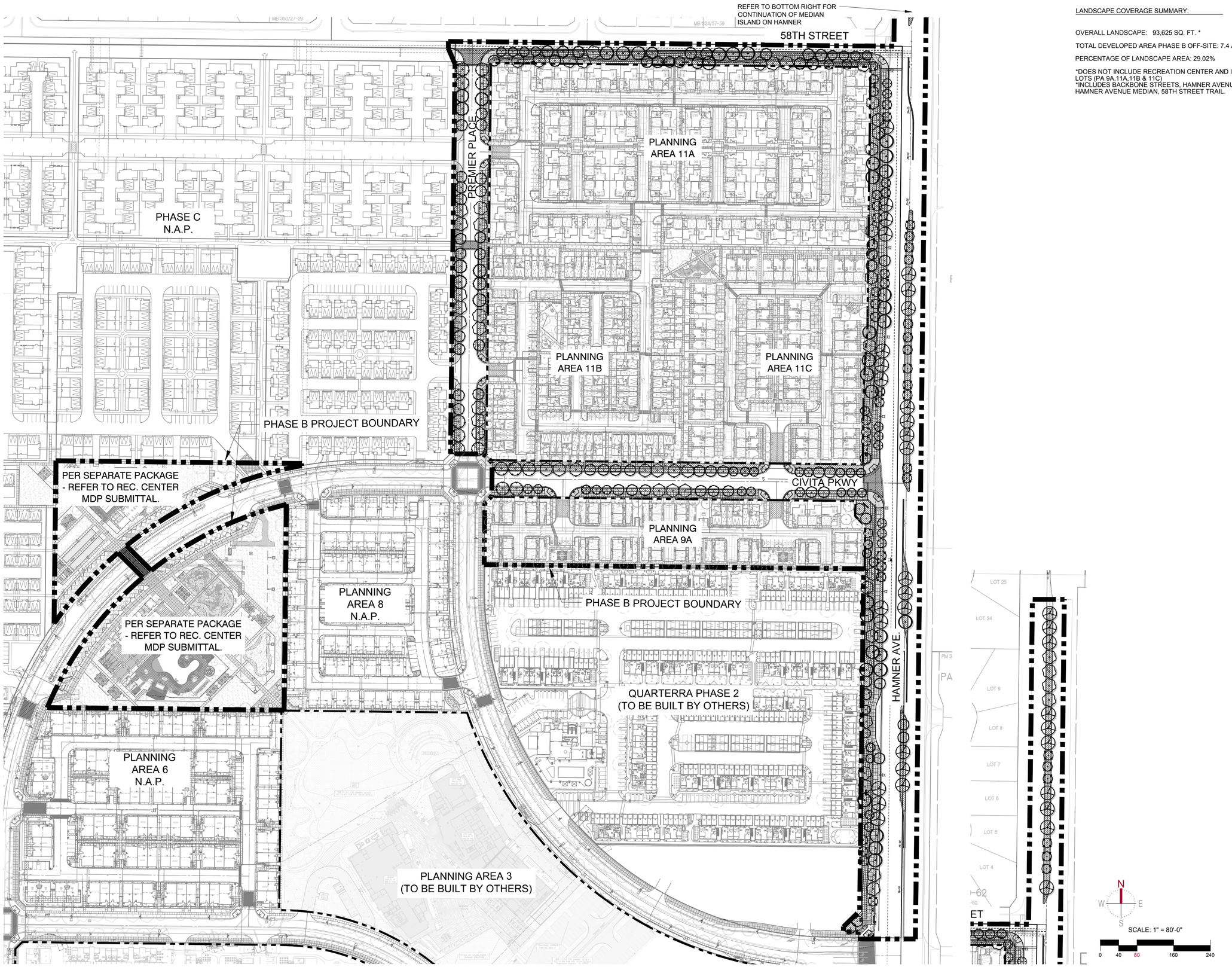
NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

OFF-SITE PACKAGE
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
HAMNER AVE. ENLARGEMENTS

SHEET NO.
SP-3



LANDSCAPE COVERAGE SUMMARY:

OVERALL LANDSCAPE: 93,625 SQ. FT. *

TOTAL DEVELOPED AREA PHASE B OFF-SITE: 7.4 ACRES

PERCENTAGE OF LANDSCAPE AREA: 29.02%

*DOES NOT INCLUDE RECREATION CENTER AND IN-TRACT LOTS (PA 9A,11A,11B & 11C)
*INCLUDES BACKBONE STREETS, HAMNER AVENUE TRAIL, HAMNER AVENUE MEDIAN, 58TH STREET TRAIL.

TREE LEGEND - OFF-SITE

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	16
	ARBUTUS X 'MARINA' STRAWBERRY TREE	36" BOX	L	19
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	41
	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINKGO	36" BOX	M	14
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24" BOX	L	31
	PARKINSONIA X. 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	L	36
	PLATANUS ACERIFOLIA LONDON PLANE TREE	24" BOX	L	35
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX	L	25
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	24" BOX	L	14
	QUERCUS ILEX HOLLY OAK	24" BOX	L	27
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	16
	ULMUS PARVIFOLIA 'DRAKE' DRAKE CHINESE ELM	24" BOX	L	23

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES

SHRUBS - REFER TO SHEET L-3 & L-4 FOR FULL PLANTING LEGEND AND NOTES

NOTE

1. 60% OF ALL TREES SHALL BE 24" BOX,
30% OF ALL TREES SHALL BE 36" BOX
10% OF ALL TREES SHALL BE 48" BOX

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OFF-SITE PACKAGE
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
CONCEPTUAL TREE PLANTNG LAYOUT

SHEET NO.
L-1

EVERGREEN TREES

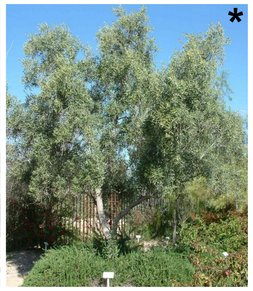
ARBUTUS X 'MARINA'
MARINA STRAWBERRY TREE

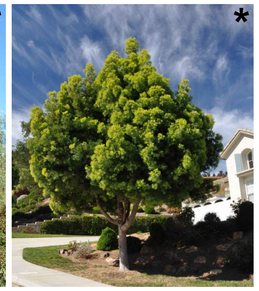
CINNAMOMUM CAMPHORA
CAMPHOR TREE

HYMENOSPORUM FLAVUM
SWEET SHADE

LAURUS NOBILIS 'SARATOGA'
SWEET BAY

LOPHOSTEMON CONFERTUS
BRISBANE BOX


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE


PODOCARPUS GRACILIOR
FERN PINE

QUERCUS AGRIFOLIA
COAST LIVE OAK

QUERCUS ILEX
HOLLY OAK

RHUS LANCEA
AFRICAN SUMAC

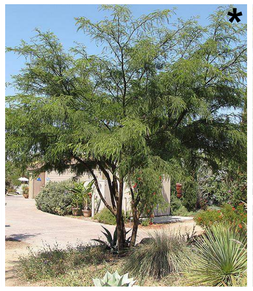
DECIDUOUS TREES

FRAXINUS OXYCARPA 'RAYWOOD'
RAYWOOD ASH

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

PLATANUS ACERIFOLIA
LONDON PLANE TREE

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE


PROSOPIS GLANDULOSA
HONEY MESQUITE

PROSOPIS CHILENSIS
THORNLESS CHILEAN MESQUITE

ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM

ACCENT TREES

ACACIA BAILEYANA 'PURPUREA'
PURPLE FERNLEAF ACACIA

GINKGO BILOBA 'AUTUMN GOLD'
AUTUMN GOLD GINKGO

KOELREUTERIA PANICULATA
GOLDEN RAIN TREE

PARKINSONIA 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE

TECOMA STANS
YELLOW BELLS

NOTE:
*ADDITIONAL TREES SHOWN AS ALTERNATIVE OPTIONS.

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MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANT IMAGERY BOARD

SHEET NO.
L-2

2108

2109

BACKGROUND SHRUBS

ABUTILON PALMERI
INDIAN MALLOW

ALYOGINE HUEGELII
BLUE HIBISCUS

ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE

ARCTOSTAPHYLOS GLANDULOSA
EASTWOOD MANZANITA

ARTEMISIA CALIFORNICA 'CANYON GREY'
CANYON GREY CALIFORNIA SAGEBRUSH

BACCHARIS PILULARIS
COYOTE BRUSH

ECHIUM FASTUOSUM
PRIDE OF MADEIRA

HETEROMELES ARBUTIFOLIA
TOYON

JUNIPERUS COMMUNIS
COMMON JUNIPER

LEYMUS CONDENSATUS
GIANT WILD RYE

MUHLENBERGIA R.
'PINK MUHLY'
PINK MUHLY GRASS

PODOCRPUS ELONGATUS 'MONMAL'
ICE BLUE YELLOW WOOD

RHUS INTEGRIFOLIA
LEMONADE BERRY

RHUS OVATA
SUGAR BUSH

RIBES SANGUINEUM
RED FLOWERING CURRANT

ROMNEY COULTERI
CALIFORNIA TREE POPPY

TAGETES LEMONII
MEXICAN MARIGOLD

TECOMA X. 'ORANGE JUBILEE'
ORANGE JUBILEE YELLOW BELLS

MIDGROUND SHRUBS

AGAVE ATTENUATA
FOXTAIL AGAVE

AGAVE X. 'BLUE FLAME'
BLUE FLAME AGAVE

AGAVE X. 'BLUE GLOW'
BLUE GLOW AGAVE

ANIGOZANTHOS X. 'ORANGE CROSS'
ORANGE CROSS KANGAROO PAW

BERBERIS THUNBERGII
JAPANESE GREENLEAF BARBERRY

CALLISTEMON V. 'LITTLE JOHN'
LITTLE JOHN BOTTLEBRUSH

CISTUS SALVIIFOLIUS 'PROSTRATUS'
SAGELEAF ROCKROSE

DIANELLA REVOLUTA 'BABY BLISS'
BABY BLISS FLAX LILY

EUPHORBIA RIGIDA
YELLOW SPURGE

HESPERALOE PARVIFLORA
RED YUCCA

JUNCUS PATENS
CALIFORNIA GRAY RUSH

KALANCHOE THYRSIFLORA
PADDLE PLANT

KNIPHOFIA TRIANGULARIS
DWARF RED HOT POKER

KNIPHOFIA UVARIA
RED HOT POKER

LAVANDULA S. 'OTTO QUAST'
SPANISH LAVENDER

LEUCOPHYLLUM CANDIDUM
TEXAS SAGE

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

MELALEUCA N. 'LITTLE NESSIE'
LITTLE NESSIE PINK MELALEUCA

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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANT IMAGERY BOARD

SHEET NO.
L-3

MIDGROUND SHRUBS CONT.

NANDINA D. 'COMPACTA'
DWARF HEAVENLY BAMBOO

OLEA UEROPAEA 'MONTRA'
LITTLE OLLIE OLIVE

PHLOMIS FRUTICOSA
JERUSALEM SAGE

RHAPHIOLEPIS UMBELLA 'MINOR'
DWARD INDIAN HAWTHORN

ROSMARINUS OFFICINALIS
ROSEMARY

SALVIA GREGII
AUTUMN SAGE

SALVIA SPATHACEA
HUMMINGBIRD SAGE

TRICHOSTEMA LANATUM
WOOLLY BLUE CURLS

WESTRINGIA FRUTICOSA
COAST ROSEMARY

WESTRINGIA F. 'GREY BOX'
COAST ROSEMARY

FOREGROUND/GROUNDCOVER

ACACIA R. 'DESERT CARPET'
SWEET ACACIA

ACHILLEA TOMENTOSA
WOOLY YARROW

BOUTELOUA GRACILIS
BLUE GRAMA GRASS

CAREX DIVULSA
EUROPEAN GREY SEDGE

CEONOTHUS X. 'JOYCE COULTER'
JOYCE COULTER WILD LILAC

ESCHSCHOLZIA CALIFORNIA
CALIFORNIA POPPY

FESTUCA GLAUCA
BLUE FESCUE

LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA

LONICERA JAPONICA
JAPANESE HONEYSUCKLE

MYOPORUM PARVIFOLIUM
TRAILING MYOPORUM

ROSMARINUS OFFICINALIS
'HUNTINGTON CARPET'
ROSEMARY

SENECIO CINERARIA
DUSTY MILLER

SENECIO SERPENS
BLUE CHALKSTICKS

TEUCRIUM CHAMAEDRYS
GERMANDER

TEUCRIUM COSONII
CREEPING GERMANDER

THYMUS X. CITRIODORUS
LEMON THYME

TRACHELOSPERMUM JASMINOIDES
CHINESE START JASMINE

VINES/ESPALIERS

BOUGAINVILLEA 'ROSENKA'
ROSENKA BOUGAINVILLEA

TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

WISTERIA SINENSIS
CHINESE WISTERIA

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LANDSCAPE ARCHITECT

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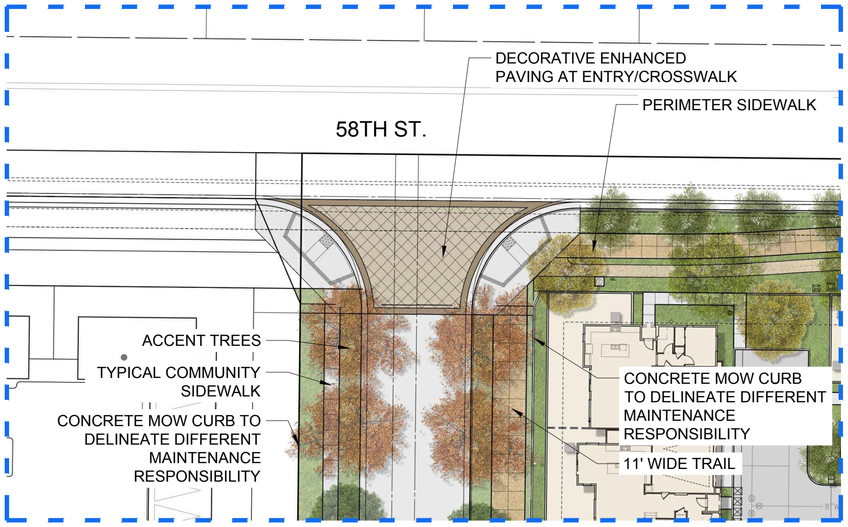
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANT IMAGERY BOARD

SHEET NO.
L-4

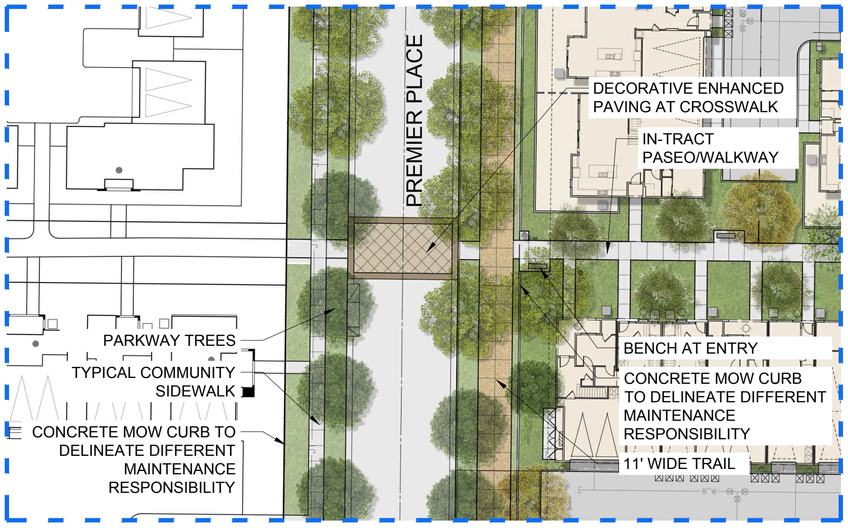
2110



ENLARGEMENT 'A'
TYPICAL INTERSECTION PLAN VIEW

N W E S

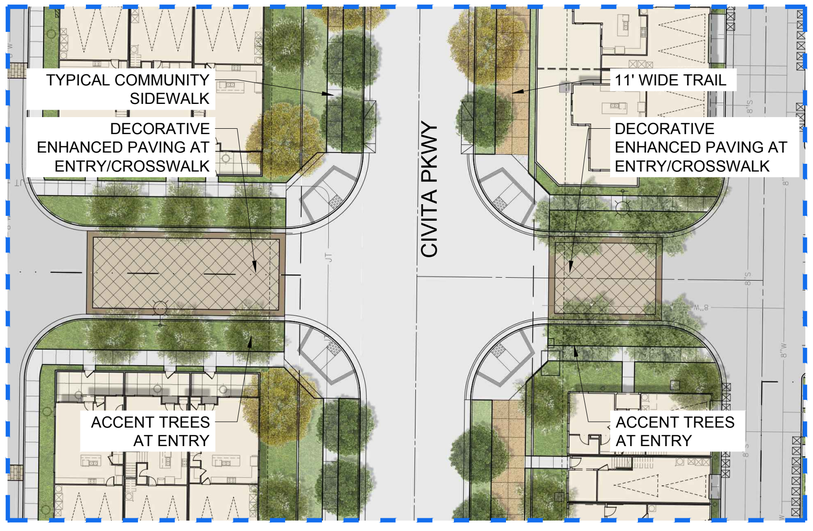
SCALE: 1" = 20'-0"
0 10 20 40 60



ENLARGEMENT 'B'
MID. STREET CROSSING PLAN VIEW

N W E S

SCALE: 1" = 20'-0"
0 10 20 40 60

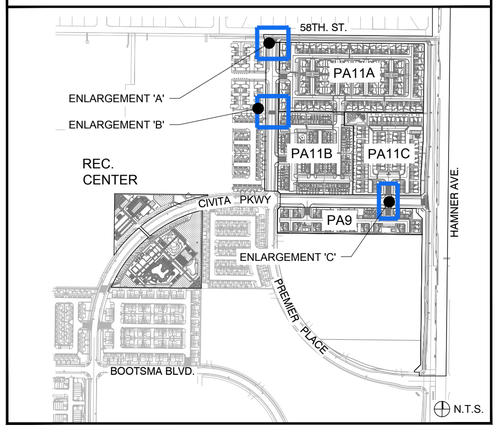


ENLARGEMENT 'C'
TYPICAL INTERSECTION PLAN VIEW

N W E S

SCALE: 1" = 20'-0"
0 10 20 40 60

KEY MAP



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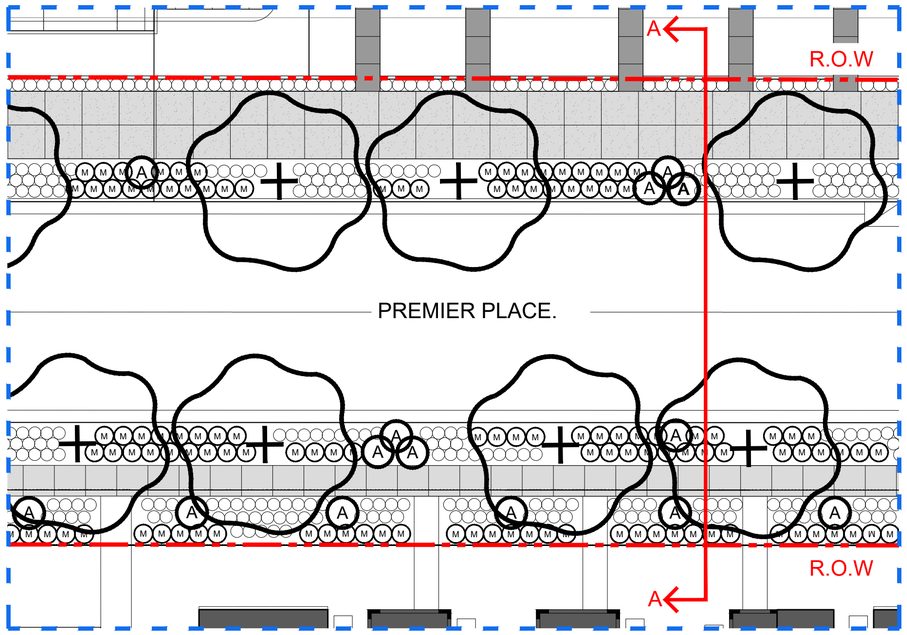
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

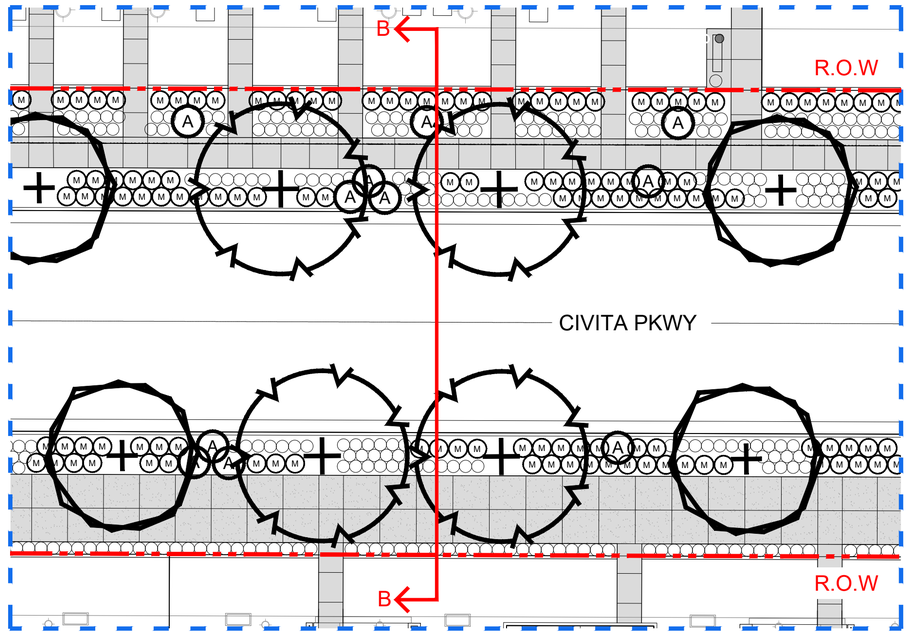
SHEET TITLE
ENLARGEMENT - STREETS AND OPEN SPACE

SHEET NO.
L-5



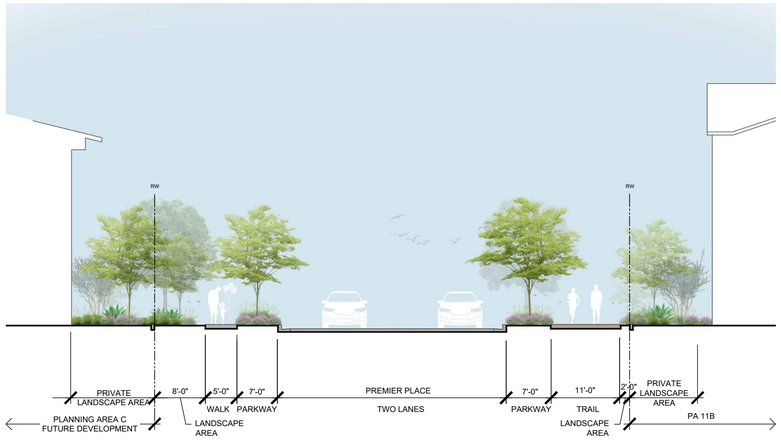
ENLARGEMENT 'D'
PLANTING VIGNETTE ALONG PREMIER PLACE

SCALE: 1" = 10'-0"



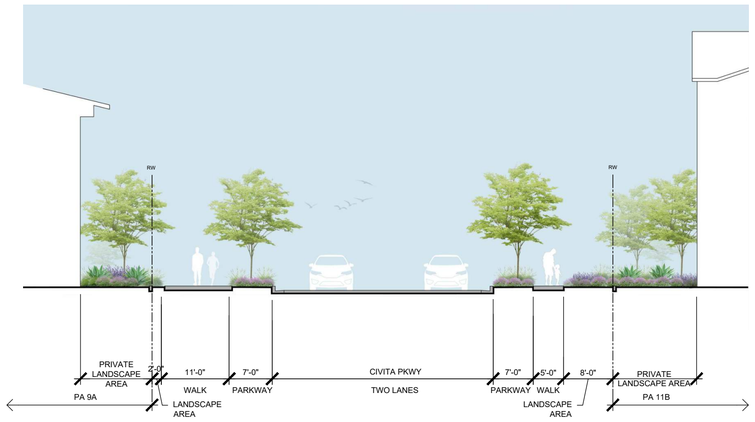
ENLARGEMENT 'E'
PLANTING VIGNETTE ALONG CIVITA PKWY

SCALE: 1" = 10'-0"



NOTE: ADDITIONAL RETAINING TO BE PROVIDED FOR SLOPES FROM ON SITE TO OFF-SITE AREAS FOR CONDITIONS ABOVE 2:1

SECTION A-A
SCALE: 1" = 10' - 0"



NOTE: ADDITIONAL RETAINING TO BE PROVIDED FOR SLOPES FROM ON SITE TO OFF-SITE AREAS FOR CONDITIONS ABOVE 2:1

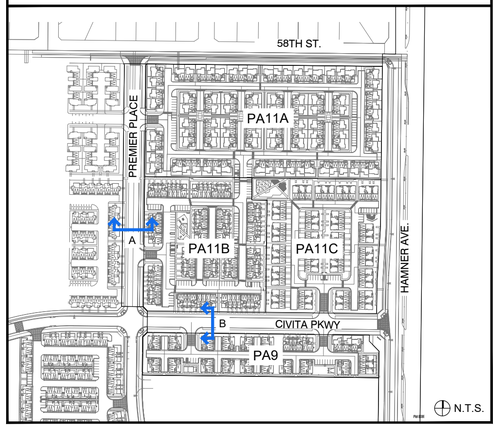
SECTION B-B
SCALE: 1" = 10' - 0"

SHRUB LEGEND

SYMBOL	DESCRIPTION	SIZE
A	ACCENTS	15 GAL
B	BACKGROUND	5 GAL
M	MIDGROUND	5 GAL AND 1 GAL
◯	GROUNDCOVER	1 GAL

NOTES:
1. REFER TO SHEET L-3 & L-4 FOR FULL SHRUB PLANT PALETTE.
2. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM.
   15 GALLON: 10%
   5 GALLON: 30%
   1 GALLON: 60%

KEY MAP



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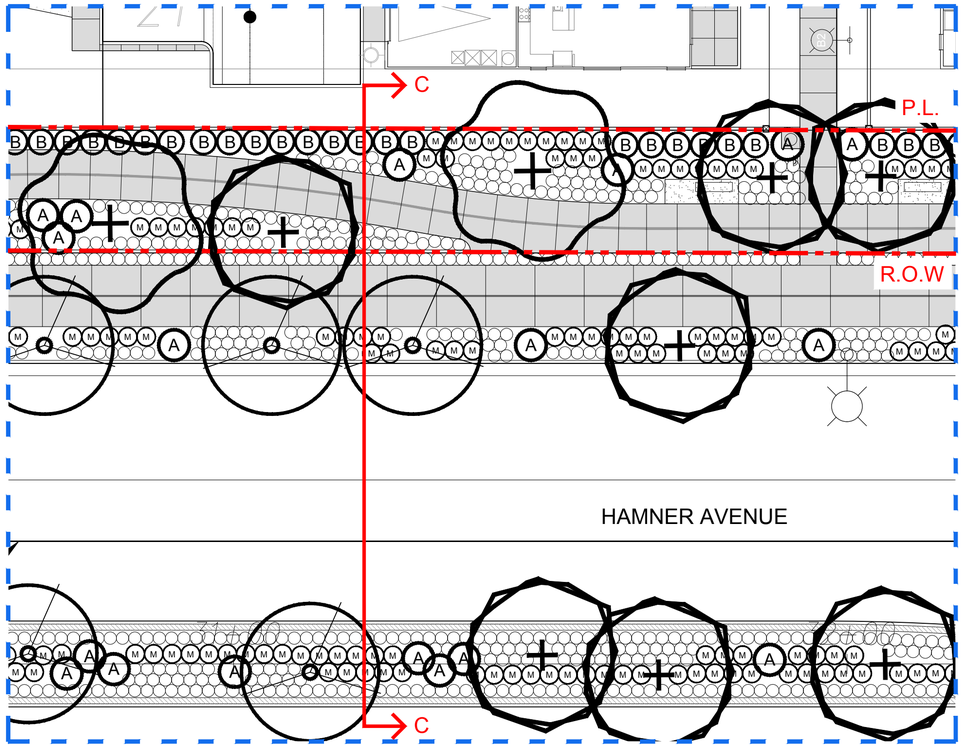
MASTER DEVELOPMENT PLAN

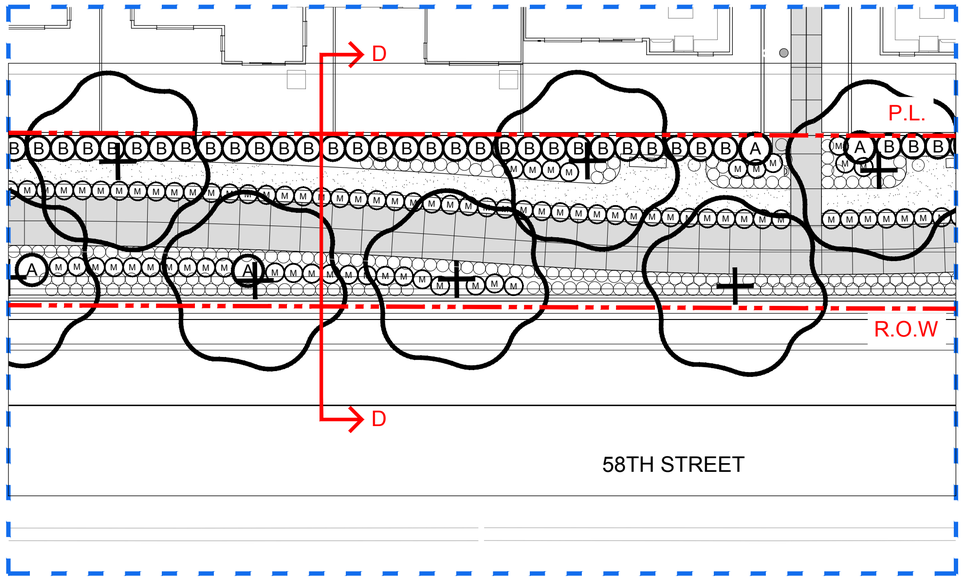
SHEET TITLE
STREET SECTIONS - CIVITA PKWY & PREMIER PLACE

SHEET NO.
L-6



ENLARGEMENT 'F'
PLANTING VIGNETTE ALONG HAMNER AVE

SCALE: 1" = 10'-0"

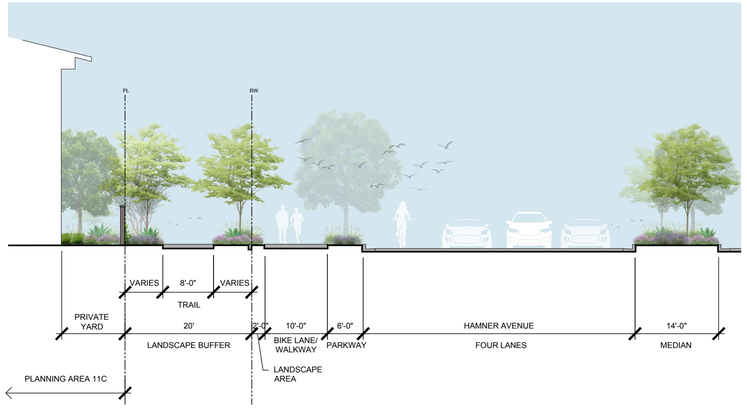


ENLARGEMENT 'G'
PLANTING VIGNETTE ALONG 58TH STREET

SCALE: 1" = 10'-0"

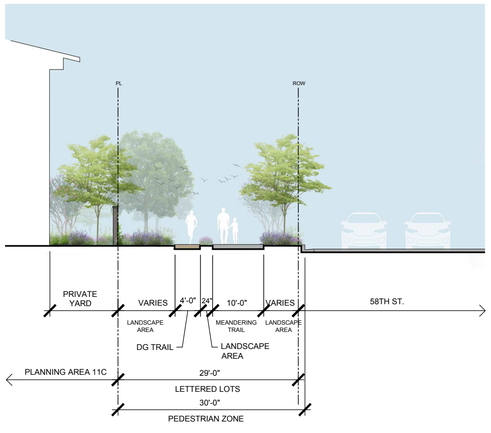
SHRUB LEGEND		
SYMBOL	DESCRIPTION	SIZE
A	ACCENTS	15 GAL
B	BACKGROUND	5 GAL
M	MIDGROUND	5 GAL AND 1 GAL
	GROUNDCOVER	1 GAL

NOTES:
1. REFER TO SHEET L-3 & L-4 FOR FULL SHRUB PLANT PALETTE.
2. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM.
15 GALLON: 10%
5 GALLON: 30%
1 GALLON: 60%



NOTE: ADDITIONAL RETAINING TO BE PROVIDED FOR SLOPES FROM ON SITE TO OFF-SITE AREAS FOR CONDITIONS ABOVE 2:1

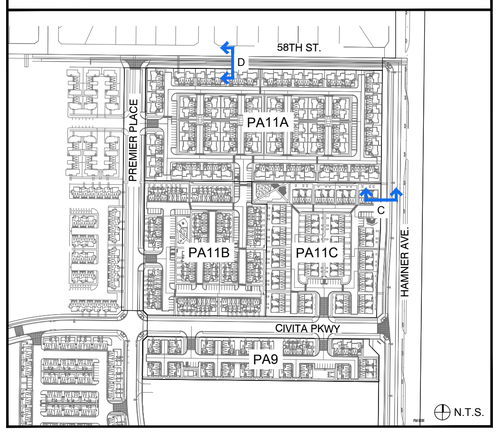
SECTION C-C
SCALE: 1" = 10' - 0"



NOTE: ADDITIONAL RETAINING TO BE PROVIDED FOR SLOPES FROM ON SITE TO OFF-SITE AREAS FOR CONDITIONS ABOVE 2:1

SECTION D-D
SCALE: 1" = 10' - 0"

KEY MAP



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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
STREET SECTIONS - HAMNER AVE. & 58TH ST.

SHEET NO.
L-7

MONUMENT RENDERING 1
SCALE: N.T.S

CONCEPTUAL RENDERINGS TO DEPICT DESIGN INTENT. SUBJECT TO CHANGE.

MONUMENT RENDERING 2
SCALE: N.T.S

CONCEPTUAL RENDERINGS TO DEPICT DESIGN INTENT. SUBJECT TO CHANGE.

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CITY OF EASTVALE
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MASTER DEVELOPMENT PLAN

SHEET TITLE
MONUMENT WALL ELEVATIONS

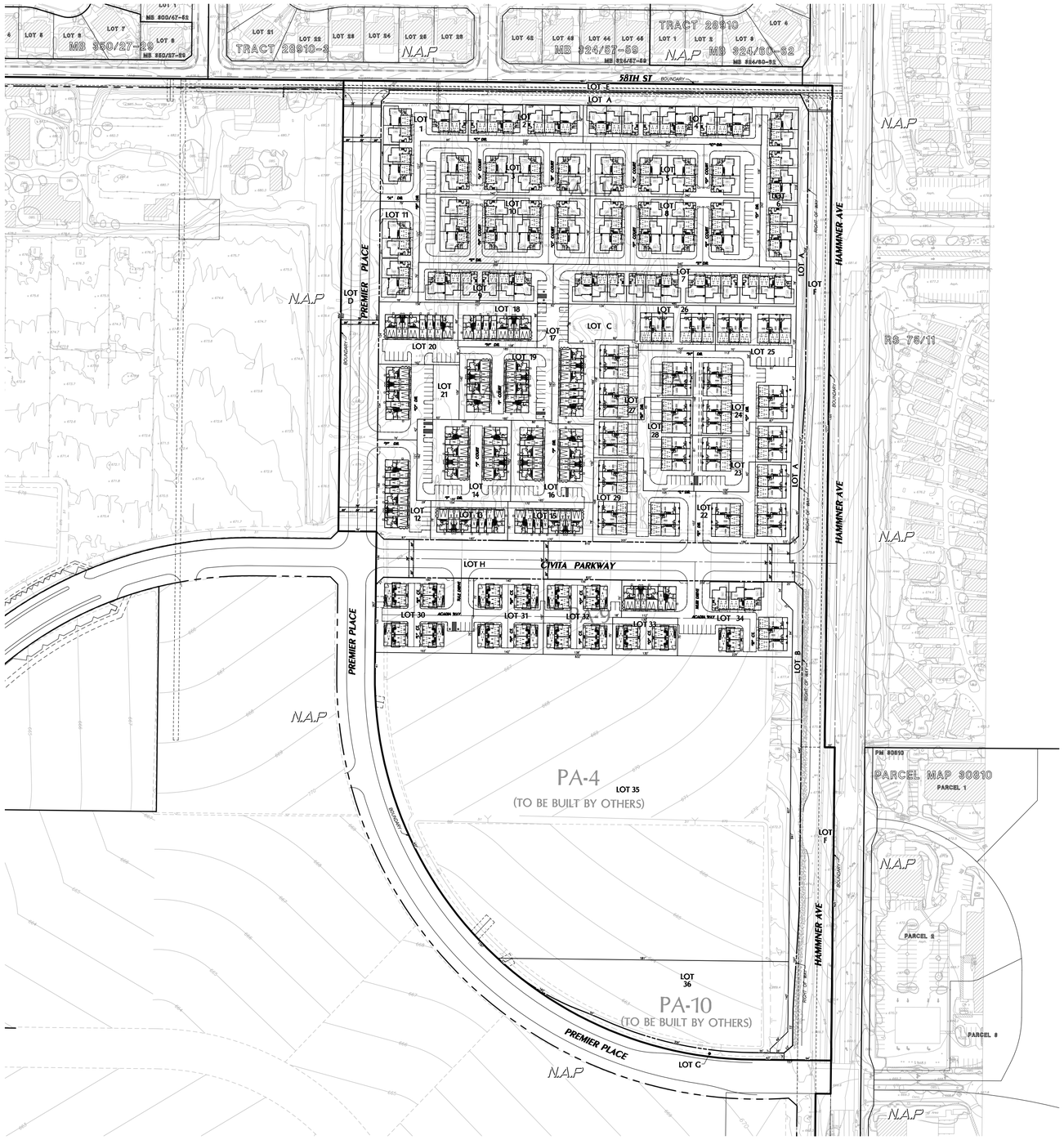
SHEET NO.
L-8

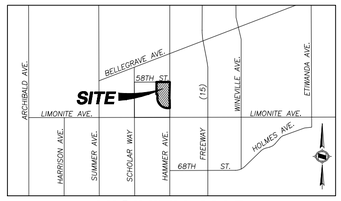
2114

TENTATIVE TRACT MAP NO. 38595

FOR CONDOMINIUM PURPOSES

BEING PARCEL "B" OF LOT LINE ADJUSTMENT NO. 2022-001, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED AUGUST 24, 2022, AS INSTRUMENT NO. 2022-0370918, OF OFFICIAL RECORDS OF SAID COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN EAST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.





VICINITY MAP

EXISTING EASEMENTS

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: APRIL 9, 1953
RECORDING NO.: 17029, BOOK 1459, PAGE 442, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
TO BE QUITCLAIMED

(7) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA
PURPOSE: UTILITIES
RECORDING DATE: MAY 03, 1956
RECORDING NO.: 98, BOOK 1906, PAGE 107, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

(8) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: UTILITIES
RECORDING DATE: OCTOBER 23, 1967
RECORDING NO. 93222, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
TO BE QUITCLAIMED

(13) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: ACCESS AGREEMENT
RECORDING DATE: APRIL 25, 2000
RECORDING NO. 2000-152877, OF OFFICIAL RECORDS
TO BE QUITCLAIMED

(14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: SLOPE AND MAINTENANCE
RECORDING DATE: APRIL 25, 2000
RECORDING NO. 2000-152878, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(15) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: STREET AND UTILITY
RECORDING DATE: APRIL 25, 2000
RECORDING NO. 2000-152879, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(18) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: UTILITIES
RECORDING DATE: DECEMBER 19, 2000
RECORDING NO. 2000-503786, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
TO BE QUITCLAIMED

(19) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
RECORDING DATE: JANUARY 31, 2001
RECORDING NO. 2001-041384, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS 1, 5 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(20) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
RECORDING DATE: JANUARY 15, 2002
RECORDING NO. 2000-025215, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(25) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY
PURPOSE: TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR ALTER, OPERATE, MAINTAIN, INSPECT AND UTILIZE A SEWER PIPELINE OF PIPELINES.
RECORDING DATE: APRIL 5, 2012
RECORDING NO. 2012-0156067, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

(26) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTALS THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CHINO BASIN DESALTER AUTHORITY
PURPOSE: TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR ALTER, OPERATE, MAINTAIN, INSPECT AND UTILIZE A WATER PIPELINE OR PIPELINES
RECORDING DATE: JULY 3, 2012
RECORDING NO. 2012-0310822, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: RESIDENTIAL AND COMMERCIAL
3. EXISTING GENERAL PLAN LAND USE DESIGNATION: LEAL POLICY AREA
4. EXISTING ZONING: LEAL MASTER PLAN
5. ASSESSOR PARCEL NUMBERS: 164-030-044
6. TOTAL GROSS AREA: 44.26 AC
7. WATER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREETS, MIRA LOMA, CA 91752, (951)685-7437
8. SEWER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREETS, MIRA LOMA, CA 91752, (951)685-7437
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, 155 S. G STREET, SAN BERNARDINO, CA 92410, (909) 758-8691
10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, 1351 E. FRANCIS STREET, ONTARIO, CA 91761, (909) 930-8431
11. TELEPHONE SERVICE PROVIDED BY: VERIZON, 1400 E. PHILLIPS BLVD., POMONA, CA 91766, (909)469-2260
12. CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
13. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92876, (951) 280-4500
14. THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO CA, 92860, (951) 736-5000
15. THE PROJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FLOOD INSURANCE RATE MAP NUMBERS 06065C0677G & 06065C0681G, EFFECTIVE DATE AUGUST 28, 2008.

EARTHWORK SUMMARY

	CUT	FILL
RAW VOLUME	44,351 CYS	171,443 CYS
SHRINKAGE (ON CUT) 12%		7,049 CYS
PAD OVER-EX	239,663 CYS	239,663 CYS
PAD OVER-EX SHRINKAGE 12%		28,760 CYS
PAVED OVER-EX	20,027 CYS	20,027 CYS
PAD AREA OVER-EX SHRINKAGE 12%		2,403 CYS
TOTAL	304,000 CYS	469,300 CYS
NET VOLUME		165,300 CYS SHORT

PROPOSED EASEMENTS

(1) INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.

(2) PROPOSED EASEMENT FOR STORM DRAIN PURPOSES

(3) 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL

FEET 0 50 100 200
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: --
CHECKED BY: DS

PREPARED FOR:
NEW HOME CO.
move forward
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

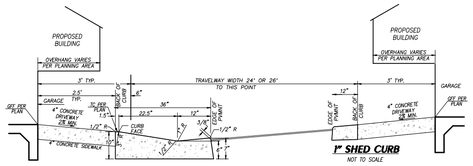
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

SITE PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

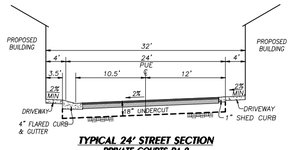
SHEET
1 OF 8

W.O.: 2749-61 EASTVALE

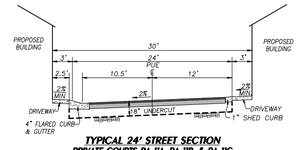
PLOTTED BY: Luis Pina DATE: Jan. 15, 2025 04:45:15 PM FILE: F:\0736\Planning\SA_TTM_38595\Exh_Site Plan\TTM_38595_Site Plan_SHT.1.dwg



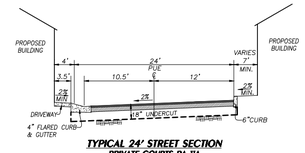
4" FLARED CURB & GUTTER DETAIL
NOT TO SCALE



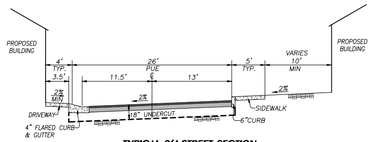
TYPICAL 24' STREET SECTION
PRIVATE COURTS PA-9
NOT TO SCALE



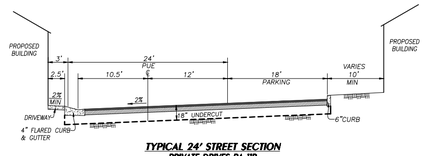
TYPICAL 24' STREET SECTION
PRIVATE COURTS PA-11A, PA-11B, & PA-11C
NOT TO SCALE



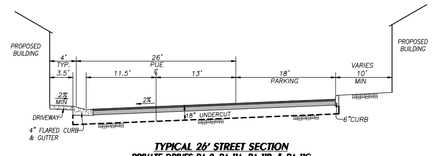
TYPICAL 24' STREET SECTION
PRIVATE COURTS PA-11A
NOT TO SCALE



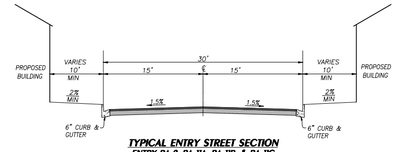
TYPICAL 26' STREET SECTION
PRIVATE DRIVES PA-9, PA-11A, PA-11B, & PA-11C
NOT TO SCALE



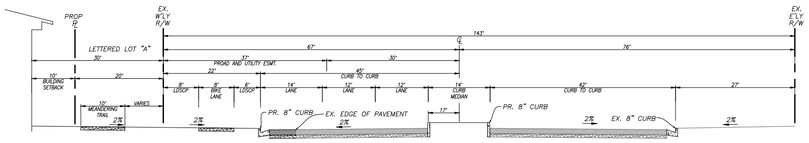
TYPICAL 24' STREET SECTION
PRIVATE DRIVES PA-11B
NOT TO SCALE



TYPICAL 26' STREET SECTION
PRIVATE DRIVES PA-9, PA-11A, PA-11B, & PA-11C
NOT TO SCALE

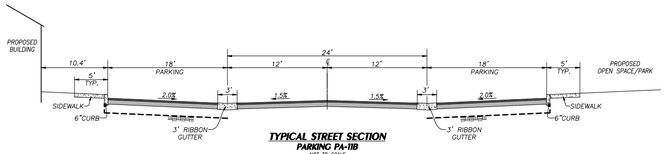


TYPICAL ENTRY STREET SECTION
ENTRY PA-9, PA-11A, PA-11B, & PA-11C
NOT TO SCALE

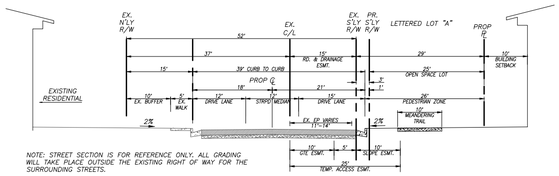


NOTE: STREET SECTION IS FOR REFERENCE ONLY. ALL GRADING WILL TAKE PLACE OUTSIDE THE EXISTING RIGHT OF WAY FOR THE SURROUNDING STREETS.

TYPICAL STREET SECTION
HAMNER AVE
NOT TO SCALE

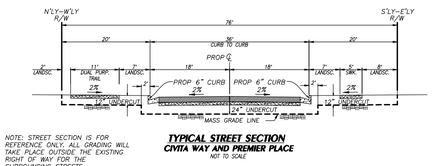


TYPICAL STREET SECTION
PARKING PA-11B
NOT TO SCALE



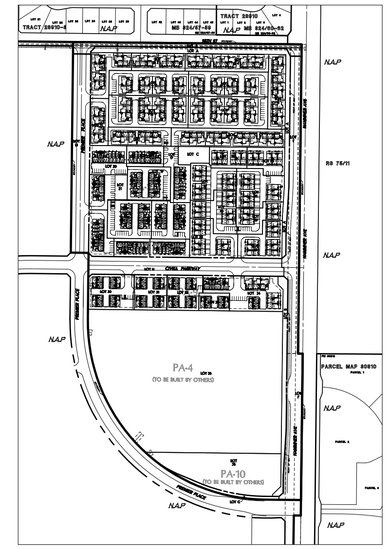
NOTE: STREET SECTION IS FOR REFERENCE ONLY. ALL GRADING WILL TAKE PLACE OUTSIDE THE EXISTING RIGHT OF WAY FOR THE SURROUNDING STREETS.

TYPICAL STREET SECTION
58TH STREET
NOT TO SCALE



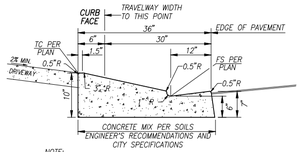
NOTE: STREET SECTION IS FOR REFERENCE ONLY. ALL GRADING WILL TAKE PLACE OUTSIDE THE EXISTING RIGHT OF WAY FOR THE SURROUNDING STREETS.

TYPICAL STREET SECTION
CIVITA WAY AND PREMIER PLACE
NOT TO SCALE



KEY MAP

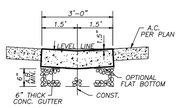
CURB DETAILS



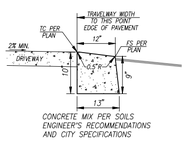
NOTE:

1. CURB CORES WILL NOT BE ALLOWED. YARD DRAINS MUST CONNECT DIRECTLY TO THE UNDERGROUND STORM DRAIN SYSTEM.
2. ASPHALT CONCRETE PAVEMENT SHALL BE A MAXIMUM ¾" HIGHER THAN EDGE OF GUTTER.

4" FLARED CURB & GUTTER DETAIL
NOT TO SCALE



1' RIBBON GUTTER
NOT TO SCALE

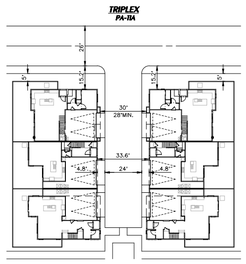


1" SHED CURB
NOT TO SCALE

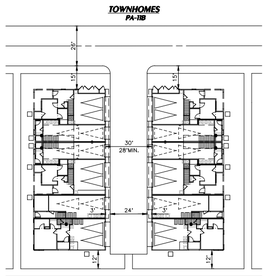
TYPICAL BUILDINGS

SCALE: 1"=40'

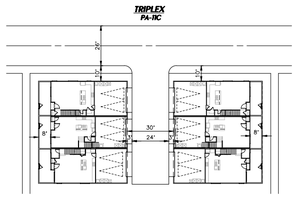
TRIPLEX
PA-11A



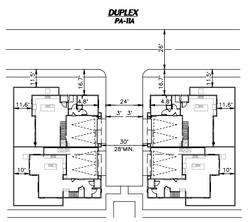
TOWNHOMES
PA-11B



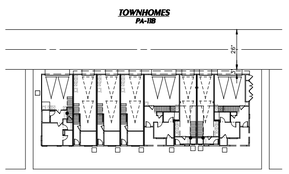
TRIPLEX
PA-11C



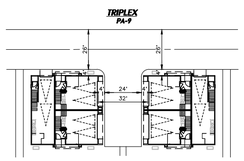
DUPLEX
PA-11A



TOWNHOMES
PA-11B



TRIPLEX
PA-9



PARKING SUMMARY

PA-9 TOWNHOME (57 UNITS)

ADA PARKING REQUIRED – 2 ADA STALLS
ADA PARKING PROVIDED – 2 ADA STALLS

PA-11A TOWNHOME (91 UNITS)

ADA PARKING REQUIRED – 2 ADA STALLS
ADA PARKING PROVIDED – 2 ADA STALLS

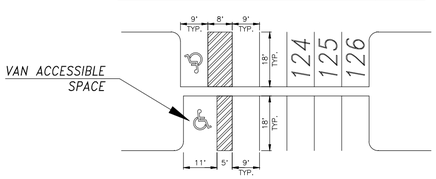
PA-11B TOWNHOME (90 UNITS)

ADA PARKING REQUIRED – 4 ADA STALLS
ADA PARKING PROVIDED – 6 ADA STALLS

PA-11C TOWNHOME (63 UNITS)

ADA PARKING REQUIRED – 1 ADA STALLS
ADA PARKING PROVIDED – 2 ADA STALLS

PARKING DIMENSIONS (TYP).



REQUIRED/PROVIDED PARKING SUMMARY:

PLANNING AREA 9

PRODUCT TYP	RATIO	UNITS	PARKING REQUIRED			PARKING PROVIDED		
			GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING
TRIPLEX	2.2 : 1	45	90	9	99	90	9	99
TOWNHOUSE	2.2 : 1	6	12	1	13	12	1	13
TOWNHOUSE	2.9 : 1	6	12	6	18	12	6	18
TOTAL		57	114	16	**130**	114	16	**130**

PLANNING AREA 11B

PRODUCT TYPE	RATIO	UNITS	PARKING REQUIRED			PARKING PROVIDED		
			GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING
TOWNHOUSE	2.9 : 1	90	180	81	261	180	81	261
TOTAL		90	180	81	**261**	180	81	**261**

PLANNING AREA 11A

PRODUCT TYP	RATIO	UNITS	PARKING REQUIRED			PARKING PROVIDED		
			GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING
TOWNHOUSE	2.2 : 1	91	182	18	200	182	41	223
TOTAL		91	182	18	**200**	182	41	**223**

PLANNING AREA 11C

PRODUCT TYPE	RATIO	UNITS	PARKING REQUIRED			PARKING PROVIDED		
			GARAGE PARKING	STREET PARKING	TOTAL PARKING	GARAGE PARKING	DRIVEWAY PARKING	STREET PARKING
TOWNHOUSE	2.2 : 1	63	126	13	139	126	11	21
TOTAL		63	126	13	**139**	126	11	21

NUMBERED LOTS

Lot No.	Land Use	S.F	Acres
1	RESIDENTIAL	22,633	0.52
2	RESIDENTIAL	17,283	0.40
3	RESIDENTIAL	35,882	0.82
4	RESIDENTIAL	26,950	0.62
5	RESIDENTIAL	35,891	0.82
6	RESIDENTIAL	23,507	0.54
7	RESIDENTIAL	38,442	0.88
8	RESIDENTIAL	46,358	1.06
9	RESIDENTIAL	21,341	0.49
10	RESIDENTIAL	46,358	1.06
11	RESIDENTIAL	15,748	0.36
12	RESIDENTIAL	17,812	0.41
13	RESIDENTIAL	11,993	0.28
14	RESIDENTIAL	30,480	0.70
15	RESIDENTIAL	13,254	0.31
16	RESIDENTIAL	26,183	0.60
17	RESIDENTIAL	18,803	0.43
18	RESIDENTIAL	13,882	0.32
19	RESIDENTIAL	26,884	0.62
20	RESIDENTIAL	19,789	0.45
21	RESIDENTIAL	20,928	0.48
22	RESIDENTIAL	23,981	0.55
23	RESIDENTIAL	19,298	0.44
24	RESIDENTIAL	29,131	0.67
25	RESIDENTIAL	17,185	0.40
26	RESIDENTIAL	14,458	0.33
27	RESIDENTIAL	24,607	0.57
28	RESIDENTIAL	25,872	0.59
29	RESIDENTIAL	27,478	0.63
30	RESIDENTIAL	28,982	0.67
31	RESIDENTIAL	21,188	0.49
32	RESIDENTIAL	22,008	0.51
33	RESIDENTIAL	9,780	0.22
34	RESIDENTIAL	41,765	0.96
35	RESIDENTIAL	461,703	10.60
36	COMMERCIAL	75,081	1.72
TOTAL		**1,372,918**	**31.52**

LETTERED LOTS

Lot No.	Land Use	S.F	Acres
A	OPEN SPACE	38,573	0.89
B	OPEN SPACE	18,545	0.43
C	PARK	9,835	0.23
D	STREET	64,611	1.48
E	STREET	21,776	0.50
F	STREET	107,974	2.48
G	STREET	6,491	0.15
H	STREET	63,323	1.46
TOTAL		**331,128**	**7.62**

LAND USE SUMMARY

Land Use	S.F	Acres
RESIDENTIAL	1,297,830	29.79
COMMERCIAL	75,122	1.73
OPEN SPACE	60,447	1.38
PARK	9,835	0.23
STREET	262,172	6.02
TOTAL	**1,705,406**	**39.15**

SITE SUMMARY

PLANNING AREA 9		
TRIPLEX		
PLAN	**S.F.**	**UNITS**
1	1,357	15
2	1,366	30
SUB-TOTAL		45
TRIPLEX (PA-11A MODEL)		
PLAN	**S.F.**	**UNITS**
1	1,752	1
2	2,039	1
3	2,297	1
SUB-TOTAL		3
TOWNHOMES (PA-11B MODEL)		
PLAN	**S.F.**	**UNITS**
1	1,578	1
2	1,642	2
3	1,840	2
4	2,170	1
SUB-TOTAL		6
TRIPLEX (PA-11C MODEL)		
PLAN	**S.F.**	**UNITS**
1	1,536	1
2	1,607	1
3	1,708	1
SUB-TOTAL		3
TOTAL		**57**

PLANNING AREA 11A		
PLAN	**S.F.**	**UNITS**
1	1,752	21
2	2,039	35
3	2,297	35
TOTAL		**91**

PLANNING AREA 11B		
PLAN	SF.	UNITS
1	1,578	25
2	1,642	26
3	1,840	26
4	2,170	13
TOTAL		**90**

PLANNING AREA 11C		
2-STORY TOWNHOMES (REAR LOAD)		
PLAN	**S.F.**	**UNITS**
1	1,536	21
2	1,607	21
3	1,708	21
TOTAL		**63**

TOTAL	**301**

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: --
CHECKED BY: DS

PREPARED FOR:
NEW HOME CO.
move forward
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, L.L.C.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

SITE PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
2 OF 8

W.O.: 2749-61 EASTWALK

PLOTTED BY: Luis Pina DATE: Jan. 15, 2025 04:46:18 PM FILE: F:\0736\Planning\SA_TTM_38595\Exh_Site Plan\TTM_38595_Site Plan_SHT.2.dwg

SEE SHEET 4

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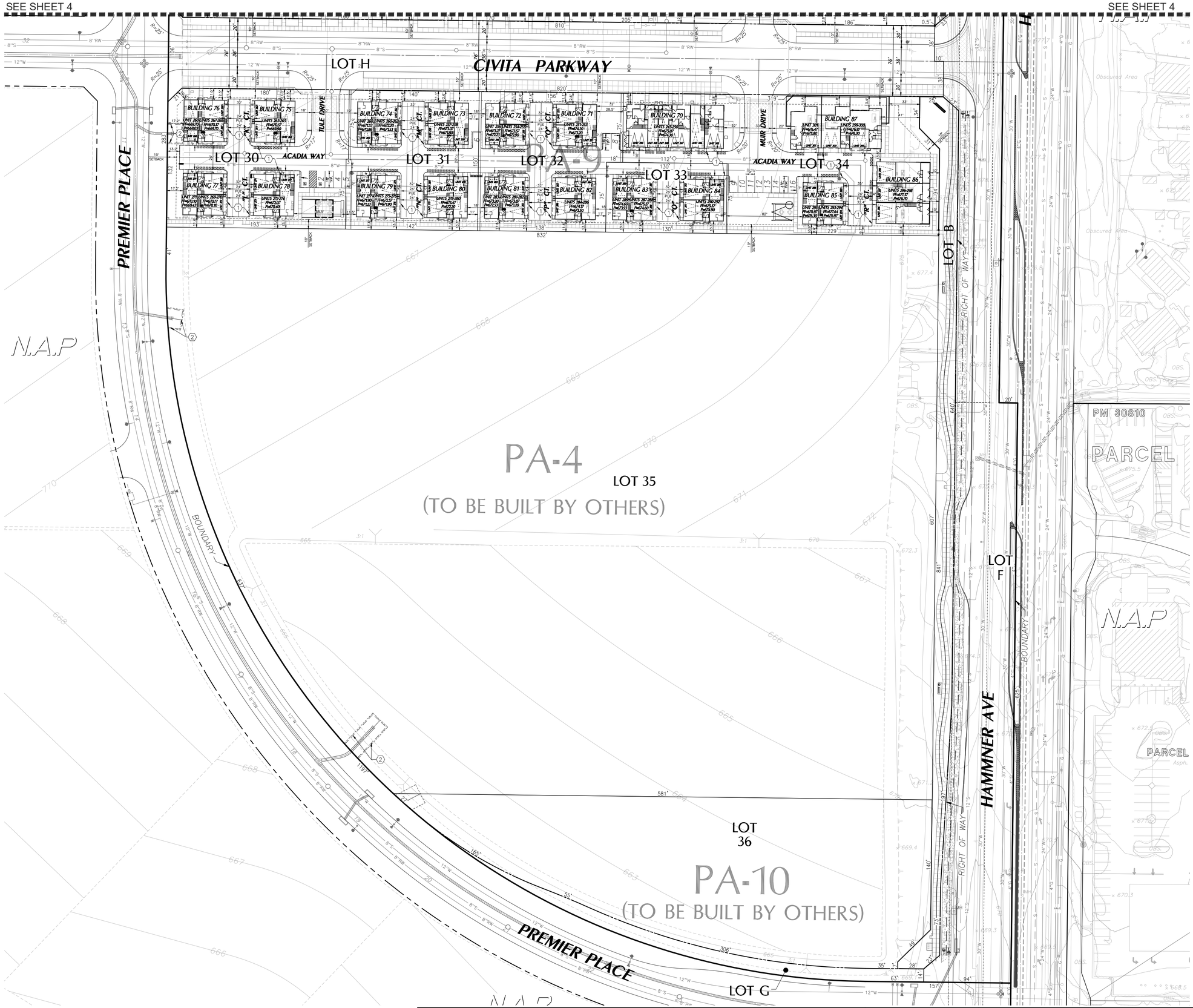

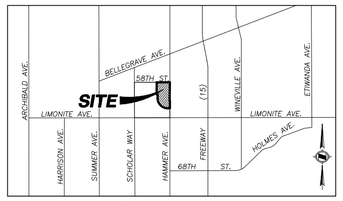

VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

FEET 0 20 40 80
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

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DESIGNED BY: --
CHECKED BY: DS

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NEW HOME CO.
move forward
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(909) 851-5792

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SITE PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
3 OF 8

W.O.: 2749-61 EASTWALK

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VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 — PROPOSED MAJOR CONTOUR
- 101 — PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W — PROPOSED WATER
- W — EXISTING WATER
- RW — PROPOSED RECLAIMED WATER
- RW — EXISTING RECLAIMED WATER
- S — PROPOSED SEWER
- S — EXISTING SEWER
- G — EXISTING GAS
- T — EXISTING TELEFONE
- JT — EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

FEET 0 20 40 80
INCHES 0 1/2 1 2

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SITE PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
4 OF 8

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W.O.: 2749-61 EASTWALK

2118

SEE SHEET 6

SEE SHEET 6

CIVITA PARKWAY

LOT H

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

ACADIA WAY

TULE DRIVE

MUIR DRIVE

PREMIER PLACE

N.A.P

PA-9

PA-4

LOT 35

(TO BE BUILT BY OTHERS)

BOUNDARY

LOT B

RIGHT OF WAY

HAMMNER AVE

LOT F

PM 30810

PARCEL

N.A.P

LOT 36

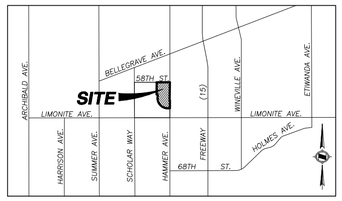
PA-10

(TO BE BUILT BY OTHERS)

PREMIER PLACE

LOT G

N.A.P



VICINITY MAP

LEGEND

	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	EASEMENT
	GRADE BREAK
T T	DAYLIGHT LINE
101	PROPOSED MAJOR CONTOUR
101	PROPOSED MINOR CONTOUR
	EXISTING CURB
	EXISTING MEDIAN
	TOP AND TOE OF SLOPE
	RETAINING WALL
W	PROPOSED WATER
W	EXISTING WATER
RW	PROPOSED RECLAIMED WATER
RW	EXISTING RECLAIMED WATER
S	PROPOSED SEWER
S	EXISTING SEWER
G	EXISTING GAS
T	EXISTING TELEFONE
JT	EXISTING JOINT TRENCH
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN

FEET 0 20 40 80

INCHES 0 1/2 1 2

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GRADING PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
5 OF 8

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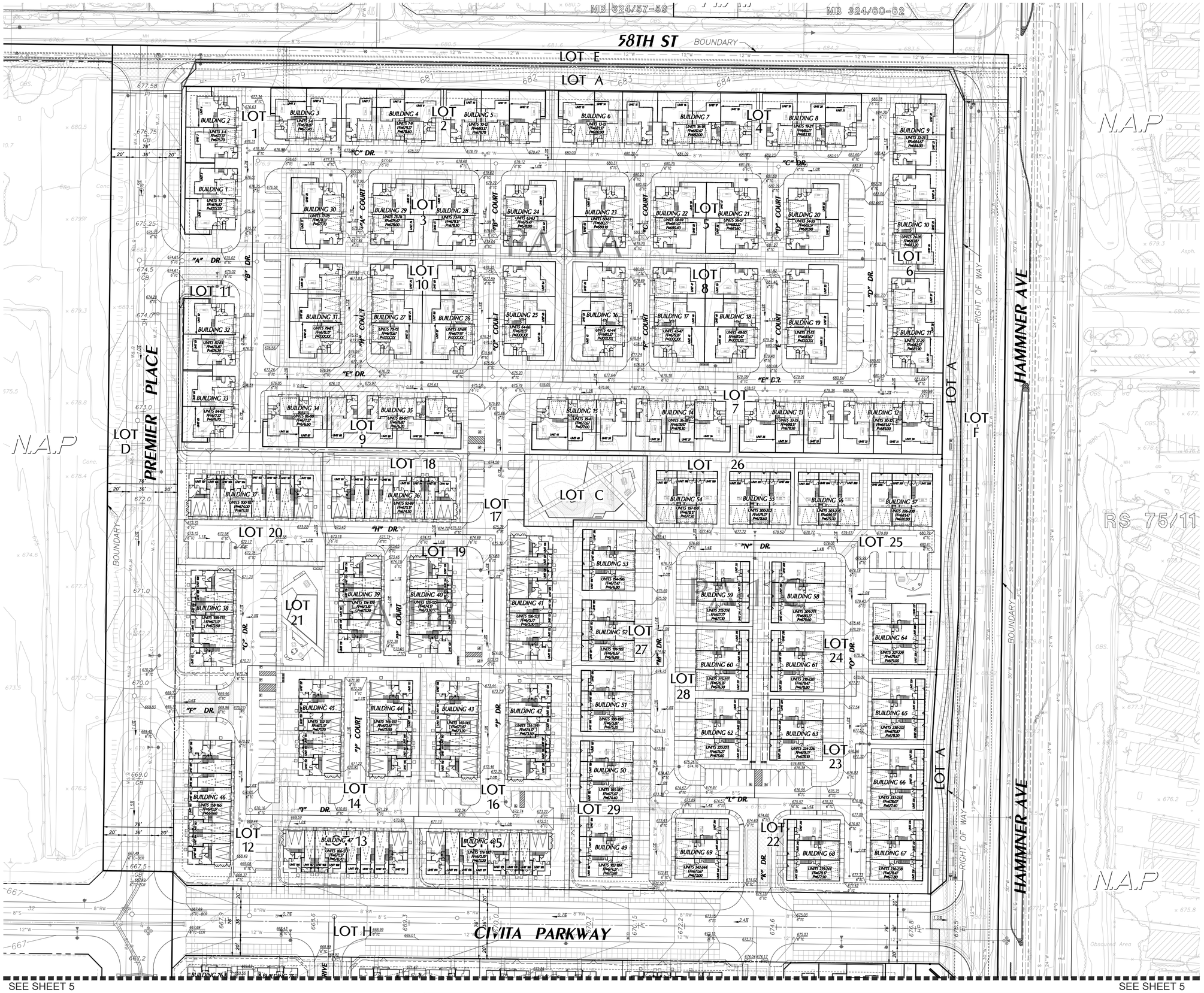
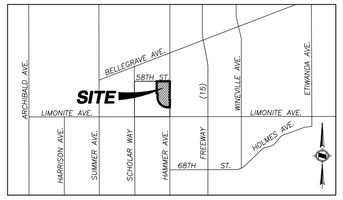
W.O.: 2749-61 EASTVALE

2119





VICINITY MAP

LEGEND

	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	EASEMENT
	GRADE BREAK
T T	DAYLIGHT LINE
101	PROPOSED MAJOR CONTOUR
101	PROPOSED MINOR CONTOUR
	EXISTING CURB
	EXISTING MEDIAN
	TOP AND TOE OF SLOPE
	RETAINING WALL
W	PROPOSED WATER
W	EXISTING WATER
RW	PROPOSED RECLAIMED WATER
RW	EXISTING RECLAIMED WATER
S	PROPOSED SEWER
S	EXISTING SEWER
G	EXISTING GAS
T	EXISTING TELEFONE
JT	EXISTING JOINT TRENCH
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN

FEET 0 20 40 80
0 1/2 1 2 INCHES

NO.	DATE	REVISIONS	APPROVED

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GRADING PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
6 OF 8

W.O.: 2749-61 EASTWALK

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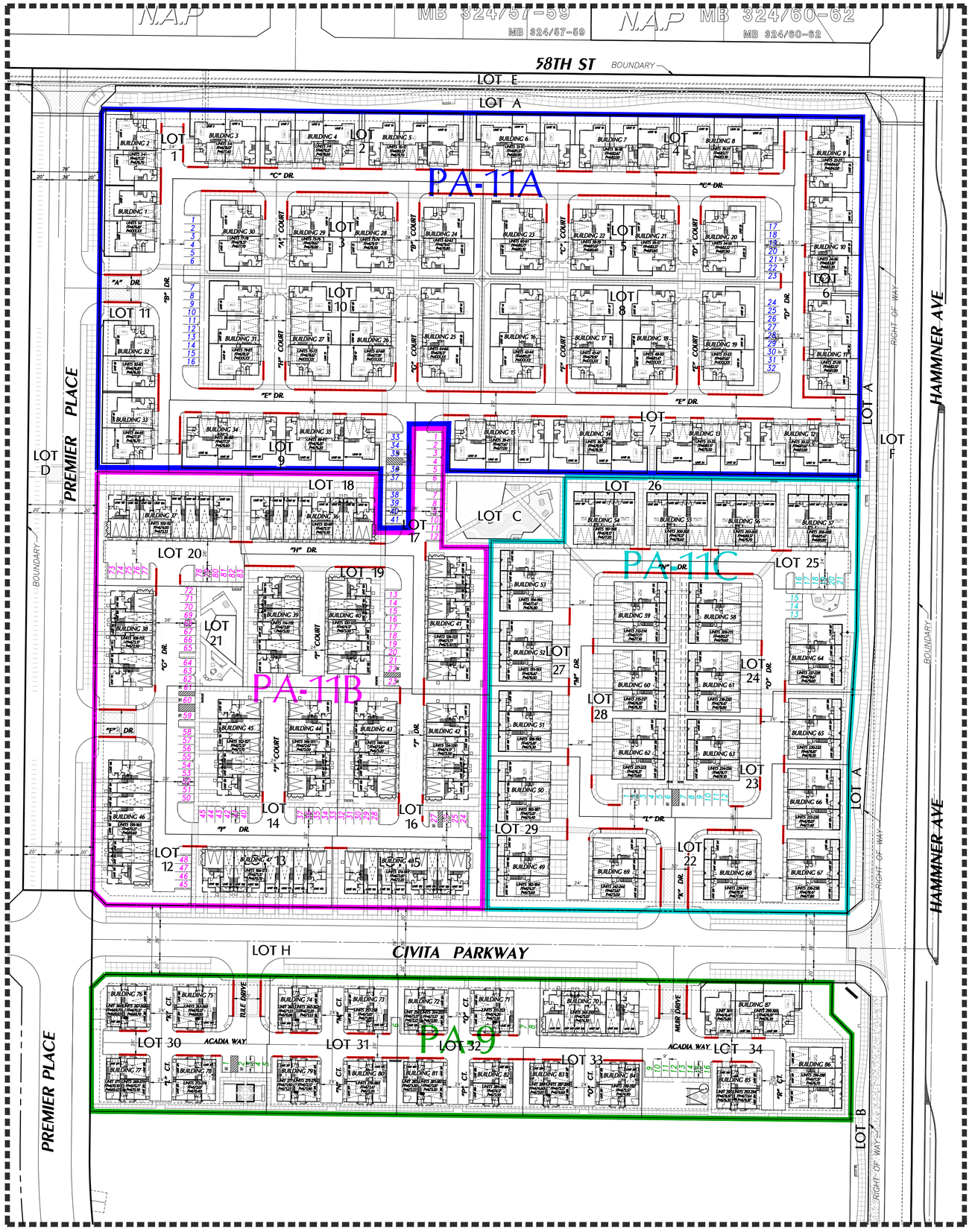

VICINITY MAP

PARKING SUMMARY

PA-9 TOWNHOME (57 UNITS)

ADA PARKING REQUIRED – 2 ADA STALLS
ADA PARKING PROVIDED – 2 ADA STALLS

PA-11A TOWNHOME (91 UNITS)

ADA PARKING REQUIRED – 2 ADA STALLS
ADA PARKING PROVIDED – 2 ADA STALLS

PA-11B TOWNHOME (90 UNITS)

ADA PARKING REQUIRED – 4 ADA STALLS
ADA PARKING PROVIDED – 6 ADA STALLS

PA-11C TOWNHOME (63 UNITS)

ADA PARKING REQUIRED – 1 ADA STALLS
ADA PARKING PROVIDED – 2 ADA STALLS

REQUIRED/PROVIDED PARKING SUMMARY:

PLANNING AREA 9

			PARKING REQUIRED			PARKING PROVIDED		
PRODUCT TYP	RATIO	UNITS	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING
TRIPLEX	2.2 : 1	45	90	9	99	90	9	99
TOWNHOUSE	2.2 : 1	6	12	1	13	12	1	13
TOWNHOUSE	2.9 : 1	6	12	6	18	12	6	18
TOTAL		57	114	16	**130**	114	16	**130**

PLANNING AREA 11A

			PARKING REQUIRED			PARKING PROVIDED		
PRODUCT TYP	RATIO	UNITS	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING
TOWNHOUSE	2.2 : 1	91	182	18	200	182	41	223
TOTAL		91	182	18	**200**	182	41	**223**

PLANNING AREA 11B

			PARKING REQUIRED			PARKING PROVIDED		
PRODUCT TYPE	RATIO	UNITS	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING
TOWNHOUSE	2.9 : 1	90	180	81	261	180	81	261
TOTAL		90	180	81	**261**	180	81	**261**

PLANNING AREA 11C

			PARKING REQUIRED			PARKING PROVIDED			
PRODUCT TYPE	RATIO	UNITS	GARAGE PARKING	STREET PARKING	TOTAL PARKING	GARAGE PARKING	DRIVEWAY PARKING	STREET PARKING	TOTAL PARKING
TOWNHOUSE	2.2 : 1	63	126	13	139	126	11	21	158
TOTAL		63	126	13	**139**	126	11	21	**158**

LEGEND:

NO PARKING (RED CURB)

FEET 0 25 50 100
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

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SITE PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
7 OF 8

W.O.: 2749-61 EASTWALK

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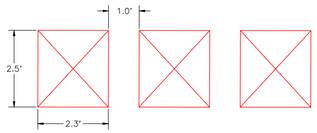
VICINITY MAP

LEGEND

TYPICAL TRASH BIN CONFIGURATION
(THREE) 64 GALLON BINS – ORGANIC WASTE, RECYCLE, AND TRASH

TRASH BIN CONFIGURATION



FEET 0 25 50 100
INCHES 0 1/2 1 2

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SITE PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
8 OF 8

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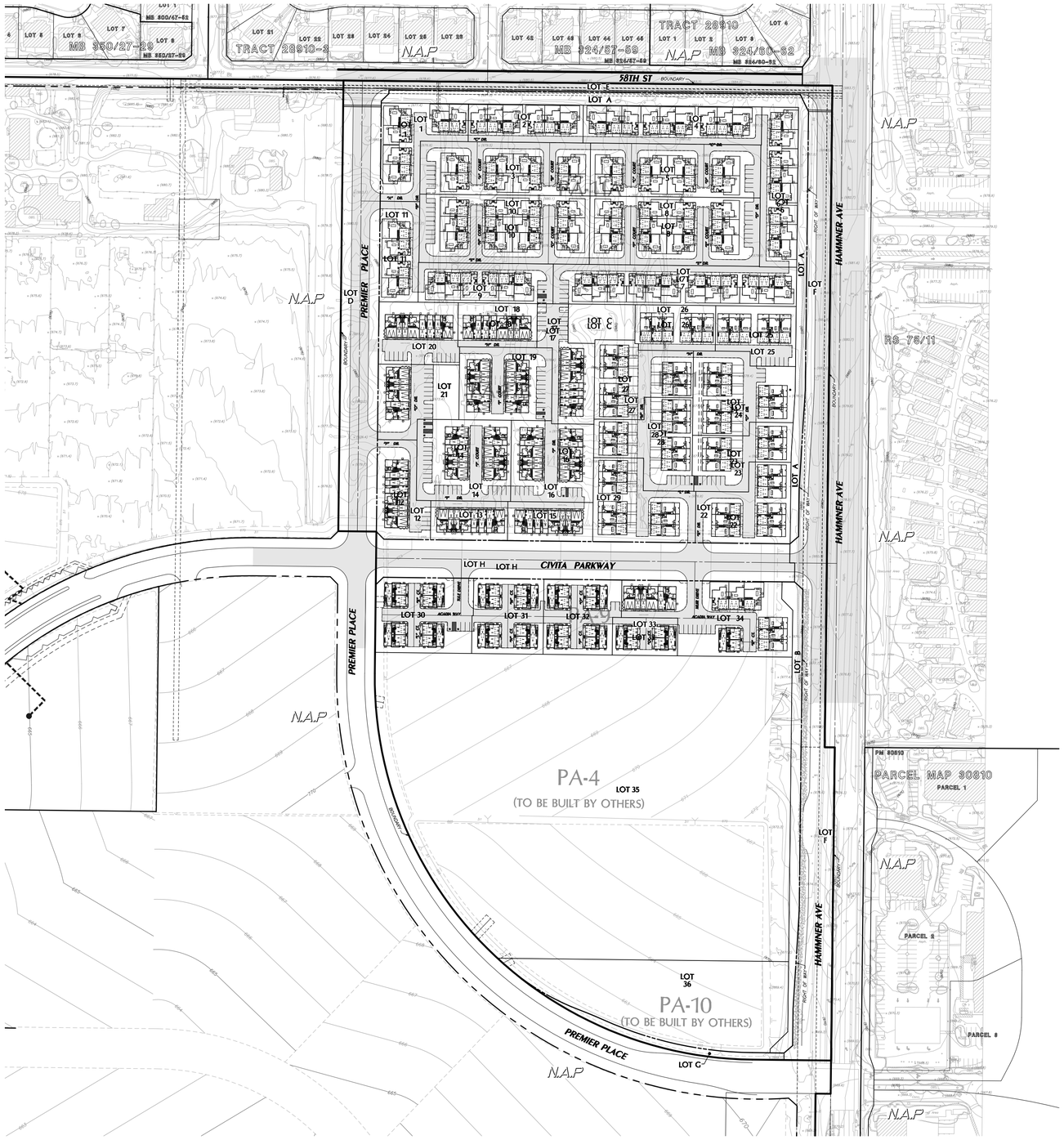
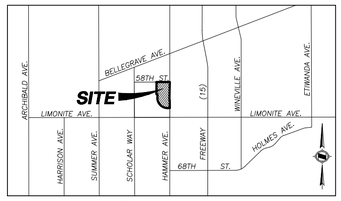
W.O.: 2749-61 EASTVALE

CONCEPTUAL GRADING PLAN FOR TENTATIVE TRACT MAP NO. 38595
FOR CONDOMINIUM PURPOSES

BEING PARCEL "B" OF LOT LINE ADJUSTMENT NO. 2022-001, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED AUGUST 24, 2022, AS INSTRUMENT NO. 2022-0370918, OF OFFICIAL RECORDS OF SAID COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN EAST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN.





VICINITY MAP

NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: RESIDENTIAL AND COMMERCIAL
3. EXISTING GENERAL PLAN LAND USE DESIGNATION: LEAL POLICY AREA
4. EXISTING ZONING: LEAL MASTER PLAN
5. ASSESSOR PARCEL NUMBERS: 164-030-044
6. TOTAL GROSS AREA: 44.26 AC
7. WATER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREETS, MIRA LOMA, CA 91752, (951)685-7437
8. SEWER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREETS, MIRA LOMA, CA 91752, (951)685-7437
9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, 155 S. G STREET, SAN BERNARDINO, CA 92410, (909) 758-8691
10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, 1351 E. FRANCIS STREET, ONTARIO, CA 91761, (909) 930-8431
11. TELEPHONE SERVICE PROVIDED BY: VERIZON, 1400 E. PHILLIPS BLVD., POMONA, CA 91766, (909)469-2260
12. CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
13. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92876, (951) 280-4500
14. THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO CA, 92860, (951) 736-5000
15. THE PROJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FLOOD INSURANCE RATE MAP NUMBERS 06065C0677G & 06065C0681G, EFFECTIVE DATE AUGUST 28, 2008.

EARTHWORK SUMMARY

	CUT	FILL
RAW VOLUME	44,351 CYS	171,443 CYS
SHRINKAGE (ON CUT) 12%		7,049 CYS
PAD OVER-EX	239,663 CYS	239,663 CYS
PAD OVER-EX SHRINKAGE 12%		28,760 CYS
PAVED OVER-EX	20,027 CYS	20,027 CYS
PAD AREA OVER-EX SHRINKAGE 12%		2,403 CYS
TOTAL	304,000 CYS	469,300 CYS
NET VOLUME		165,300 CYS SHORT

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL

FEET 0 50 100 200
INCHES 0 1/2 1 2

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CONCEPTUAL GRADING PLAN
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City of Eastvale

SHEET
1 OF 5

W.O.: 2749-61 EASTWALK

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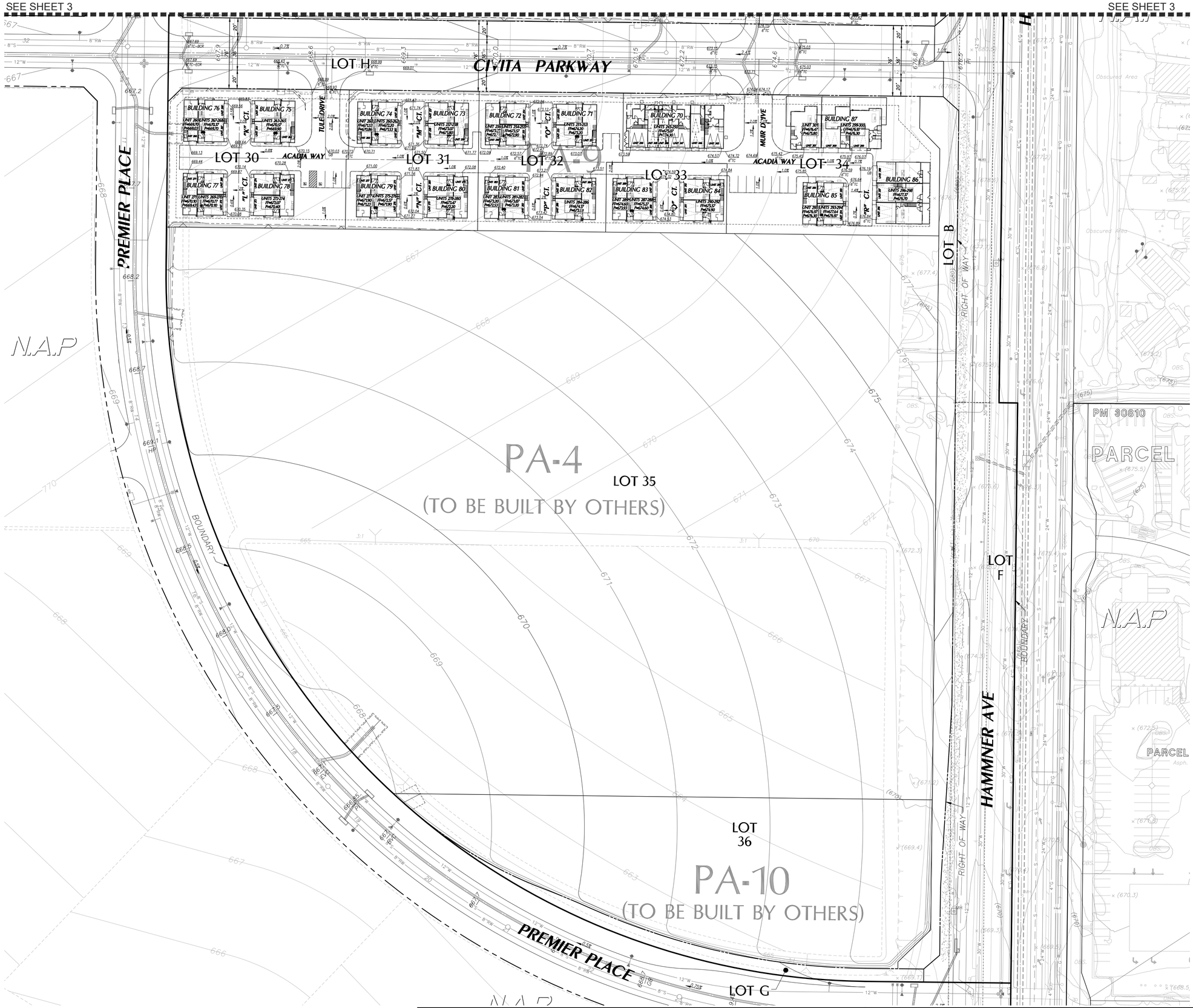
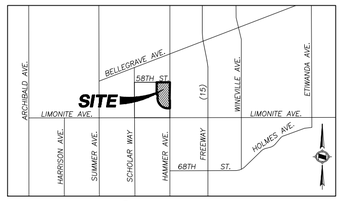
SEE SHEET 3





VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PAVEMENT (EXISTING OR PROPOSED)

FEET 0 20 40 80
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY:	LP
DESIGNED BY:	--
CHECKED BY:	DS

PREPARED FOR:
NEW HOME CO.
move forward
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

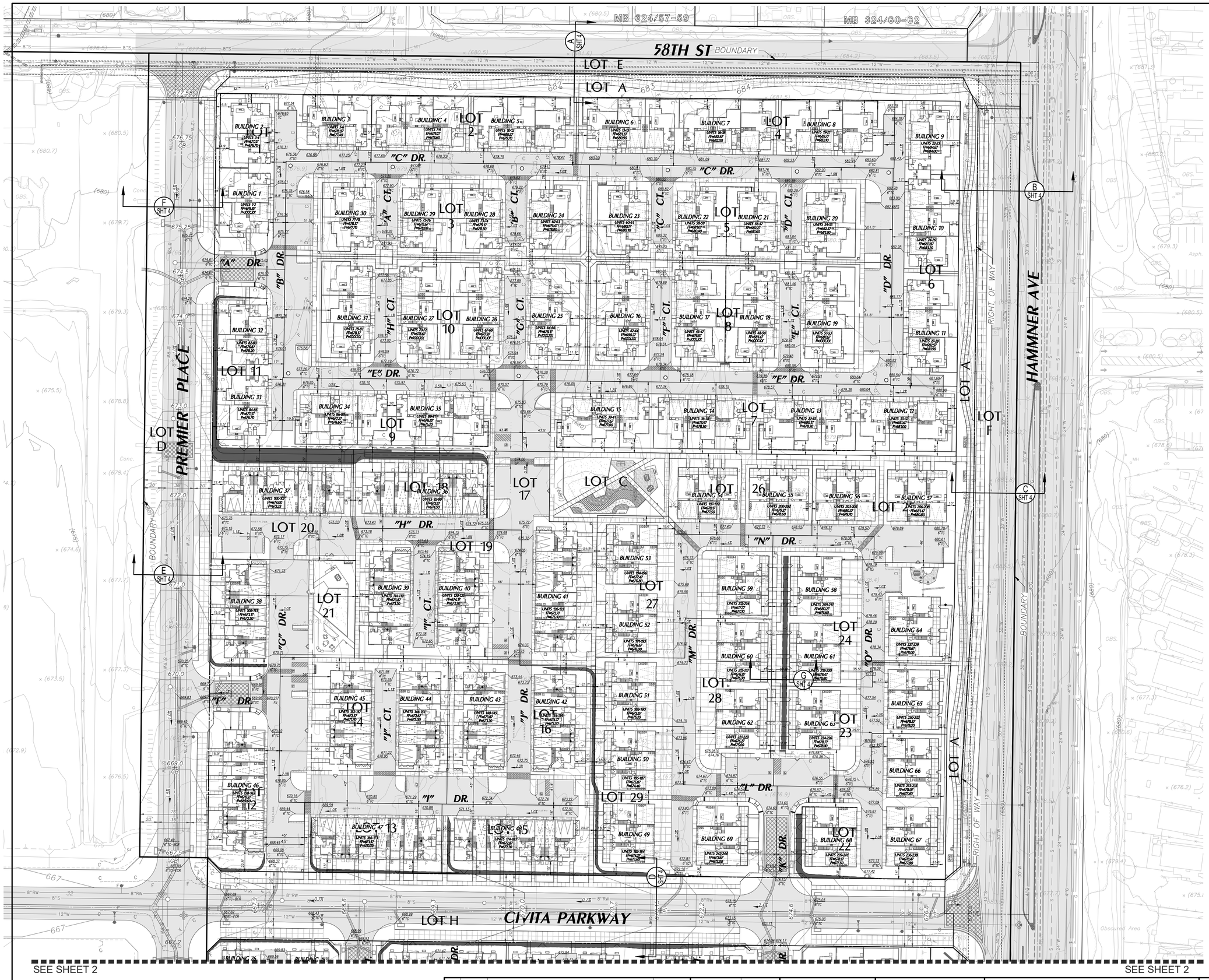
CONCEPTUAL GRADING PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

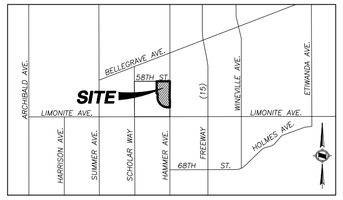
SHEET
2 OF 5

PLOTTED BY: Luis Pina DATE: Jan. 15, 2025 05:08:02 PM FILE: F:\0736\Planning\SA_TTM_38595\Exh_Grading Plan\TTM_38595_CG Plan_SHT.2.dwg

W.O.: 2749-61 EASTVALE

2124





VICINITY MAP

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- F FILL / C CUT — CUT/FILL LINE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PAVEMENT (EXISTING OR PROPOSED)
- 2:1 MAX SLOPE

FEET 0 20 40 80
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: --
CHECKED BY: DS

PREPARED FOR:
NEW HOME CO.
move forward
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IRVINE, CA 92618
(909) 851-5792

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(951) 515-5419

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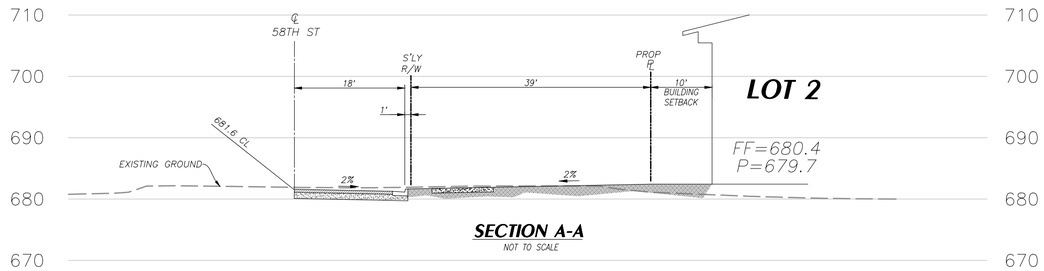
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

CONCEPTUAL GRADING PLAN
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
3 OF 5

W.O.: 2749-61 EASTWALK

PLOTTED BY: Luis Pina DATE: Jan. 15, 2025 05:09:28 PM FILE: F:\0736\Planning\SA_TTM_38595\Exh_Grading Plan\TTM_38595_CG Plan_SHT.3.dwg



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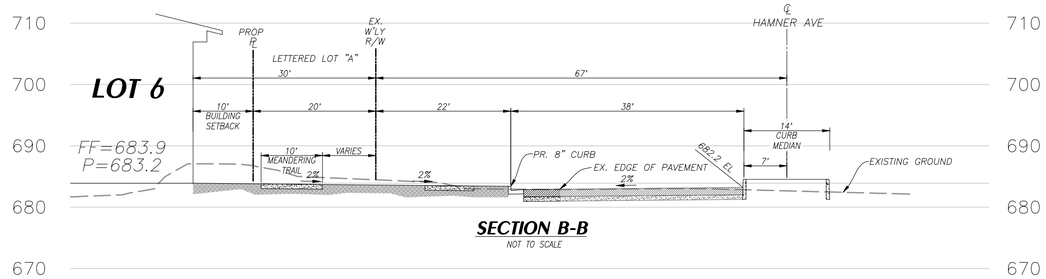

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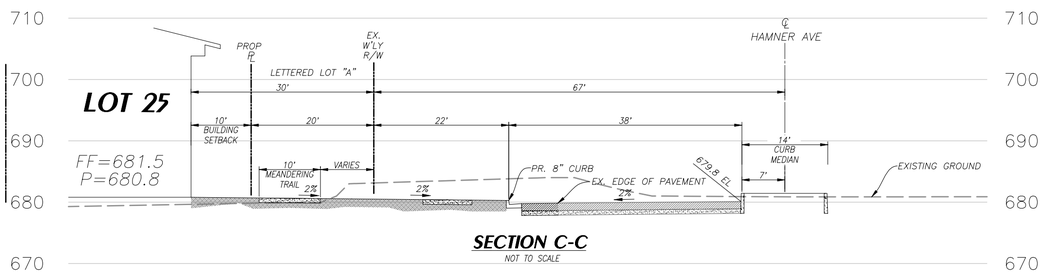

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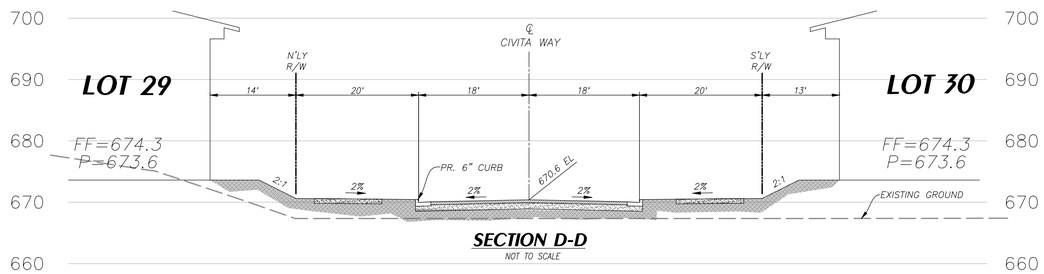

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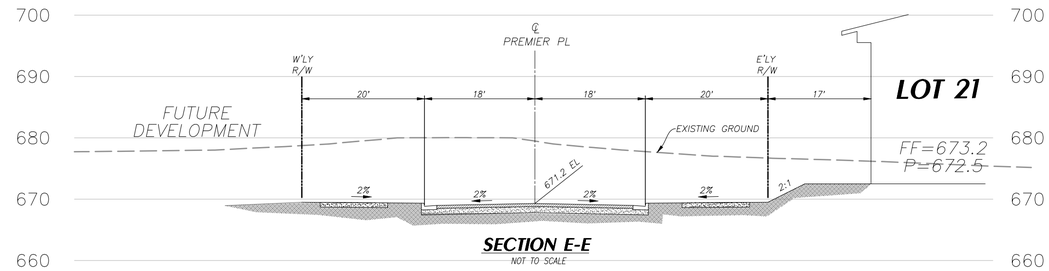

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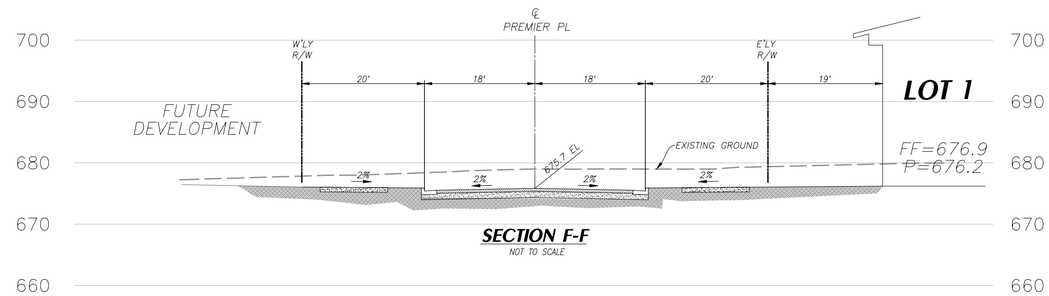

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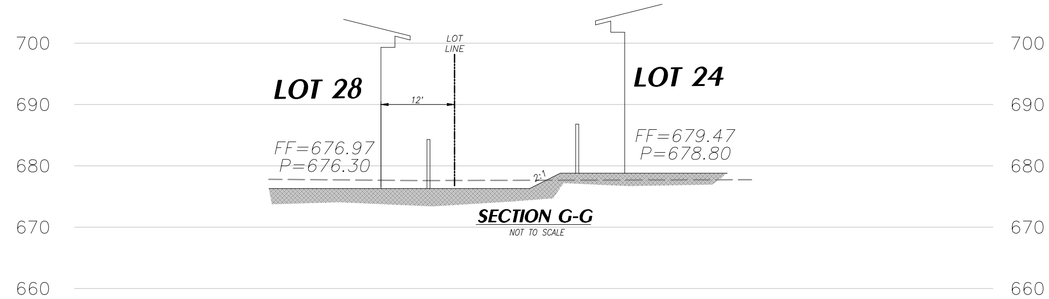


SECTION G-G
NOT TO SCALE

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: --
CHECKED BY: DS

PREPARED FOR:
NEW HOME CO.
move forward
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

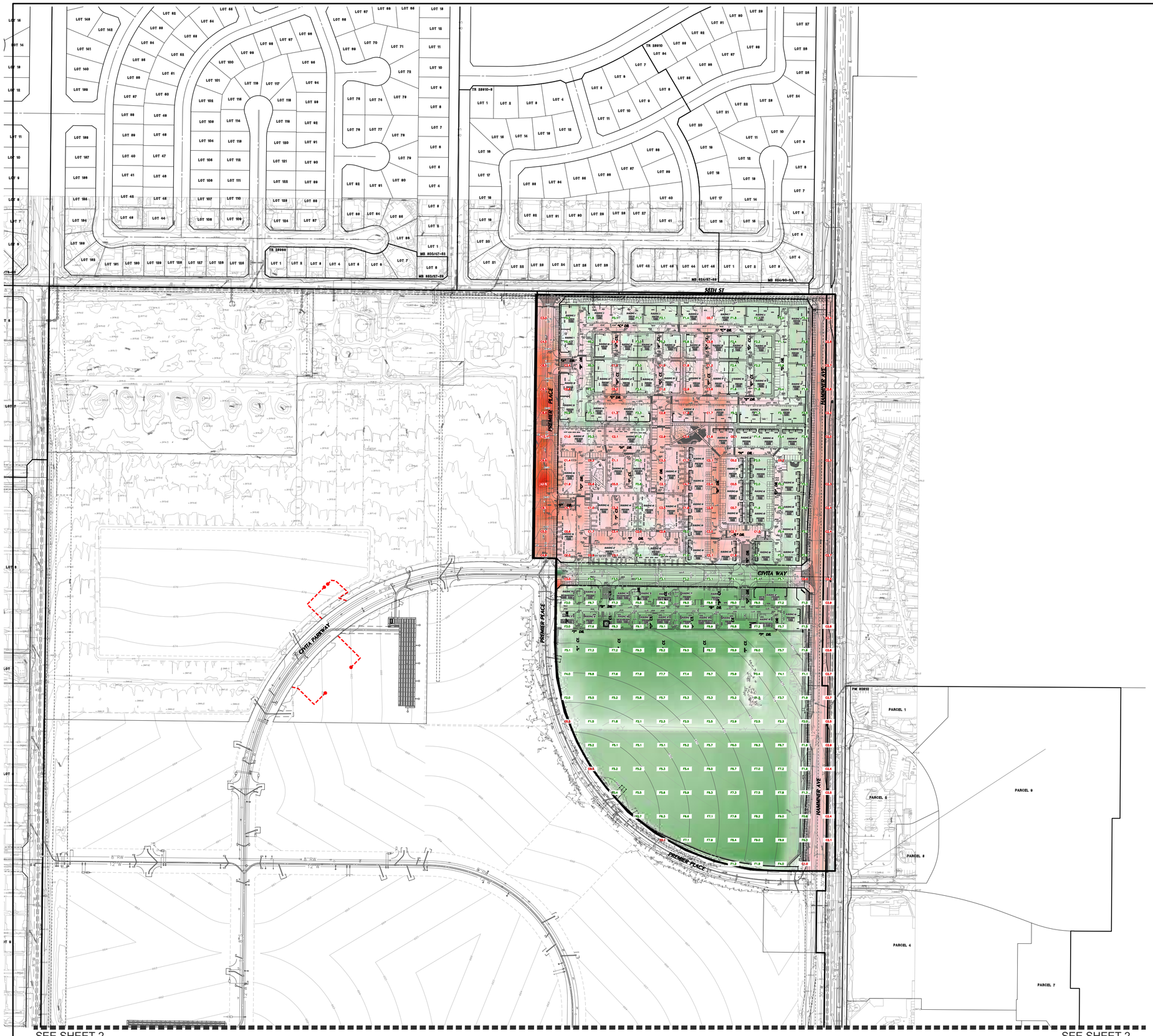
SECTIONS
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

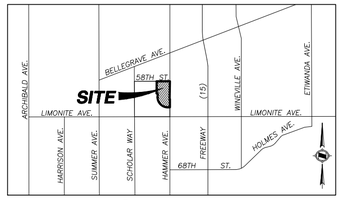
SHEET
4 OF 5

PLOTTED BY: Luis Pina DATE: Jan. 15, 2025 05:10:15 PM FILE: F:\0736\Planning\SA_TTM_38595\Exh_Grading Plan\TTM_38595_CG Sect_SHT.4.dwg

W.O.: 2749-61 EASTVALE

2126





VICINITY MAP

LEGEND

	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	EASEMENT
	GRADE BREAK
T T	DAYLIGHT LINE
101	PROPOSED MAJOR CONTOUR
101	PROPOSED MINOR CONTOUR
	EXISTING CURB
	EXISTING MEDIAN
	TOP AND TOE OF SLOPE
	RETAINING WALL
W	PROPOSED WATER
W	EXISTING WATER
RW	PROPOSED RECLAIMED WATER
RW	EXISTING RECLAIMED WATER
S	PROPOSED SEWER
S	EXISTING SEWER
G	EXISTING GAS
T	EXISTING TELEFONE
JT	EXISTING JOINT TRENCH
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
F FILL / C CUT	CUT/FILL LINE

SEE SHEET 2

SEE SHEET 2

FEET 0 20 40 80
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: --
CHECKED BY: DS

PREPARED FOR:
NEW HOME CO.
(now Brookfield)
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

EARTHWORK - CUT & FILL EXHIBIT
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
5 OF 5

W.O.: 2749-61 EASTWALK

PLOTTED BY: Luis Pina DATE: Jan. 15, 2025 05:11:23 PM FILE: F:\0736\Planning\SA_TTM_38595\Exh_Grading Plan\TTM_38595_Earthwork_SHT.5.dwg

CITY OF EASTVALE, STATE OF CALIFORNIA
PREMIER PLACE & CIVITA WAY
ON-SITE STREET LIGHT PLAN
TRACT 38594

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE MOST CURRENT REQUIREMENTS OF THE COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, IMPROVEMENT STANDARDS AND SPECIFICATIONS, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE COUNTY'S RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES.
4. THIS PROJECT IS NOT WITHIN 30 MILES OF MT. PALOMAR.
5. SCE SERVICE PLANNER _____
   WORK ORDER NO. _____
6. ENERGY CHARGES PAID BY _____CFD_____

SYMBOL LEGEND

PROPOSED STREET LIGHT

INDEX MAP
SCALE: 1"=200'

400 300 200 100 0 200 400

PLAN CHECK FOR THIS PLAN SET IS COMPLETE. PRIOR TO THE PROCEEDING WITH THE MYLAR SUBMITTAL, THE DEVELOPER SHALL INCLUDE SOUTHERN CALIFORNIA EDISONS FEED POINT INFORMATION ON THE MYLAR PLANS. IN ORDER TO ENSURE CONFORMANCE WITH THE MOST CURRENT COUNTY STANDARDS. A FINAL REVIEW BY THE COUNTY MAY BE REQUIRED PRIOR TO THE MYLAR SUBMITTAL.

ACCEPT BY: _____

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF A DISCREPANCY ARISING AFTER CITY APPROVAL OR CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLAN FOR CITY APPROVAL.

MARK	BY	DATE	REVISIONS	APPR	DATE

ENGINEER | CITY

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT

JIMMY CHUNG, PE *DATE*
CITY ENGINEER

GUSTAVO GONZALEZ *DATE*
PLANNING MANAGER

SCALE 1"=40'
DRAWN BY: RB
DESIGN BY: RB
CHECKED BY: DD

ENGINEER OF RECORD SEAL
REGISTERED PROFESSIONAL ENGINEER
BRIAN RICHARD OVERLEY
NO. 20627
EXP. 03/31/26
ELECTRICAL
STATE OF CALIFORNIA

PREPARED BY:
CANDELA ENGINEERING INCORPORATED
LIGHTING DESIGN | ELECTRICAL ENGINEERING
27201 Calle Juanita
Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com

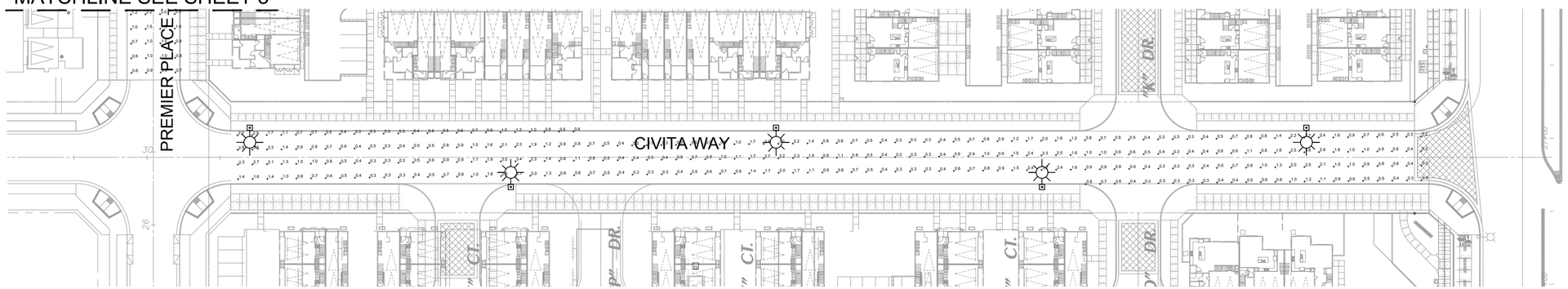
BRIAN RICHARD OVERLEY, P.E. Jan 06, 2025
DATE

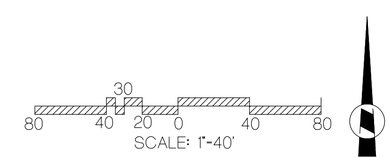
BENCHMARK
CITY OF ONTARIO, BENCHMARK EE-38-1 DESCRIBED AS BRASS DISK STAMPED CITY OF ONTARIO EE-38-1. SET IN TOP OF CURB, APPROXIMATELY 188'± NORTH OF ECR AT THE NORTHWEST RETURN OF HAMNER AVE AND BELLEGRAVE AVE, NAVD88 ELEVATION: 697.059 DATED 2018 ONTARIO.

STREET LIGHT IMPROVEMENT PLANS
TRACT 38594 (ON-SITE) - EASTWALK

CITY FILE NO. -
WORK ORDER NO.
SHT. 1
OF 3 SHTS.

MATCHLINE SEE SHEET 3





PHOTOMETRIC CALCULATIONS				
DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVE: MIN
BACKBONE STREETS	1.0 FC	3.7 FC	0.2 FC	5.0 : 1

FC : FOOT CANDLE

NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG.

NOTE:
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MARK	BY	DATE	REVISIONS	APPR	DATE
	ENGINEER			CITY	

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT

JIMMY CHUNG, PE — DATE
CITY ENGINEER

GUSTAVO GONZALEZ — DATE
PLANNING MANAGER

SCALE 1"=40'
DRAWN BY: RB
DESIGN BY: RB
CHECKED BY: DD

ENGINEER OF RECORD SEAL
REGISTERED PROFESSIONAL ENGINEER
BRIAN RICHARD OVERLEY
NO. 20627
EXP. 03/31/26
ELECTRICAL
STATE OF CALIFORNIA

PREPARED BY:
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LIGHTING DESIGN | ELECTRICAL ENGINEERING
27201 Calle Juanita
Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com
BRIAN RICHARD OVERLEY, P.E.
Jan 06, 2025
DATE

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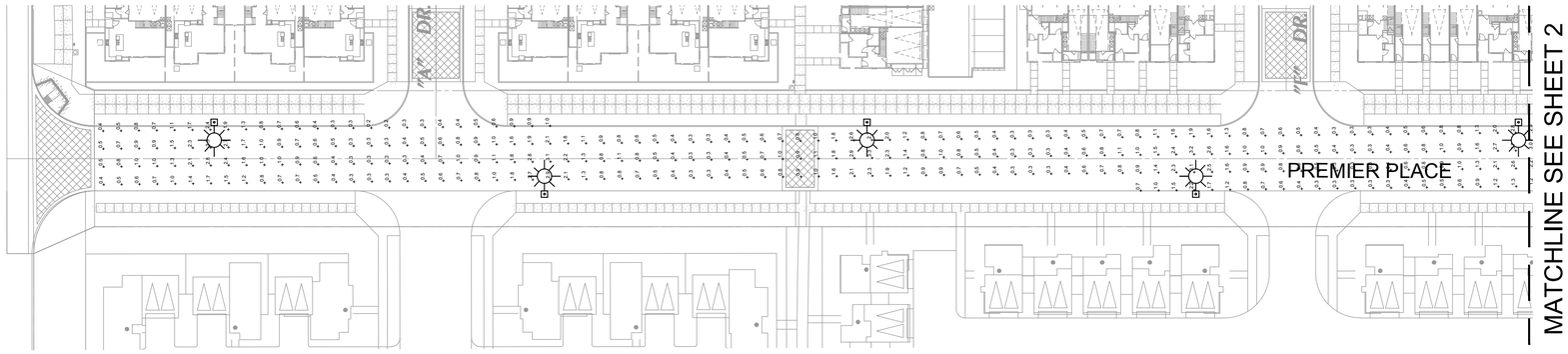
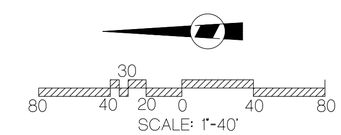
DESCRIBED AS BRASS DISK STAMPED CITY OF ONTARIO EE-38-1. SET IN TOP OF CURB, APPROXIMATELY 188'± NORTH OF ECR AT THE NORTHWEST RETURN OF HAMNER AVE AND BELLEGRAVE AVE, NAVD88 ELEVATION: 697.059 DATED 2018 ONTARIO.

STREET LIGHT IMPROVEMENT PLANS
TRACT 38594 (ON-SITE) - EASTWALK

CITY FILE NO. -
WORK ORDER NO.
SHT. 2
OF 3 SHTS.





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DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVE: MIN
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FC : FOOT CANDLE

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MARK	BY	DATE	REVISIONS	APPR	DATE
ENGINEER				CITY	

CITY OF EASTVALE
PUBLIC WORKS DEPARTMENT

JIMMY CHUNG, PE — DATE
CITY ENGINEER

GUSTAVO GONZALEZ — DATE
PLANNING MANAGER

SCALE 1"=40'
DRAWN BY: RB
DESIGN BY: RB
CHECKED BY: DD

ENGINEER OF RECORD SEAL
REGISTERED PROFESSIONAL ENGINEER
BRIAN RICHARD OVERLEY
NO. 20627
EXP. 03/31/26
ELECTRICAL
STATE OF CALIFORNIA

PREPARED BY:
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STREET LIGHT IMPROVEMENT PLANS
TRACT 38594 (ON-SITE) - EASTWALK

CITY FILE NO.
-
WORK ORDER NO.
SHT. 3
OF 3 SHTS.

2130

EASTVALE SQUARE

PHASE B
PLANNING AREA 9A
MAJOR DEVELOPMENT PLAN

GENERAL

SHEET	NAME
CS-1	Coversheet/Sheet Index
SP-1	Overall Illustrative
SP-2	Planning Area Illustrative

CIVIL

SHEET	NAME
1 of 3	Master Development Plan
2 of 3	Master Development Plan
3 of 3	Master Development Plan
2 of 2	Fire Access / Hose Pull Exhibit

ARCHITECTURE

SHEET	NAME
A0-1	Index Sheet
A0-2	Detail Elements - Progressive Spanish
A0-3	Detail Elements - Transitional Farmhouse
A0-4	Detail Elements - Progressive Farmhouse
A0-5	Elevation & Color Scheme Plotting
A-1	Composite Floor Plans 'A'
A-2	Progressive Spanish Elevations - Front & Rear
A-3	Progressive Spanish Elevations - Sides & Roof
A-4	Composite Floor Plans 'A'
A-5	Transitional Farmhouse Elevations - Front & Rear
A-6	Transitional Farmhouse Elevations - Sides & Roof
A-7	Composite Floor Plans 'C'
A-8	Progressive Farmhouse Elevations - Front & Rear
A-9	Progressive Farmhouse Elevations - Sides & Roof
A-10	Color & Material Selections

LANDSCAPE

SHEET	NAME
L-1	Landscape Cover Sheet
L-2	Planting Legend
L-3	Planting Imagery Board
L-4	Planting Imagery Board
L-5	Planting Imagery Board
L-6	Landscape Site Plan
L-7	Site Plan Enlargements
L-8	Fence and Wall Elevations

SITE LIGHTING

SHEET	NAME
EP-1	Lighting/Photometrics Plan

CITY OF EASTVALE

NEW HOME CO. move forward

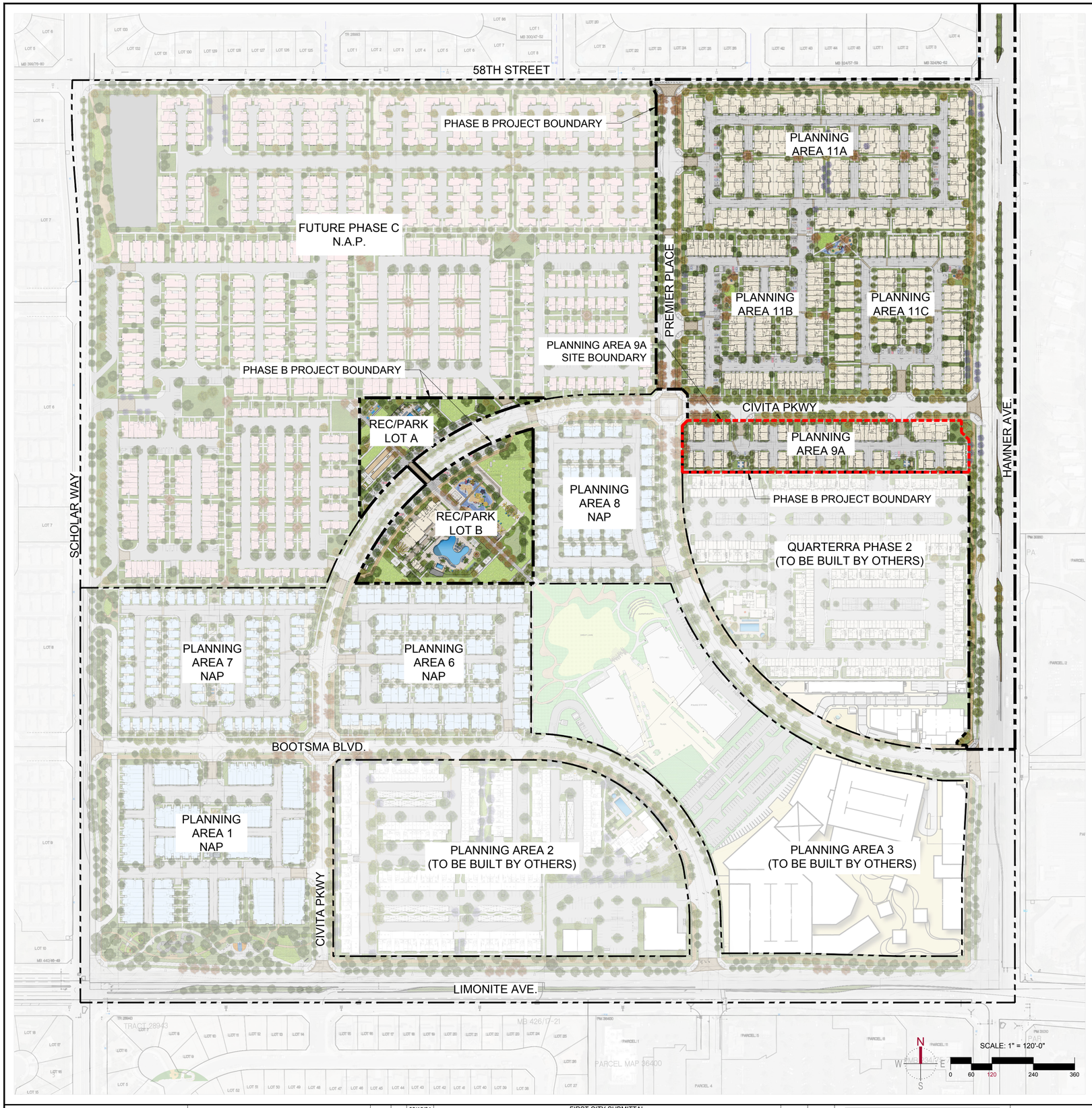
EASTVALE SQUARE

HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING

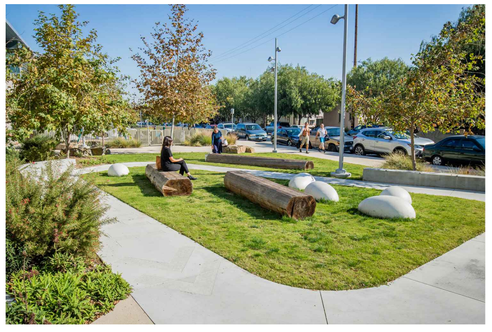
Bassenian | Lagoni ARCHITECTURE ▪ PLANNING ▪ INTERIORS

Kimley»Horn

4th Submittal
02/13/2025
CS-1



PASSIVE SPACE REFERENCE IMAGERY



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		12/09/24	SECOND CITY SUBMITALL		
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LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 9A

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
SP-1

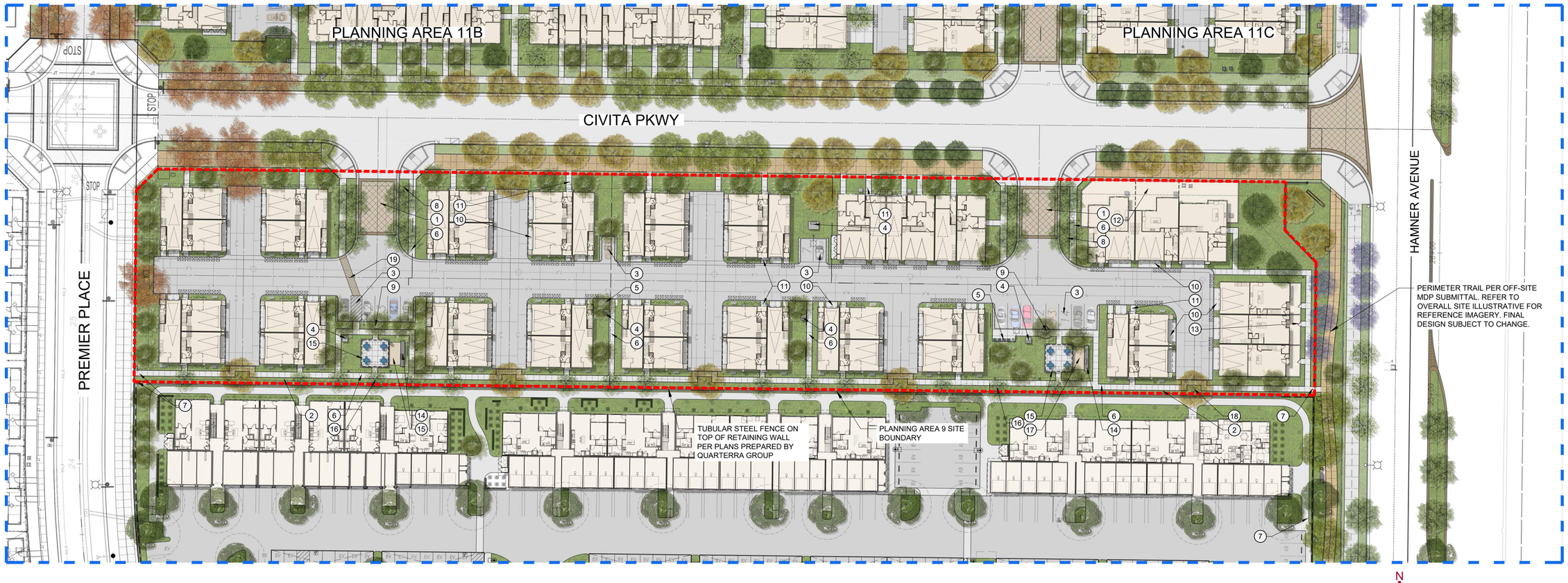
CONCRETE PAVER - SAMPLE IMAGERY FOR VEHICULAR AND PEDESTRIAN ENHANCED CROSSINGS.
FINAL SELECTION AT THE DISCRETION OF THE MASTER DEVELOPER.

CONCRETE PAVER - SAMPLE IMAGERY FOR PERIMETER BANDING AT PEDESTRIAN ENHANCED CROSSINGS.
FINAL SELECTION AT THE DISCRETION OF THE MASTER DEVELOPER.

CONCRETE PAVER - SAMPLE IMAGERY FOR PERIMETER BANDING AT VEHICULAR ENHANCED CROSSINGS.
FINAL SELECTION AT THE DISCRETION OF THE MASTER DEVELOPER.

SITE PLAN LEGEND

1. DECORATIVE VEHICULAR PAVING AT ENTRY
2. LANDSCAPE BUFFER - TALL SHRUBS/ HEDGE
3. GUEST PARKING
4. TRANSFORMER (FINAL LOCATION TO BE CONFIRMED DURING CONSTRUCTION DOCUMENTATION PHASE)
5. MAILBOX LOCATION (FINAL LOCATION TO BE CONFIRMED DURING CONSTRUCTION DOCUMENTATION PHASE AND PER APPROVAL FROM USPS)
6. TYPICAL INTERNAL WALKS
7. CONNECTION TO ADJACENT STREETS/OPEN SPACE
8. ACCENT TREES AT ENTRY
9. SHADE TREES AT PARKING LOT
10. TYPICAL DRIVEWAY
11. TYPICAL RESIDENTIAL ENTRY
12. PRIVATE BACKYARD AREA
13. PRIVATE COURTYARD AREA
14. OUTDOOR BBQ/ COOKING COUNTER
15. SHADE STRUCTURE WITH SOFT SEATING
16. SCREENING TREES
17. DECOMPOSED GRANITE PAVING WITH SOFT SEATING
18. ACCENT TREE
19. DECORATIVE PEDESTRIAN PAVING AT CROSSINGS.



N
W E
S

SCALE: 1" = 30'-0"
0 15 30 60 90

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EASTWALK
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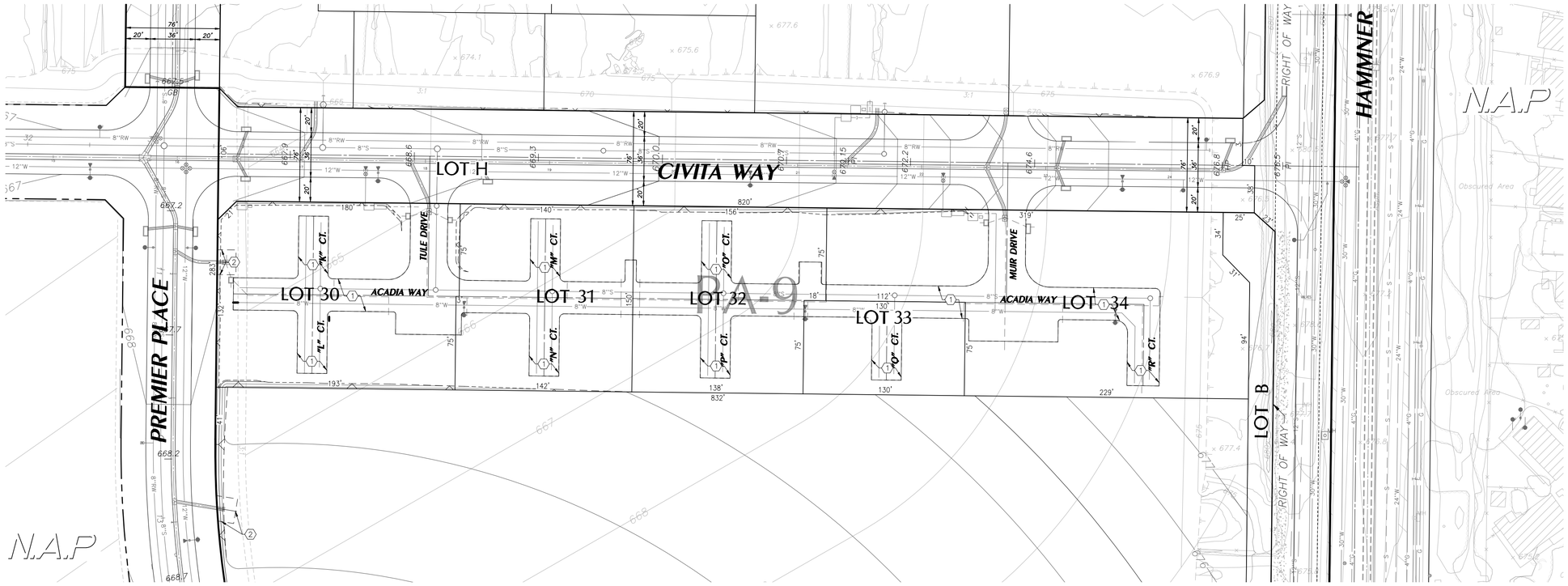
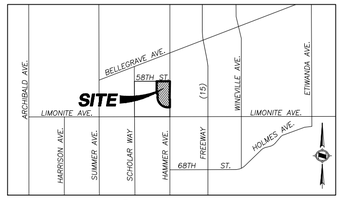
SHEET TITLE
PLANNING AREA ILLUSTRATIVE

SHEET NO.
SP-2





VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

NUMBERED LOTS

Lot No.	Land Use	S.F	Acres
30	RESIDENTIAL	28,982	0.67
31	RESIDENTIAL	21,188	0.49
32	RESIDENTIAL	22,008	0.51
33	RESIDENTIAL	9,780	0.22
34	RESIDENTIAL	41,765	0.96
TOTAL		**123,723**	**2.85**

FEET 0 20 40 80
INCHES 0 1/2 1 2

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DESIGNED BY: --
CHECKED BY: DS

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move forward
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IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
I R V I N E , I N C .
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

PA-9
MASTER DEVELOPMENT PLAN
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
1 OF 3

W.O.: 2749-61 EASTWALK

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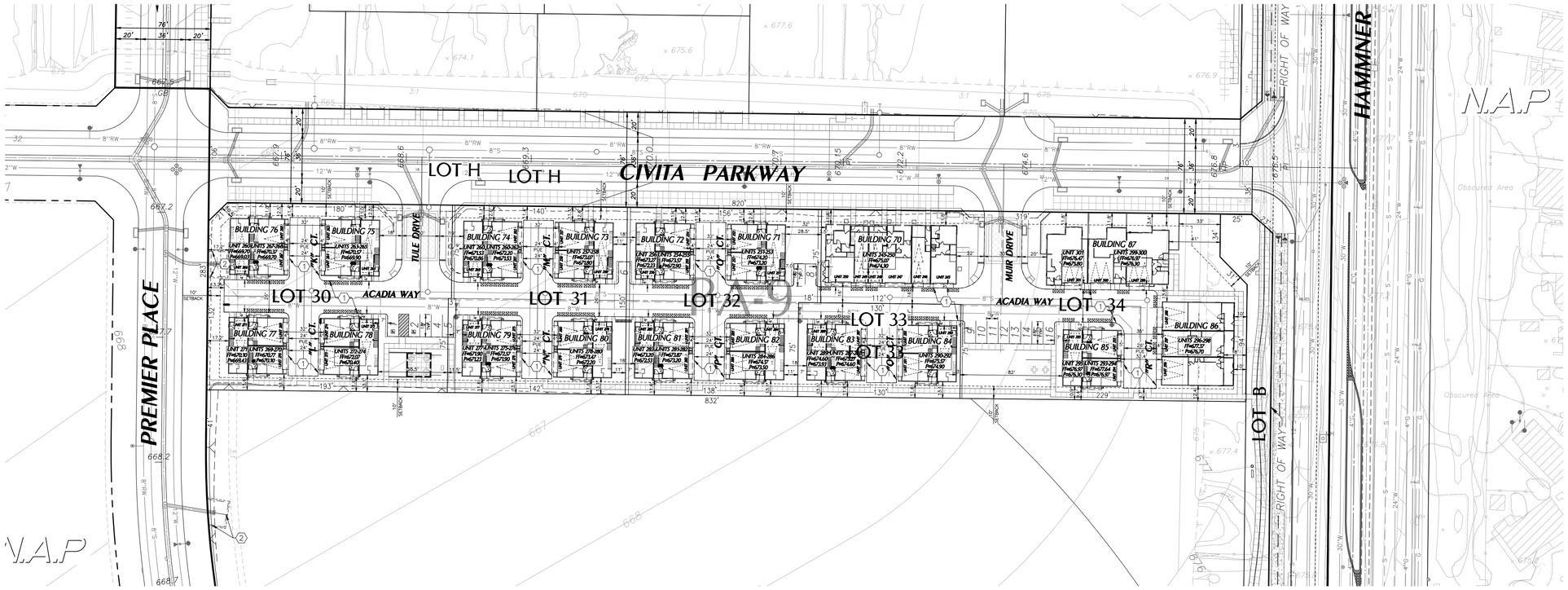

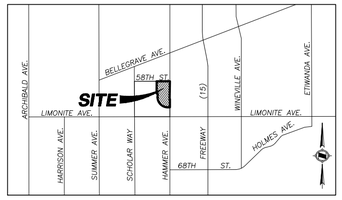

VICINITY MAP

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2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

REQUIRED/PROVIDED PARKING SUMMARY:

PLANNING AREA 9

PRODUCT TYP	RATIO	UNITS	PARKING REQUIRED: GARAGE PARKING	PARKING REQUIRED: OFF-STREET PARKING	PARKING REQUIRED: TOTAL PARKING	PARKING PROVIDED: GARAGE PARKING	PARKING PROVIDED: OFF-STREET PARKING	PARKING PROVIDED: TOTAL PARKING
TRIPLEX	2.2 : 1	45	90	9	99	90	9	99
TOWNHOUSE	2.2 : 1	6	12	1	13	12	1	13
TOWNHOUSE	2.9 : 1	6	12	6	18	12	6	18
TOTAL		57	114	16	130	114	16	130

4.1.2.4. Row Townhomes

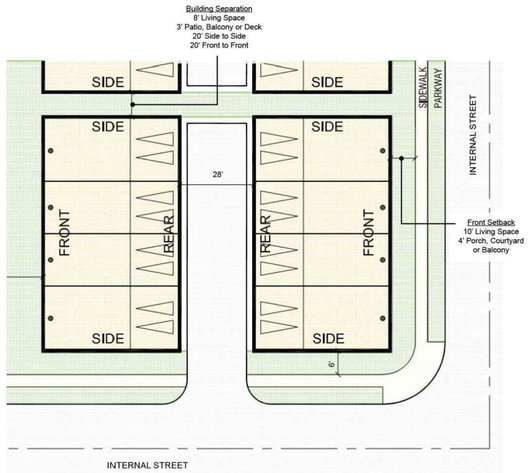
Table 4-5 establishes the development standards for row townhomes. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.6.

Table 4-5: Row Townhome Development Standards

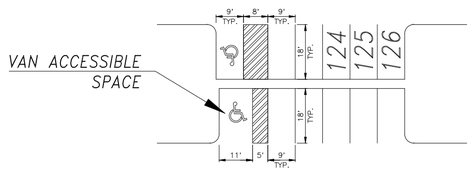
	Row Townhomes
Minimum Parcel Size	1 ac
Maximum Site Coverage	N/A
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	4'
Minimum Side Setback (from Internal Street Right-of-Way)	
Street Side	6'
Minimum Building Separation	
Living Space	8'
Patio Cover, Balcony or Deck	3'
Front to Front (entries) - at open space	20'
Side to Side with entries	20'
Garage Door to Garage Door at Alley	28'

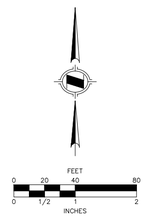
CHAPTER 4 – DEVELOPMENT STANDARDS

Figure 4.6 Row Townhome Setback Diagram



PARKING DIMENSIONS (TYP).





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CHECKED BY: DS

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City of Eastvale

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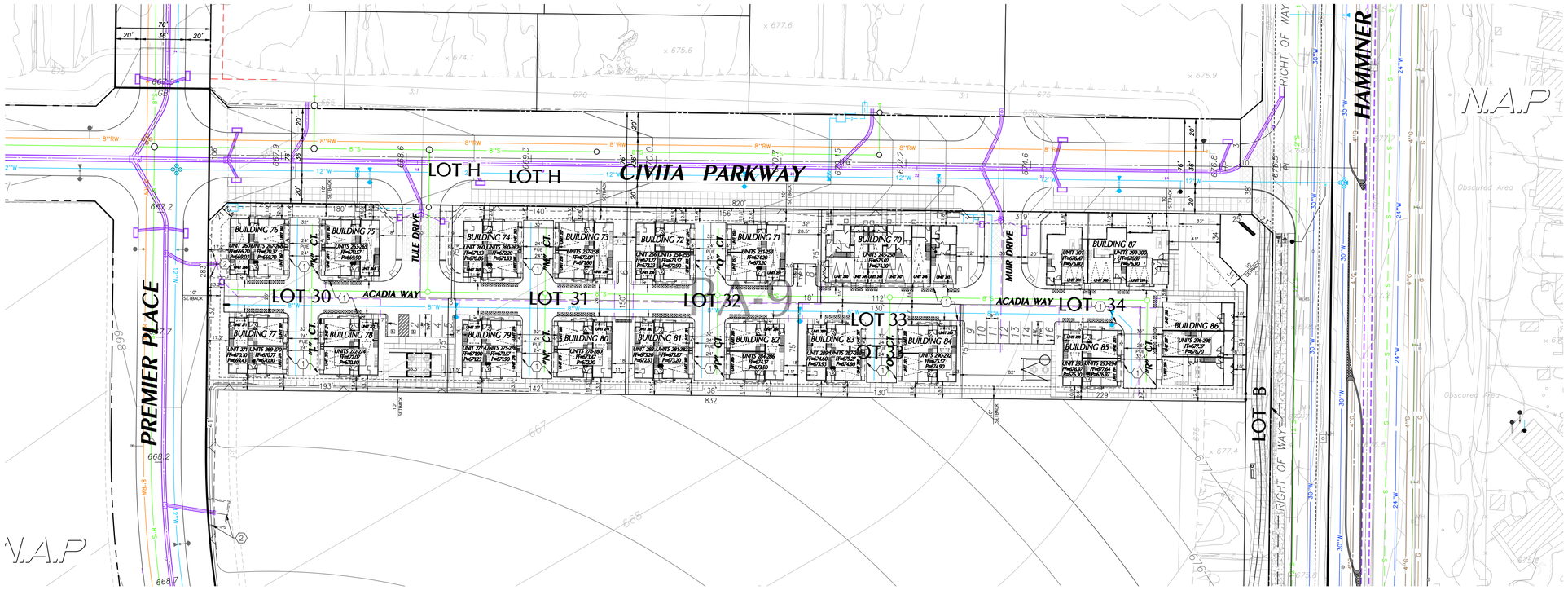

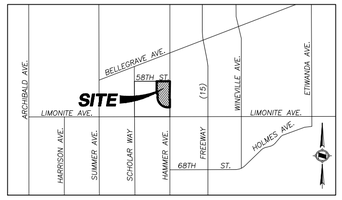

VICINITY MAP

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2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	EASEMENT
	GRADE BREAK
T	DAYLIGHT LINE
101	PROPOSED MAJOR CONTOUR
101	PROPOSED MINOR CONTOUR
	EXISTING CURB
	EXISTING MEDIAN
	TOP AND TOE OF SLOPE
	RETAINING WALL
W	PROPOSED WATER
W	EXISTING WATER
RW	PROPOSED RECLAIMED WATER
RW	EXISTING RECLAIMED WATER
S	PROPOSED SEWER
S	EXISTING SEWER
G	EXISTING GAS
T	EXISTING TELEFONE
JT	EXISTING JOINT TRENCH
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN

FEET 0 20 40 80
INCHES 0 1/2 1 2

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IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

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IRVINE, INC.
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Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

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FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
3 OF 3

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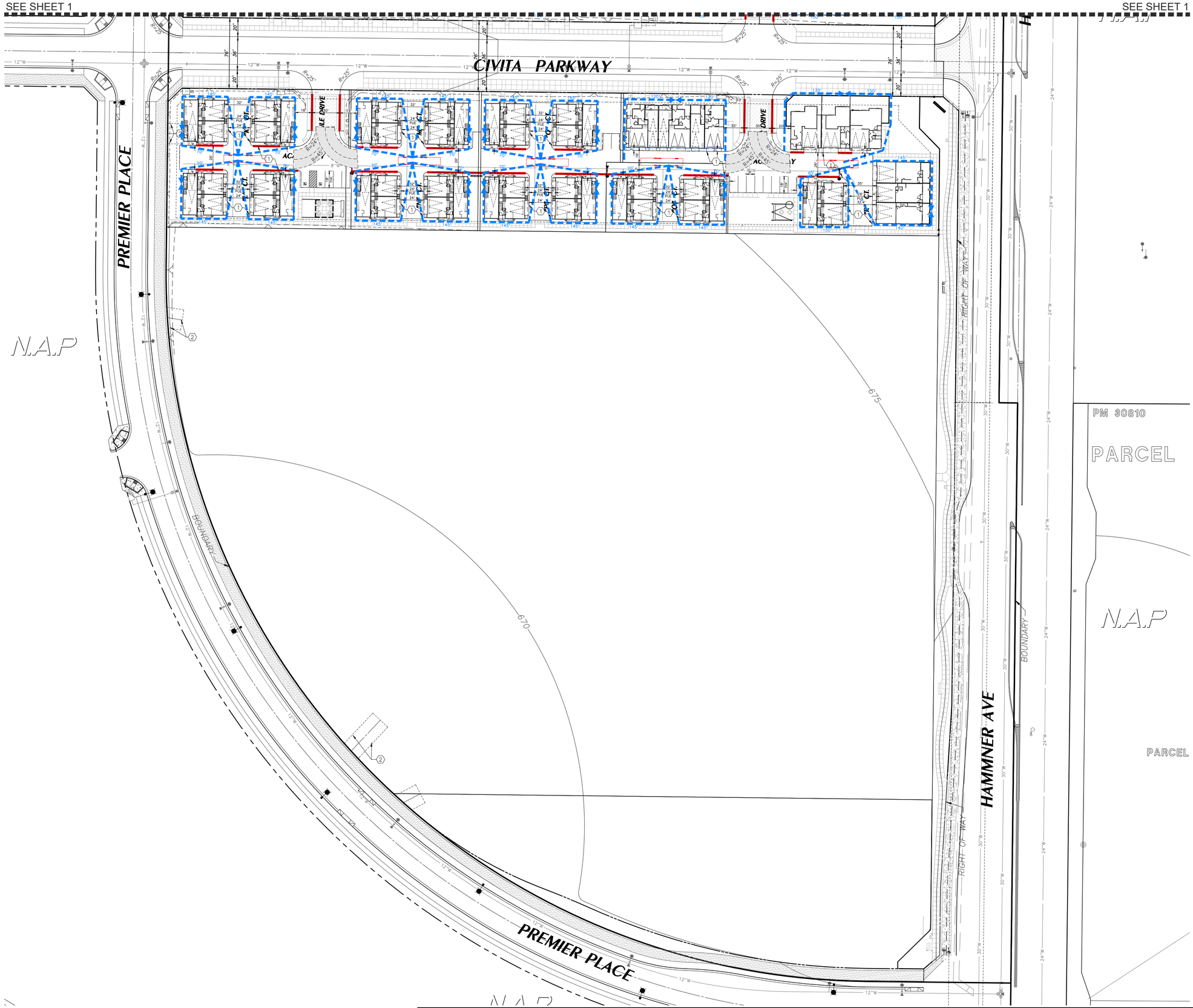
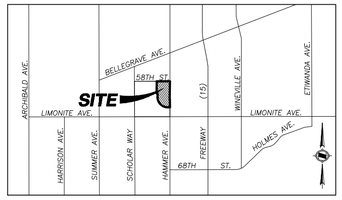
SEE SHEET 1

SEE SHEET 1





VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND:

- FIRE APPARATUS ACCESS
- PROPOSED FIRE HYDRANT
- 150' MAX HOSE PULL
- HOSE PULL DEFICIENCY
- NO PARKING FIRE LANE SIGNS –PER FIRE LANE REQUIREMENTS, ITEM F
- FIRE TRUCK
- TRUCK TURNING TEMPLATE (R=45', R=24', 20' MIN.)

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FIRE ACCESS/HOSE PULL EXHIBIT
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FOR CONDOMINIUM PURPOSES
City of Eastvale

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2 OF 2

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2137

2138

PA 9 - PHASE B

3 STORY TRIPLEX

A0-1 INDEX SHEET
A0-2 DETAIL ELEMENTS - PROGRESSIVE SPANISH
A0-3 DETAIL ELEMENTS - TRANSITIONAL FARMHOUSE
A0-4 DETAIL ELEMENTS - PROGRESSIVE FARMHOUSE
A0-5 ELEVATION & COLOR SCHEME PLOTTING

A-1 COMPOSITE FLOOR PLANS 'A'
A-2 PROGRESSIVE SPANISH ELEVATIONS - FRONT & REAR
A-3 PROGRESSIVE SPANISH ELEVATIONS - SIDES & ROOF

A-4 COMPOSITE FLOOR PLANS 'B'
A-5 TRANSITIONAL FARMHOUSE ELEVATIONS - FRONT & REAR
A-6 TRANSITIONAL FARMHOUSE ELEVATIONS - SIDES & ROOF

A-7 COMPOSITE FLOOR PLANS 'C'
A-8 PROGRESSIVE FARMHOUSE ELEVATIONS - FRONT & REAR
A-9 PROGRESSIVE FARMHOUSE ELEVATIONS - SIDES & ROOF

A-10 COLOR & MATERIAL SELECTIONS

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EASTWALK
MASTER DEVELOPMENT PLAN

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INDEX SHEET

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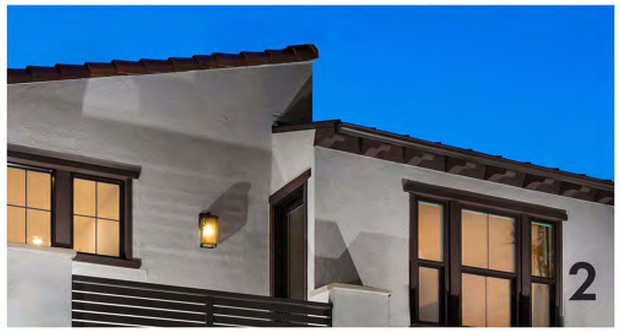
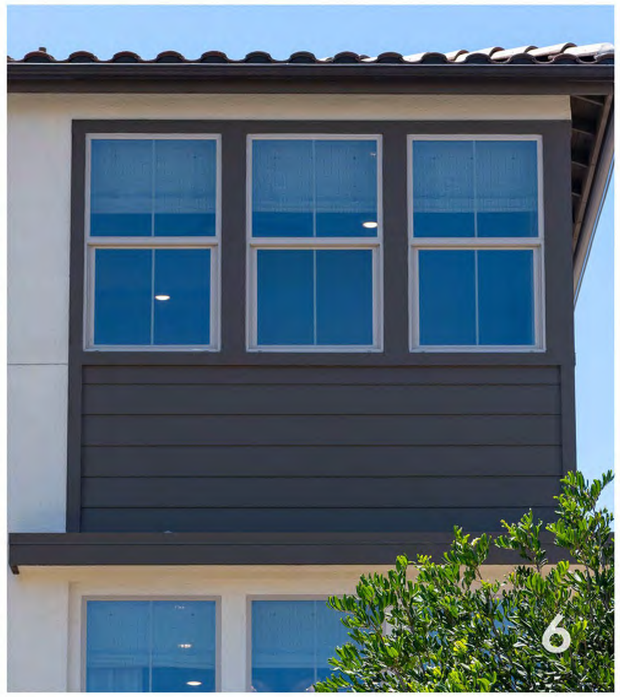
A0-1





Detail Elements • Progressive Spanish

1 Primarily stucco exteriors

2 Flat or pitched Roofs

3 Low-Profile Concrete "S" Tile

4 Vertically proportioned or horizontal windows

5 Color Field: Toned whites and light to medium warm

6 Accents: clear to muted blues, greens, rust and in medium to dark value range or dark browns

7 Decorative metal elements

8620701-71
ALBAN
W: 6" H: 18" E: 5.5"
1 - Med A19 60w

PROPOSED LIGHT FIXTURE FOR PROGRESSIVE SPANISH

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CITY OF EASTVALE

NEW HOME CO. move forward

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752.23088

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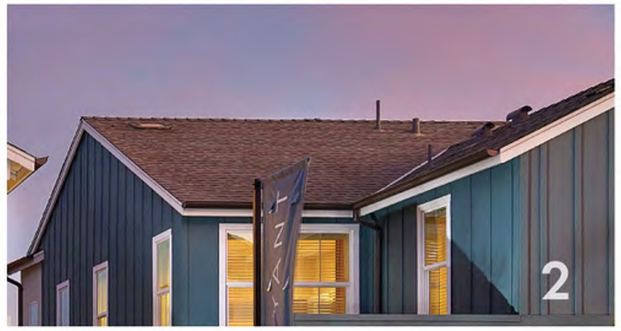
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS PROGRESSIVE SPANISH

SHEET NO.
A0-2



Detail Elements • Transitional Farmhouse

1 Asymmetrical Shapes

2 Composition Shingle Roof

3 Rectangular Windows

4 Metal Shed Roof

5 Vertical Siding at Upper Levels

6 Board and Batt

7 Metal Railing

8737401-71
BARN LIGHT
W: 14" H: 13.5" E: 21.125"
1 - Med A19 75w

PROPOSED LIGHT FIXTURE FOR TRANSITIONAL FARMHOUSE

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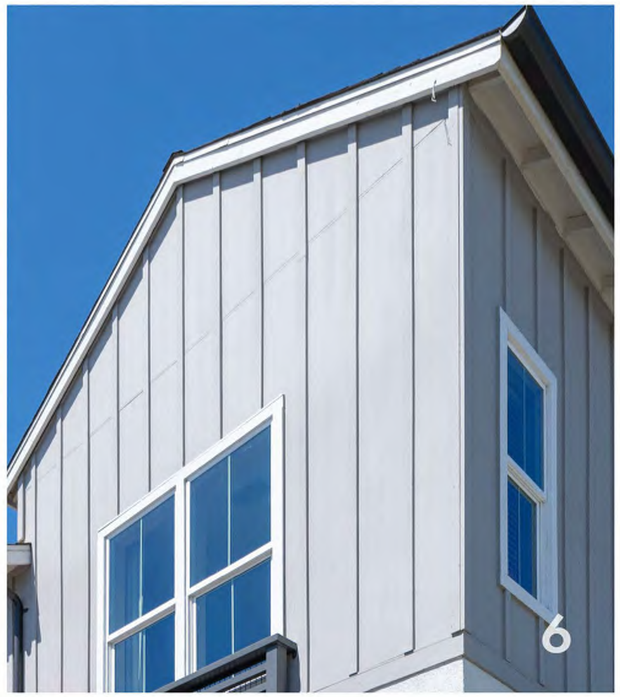
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS TRANSITIONAL FARMHOUSE

SHEET NO.
A0-3



Detail Elements • Progressive Farmhouse

1 Symmetrical or asymmetrical massing

2 Color and material opportunities for visual enhancements

3 Vertically proportioned Windows

4 Field: whites or light tinted colors / mid-value warm or cool tones

5 Dark shades in contrast with field color

6 Board and Batt

7 Accent materials

8708901-12
TYBEE
W: 10" H: 18.625" E: 11.25"
1 – Med A19 75w

PROPOSED LIGHT FIXTURE FOR PROGRESSIVE FARMHOUSE

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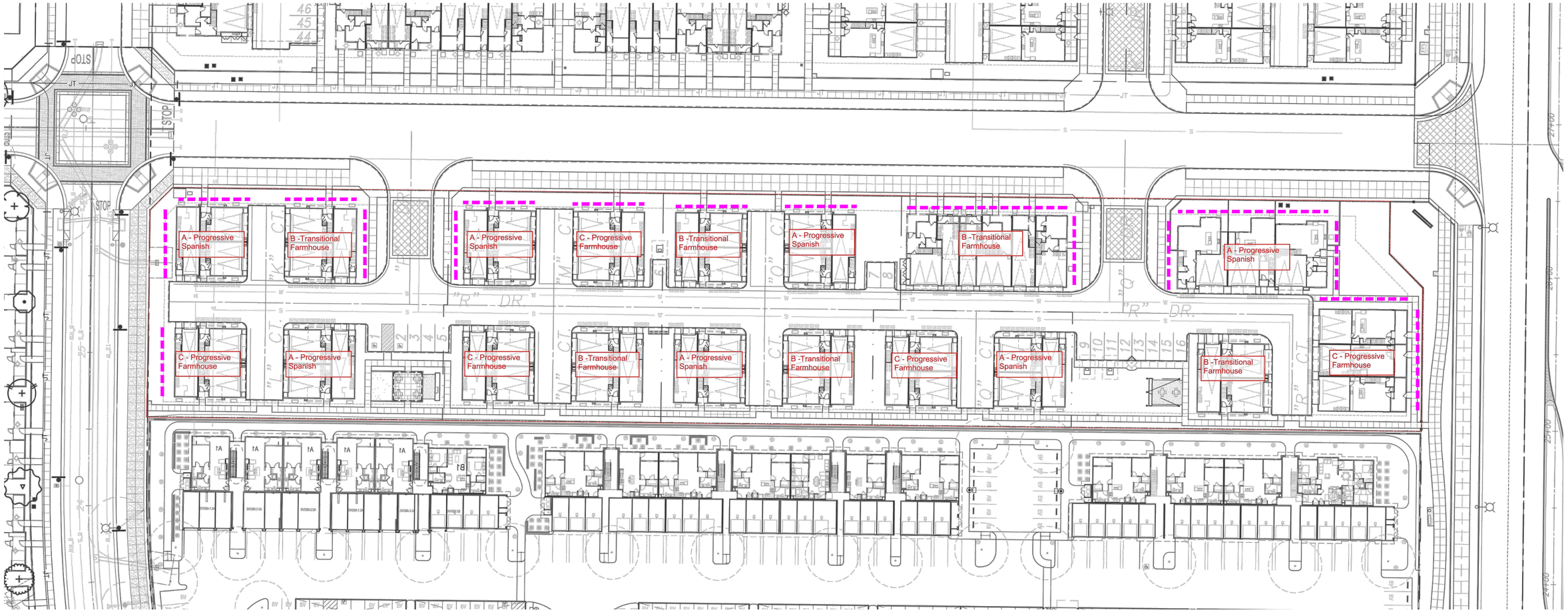
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS PROGRESSIVE FARMHOUSE

SHEET NO.
A0-4



ENHANCED ELEVATIONS

ARCH. STYLE	TOTAL BUILDINGS	PERCENTAGE (18 BLDGS)
A - PROGRESSIVE SPANISH	7	39.00%
B - TRANSITIONAL FARMHOUSE	6	33.00%
C - PROGRESSIVE FARMHOUSE	5	28.00%

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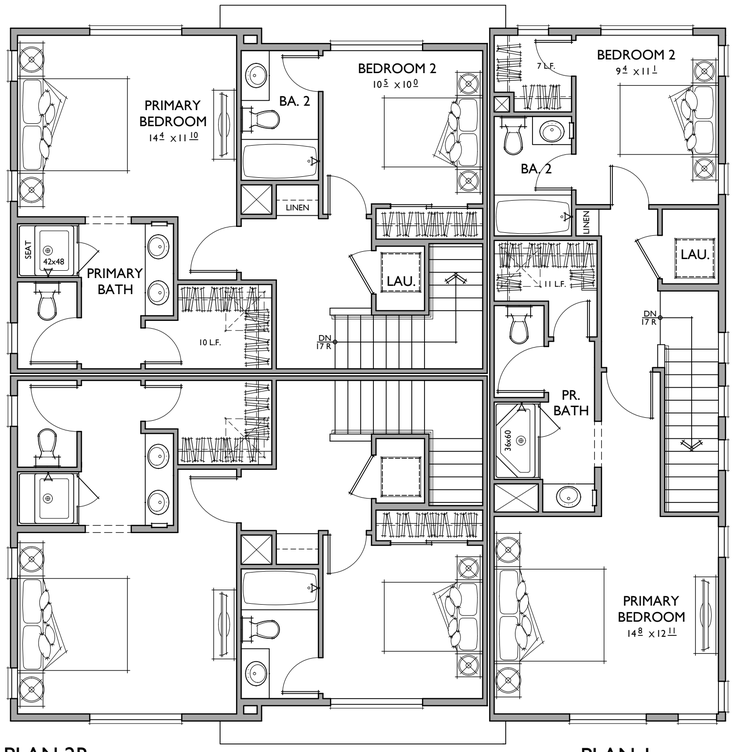
MASTER DEVELOPMENT PLAN

SHEET TITLE
ELEVATION & COLOR SCHEME PLOTTING

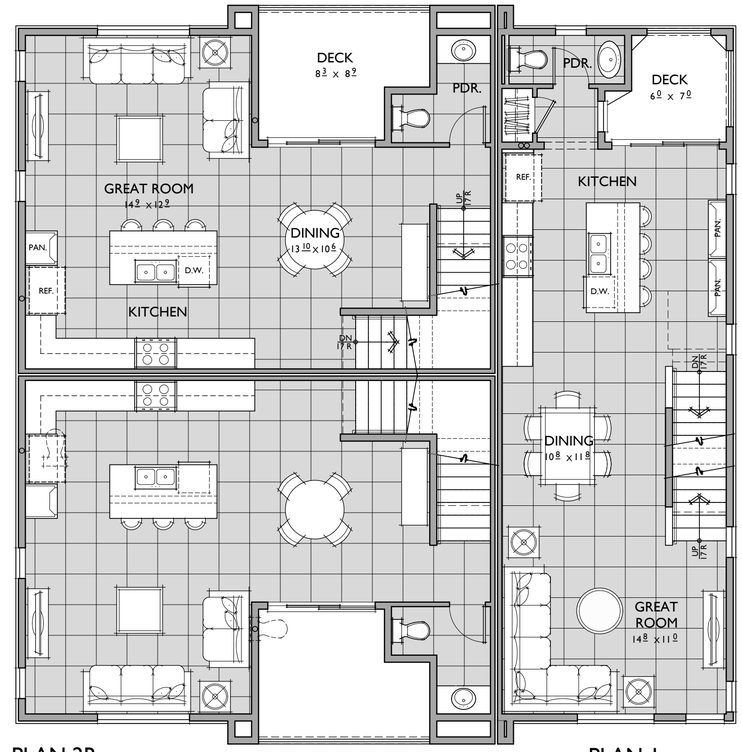
SHEET NO.
A0-5

PLAN 2



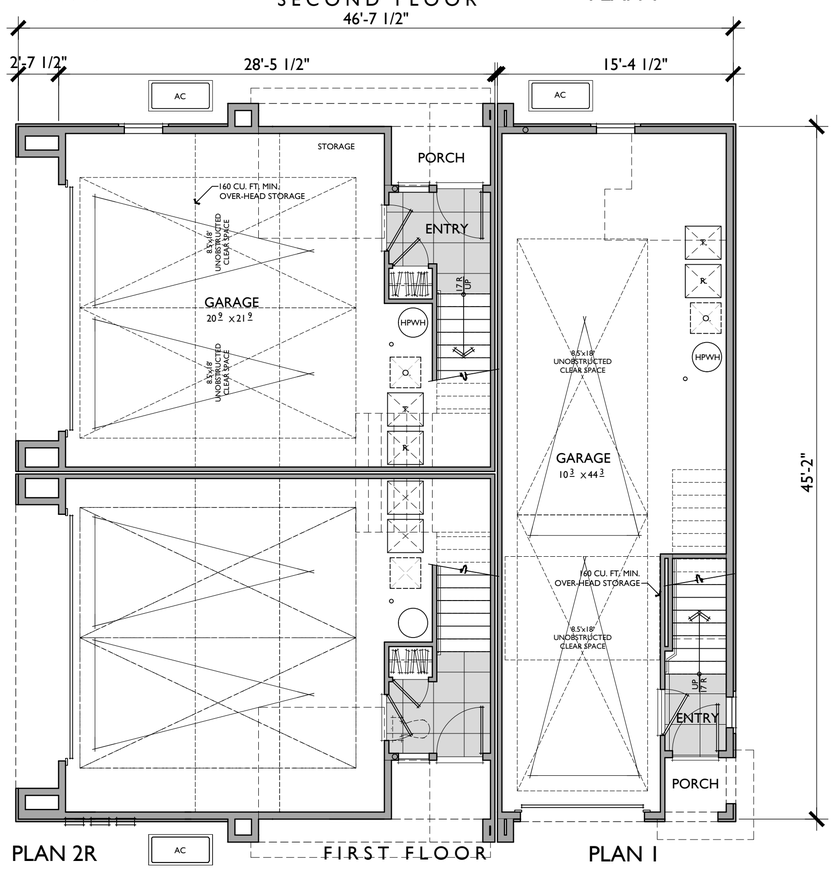
PLAN 2R THIRD FLOOR PLAN 1

PLAN 2



PLAN 2R SECOND FLOOR PLAN 1

PLAN 2



PLAN 2R FIRST FLOOR PLAN 1

PLAN 1
1,357 SQ. FT.

2 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	82 SQ. FT.
2ND FLOOR	639 SQ. FT.
3RD FLOOR	636 SQ. FT.
TOTAL LIVING	**1,357 SQ. FT.**
2 - CAR TANDEM	616 SQ. FT.
DECK	55 SQ. FT.
PORCH	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1,378 SQ. FT.

2 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	120 SQ. FT.
2ND FLOOR	629 SQ. FT.
3RD FLOOR	629 SQ. FT.
TOTAL LIVING	**1,378 SQ. FT.**
2 - CAR GARAGE	531 SQ. FT.
DECK	89 SQ. FT.
PORCH	50 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX COMPOSITE FLOOR PLAN ELEV 'A'

SHEET NO.
A-1

2143

PROGRESSIVE SPANISH

1/4"=1'-0"

46'-7 1/2"

REAR

46'-7 1/2"

0 2 4 8

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

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

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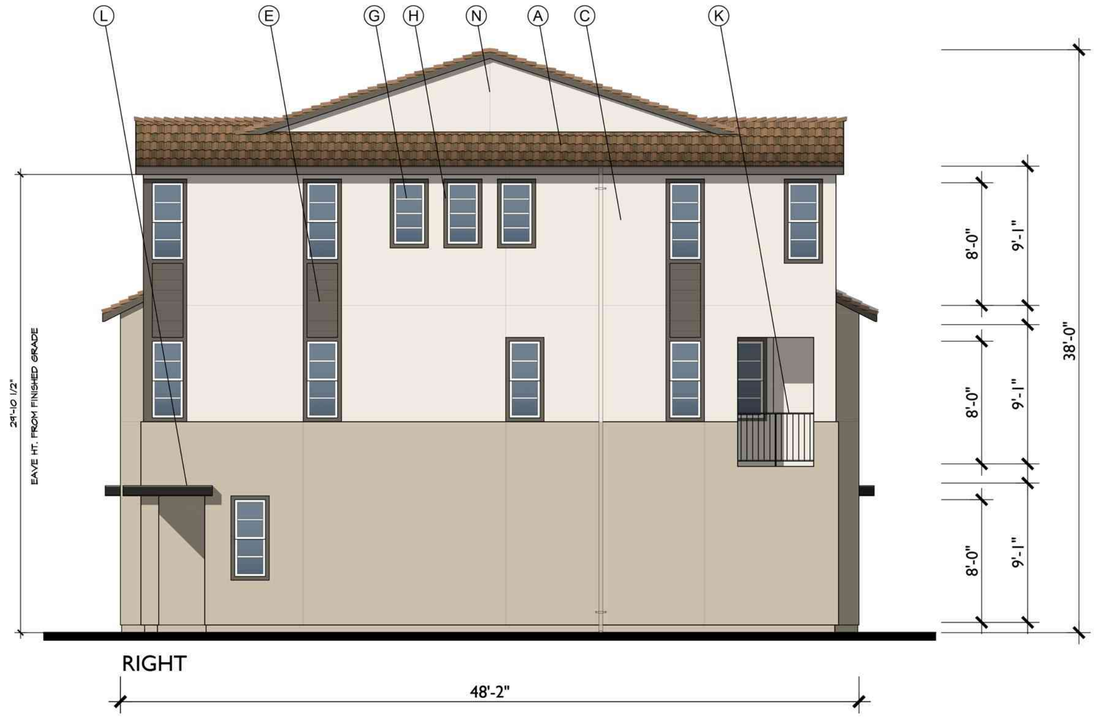
MASTER DEVELOPMENT PLAN

SHEET TITLE: TRIPLEX PROGRESSIVE SPANISH ELEVATIONS FRONT & REAR

SHEET NO. A-2



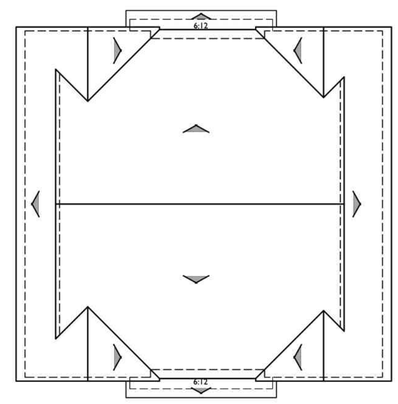
RIGHT

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"



BUILDING ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 14"
ROOF MATERIAL: CONCRETE 'S' TILE

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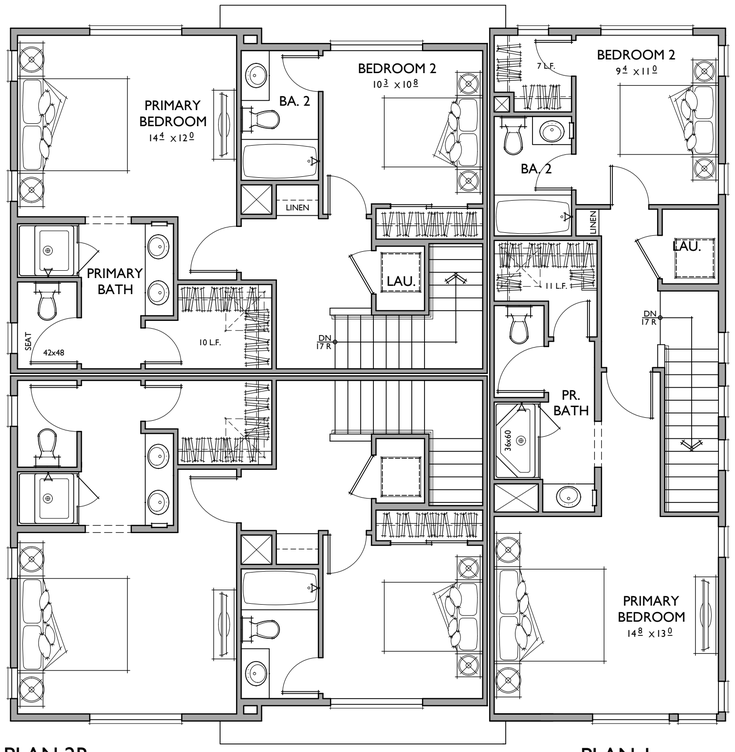
SHEET TITLE
TRIPLEX PROGRESSIVE SPANISH ELEVATIONS SIDES & ROOF PLANS

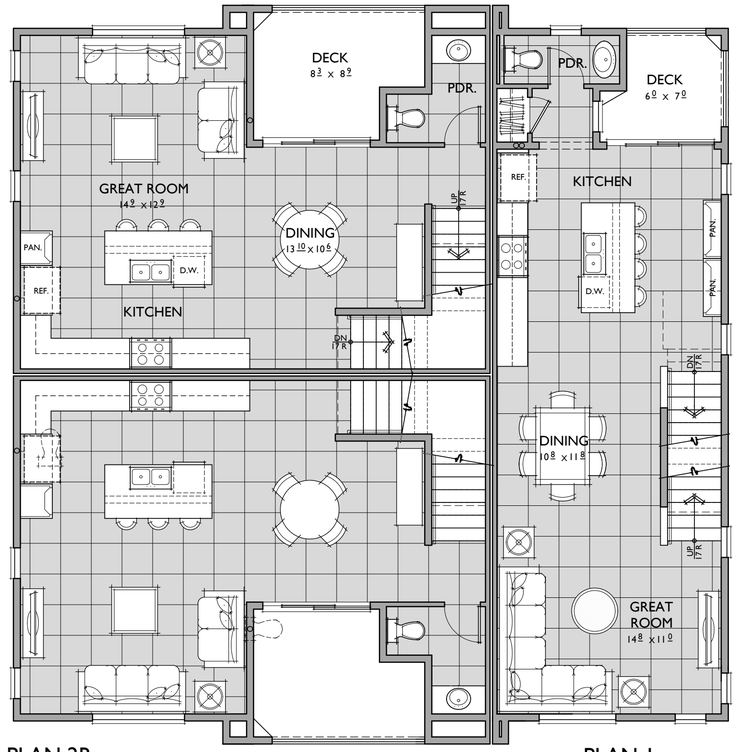
SHEET NO.
A-3

PLAN 2



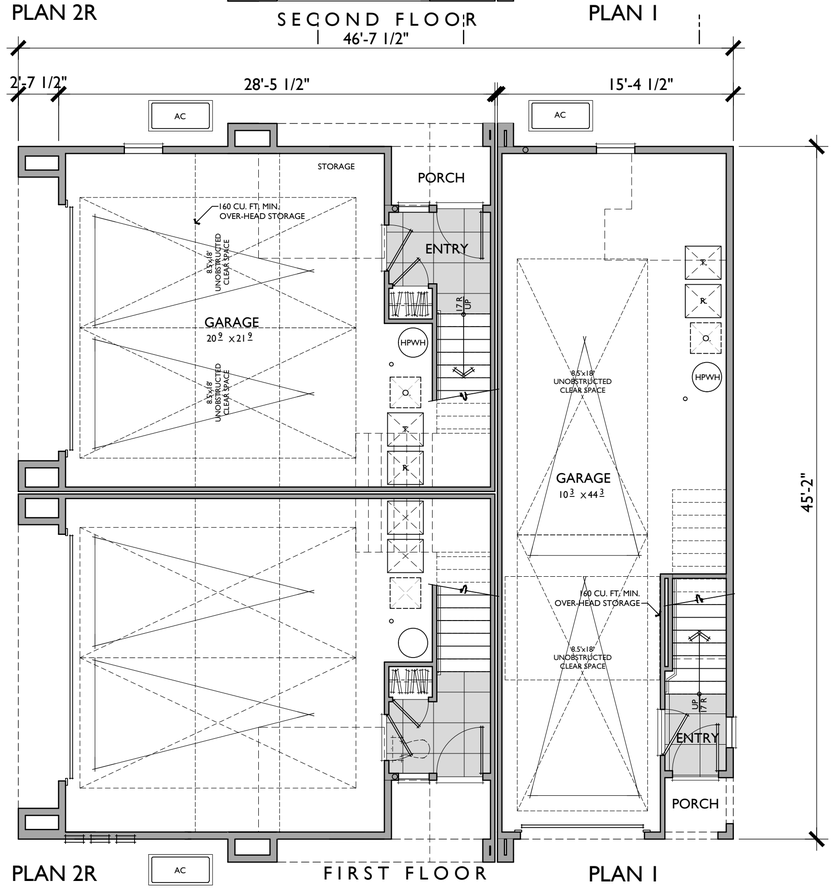
PLAN 2R THIRD FLOOR PLAN 1

PLAN 2



PLAN 2R SECOND FLOOR PLAN 1

PLAN 2



PLAN 2R FIRST FLOOR PLAN 1

PLAN 1
1,357 SQ. FT.

2 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	82 SQ. FT.
2ND FLOOR	639 SQ. FT.
3RD FLOOR	636 SQ. FT.
TOTAL LIVING	**1,357 SQ. FT.**
2 - CAR TANDEM	616 SQ. FT.
DECK	55 SQ. FT.
PORCH	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1,378 SQ. FT.

2 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	120 SQ. FT.
2ND FLOOR	629 SQ. FT.
3RD FLOOR	629 SQ. FT.
TOTAL LIVING	**1,378 SQ. FT.**
2 - CAR GARAGE	531 SQ. FT.
DECK	89 SQ. FT.
PORCH	50 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX COMPOSITE FLOOR PLAN ELEV 'B'

SHEET NO.
A-4

2146

TRANSITIONAL FARMHOUSE

1/4"=1'-0"

46'-7 1/2"

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

REAR

46'-7 1/2"

0 2 4 8

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

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CITY OF EASTVALE

EASTWALK

MASTER DEVELOPMENT PLAN

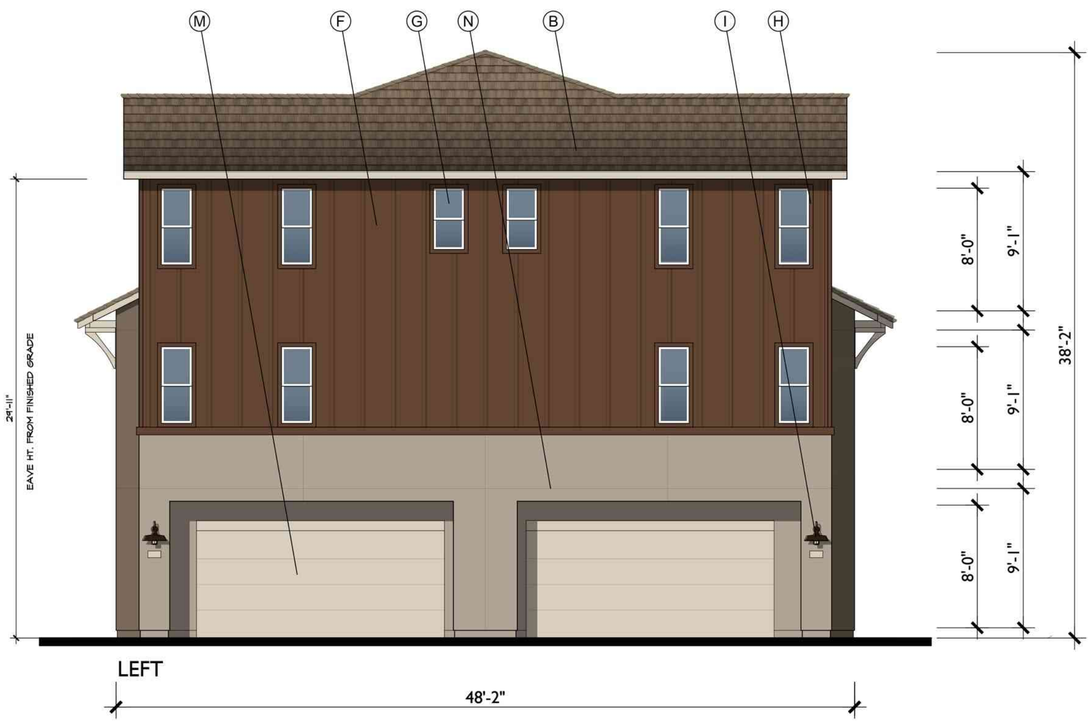
SHEET TITLE
TRIPLEX TRANSITIONAL FARMHOUSE ELEVATIONS FRONT & REAR

SHEET NO.
A-5

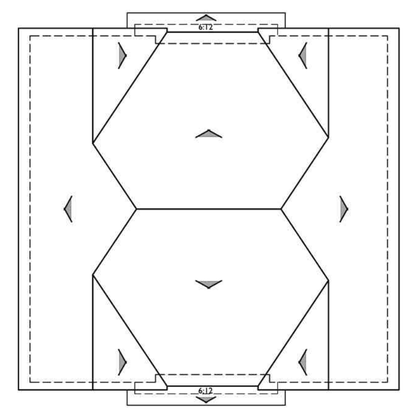
RIGHT

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



LEFT



BUILDING ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

0 2 4 8
SCALE: 1/4" = 1'-0"

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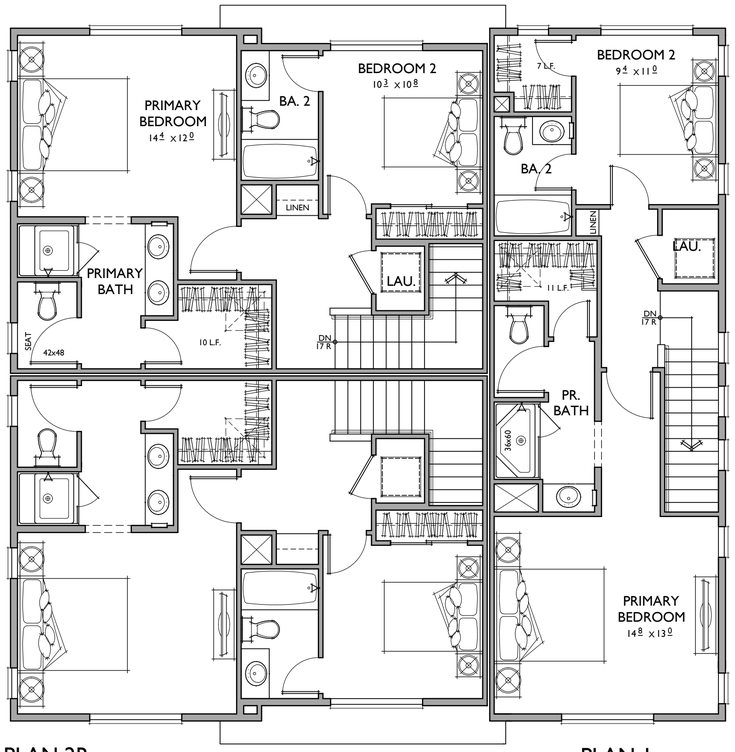
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX TRANSITIONAL FARMHOUSE ELEVATIONS SIDES & ROOF PLANS

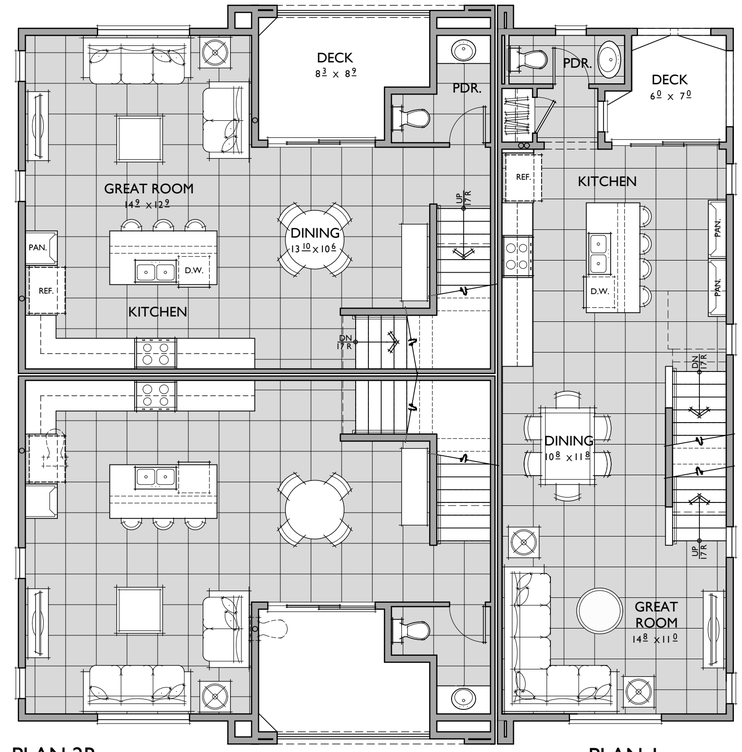
SHEET NO.
A-6

PLAN 2



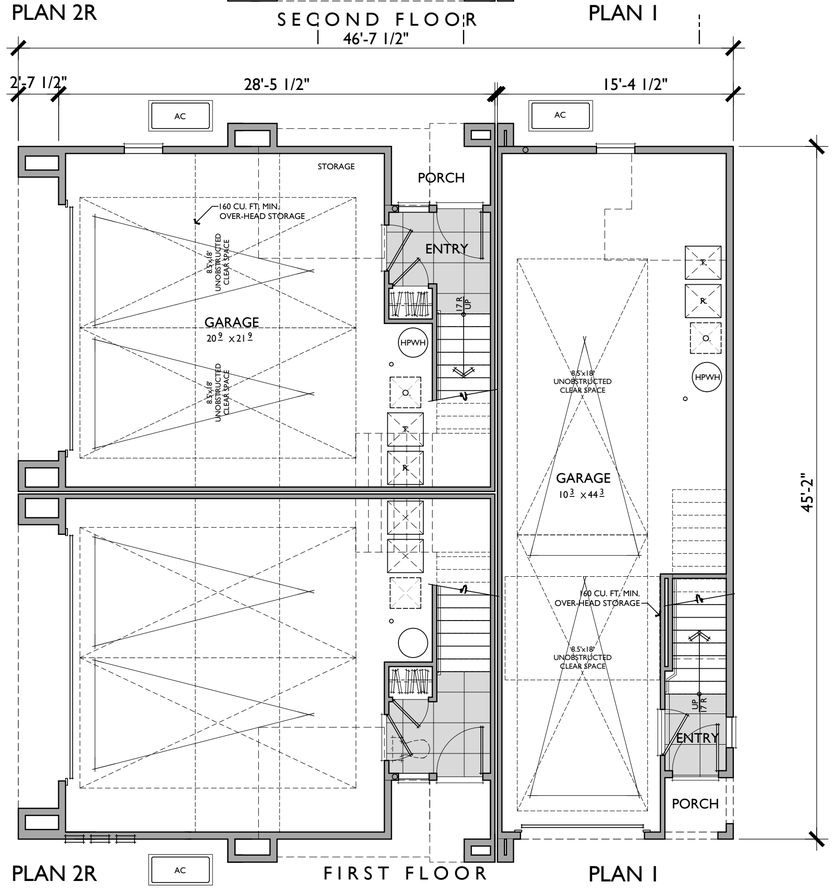
PLAN 2R THIRD FLOOR PLAN 1

PLAN 2



PLAN 2R SECOND FLOOR PLAN 1

PLAN 2



PLAN 2R FIRST FLOOR PLAN 1

PLAN 1
1,357 SQ. FT.

2 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	82 SQ. FT.
2ND FLOOR	639 SQ. FT.
3RD FLOOR	636 SQ. FT.
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DECK	55 SQ. FT.
PORCH	18 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1,378 SQ. FT.

2 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	120 SQ. FT.
2ND FLOOR	629 SQ. FT.
3RD FLOOR	629 SQ. FT.
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PORCH	50 SQ. FT.

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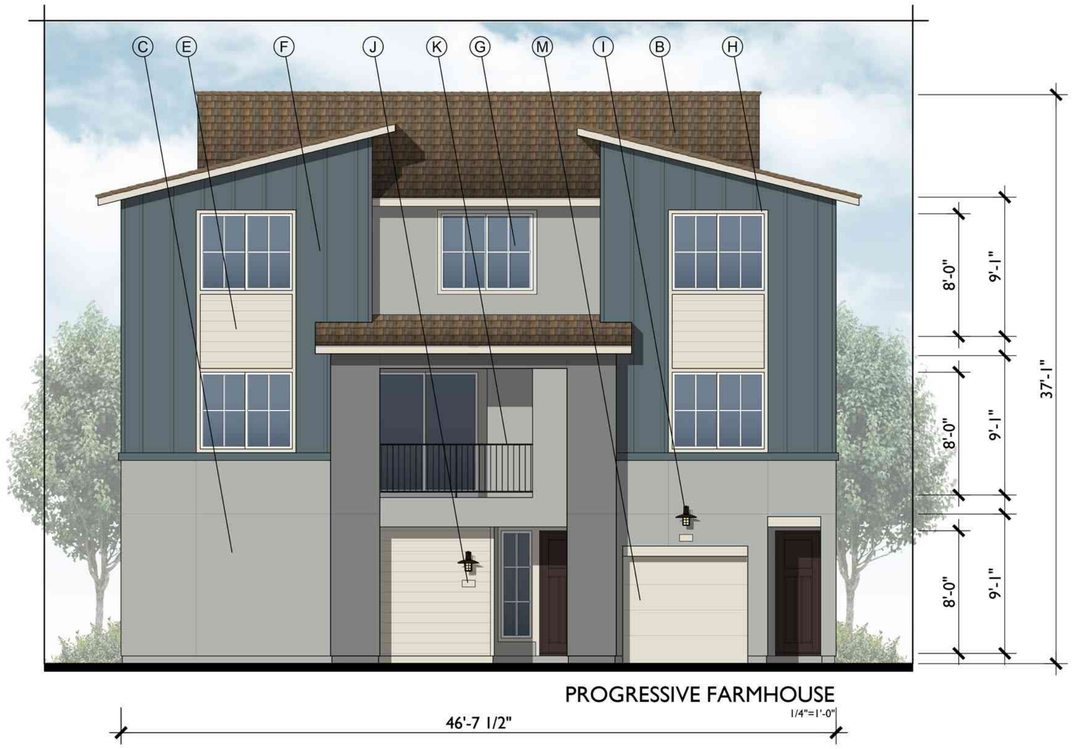
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX COMPOSITE FLOOR PLAN ELEV 'C'

SHEET NO.
A-7



PROGRESSIVE FARMHOUSE

1/4"=1'-0"

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

REAR

0 2 4 8

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

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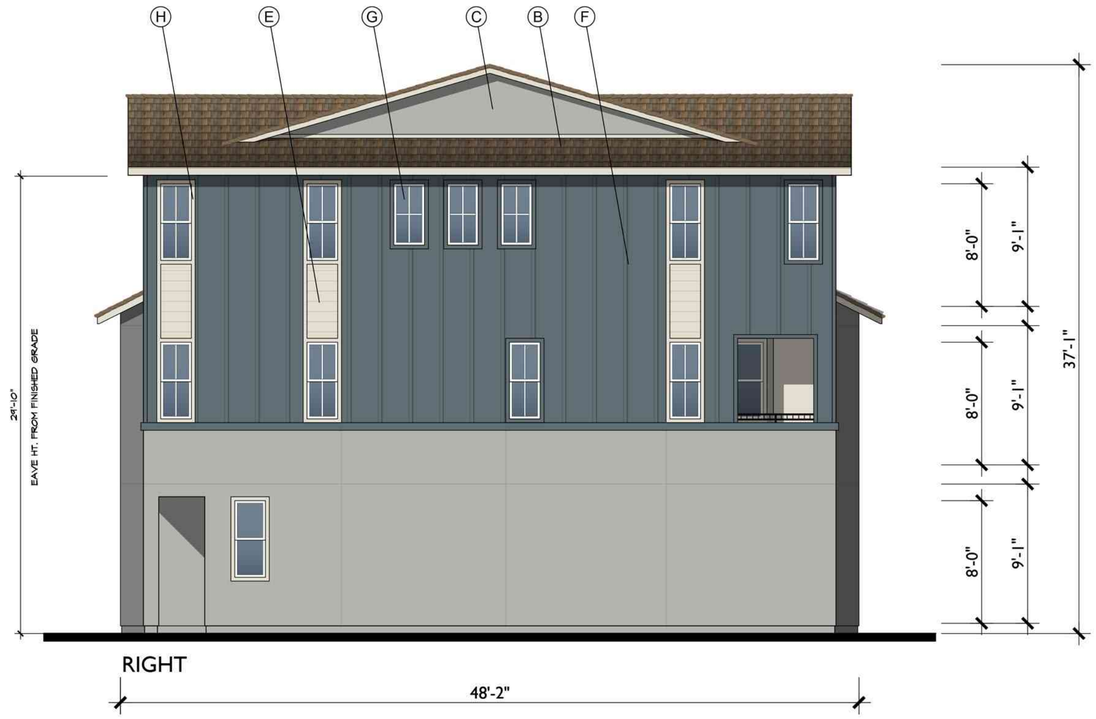
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX PROGRESSIVE FARMHOUSE ELEVATIONS FRONT & REAR

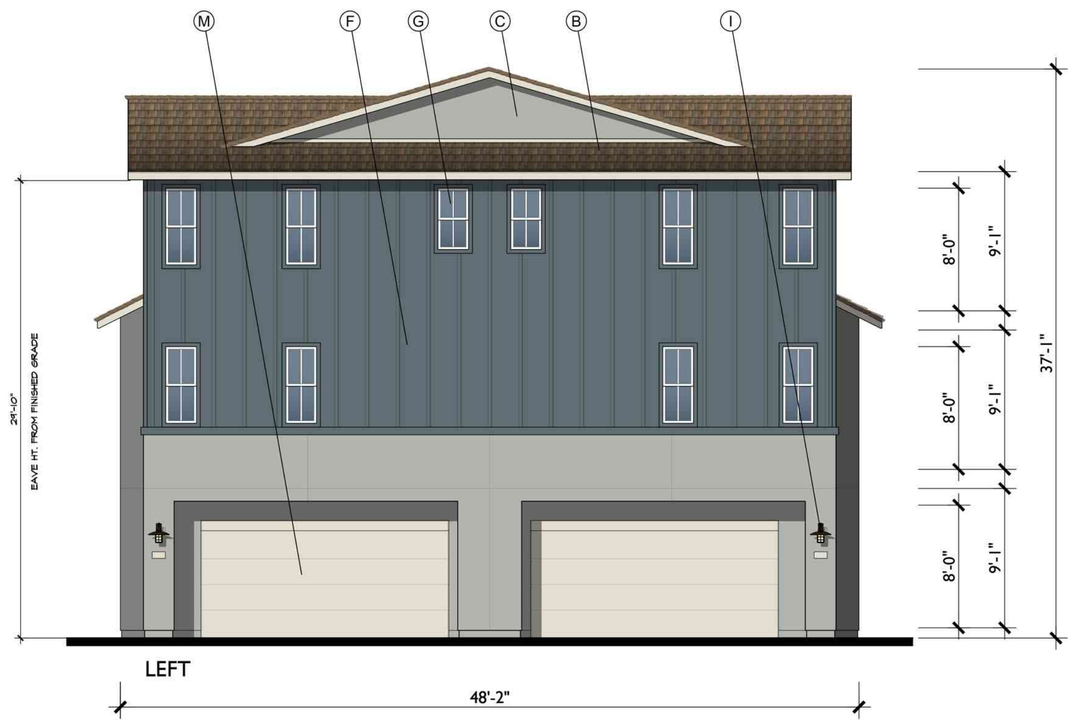
SHEET NO.
A-8



RIGHT

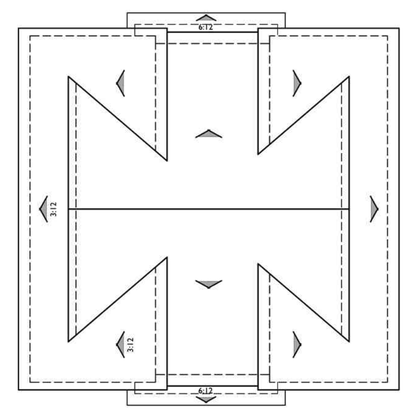
MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"



BUILDING ROOF PLAN C

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

Know what's below. Call 811 before you dig.

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PHASE B / PA - 9
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX PROGRESSIVE FARMHOUSE ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-9

NEW HOME CO. move forward

SCHEME #1 | 'A' PROGRESSIVE SPANISH ELEVATIONS

ROOF
EAGLE - 3645

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7047 PORPOISE

FRONT DOOR
SW 2811 ROOKWOOD BLUE GREEN

BASE STUCCO
SW 7551 GREEK VILLA

ACCENT STUCCO
SW 7542 NATUREL

EASTWALK PA-9

EASTVALE, CALIFRONIA | 752.23088

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SCHEME #2 | 'A' PROGRESSIVE SPANISH ELEVATIONS

ROOF
EAGLE - 3646

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7026 GRIFFIN

FRONT DOOR
SW 6229 TEMPE STAR

BASE STUCCO
SW 7573 EAGLET BEIGE

ACCENT STUCCO
SW 7513 SANDERLING

EASTWALK PA-9

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SCHEME #3 | 'A' PROGRESSIVE SPANISH ELEVATIONS

ROOF
EAGLE - 3636

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7020 BLACK FOX

FRONT DOOR
SW 6090 JAVA

BASE STUCCO
SW 7536 BITTERSWEET STEM

ACCENT STUCCO
SW 9180 AGED WHITE

EASTWALK PA-9

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SCHEME #4 | 'B' TRANSITIONAL FARMHOUSE ELEVATIONS

ROOF
EAGLE 5880

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 6236 GRAYS HARBOR

FRONT DOOR
SW 7076 CYBERSPACE

BASE STUCCO
SW 7044 AMAZING GRAY

ACCENT STUCCO
SW 7010 WHITE DUCK

SIDING
SW 7019 GAUNTLET GRAY

EASTWALK PA-9

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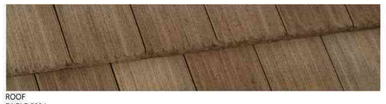
SCHEME #5 | 'B' TRANSITIONAL FARMHOUSE ELEVATIONS



ROOF
EAGLE 5804

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7541 GRECIAN IVORY

FRONT DOOR
SW 7749 LAUREL WOODS

BASE STUCCO
SW 7507 STONE LION

ACCENT STUCCO
SW 7032 WARM STONE

SIDING
SW 6090 JAVA

EASTWALK PA-9

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SCHEME #6 | 'B' TRANSITIONAL FARMHOUSE ELEVATIONS

ROOF
EAGLE 5699

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7674 PEPPERCORN

FRONT DOOR
SW 7595 SOMMELIER

BASE STUCCO
SW 7016 MINDFUL GRAY

ACCENT STUCCO
SW 7504 KEYSTONE GRAY

SIDING
SW 7674 PEPPERCORN

EASTWALK PA-9

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SCHEME #7 | 'C' PROGRESSIVE FARMHOUSE ELEVATIONS

ROOF
EAGLE 4883

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7011 NATURAL CHOICE

FRONT DOOR
SW 6006 BLACK BEAN

BASE STUCCO
SW 7058 MAGNETIC GRAY

ACCENT STUCCO
SW 7067 CITYSCAPE

SIDING
SW 7624 SLATE TILE

EASTWALK PA-9

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SCHEME #8 | 'C' PROGRESSIVE FARMHOUSE ELEVATIONS

ROOF
EAGLE 4804

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7048 URBANE BRONZE

FRONT DOOR
SW 6230 RAINSTORM

BASE STUCCO
SW 7024 FUNCTIONAL GRAY

ACCENT STUCCO
SW 9166 DRIFT OF MIST

SIDING
SW 7622 HOMBURG GRAY

EASTWALK PA-9

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SCHEME #9 | 'C' PROGRESSIVE FARMHOUSE ELEVATIONS

ROOF
EAGLE 4697

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7551 GREEK VILLA

FRONT DOOR
SW 6990 CAVIAR

BASE STUCCO
SW 9165 GOSSAMER VEIL

ACCENT STUCCO
SW 7642 PAVESTONE

SIDING
SW 7551 GREEK VILLA

EASTWALK PA-9

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MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/10/24	FIRST CITY SUBMITTAL		
		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		
ARCHITECT				CITY	

CITY OF EASTVALE

NEW HOME CO. move forward

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PHASE B / PA - 9
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
COLOR & MATERIAL SELECTIONS

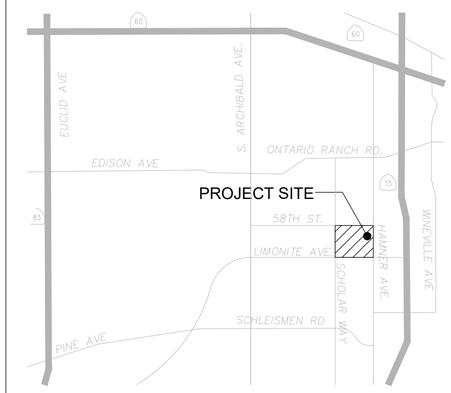
SHEET NO.
A-10

EASTVALE SQUARE
MASTER DEVELOPMENT PLANS

PHASE B - PLANNING AREA 9A
CIVITA PARKWAY & HAMNER AVE.
EASTVALE, CALIFORNIA
TENTATIVE TRACT NO. 38290

SITE PLAN
SCALE: 1" = 80'

LOCATION MAP



SCALE: NTS

SHEET INDEX

SHEET	DESCRIPTION
L-1	COVER SHEET
L-2	PLANTING LEGEND
L-3	PLANTING IMAGERY BOARD
L-4	PLANTING IMAGERY BOARD
L-5	PLANTING IMAGERY BOARD
L-6	LANDSCAPE SITE PLAN
L-7	SITE PLAN ENLARGEMENTS
L-8	FENCE AND WALL ELEVATIONS

ABBREVIATIONS

CODE	DESCRIPTION
PL	PROPERTY LINE
CL	CENTERLINE
TYP	TYPICAL
L.F.	LINEAR FEET
O.C.	ON CENTER
TW	TOP OF WALL
BW	BOTTOM OF WALL
FG	FINISH GRADE
EQ	EQUAL
DIA	DIAMETER
TT	TOP OF TOWER
BT	BOTTOM OF TOWER
RECP	ROLLED EROSION CONTROL PRODUCTS
FS	FENCE START
FE	FENCE END

PROJECT TEAM

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CIVIL ENGINEER
HUNSAKER & ASSOCIATES
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		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 9A
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
LANDSCAPE COVERSHEET

SHEET NO.
L-1

TREE LEGEND - PA 9A

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	4
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	15
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	3
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24" BOX	L	6
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24" BOX	L	12
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	6
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	19
	QUERCUS ILEX HOLLY OAK	48" BOX	L	6
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	3
	TECOMA STANS YELLOW BELLS	24" BOX	L	3

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

TREE QUANTITY MATRIX

SIZE	QUANTITY	% REQUIRED	% PROVIDED
24" BOX	47	60%	61.0%
36" BOX	18	30%	23.4%
48" BOX	12	10%	15.6%

SHRUB LEGEND - ACCENTS

PROGRESSIVE SPANISH ARCHITECTURAL STYLE			
BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	5 GAL	L	48" o.c.
PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE® YELLOW-WOOD	5 GAL	L	48" o.c.
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L	48" o.c.
TRANSITIONAL FARMHOUSE ARCHITECTURAL STYLE			
BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
DODONAEA VISCOSA 'PURPUREA' PURPLE-LEAFED HOP-BUSH	5 GAL	L	24" o.c.
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	5 GAL	L	48" o.c.
LAURUS NOBILIS SWEET BAY	5 GAL	L	36" o.c.
PROGRESSIVE FARMHOUSE ARCHITECTURAL STYLE			
BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
PRUNUS CAROLINIANA CAROLINA CHERRY-LAUREL	5 GAL	L	48" o.c.
PODOCARPUS HENKELII HENKEL'S YELLOWWOOD	5 GAL	L	48" o.c.
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L	48" o.c.

SHRUB LEGEND - BACKGROUND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ABUTILON PALMERI INDIAN MALLOW	5 GAL	L	48" o.c.
ALYOGYNE HUEGELII BLUE HIBISCUS	5 GAL	L	6'-0" o.c. *
ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL	L	48" o.c.
ARCTOSTAPHYLOS GLANDULOSA EASTWOOD MANZANITA	5 GAL	L	6'-0" o.c. *
ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	1 GAL	L	48" o.c.
BERBERIS AQUIFOLIUM OREGON GRAPE	5 GAL	L	48" o.c.
ECHIUM FASTUOSUM PRIDE OF MADEIRA	5 GAL	L	5'-0" o.c.
HETEROMELES ARBUTIFOLIA TOYON	5 GAL	L	48" o.c.
JUNIPERUS COMMUNIS COMMON JUNIPER	5 GAL	L	48" o.c.
LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	1 GAL	L	48" o.c.
MUHLENBERGIA RIGENS PINK MUHLY GRASS	1 GAL	M	48" o.c.
PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE® YELLOW WOOD	5 GAL	L	48" o.c.
RHUS INTEGRIFOLIA LEMONADE BERRY	5 GAL	L	8'-0" o.c. *
RHUS OVATA SUGAR BUSH	5 GAL	L	8'-0" o.c.
RIBES SANGUINEUM RED FLOWERING CURRANT	1 GAL	M	48" o.c.
ROMNEYA COULTERI MATILIJA POPPY	5 GAL	L	6'-0" o.c.
TAGETES LEMMONII COPPER CANYON DAISY	5 GAL	L	5'-0" o.c. *
TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	5 GAL	L	8'-0" o.c. *

SHRUB LEGEND - MIDGROUND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	L	48" o.c.
AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	L	36" o.c.
AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL	L	36" o.c.
ANIGOZANTHOS X 'ORANGE CROSS' ORANGE CROSS KANGAROO PAW	1 GAL	L	24" o.c.
BACCHARIS PILULARIS COYOTE BRUSH	1 GAL	L	8'-0" o.c. *
BERBERIS THUNBERGII JAPANESE GREENLEAF BARBERRY	5 GAL	M	5'-0" o.c.
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	1 GAL	M	5'-0" o.c.
CISTUS SALVIIFOLIUS 'PROSTRATUS' SAGELEAF ROCKROSE	1 GAL	L	5'-0" o.c.
DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L	36" o.c.
EUPHORBIA RIGIDA YELLOW SPURGE	5 GAL	L	36" o.c.
HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L	48" o.c.
JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	24" o.c.
KALANCHOE THYRSIFLORA PADDLE PLANT	1 GAL	L	36" o.c.
KNIPHOFIA TRIANGULARIS DWARF RED HOT POKER	1 GAL	M	48" o.c.
KNIPHOFIA UVARIA RED HOT POKER	1 GAL	L	36" o.c.
LAVANDULA STOECHAS SPANISH LAVENDER	5 GAL	L	36" o.c.
LEUCOPHYLLUM CANDIDUM TEXAS SAGE	5 GAL	L	36" o.c.
LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L	36" o.c.
MELALEUCA NESOPHILA 'LITTLE NESSIE' LITTLE NESSIE PINK MELALEUCA	1 GAL	L	5'-0" o.c.
NANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	1 GAL	M	36" o.c.
OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L	36" o.c.
PHLOMIS FRUTICOSA JERUSALEM SAGE	1 GAL	M	48" o.c.
PRUNUS ILICIFOLIA HOLLYLEAF CHERRY	5 GAL	L	8'-0" o.c. *
RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF INDIAN HAWTHORN	1 GAL	L	48" o.c.
ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	L	48" o.c.
SALVIA GREGGII AUTUMN SAGE	1 GAL	L	36" o.c.
SALVIA ROSMARINUS ROSEMARY	5 GAL	L	36" o.c.
SALVIA SPATHACEA HUMMINGBIRD SAGE	1 GAL	M	48" o.c.
TRICHOSTEMA LANATUM WOOLLY BLUE CURLS	1 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA 'BLUE GEM' COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA 'SMOKEY' COAST ROSEMARY	5 GAL	L	48" o.c.

SHRUB LEGEND - FOREGROUND/GROUNDCOVER

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET BANK CATCLAW	1 GAL	L	6'-0" o.c. *
ACHILLEA TOMENTOSA WOOLLY YARROW	1 GAL	L	12" o.c.
BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL	L	24" o.c.
CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L	24" o.c.
CEANOTHUS X 'JOYCE COULTER' JOYCE COULTER WILD LILAC	1 GAL	M	8'-0" o.c. *
ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	1 GAL	L	12" o.c.
FESTUCA GLAUCA BLUE FESCUE	1 GAL	M	18" o.c.
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	L	8'-0" o.c.
LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL	L	36" o.c.
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	1 GAL	L	8'-0" o.c. *
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	36" o.c.
SENECIO CINERARIA DUSTY MILLER	1 GAL	L	24" o.c.
SENECIO SERPENS BLUE CHALKSTICKS	1 GAL	L	24" o.c.
TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	L	24" o.c.
TEUCRIUM COSSONII CREEPING GERMANDER	1 GAL	L	24" o.c.
THYMUS X CITRIODORUS LEMON THYME	1 GAL	L	24" o.c.
TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE	1 GAL	M	36" o.c.

VINE LEGEND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
BOUGAINVILLEA X 'ROSENKA' ROSENKA BOUGAINVILLEA	5 GAL	L	10'-0" o.c.
TRACHELOSPERMUM JASMINOIDES STAR JASMINE TRELLIS	5 GAL	M	10'-0" o.c.
WISTERIA SINENSIS CHINESE WISTERIA	5 GAL	M	10'-0" o.c.

NOTES:

1. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM
   - 15 GALLON 10%
   - 5 GALLON 30%
   - 1 GALLON 60%

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED
   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT OR STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
2. STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
3. SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30" MAXIMUM HEIGHT IN LIMITED USE AREAS.
4. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
5. SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
6. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
7. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.
8. 60% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 10% OF ALL TREES SHALL BE 48" BOX.

EVERGREEN TREES

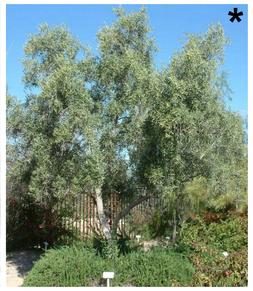
ARBUTUS X 'MARINA'
MARINA STRAWBERRY TREE

CINNAMOMUM CAMPHORA
CAMPHOR TREE

HYMENOSPORUM FLAVUM
SWEET SHADE

LAURUS NOBILIS 'SARATOGA'
SWEET BAY

LOPHOSTEMON CONFERTUS
BRISBANE BOX


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE

PODOCARPUS GRACILIOR
FERN PINE

QUERCUS AGRIFOLIA
COAST LIVE OAK

QUERCUS ILEX
HOLLY OAK

RHUS LANCEA
AFRICAN SUMAC

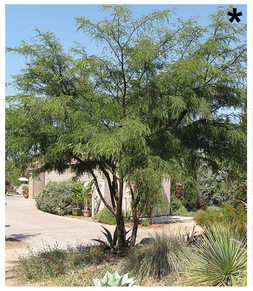
DECIDUOUS TREES

FRAXINUS OXYCARPA 'RAYWOOD'
RAYWOOD ASH

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

PLATANUS ACERIFOLIA
LONDON PLANE TREE

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE


PROSOPIS GLANDULOSA
HONEY MESQUITE

PROSOPIS CHILENSIS
THORNLESS CHILEAN MESQUITE

ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM

ACCENT TREES

ACACIA BAILEYANA 'PURPUREA'
PURPLE FERNLEAF ACACIA

GINKGO BILOBA 'AUTUMN GOLD'
AUTUMN GOLD GINKGO

KOELREUTERIA PANICULATA
GOLDEN RAIN TREE

PARKINSONIA 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE

TECOMA STANS
YELLOW BELLS

NOTE:
*ADDITIONAL TREES SHOWN AS ALTERNATIVE OPTIONS.

PROGRESSIVE SPANISH ARCHITECTURAL ACCENT PLANTING

ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE

PODOCARPUS ELONGATUS
'MONMAL'
ICE BLUE YELLOW WOOD

ROSMARINUS OFFICINALIS
'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY

TRANSITIONAL FARMHOUSE ARCHITECTURAL ACCENT PLANTING

DODONAENA VISCOSA
'PURPUREA'
PURPLE-LEAFED HOP-BUSH

ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE

LAURUS NOBILIS
SWEET BAY

PROGRESSIVE FARMHOUSE ARCHITECTURAL ACCENT PLANTING

PRUNUS CAROLINIANA
CAROLINA CHERRY-LAUREL

PODOCARPUS HENKELII
HENKEL'S YELLOW WOOD

ROSMARINUS OFFICINALIS
'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY

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LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

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PA NO. 9A
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANTING IMAGERY BOARD

SHEET NO.
L-3

BACKGROUND SHRUBS

ABUTILON PALMERI
INDIAN MALLOW

ALYOGINE HUEGELII
BLUE HIBISCUS

ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE

ARCTOSTAPHYLOS GLANDULOSA
EASTWOOD MANZANITA

ARTEMISIA CALIFORNICA 'CANYON GREY'
CANYON GREY CALIFORNIA SAGEBRUSH

BACCHARIS PILULARIS
COYOTE BRUSH

ECHIUM FASTUOSUM
PRIDE OF MADEIRA

HETEROMELES ARBUTIFOLIA
TOYON

JUNIPERUS COMMUNIS
COMMON JUNIPER

LEYMUS CONDENSATUS
GIANT WILD RYE

MUHLENBERGIA R.
'PINK MUHLY'
PINK MUHLY GRASS

PODOCARPUS ELONGATUS 'MONMAL'
ICE BLUE YELLOW WOOD

RHUS INTEGRIFOLIA
LEMONADE BERRY

RHUS OVATA
SUGAR BUSH

RIBES SANGUINEUM
RED FLOWERING CURRANT

ROMNEY COULTERI
CALIFORNIA TREE POPPY

TAGETES LEMONII
MEXICAN MARIGOLD

TECOMA X. 'ORANGE JUBILEE'
ORANGE JUBILEE YELLOW BELLS

MIDGROUND SHRUBS

AGAVE ATTENUATA
FOXTAIL AGAVE

AGAVE X. 'BLUE FLAME'
BLUE FLAME AGAVE

AGAVE X. 'BLUE GLOW'
BLUE GLOW AGAVE

ANIGOZANTHOS X. 'ORANGE CROSS'
ORANGE CROSS KANGAROO PAW

BERBERIS THUNBERGII
JAPANESE GREENLEAF BARBERRY

CALLISTEMON V. 'LITTLE JOHN'
LITTLE JOHN BOTTLEBRUSH

CISTUS SALVIIFOLIUS 'PROSTRATUS'
SAGELEAF ROCKROSE

DIANELLA REVOLUTA 'BABY BLISS'
BABY BLISS FLAX LILY

EUPHORBIA RIGIDA
YELLOW SPURGE

HESPERALOE PARVIFLORA
RED YUCCA

JUNCUS PATENS
CALIFORNIA GRAY RUSH

KALANCHOE THYRSIFLORA
PADDLE PLANT

KNIPHOFIA TRIANGULARIS
DWARF RED HOT POKER

KNIPHOFIA UVARIA
RED HOT POKER

LAVANDULA S. 'OTTO QUAST'
SPANISH LAVENDER

LEUCOPHYLLUM CANDIDUM
TEXAS SAGE

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

MELALEUCA N. 'LITTLE NESSIE'
LITTLE NESSIE PINK MELALEUCA

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LANDSCAPE ARCHITECT				CITY	

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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANTING IMAGERY BOARD

SHEET NO.
L-4

MIDGROUND SHRUBS CONT.

NANDINA D. 'COMPACTA'
DWARF HEAVENLY BAMBOO

OLEA UEROPAEA 'MONTRA'
LITTLE OLLIE OLIVE

PHLOMIS FRUTICOSA
JERUSALEM SAGE

RHAPHIOLEPIS UMBELLA 'MINOR'
DWARD INDIAN HAWTHORN

ROSMARINUS OFFICINALIS
ROSEMARY

SALVIA GREGII
AUTUMN SAGE

SALVIA SPATHACEA
HUMMINGBIRD SAGE

TRICHOSTEMA LANATUM
WOOLLY BLUE CURLS

WESTRINGIA FRUTICOSA
COAST ROSEMARY

WESTRINGIA F. 'GREY BOX'
COAST ROSEMARY

FOREGROUND/GROUNDCOVER

ACACIA R. 'DESERT CARPET'
SWEET ACACIA

ACHILLEA TOMENTOSA
WOOLY YARROW

BOUTELOUA GRACILIS
BLUE GRAMA GRASS

CAREX DIVULSA
EUROPEAN GREY SEDGE

CEONOTHUS X. 'JOYCE COULTER'
JOYCE COULTER WILD LILAC

ESCHSCHOLZIA CALIFORNIA
CALIFORNIA POPPY

FESTUCA GLAUCA
BLUE FESCUE

LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA

LONICERA JAPONICA
JAPANESE HONEYSUCKLE

MYOPORUM PARVIFOLIUM
TRAILING MYOPORUM

ROSMARINUS OFFICINALIS
'HUNTINGTON CARPET'
ROSEMARY

SENECIO CINERARIA
DUSTY MILLER

SENECIO SERPENS
BLUE CHALKSTICKS

TEUCRIUM CHAMAEDRYS
GERMANDER

TEUCRIUM COSONII
CREEPING GERMANDER

THYMUS X. CITRIODORUS
LEMON THYME

TRACHELOSPERMUM JASMINOIDES
CHINESE START JASMINE

VINES/ESPALIER

BOUGAINVILLEA 'ROSENKA'
ROSENKA BOUGAINVILLEA

TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

WISTERIA SINENSIS
CHINESE WISTERIA

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LANDSCAPE ARCHITECT

CITY

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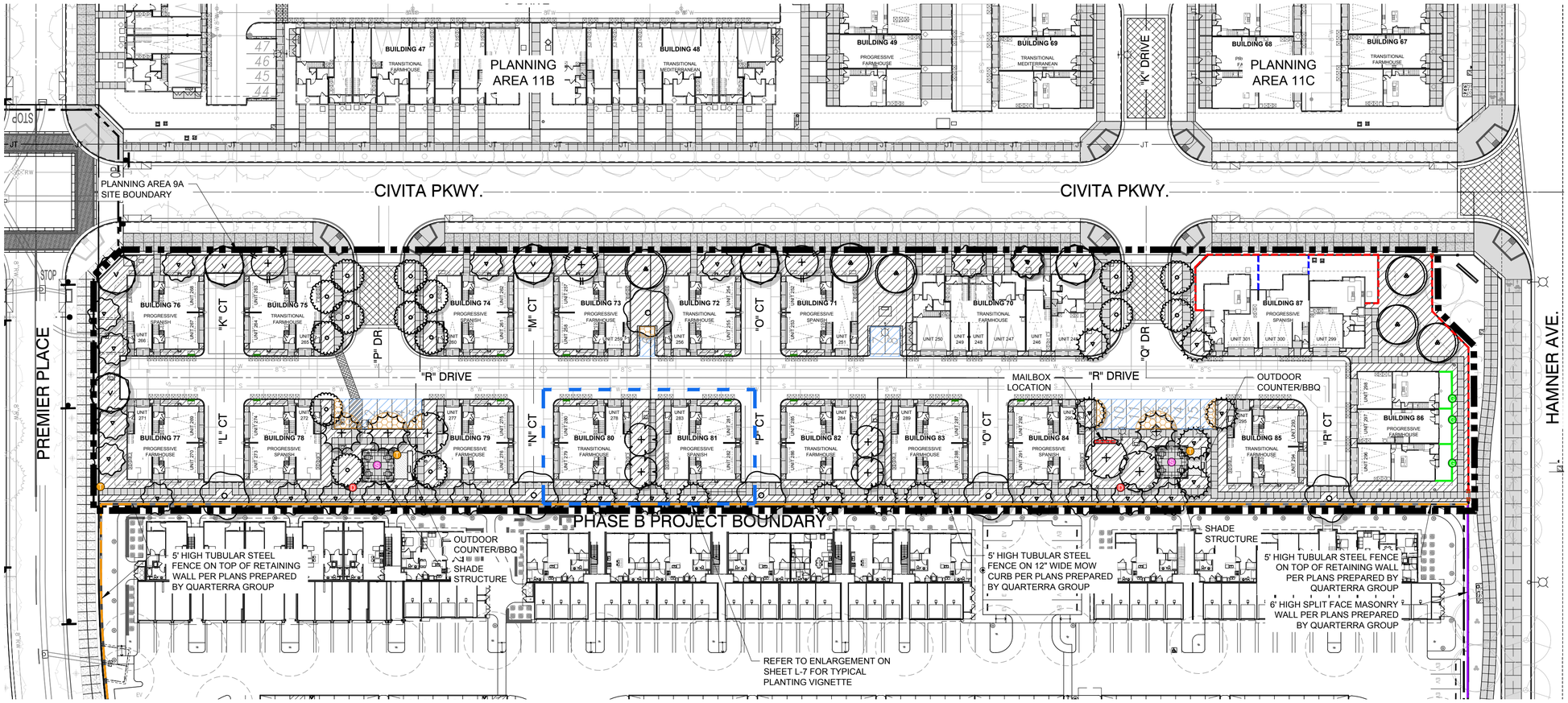
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANTING IMAGERY BOARD

SHEET NO.
L-5



QUARTERRA FENCE AND WALL LEGEND (FOR REFERENCE)

- 6'-0" HIGH TUBULAR STEEL FENCE ON TOP OF RETAINING WALL
- 5'-0" HIGH TUBULAR STEEL FENCE ON TOP OF 12" WIDE MOW CURB
- 6'-0" HIGH SPLIT FACE WALL

NOTE:
WALLS SHOWN **FOR REFERENCE ONLY**. REFER TO PLANS PREPARED BY QUARTERRA GROUP FOR ADDITIONAL INFORMATION.

N
W E
S

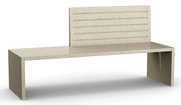
SCALE: 1" = 30'-0"
0 15 30 60 90

TREE LEGEND - PA 9A

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	4
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	15
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	3
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	24" BOX	L	6
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24" BOX	L	12
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	6
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	19
	QUERCUS ILEX HOLLY OAK	48" BOX	L	6
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	3
	TECOMA STANS YELLOW BELLS	24" BOX	L	3

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

REFERENCE IMAGERY


CONCRETE BENCH/SEATING

TRASH CAN

DOG WASTE DISPENSER

TREE GRATE

OUTDOOR COUNTER / BBQ

FENCE AND WALL LEGEND :

- 6'-0" HIGH MINIMUM PRIVACY SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. REFER TO SHEET L-8 FOR ELEVATIONS.
- 6'-0" HIGH MINIMUM VINYL PRIVACY FENCE. COLOR TO BE NATURAL TAN. REFER TO SHEET L-8 FOR ELEVATIONS.
- 3'-0" HIGH COURTYARD SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. SITE SPECIFIC LAYOUT/HEIGHT MAY VARY DEPENDING ON FINAL SITE CONDITIONS. REFER TO SHEET L-8 FOR ELEVATIONS.
- 3'-0" HIGH ALUMINUM AC SCREEN. REFER TO SHEET L-8 FOR REFERENCE IMAGE.
- 6'-6" HIGH SPLIT FACE PILASTER WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. REFER TO SHEET L-8 FOR ELEVATIONS.

NOTE:
FINAL MATERIAL/COLOR SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER

SITE ELEMENTS LEGEND:

- T — TRASH CANS (3 Total)
- G — PATIO/COURTYARD GATE
- S — SEATING AREA (8 total)
- D — DOG TRASH DISPENSER (2 Total)
- CONCRETE PAVING
- DECORATIVE VEHICULAR PAVING
- ENHANCED PEDESTRIAN PAVING
- PROPOSED MAILBOX LOCATION (ACTUAL MAILBOX LOCATIONS MAY CHANGE UPON USPS REVIEW)

TREE SHADING LEGEND:

- PARKING AREA SHADED BY TREES
- PARKING AREA

SHADED SUMMARY:

TOTAL PARKING AREA: 2,732 SF.
(EXCLUDES DRIVE AISLES AND COVERED PARKING SPACES)

PARKING AREA SHADED BY TREES
COVERAGE REQUIRED: 820 SF (30%)
COVERAGE PROVIDED: 825 SF (30.20%)

* TREES SHOWN AT 15 YEARS MATURITY. PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 1812

LANDSCAPE COVERAGE SUMMARY:

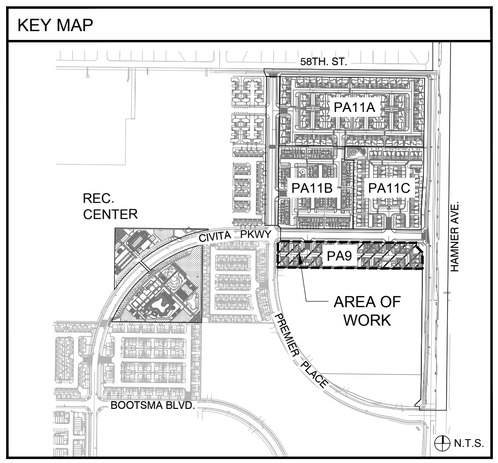
OVERALL LANDSCAPE: 123,723 SQ. FT.
TOTAL DEVELOPED AREA - PA 9A: 2.85 ACRES
PERCENTAGE OF LANDSCAPE AREA: ± 23.35%
OPEN SPACE: 3,875 SQ. FT.

- SHRUBS - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED:
   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT OR STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
2. STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
3. SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30" MAXIMUM HEIGHT IN LIMITED USE AREAS.
4. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
5. SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
6. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
7. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.
8. 60% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 10% OF ALL TREES SHALL BE 48" BOX.

KEY MAP



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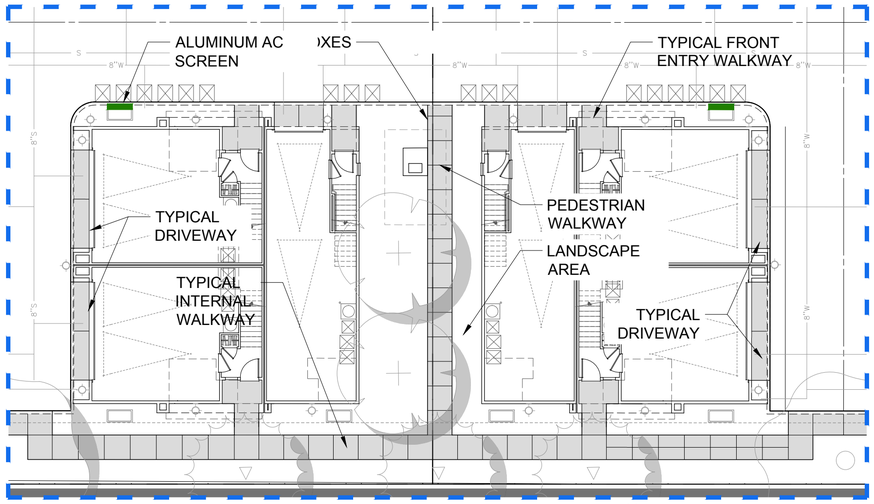
PA NO. 9A
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
LANDSCAPE SITE PLAN

SHEET NO.
L-6

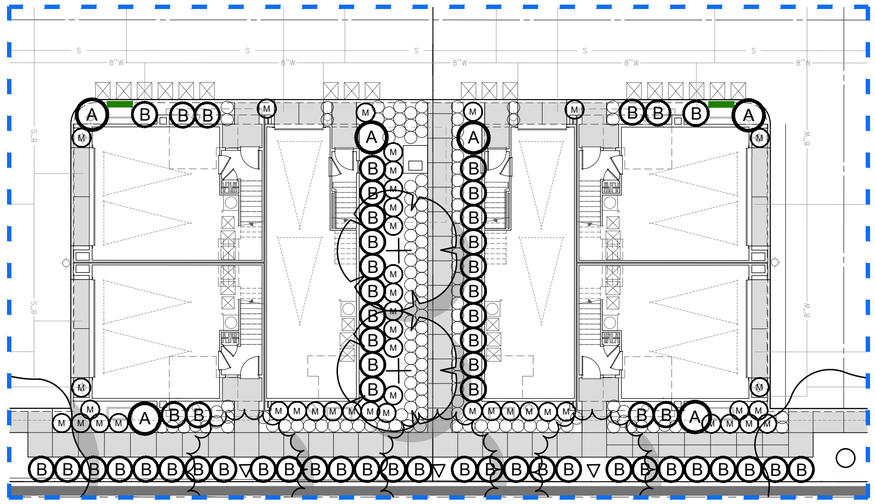


TYPICAL CLUSTER LAYOUT - ENLARGEMENT

NOTE: PATIO/COURTYARD WALL SHOWN ARE OPTIONAL AND MIGHT NOT BE FEASIBLE DUE TO SITE CONDITIONS. FINAL LAYOUT SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER.

N
W E
S

SCALE: 1" = 10'-0"
0 5 10 20 30



PLANTING VIGNETTE - ENLARGEMENT

NOTE: TYPICAL MASSING/LAYOUT. FINAL LAYOUT TO BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS

N
W E
S

SCALE: 1" = 10'-0"
0 5 10 20 30

TREE LEGEND - PA 9A

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	4
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	15
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	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	6
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	QUERCUS ILEX HOLLY OAK	48" BOX	L	6
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	3
	TECOMA STANS YELLOW BELLS	24" BOX	L	3

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

SHRUB LEGEND

SYMBOL	DESCRIPTION	SIZE
A	ACCENTS	15 GAL
B	BACKGROUND	5 GAL
M	MIDGROUND	5 GAL AND 1 GAL
	GROUNDCOVER	1 GAL

NOTES:
1. REFER TO SHEET L-201 FOR FULL SHRUB PLANT PALETTE.
2. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM.
   15 GALLON: 10%
   5 GALLON: 30%
   1 GALLON: 60%

FENCE AND WALL LEGEND :

- 6'-0" HIGH MINIMUM PRIVACY SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. REFER TO SHEET L-8 FOR ELEVATIONS.
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- 3'-0" HIGH COURTYARD SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. SITE SPECIFIC LAYOUT/HEIGHT MAY VARY DEPENDING ON FINAL SITE CONDITIONS. REFER TO SHEET L-8 FOR ELEVATIONS.
- 3'-0" HIGH ALUMINUM SCREEN. REFER TO SHEET L-8 FOR REFERENCE IMAGE.
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- G PATIO/COURTYARD GATE
- S SEATING AREA
- D DOG TRASH DISPENSER
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- PROPOSED MAILBOX LOCATION (ACTUAL MAILBOX LOCATIONS MAY CHANGE UPON USPS REVIEW)

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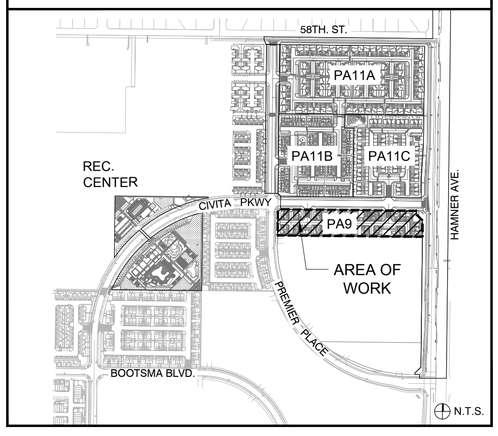
8. 60% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 10% OF ALL TREES SHALL BE 48" BOX.

KEY MAP



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LANDSCAPE ARCHITECT | CITY

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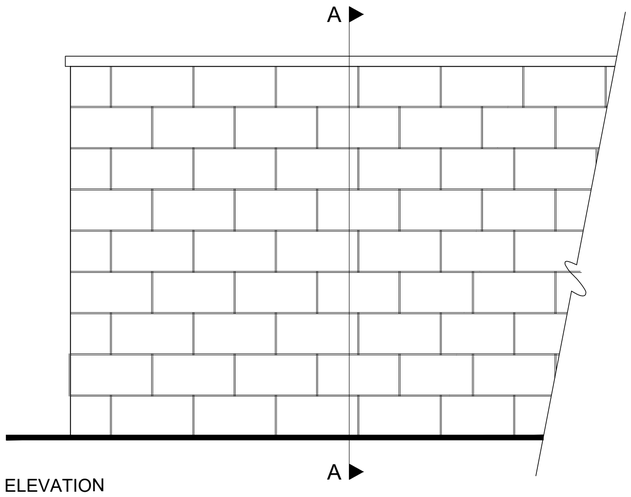
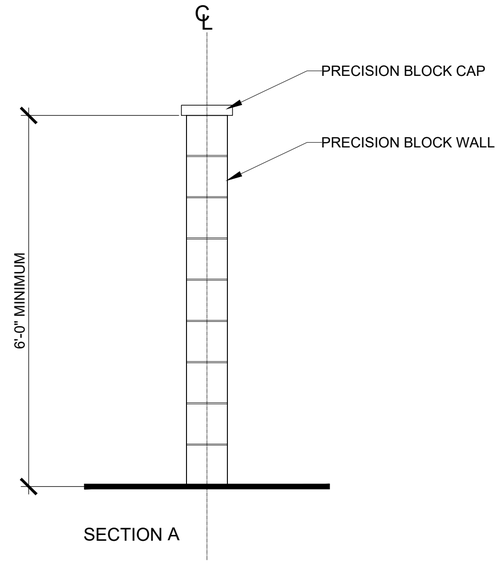
PA NO. 9A
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
SITE PLAN ENLARGEMENTS

SHEET NO.
L-7

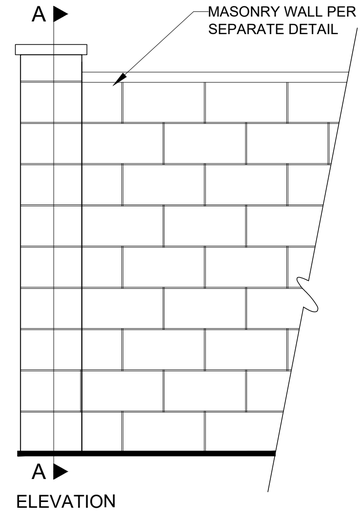


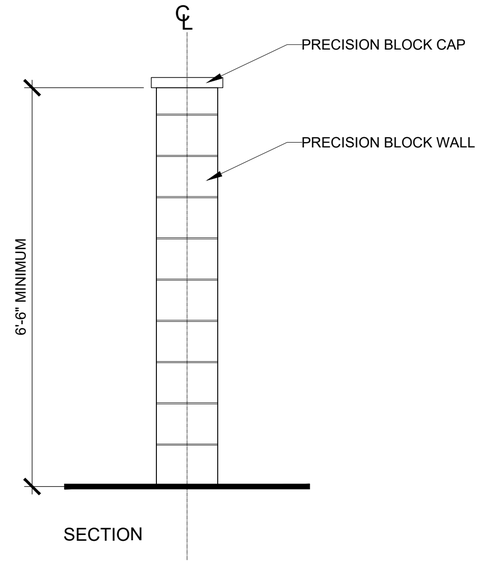


MASONRY BLOCK PRIVACY WALL

Final material selection subject to change per landscape plan submittal

SCALE: 1" = 1' -0"

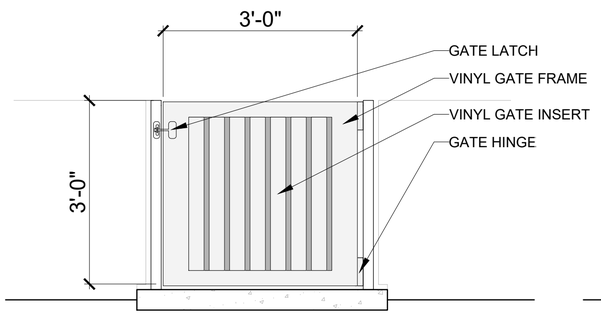




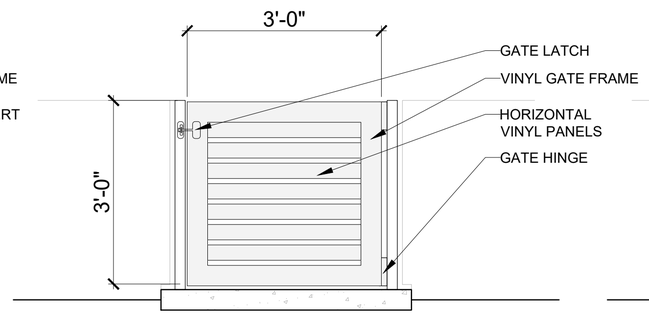
MASONRY PILASTER

Final material selection subject to change per landscape plan submittal

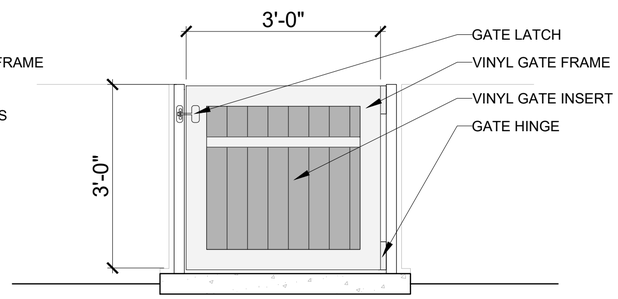
SCALE: 1" = 1' -0"



FARMHOUSE



MEDITERRANEAN



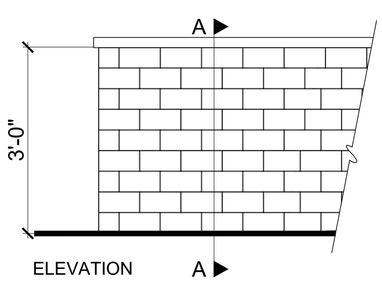
CRAFTSMAN

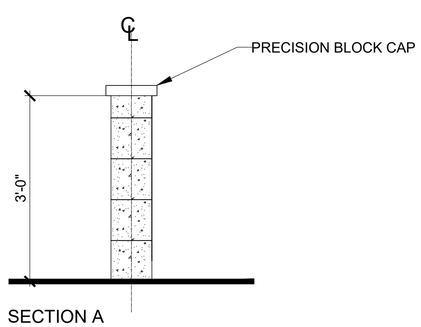
NOTE: SOME RESIDENTIAL UNITS MAY NOT HAVE A GATE AT THE DISCRETION OF THE MASTER DEVELOPER

PATIO/COURTYARD GATE OPTIONS

Final material selection subject to change per landscape plan submittal

SCALE: 1" = 1' -0"





PATIO/COURTYARD WALL OPTIONS

Final material selection subject to change per landscape plan submittal

SCALE: 1" = 1' -0"

AC UNIT SCREEN

Final material selection subject to change per landscape plan submittal

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		12/09/24	SECOND CITY SUBMITTALL		
		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 9A

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
FENCE AND WALL ELEVATIONS

SHEET NO.
L-8

LIGHTING FIXTURE LEGEND

A1

36W. LED POST LIGHT ON A 16FT POLE
TYPE III
USA# DS8A-PLED-III-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

A3

36W. LED POST LIGHT ON A 16FT POLE
TYPE IV- FORWARD THROW
USA# DS8A-PLED-IVFT-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

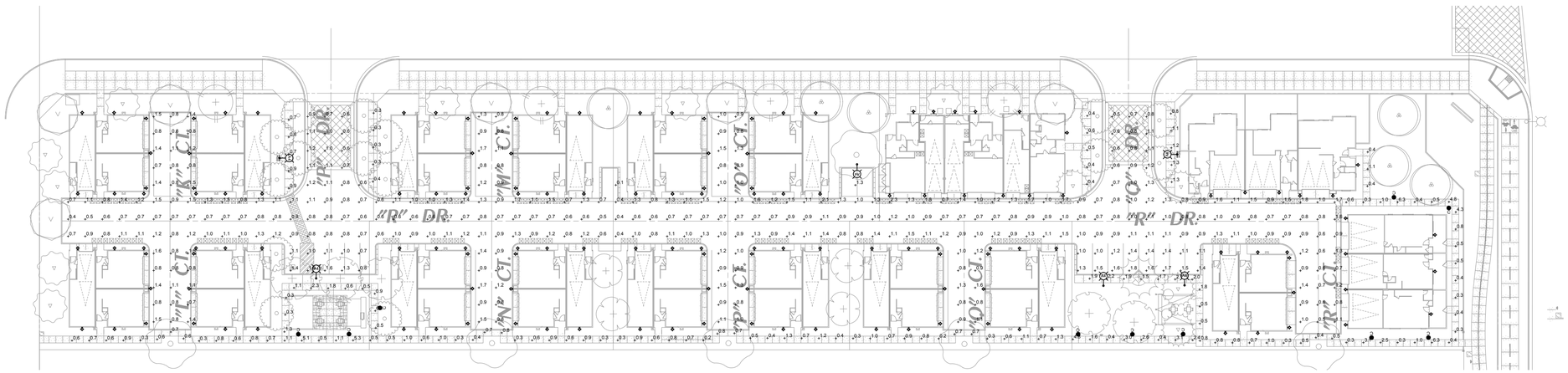
HSS

HOUSE SIDE SHIELD PER PLAN.
NOT ALL FIXTURES WILL HAVE A SHIELD.

C

20W. LED BOLLARD LIGHT - 36" TALL
USA# TLB5-DP-18LED-350mA-WW

LED WALL LIGHT
(1000 LUMEN MIN. AT 3000"K)
SELECT BY OWNER.
TO BE CONTROLLED BY ASTRONOMICAL TIME CLOCK ONLY.
SET DUSK TO DAWN.



N
W E
S

SCALE: 1" = 30'-0"
0 15 30 60 90

2161

CANDELA ENGINEERING INCORPORATED

LIGHTING DESIGN | ELECTRICAL ENGINEERING

27201 Calle Juanita
Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com

STAMP:

REGISTERED PROFESSIONAL ENGINEER
BRIAN CANDELA
NO. 23627
EXP. 03/31/26
ELECTRICAL
STATE OF CALIFORNIA

REVISIONS:

△
△
△
△

DATE: 01/06/2025

EASTVALE SQUARE
EASTVALE, CA

PA-9
ELECTRICAL PLAN

CLIENT:

NEW HOME CO.

15231 LAGUNA CANYON RD.
SUITE 250
IRVINE, CA 92618

SHEET TITLE:

PHOTOMETRIC
SITE PLAN

PROJECT #: Y4-124

SHEET NUMBER:

EP.1

EASTVALE SQUARE

PHASE B
PLANNING AREA 11A
MAJOR DEVELOPMENT PLAN

GENERAL

SHEET	NAME
CS-1	Coversheet/Sheet Index
SP-1	Overall Illustrative
SP-2	Planning Area Illustrative

CIVIL

SHEET	NAME
1 of 3	Master Development Plan
2 of 3	Master Development Plan
3 of 3	Master Development Plan
1 of 2	Fire Access / Hose Pull Exhibit

ARCHITECTURE

SHEET	NAME
A0-1	Index Sheet
A0-2	Detail Elements - Progressive Spanish
A0-3	Detail Elements - Transitional Farmhouse
A0-4	Detail Elements - Transitional Craftsman
A0-5	Elevation & Color Scheme Plotting
A-1	Duplex Composite 1st Floor Plans 'A'
A-2	Duplex Composite 2nd Floor Plans 'A'
A-3	Duplex Progressive Spanish Elevations - Front & Rear
A-4	Duplex Progressive Spanish Elevations - Sides & Roof
A-5	Duplex Composite 1st Floor Plans 'B'
A-6	Duplex Composite 2nd Floor Plans 'B'
A-7	Duplex Transitional Farmhouse Elevations - Front & Rear
A-8	Duplex Transitional Farmhouse Elevations - Sides & Roof
A-9	Duplex Composite 1st Floor Plans 'C'
A-10	Duplex Composite 2nd Floor Plans 'C'

ARCHITECTURE

SHEET	NAME
A-11	Duplex Transitional Craftsman Elevations - Front & Rear
A-12	Duplex Transitional Craftsman Elevations - Sides & Roof
A-13	Triplex Composite 1st Floor Plans 'A'
A-14	Triplex Composite 2nd Floor Plans 'A'
A-15	Progressive Spanish Elevations - Front & Rear
A-16	Progressive Spanish Elevations - Sides & Roof
A-17	Triplex Composite 1st Floor Plans 'B'
A-18	Triplex Composite 2nd Floor Plans 'B'
A-19	Triplex Transitional Farmhouse Elevations - Front & Rear
A-20	Triplex Transitional Farmhouse Elevations - Sides & Roof
A-21	Triplex Composite 1st Floor Plans 'C'
A-22	Triplex Composite 2nd Floor Plans 'C'
A-23	Triplex Transitional Craftsman Elevations - Front & Rear
A-24	Triplex Transitional Craftsman Elevations - Sides & Roof
A-25	Color & Material Selections

LANDSCAPE

SHEET	NAME
L-1	Landscape Cover Sheet
L-2	Planting Legend
L-3	Planting Imagery Board
L-4	Planting Imagery Board
L-5	Planting Imagery Board
L-6	Landscape Site Plan
L-7	Site Plan Enlargements
L-8	Fence and Wall Elevations

SITE LIGHTING

SHEET	NAME
EP-1	Lighting/Photometrics Plan

CITY OF EASTVALE

NEW HOME CO. move forward

EASTVALE SQUARE

HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING

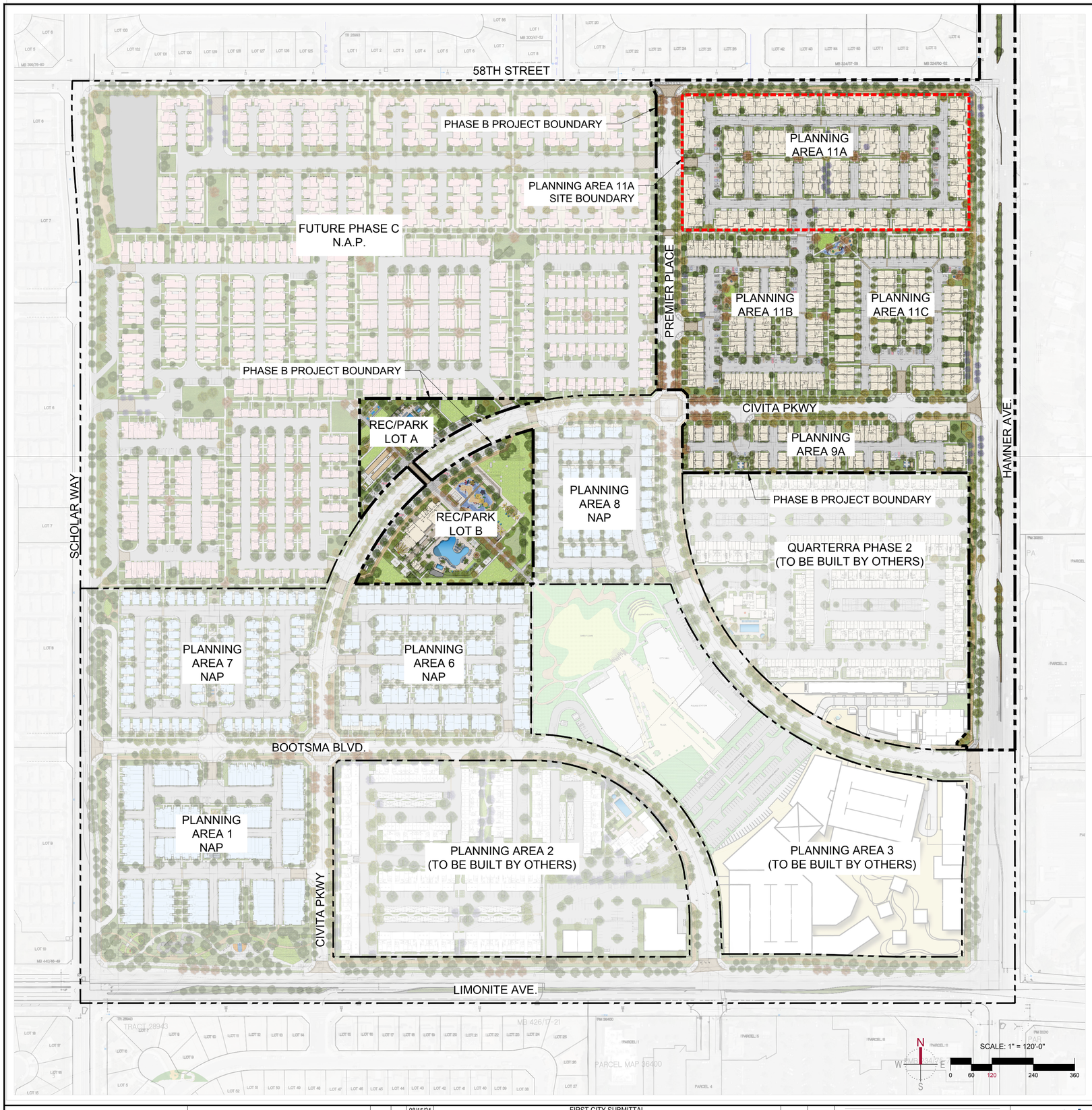
Bassenian | Lagoni ARCHITECTURE ▪ PLANNING ▪ INTERIORS

Kimley»Horn

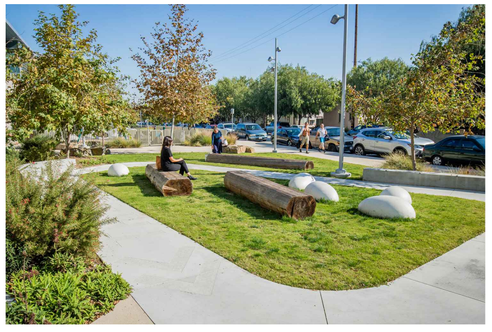
4th Submittal

02/13/2025

CS-1



PASSIVE SPACE REFERENCE IMAGERY



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LANDSCAPE ARCHITECT

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PA NO. 11A

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

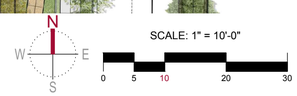
SHEET TITLE
OVERALL ILLUSTRATIVE

SHEET NO.
SP-1

2164

SITE PLAN LEGEND

1. DECORATIVE VEHICULAR PAVING AT ENTRY
2. DECORATIVE PAVING AT PEDESTRIAN CROSSINGS
3. GUEST PARKING
4. TRANSFORMER (FINAL LOCATION TO BE CONFIRMED DURING CONSTRUCTION DOCUMENTATION PHASE)
5. MAILBOX LOCATION (FINAL LOCATION TO BE CONFIRMED DURING CONSTRUCTION DOCUMENTATION PHASE AND PER APPROVAL FROM USPS)
6. TYPICAL INTERNAL WALKS/PASEOS
7. CONNECTION TO ADJACENT STREETS/OPEN SPACE
8. ACCENT TREES AT ENTRY
9. ACCENT/FOCAL TREE
10. SHADE TREES AT PARKING LOT
11. TYPICAL DRIVEWAY
12. TYPICAL RESIDENTIAL ENTRY
13. PRIVATE BACKYARD AREA



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		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

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1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
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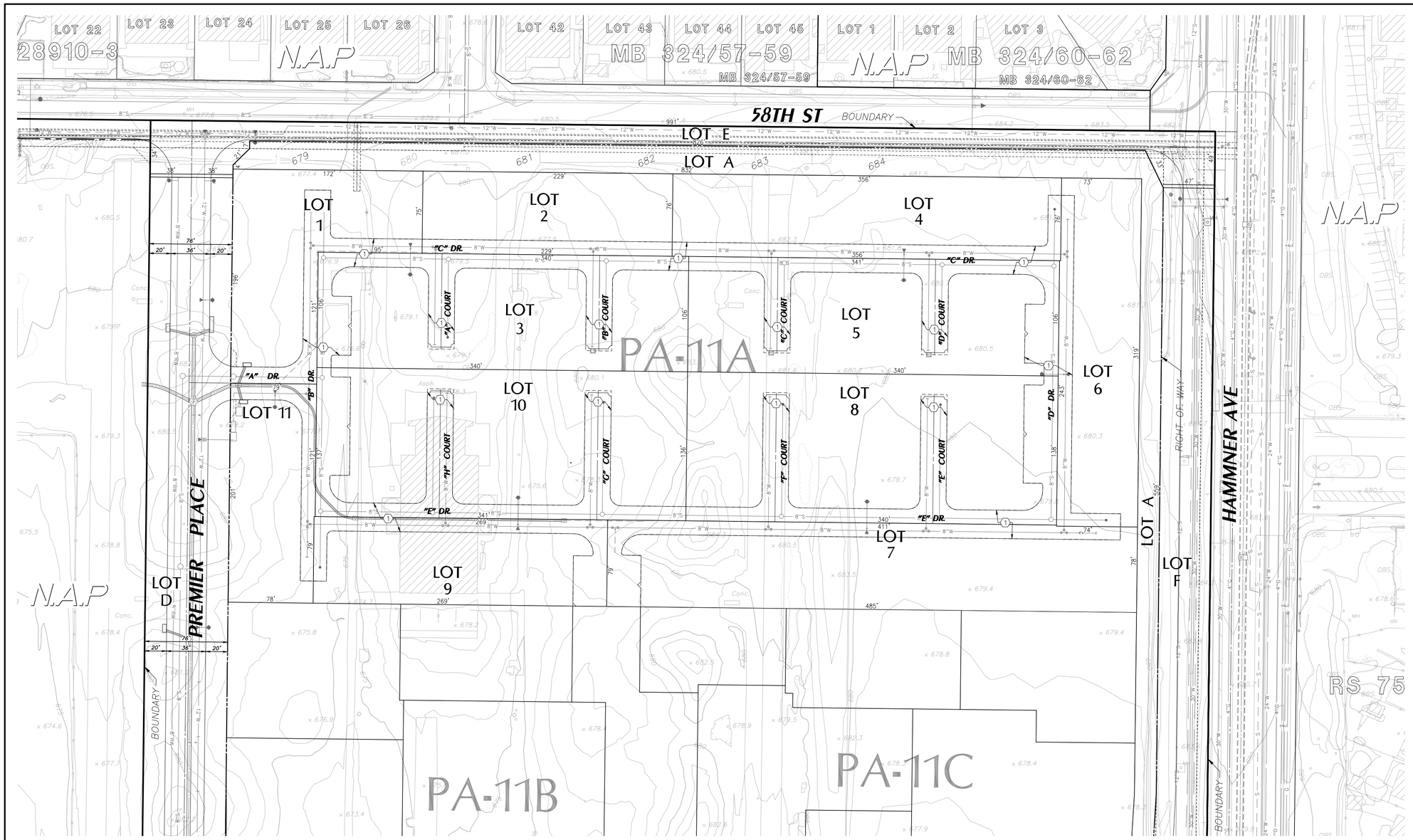
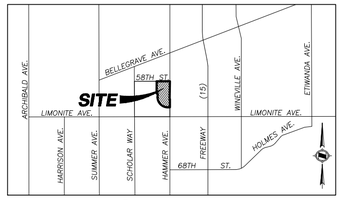
PA NO. 11A

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANNING AREA ILLUSTRATIVE

SHEET NO.
SP-2





VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

NUMBERED LOTS

Lot No.	Land Use	S.F	Acres
1	RESIDENTIAL	22,628	0.52
2	RESIDENTIAL	17,283	0.40
3	RESIDENTIAL	35,882	0.82
4	RESIDENTIAL	26,950	0.62
5	RESIDENTIAL	35,891	0.82
6	RESIDENTIAL	23,507	0.54
7	RESIDENTIAL	38,442	0.88
8	RESIDENTIAL	46,358	1.06
9	RESIDENTIAL	21,341	0.49
10	RESIDENTIAL	46,358	1.06
11	RESIDENTIAL	15,748	0.36
TOTAL		**330,388**	**7.57**

LETTERED LOTS

Lot No.	Land Use	S.F	Acres
A	OPEN SPACE	41,545	0.95
F	STREET	107,974	2.48
TOTAL		**149,519**	**3.43**

FEET 0 20 40 80
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

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PREPARED FOR:
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IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

PA-11A
MASTER DEVELOPMENT PLAN
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
1 OF 3

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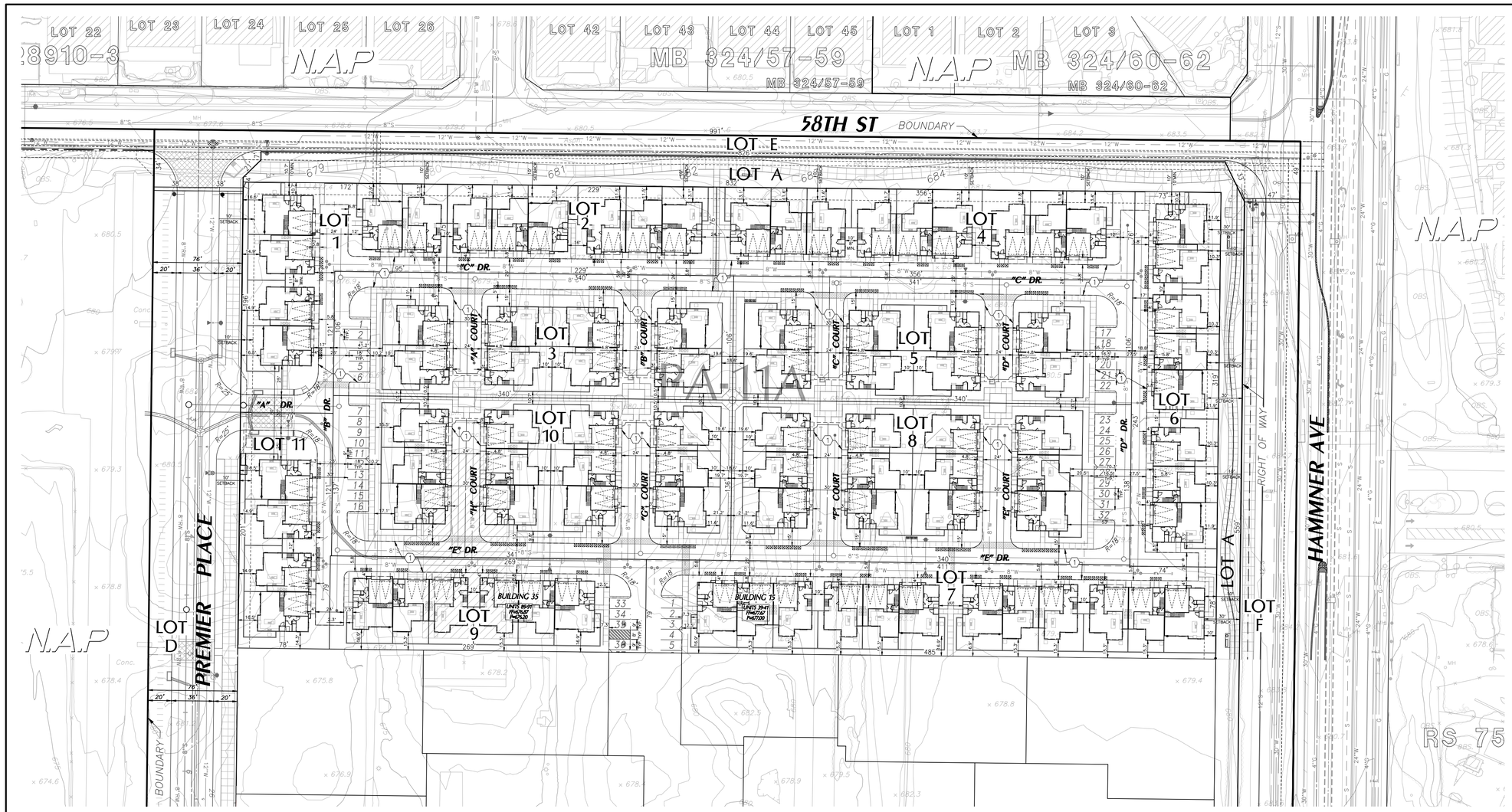
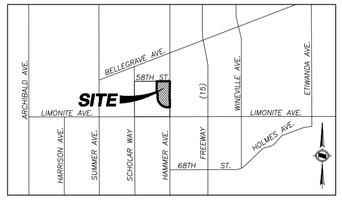
W.O.: 2749-61 EASTVALE

2165





VICINITY MAP

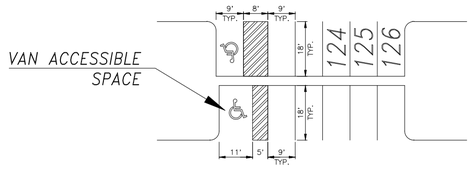
PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

PARKING DIMENSIONS (TYP).



REQUIRED/PROVIDED PARKING SUMMARY:

PLANNING AREA 11A

PRODUCT TYP	RATIO	UNITS	PARKING REQUIRED			PARKING PROVIDED		
			GARAGE PARKING	OFF-STREET PARKING	**TOTAL PARKING**	GARAGE PARKING	OFF-STREET PARKING	**TOTAL PARKING**
TOWNHOUSE	2.2 : 1	91	182	18	200	182	41	223
TOTAL		91	182	18	**200**	182	41	**223**

4.1.2.4. Row Townhomes

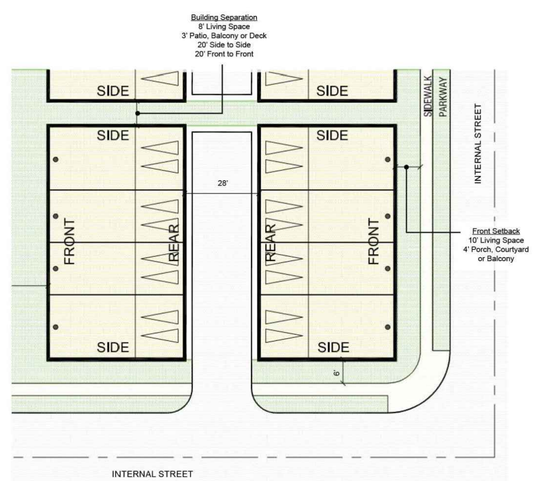
Table 4-5 establishes the development standards for row townhomes. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.6.

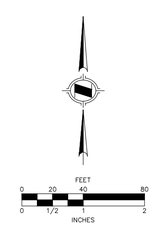
Table 4-5: Row Townhome Development Standards

	Row Townhomes
Minimum Parcel Size	1 ac
Maximum Site Coverage	N/A
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	4'
Minimum Side Setback (from Internal Street Right-of-Way)	
Street Side	6'
Minimum Building Separation	
Living Space	8'
Patio Cover, Balcony or Deck	3'
Front to Front (entries) - at open space	20'
Side to Side with entries	20'
Garage Door to Garage Door at Alley	28'

CHAPTER 4 – DEVELOPMENT STANDARDS

Figure 4.6 Row Townhome Setback Diagram





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MASTER DEVELOPMENT PLAN
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City of Eastvale

SHEET
2 OF 3

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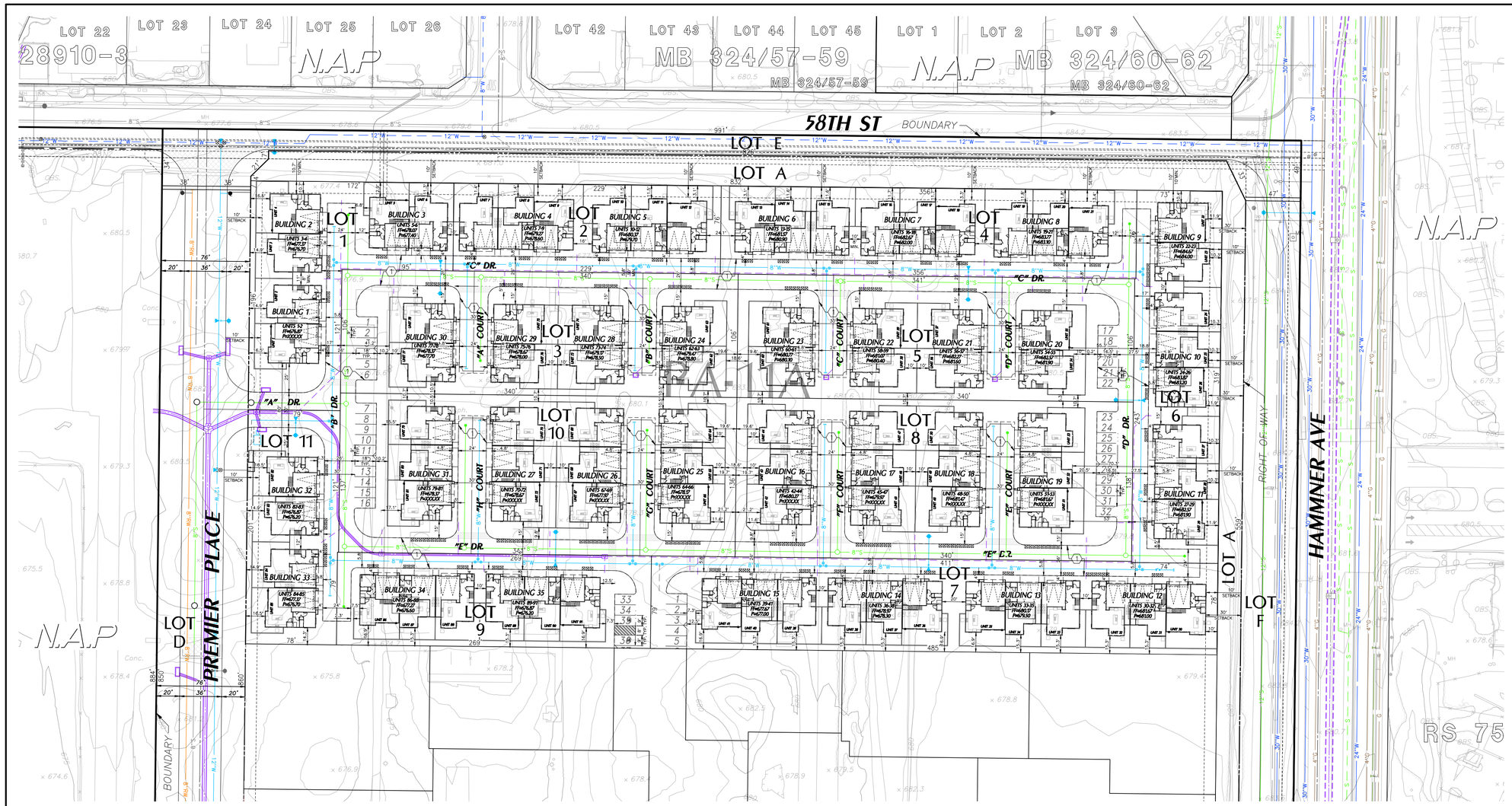
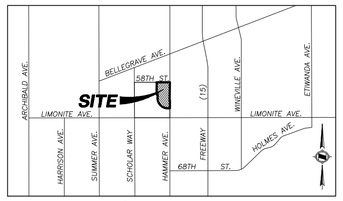
2166





VICINITY MAP

PROPOSED EASEMENTS

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2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

	RIGHT OF WAY
	LOT LINE
	TRACT BOUNDARY
	EASEMENT
	GRADE BREAK
T	DAYLIGHT LINE
101	PROPOSED MAJOR CONTOUR
101	PROPOSED MINOR CONTOUR
	EXISTING CURB
	EXISTING MEDIAN
	TOP AND TOE OF SLOPE
	RETAINING WALL
W	PROPOSED WATER
W	EXISTING WATER
RW	PROPOSED RECLAIMED WATER
RW	EXISTING RECLAIMED WATER
S	PROPOSED SEWER
S	EXISTING SEWER
G	EXISTING GAS
T	EXISTING TELEFONE
JT	EXISTING JOINT TRENCH
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN

FEET 0 20 40 80
INCHES 0 1/2 1 2

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City of Eastvale

SHEET
3 OF 3

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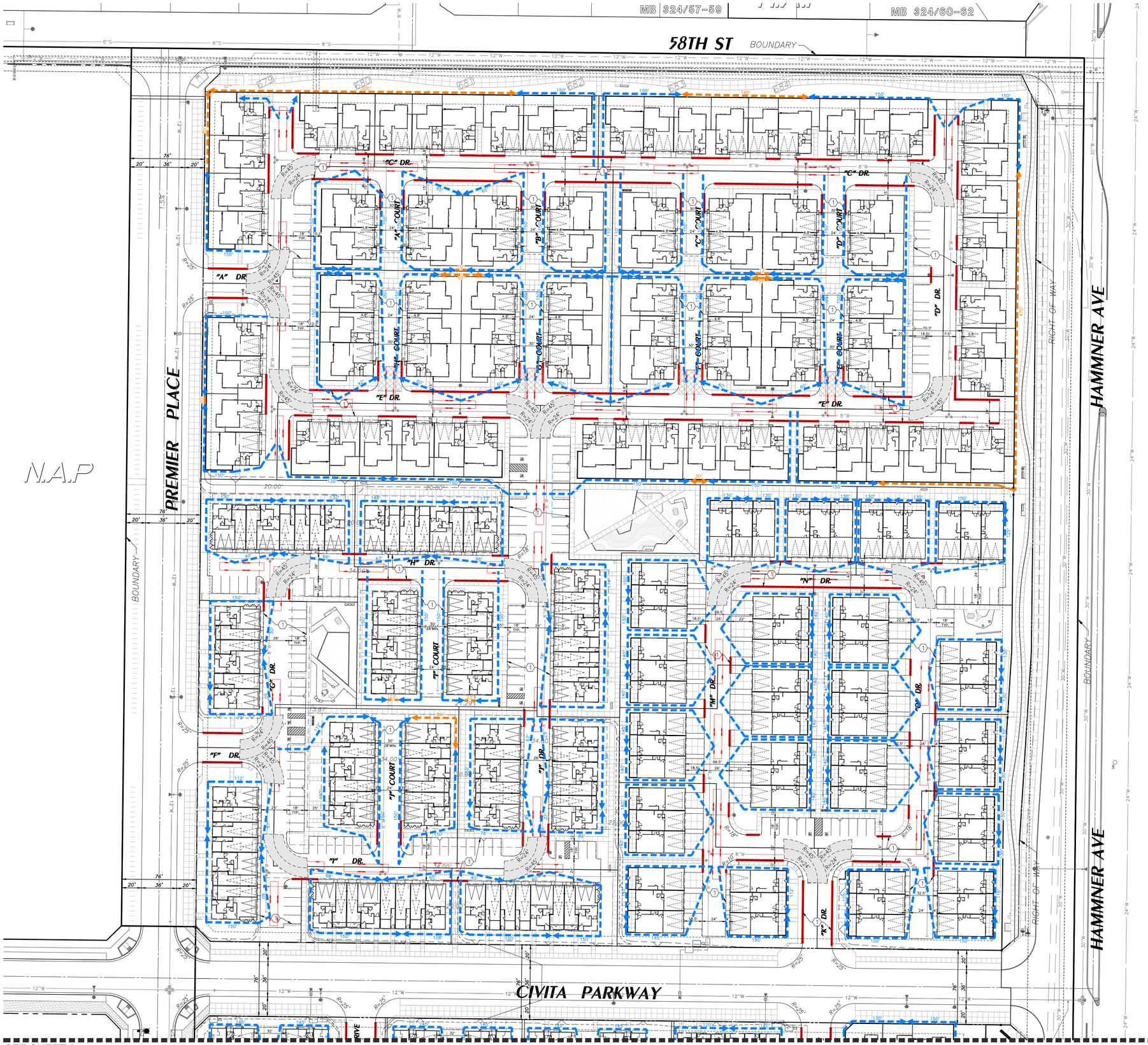

VICINITY MAP

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2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND:

- FIRE APPARATUS ACCESS
- 24' FIRE LANE
- PROPOSED FIRE HYDRANT
- 150' MAX HOSE PULL
- HOSE PULL DEFICIENCY
- NO PARKING FIRE LANE SIGNS –PER FIRE LANE REQUIREMENTS, ITEM F
- FIRE TRUCK
- TRUCK TURNING TEMPLATE (R=45', R=24', 20' MIN.)

RS 75/11

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IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

FIRE ACCESS/HOSE PULL EXHIBIT
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
1 OF 2

PLOTTED BY: Megan Volheim DATE: Jan. 28, 2025 11:52:57 AM FILE: F:\0736\Planning\SA_TTM_38595\Exh_General\Hose Pull\TTM_38595_Fire Access Exhibit.dwg

W.O.: 2749-6180 EASTVALE

PA 11A - PHASE B

2-STORY - DUPLEX / TRIPLEX

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A0-2 DETAIL ELEMENTS - PROGRESSIVE SPANISH
A0-3 DETAIL ELEMENTS - TRANSITIONAL FARMHOUSE
A0-4 DETAIL ELEMENTS - TRANSITIONAL CRAFTSMAN
A0-5 ELEVATION & COLOR SCHEME PLOTTING

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A-3 DUPLEX PROGRESSIVE SPANISH ELEVATIONS - FRONT & REAR
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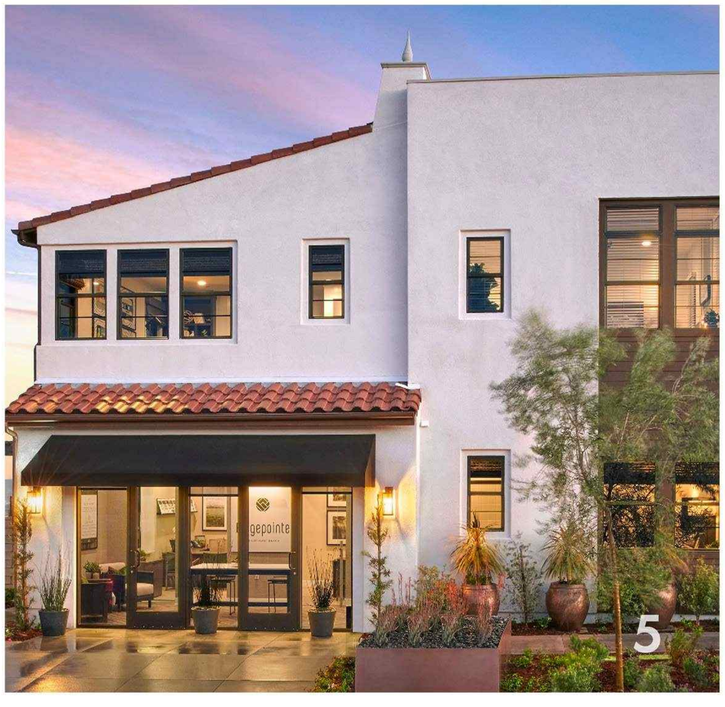

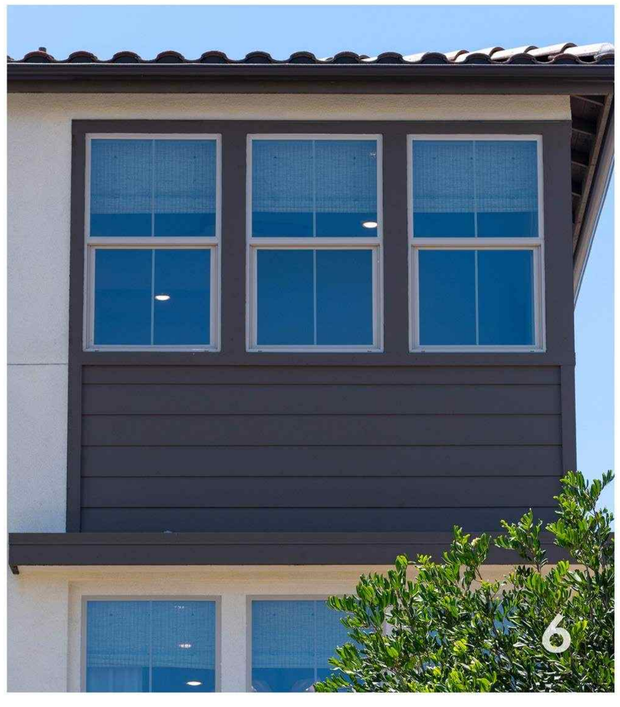

Detail Elements • Progressive Spanish

1 Primarily stucco exteriors

2 Flat or pitched Roofs

3 Low-Profile Concrete "S" Tile

4 Vertically proportioned or horizontal windows

5 Color Field: Toned whites and light to medium warm

6 Accents: clear to muted blues, greens, rust and in medium to dark value range or dark browns

7 Decorative metal elements

8620701-71
ALBAN
W: 6" H: 18" E: 5.5"
1 - Med A19 60w

PROPOSED LIGHT FIXTURE FOR PROGRESSIVE SPANISH

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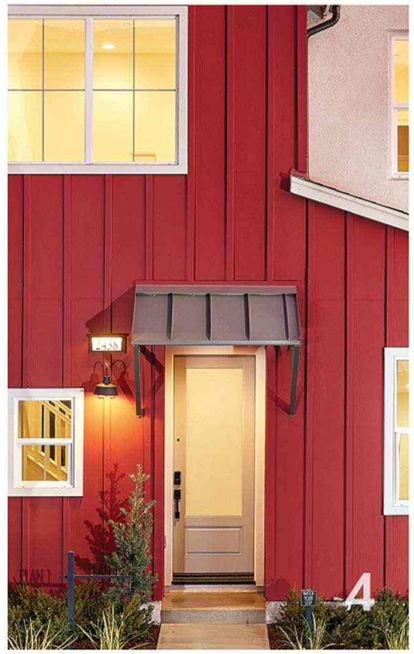
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS PROGRESSIVE SPANISH

SHEET NO.
A0-2



Detail Elements • Transitional Farmhouse

1 Asymmetrical Shapes

2 Composition Shingle Roof

3 Rectangular Windows

4 Metal Shed Roof

5 Vertical Siding at Upper Levels

6 Board and Batt

7 Metal Railing

8737401-71
BARN LIGHT
W: 14" H: 13.5" E: 21.125"
1 - Med A19 75w

PROPOSED LIGHT FIXTURE FOR TRANSITIONAL FARMHOUSE

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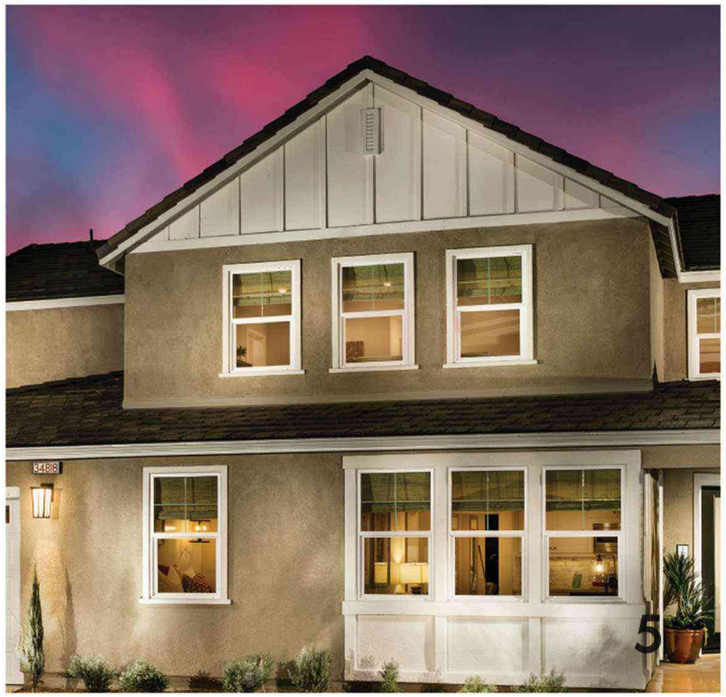
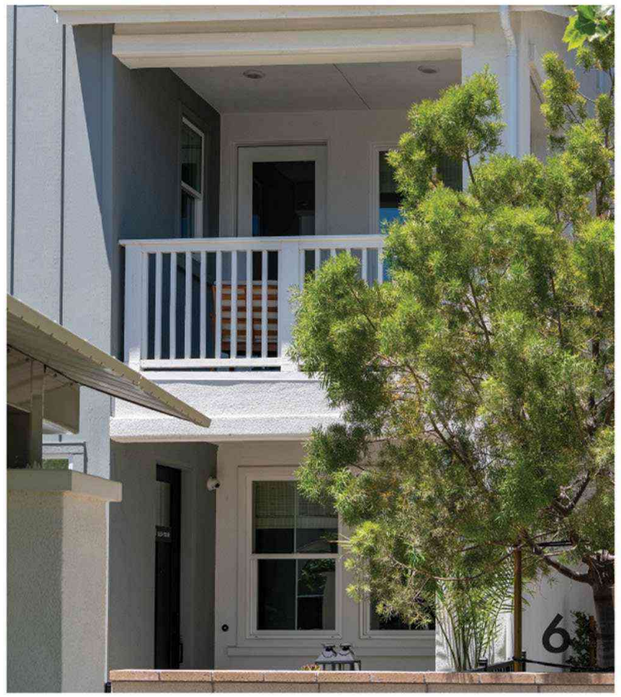
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS TRANSITIONAL FARMHOUSE

SHEET NO.
A0-3





Detail Elements • Transitional Craftsman

1 Stucco

2 Low-pitched Gabled Roofs

3 Composition Shingle Roof

4 Extended Eaves

5 Simple Window Break-ups

6 Covered Porch

7 Knee Brace

8752701-12
TOMEK
W: 10.5" H: 18" E: 12.375"
1 – Med A19 75w

PROPOSED LIGHT FIXTURE FOR TRANSITIONAL CRAFTSMAN

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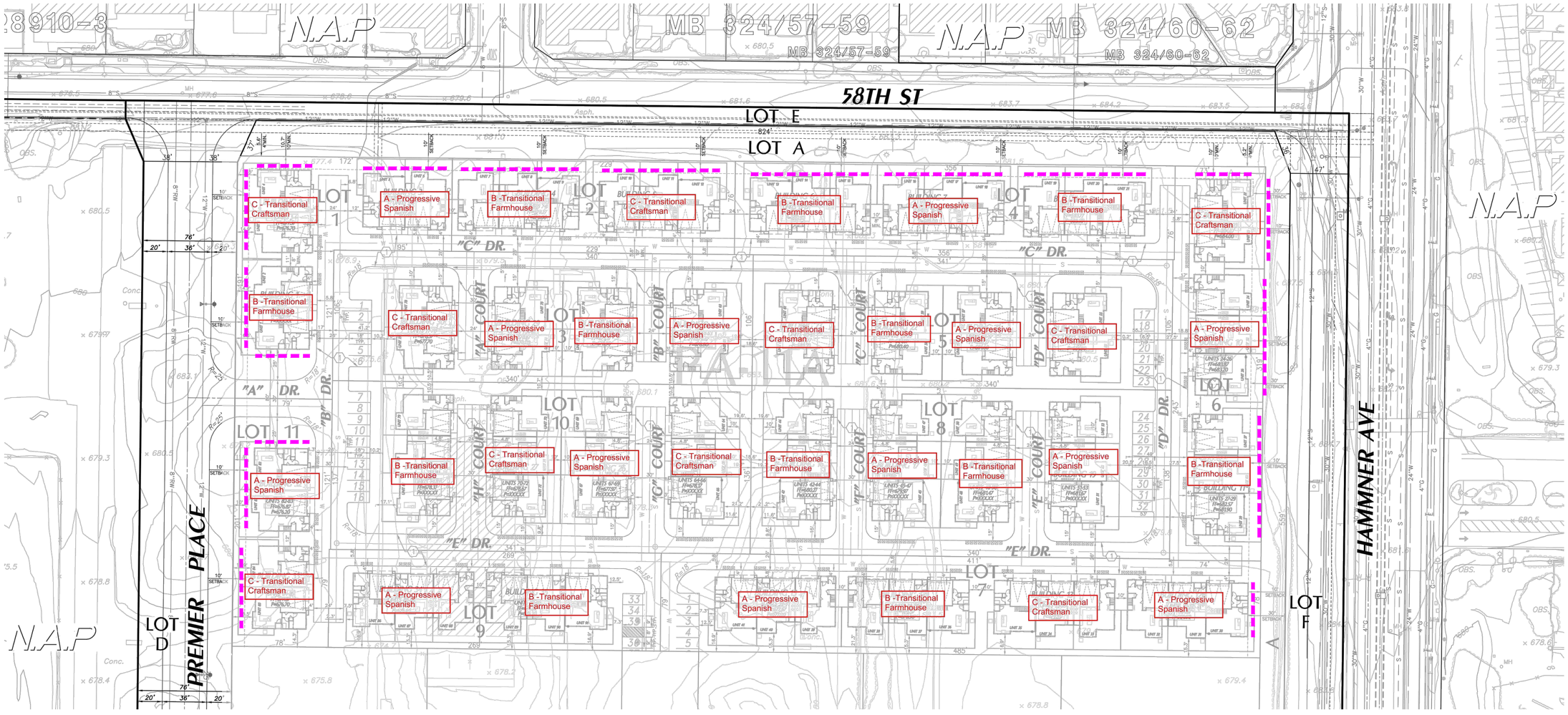
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS TRANSITIONAL CRAFTSMAN

SHEET NO.
A0-4



ENHANCED ELEVATIONS

ARCH. STYLE	TOTAL BUILDINGS	PERCENTAGE (35 BLDGS)
A - PROGRESSIVE SPANISH	13	37.00%
B - TRANSITIONAL FARMHOUSE	12	34.00%
C - TRANSITIONAL CRAFTSMAN	10	29.00%

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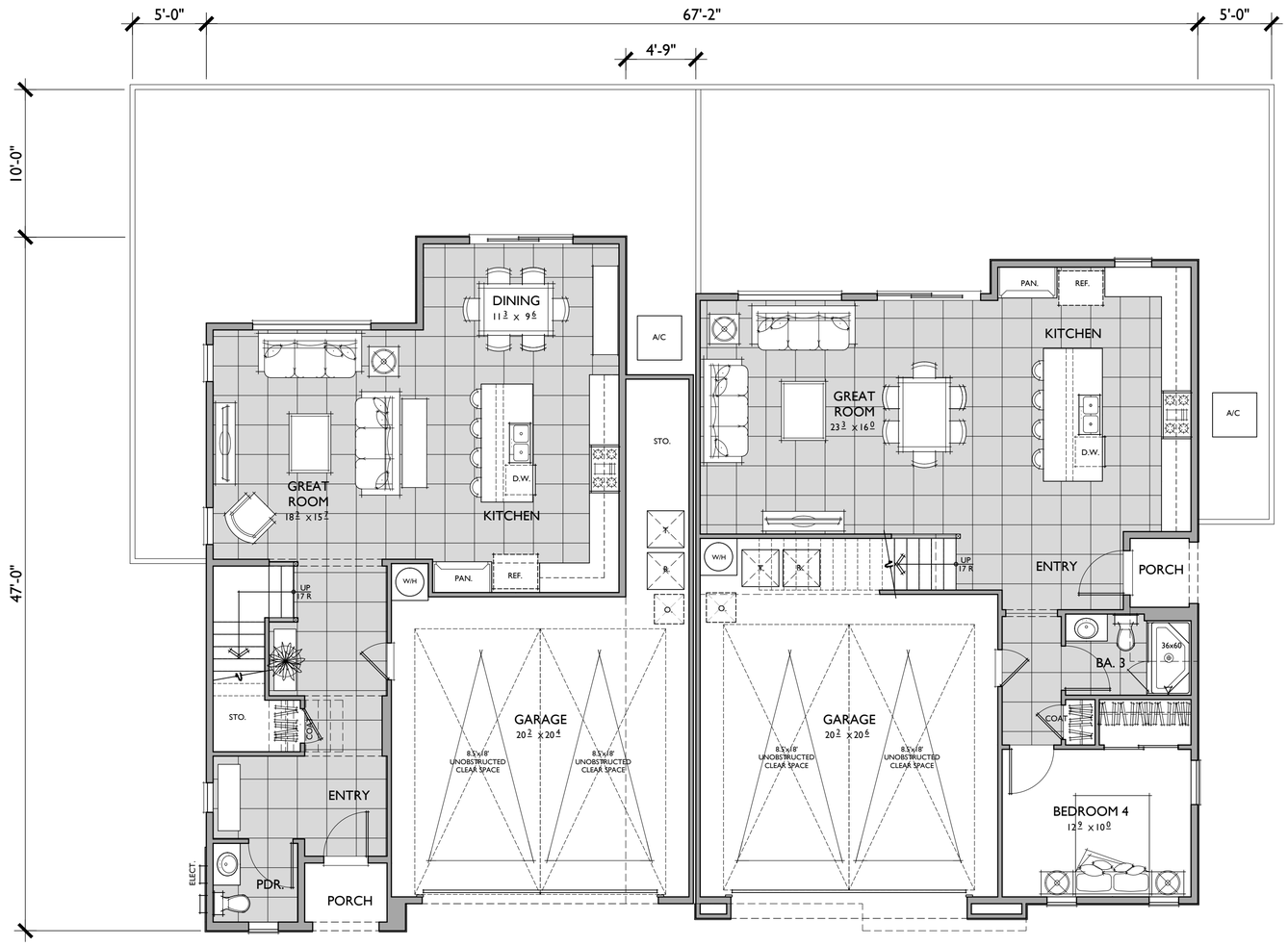
MASTER DEVELOPMENT PLAN

SHEET TITLE
ELEVATION & COLOR SCHEME PLOTTING

SHEET NO.
A0-5



Plan 2

Plan 3

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	861 SQ.FT.
2ND FLOOR	1,154 SQ.FT.
TOTAL LIVING	**2,015 SQ. FT.**
2 - CAR GARAGE	500 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	987 SQ.FT.
2ND FLOOR	1,347 SQ.FT.
TOTAL LIVING	**2,334 SQ. FT.**
2 - CAR GARAGE	477 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR

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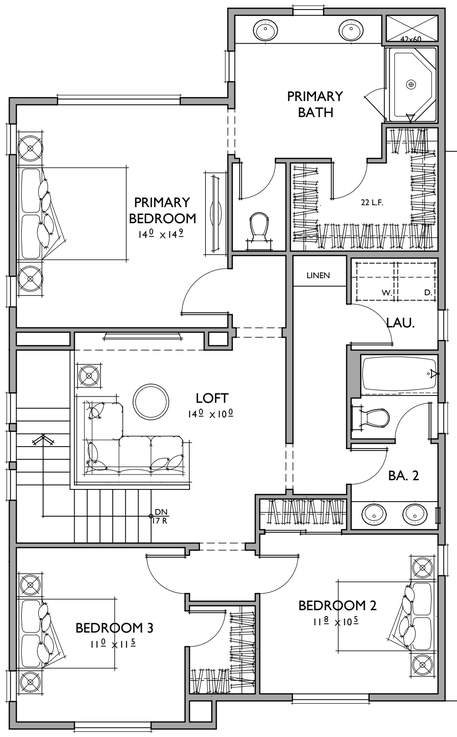
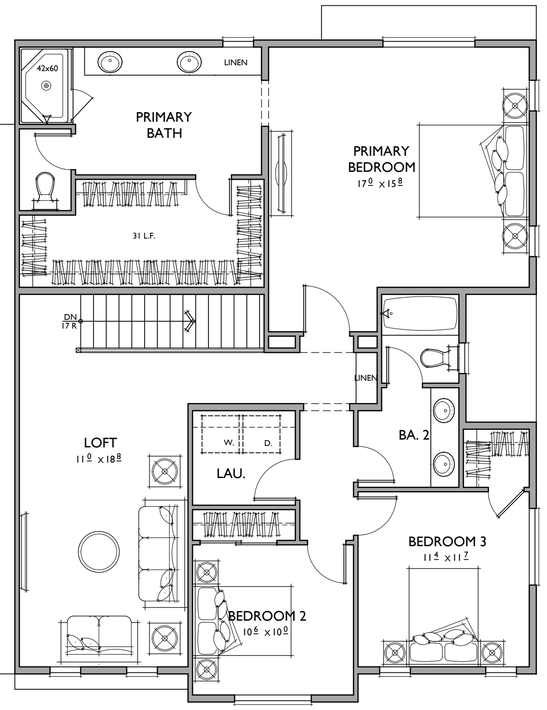
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DUPLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'A'

SHEET NO.
A-1



Plan 2



Plan 3

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

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SECOND FLOOR

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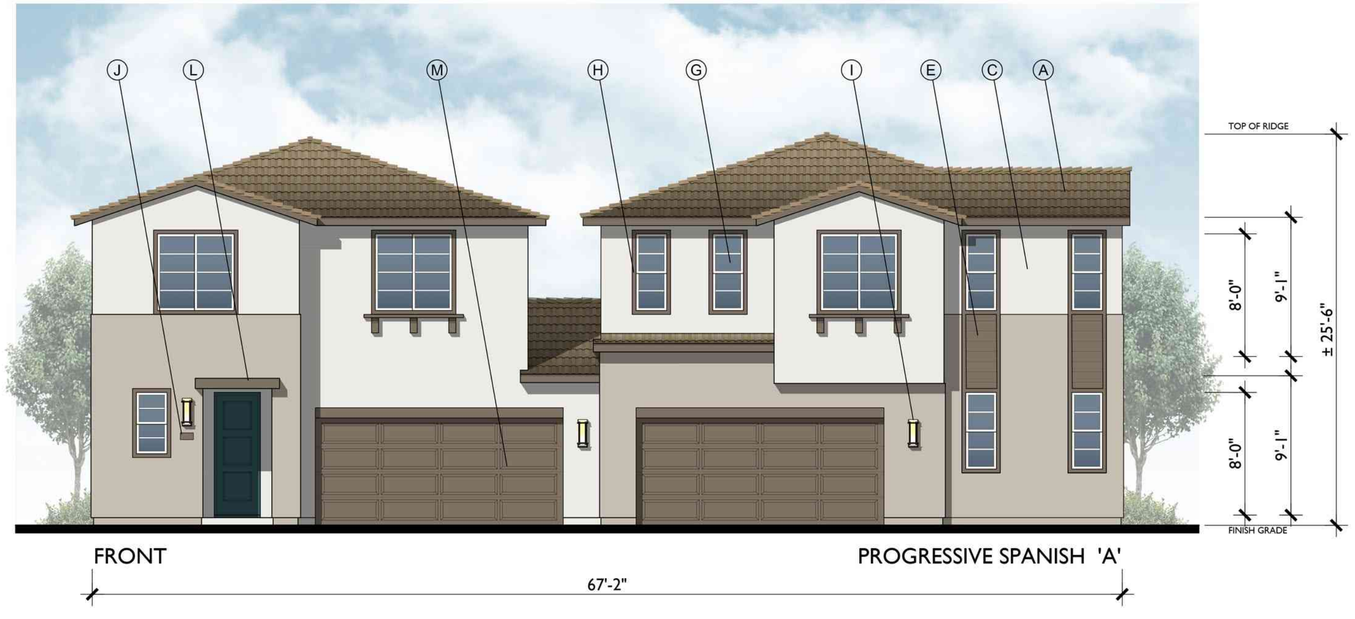
MASTER DEVELOPMENT PLAN

SHEET TITLE
DUPLEX
COMPOSITE
2ND FLOOR PLAN
ELEV 'A'

SHEET NO.
A-2



FRONT

PROGRESSIVE SPANISH 'A'

REAR

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

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EASTWALK
MASTER DEVELOPMENT PLAN

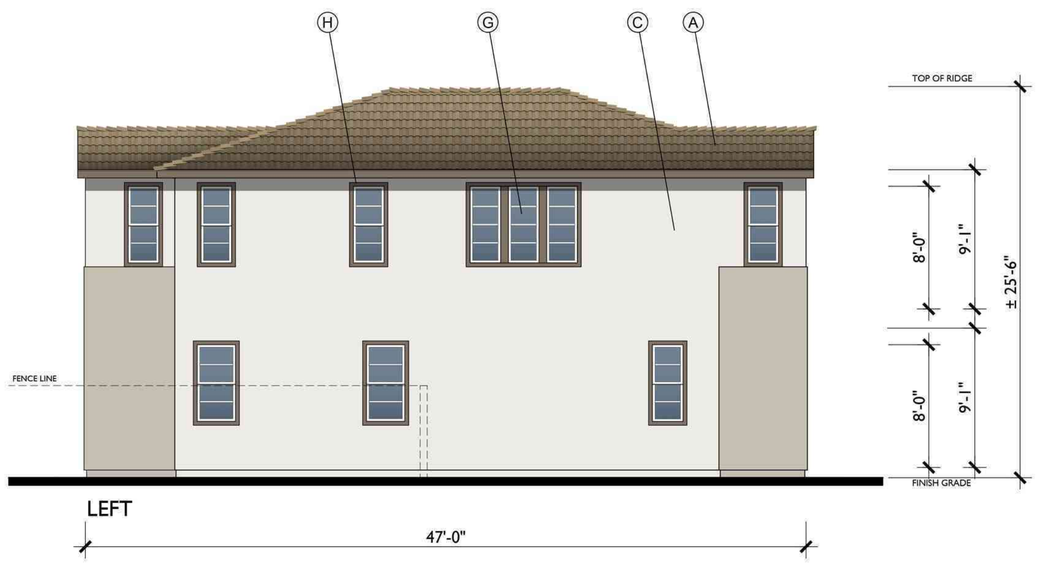
SHEET TITLE
DUPLEX PROGRESSIVE SPANISH ELEVATIONS FRONT & REAR

SHEET NO.
A-3

RIGHT

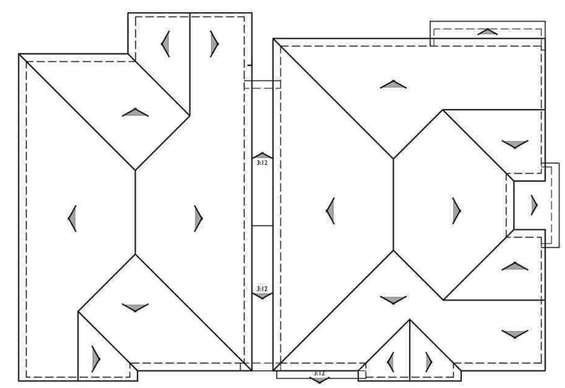
MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"



BUILDING ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 14"
ROOF MATERIAL: CONCRETE 'S' TILE

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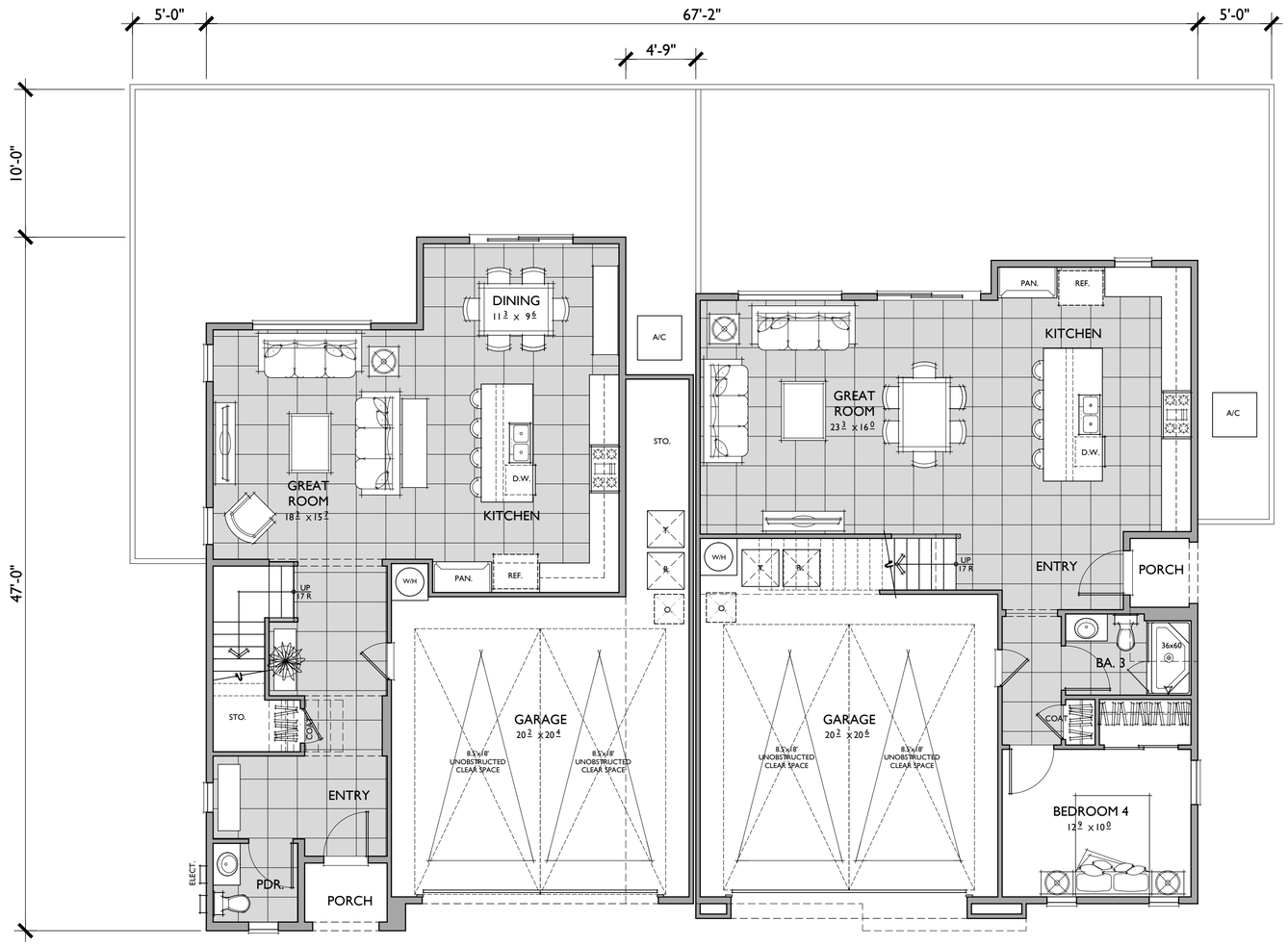
MASTER DEVELOPMENT PLAN

SHEET TITLE
DUPLEX PROGRESSIVE SPANISH ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-4



Plan 2

Plan 3

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	861 SQ.FT.
2ND FLOOR	1,154 SQ.FT.
TOTAL LIVING	**2,015 SQ. FT.**
2 - CAR GARAGE	500 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	987 SQ.FT.
2ND FLOOR	1,347 SQ.FT.
TOTAL LIVING	**2,334 SQ. FT.**
2 - CAR GARAGE	477 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR

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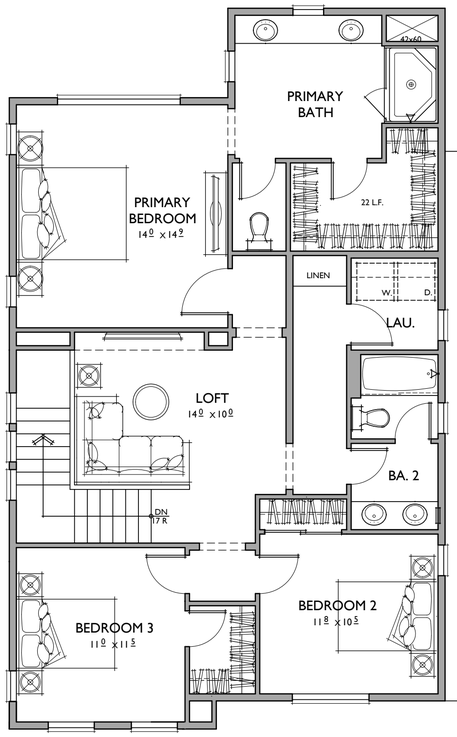
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DUPLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'B'

SHEET NO.
A-5



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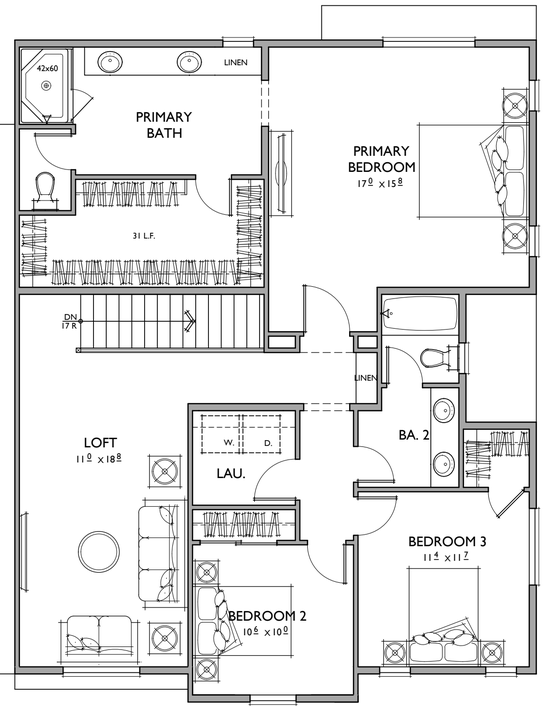

Plan 3

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
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PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR

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PHASE B / PA - 11A
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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DUPLEX
COMPOSITE
2ND FLOOR PLAN
ELEV 'B'

SHEET NO.
A-6

FRONT

TRANSITIONAL FARMHOUSE 'B'

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

REAR

0 2 4 8
SCALE: 1/4" = 1'-0"

Know what's below. Call 811 before you dig.

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		08/10/24	1ST CITY SUBMITTAL		
		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		

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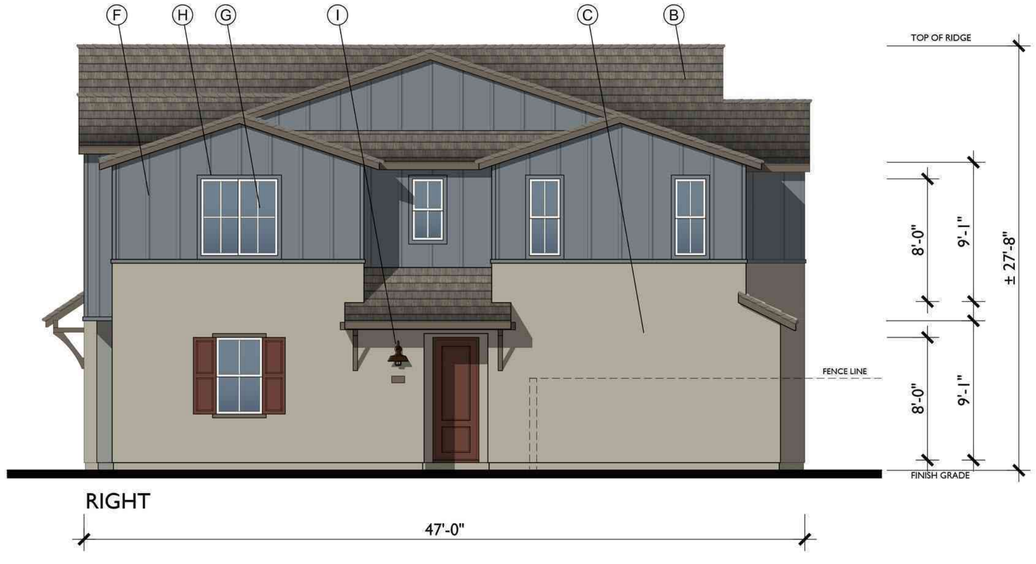
PHASE B / PA - 11A
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DUPLEX TRANSITIONAL FARMHOUSE ELEVATIONS FRONT & REAR

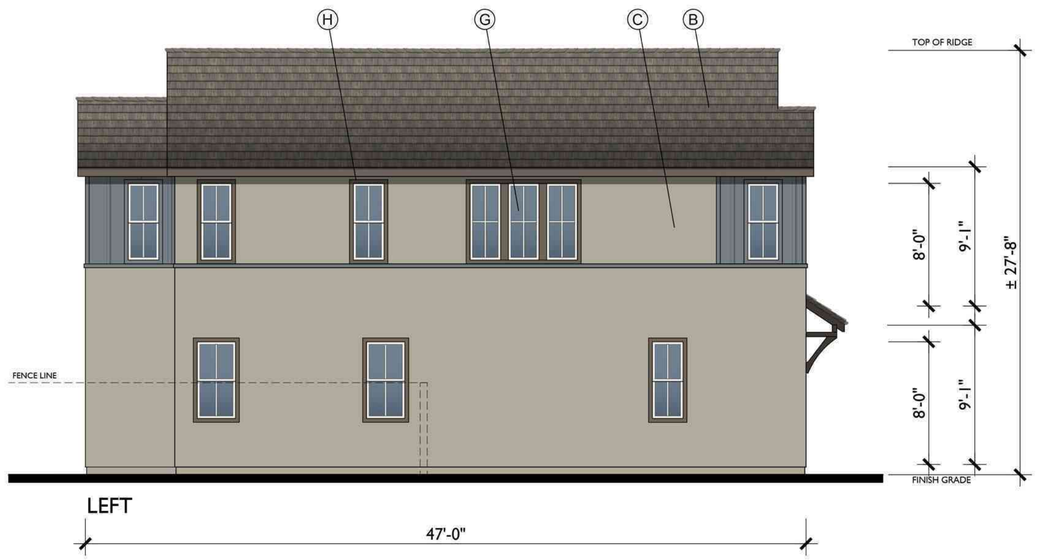
SHEET NO.
A-7



RIGHT

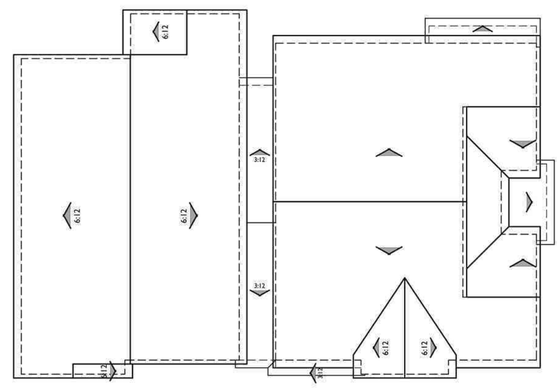
MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"



BUILDING ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

Know what's below. Call 811 before you dig.

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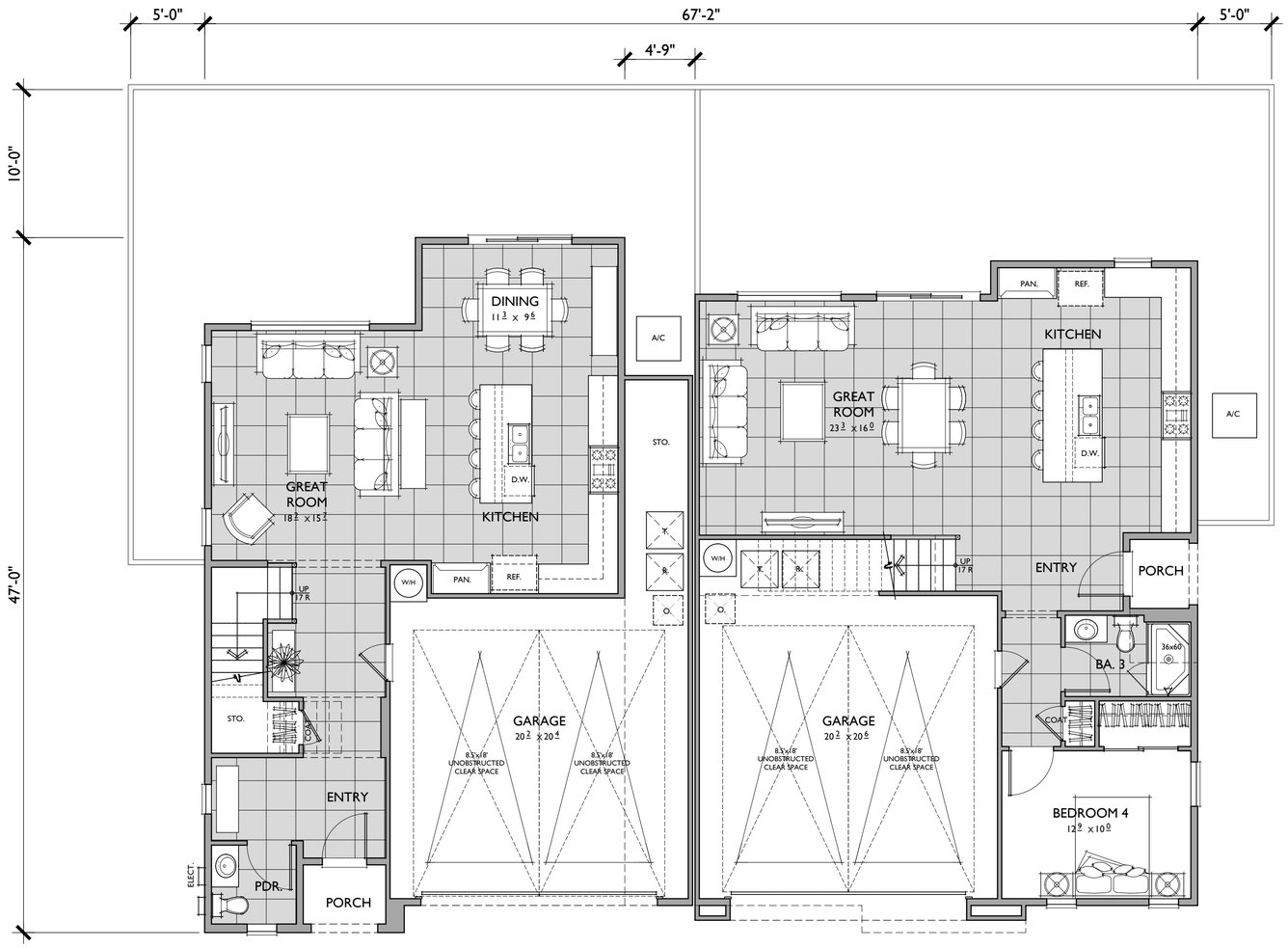
MASTER DEVELOPMENT PLAN

SHEET TITLE
DUPLEX TRANSITIONAL FARMHOUSE ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-8



Plan 2

Plan 3

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	861 SQ.FT.
2ND FLOOR	1,154 SQ.FT.
TOTAL LIVING	**2,015 SQ. FT.**
2 - CAR GARAGE	500 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	987 SQ.FT.
2ND FLOOR	1,347 SQ.FT.
TOTAL LIVING	**2,334 SQ. FT.**
2 - CAR GARAGE	477 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR

811 Know what's below. Call 811 before you dig.

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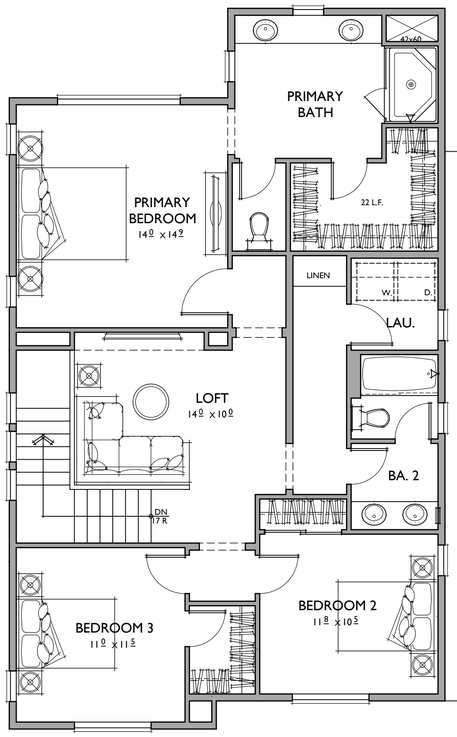
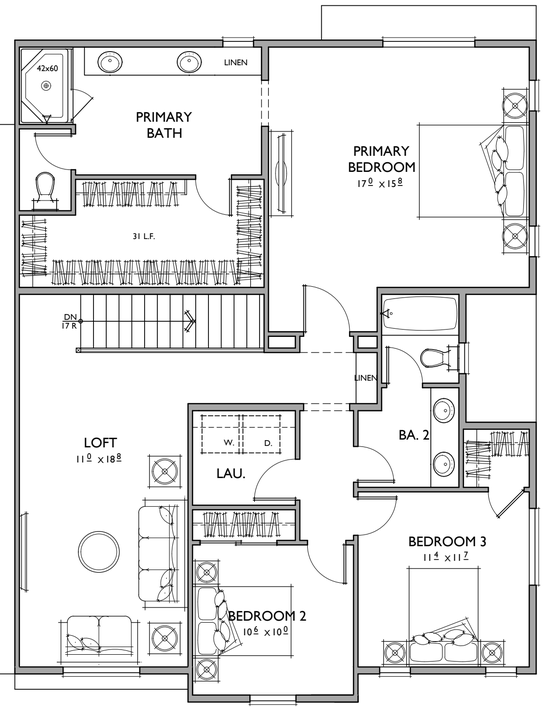
MASTER DEVELOPMENT PLAN

SHEET TITLE
DUPLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'C'

SHEET NO.
A-9



Plan 2



Plan 3

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	861 SQ.FT.
2ND FLOOR	1,154 SQ.FT.
TOTAL LIVING	**2,015 SQ. FT.**
2 - CAR GARAGE	500 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	987 SQ.FT.
2ND FLOOR	1,347 SQ.FT.
TOTAL LIVING	**2,334 SQ. FT.**
2 - CAR GARAGE	477 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR

811 Know what's below. Call 811 before you dig.

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MASTER DEVELOPMENT PLAN

SHEET TITLE
DUPLEX
COMPOSITE
2ND FLOOR PLAN
ELEV 'C'

SHEET NO.
A-10

FRONT

TRANSITIONAL CRAFTSMAN 'C'

REAR

0 2 4 8

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

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

811 Know what's below. Call 811 before you dig.

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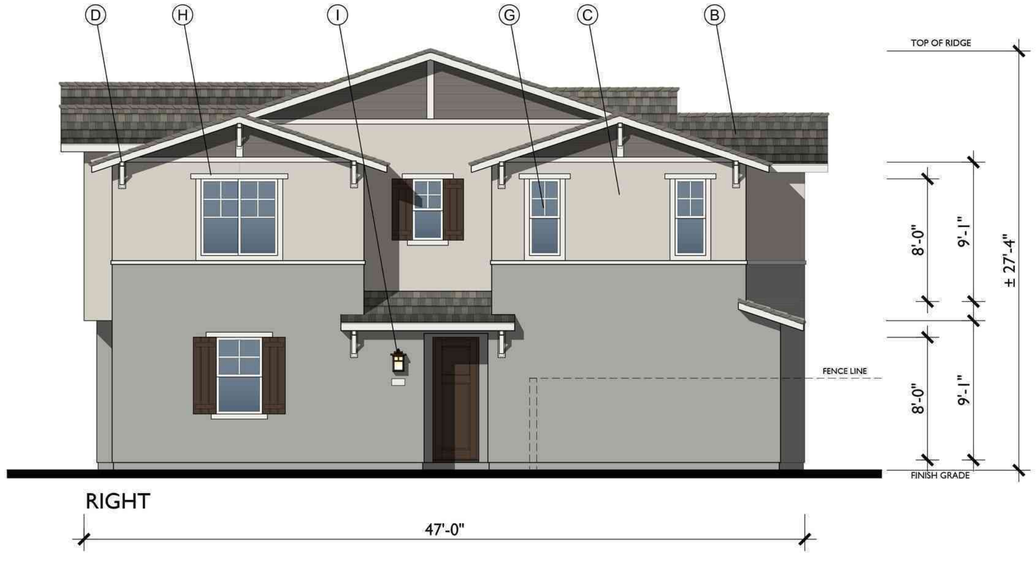
MASTER DEVELOPMENT PLAN

SHEET TITLE: DUPLEX TRANSITIONAL CRAFTSMAN ELEVATIONS FRONT & REAR

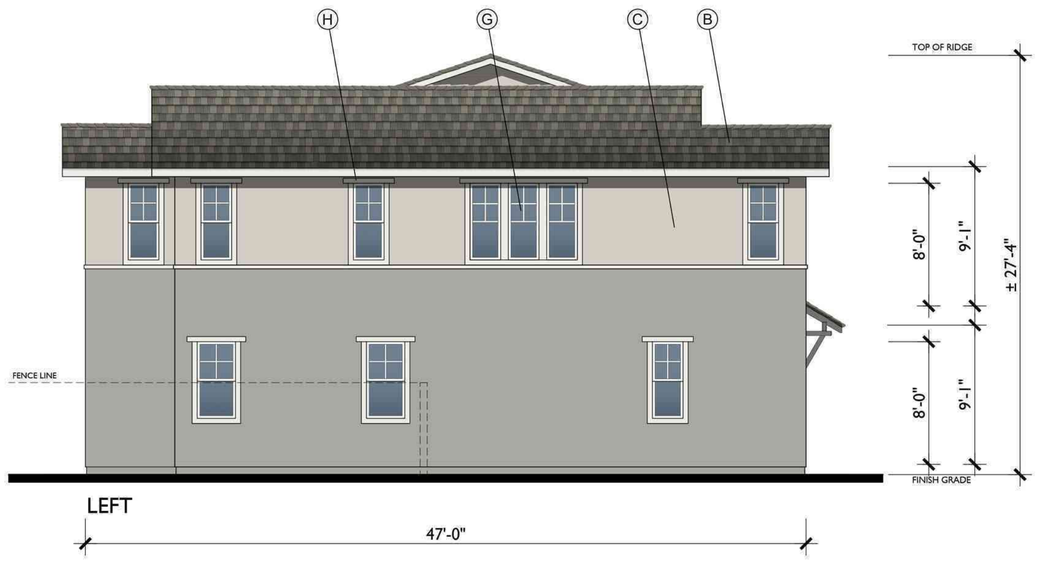
SHEET NO. A-11



RIGHT

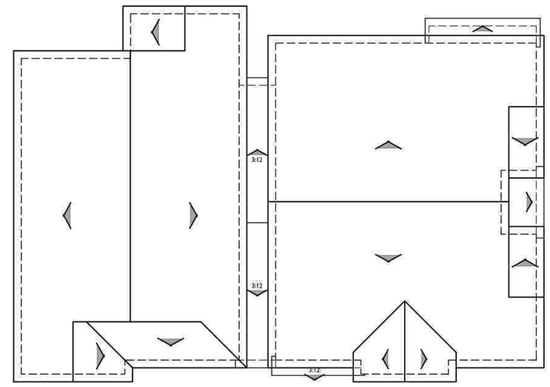
MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"



BUILDING ROOF PLAN C

1/8" = 1'-0"

PITCH: 4:12 U.N.O.
RAKE: 18"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

Know what's below. Call 811 before you dig.

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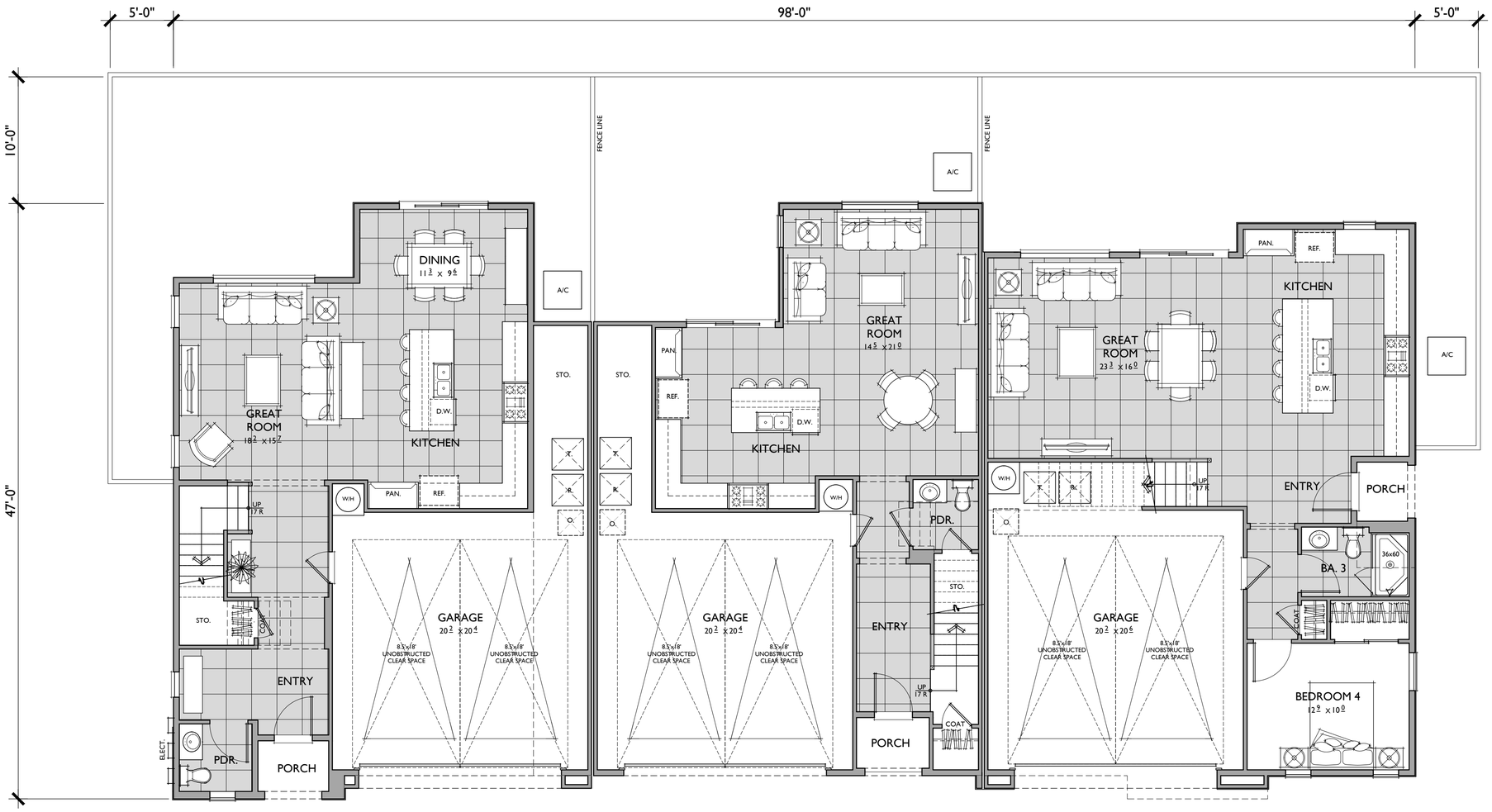
SHEET TITLE
DUPLEX TRANSITIONAL CRAFTSMAN ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-12



Plan 2 Plan 1 Plan 3

FIRST FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	727 SQ.FT.
2ND FLOOR	1,025 SQ.FT.
TOTAL LIVING	**1,752 SQ. FT.**
2 - CAR GARAGE	496 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	861 SQ.FT.
2ND FLOOR	1,154 SQ.FT.
TOTAL LIVING	**2,015 SQ. FT.**
2 - CAR GARAGE	500 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	987 SQ.FT.
2ND FLOOR	1,347 SQ.FT.
TOTAL LIVING	**2,334 SQ. FT.**
2 - CAR GARAGE	477 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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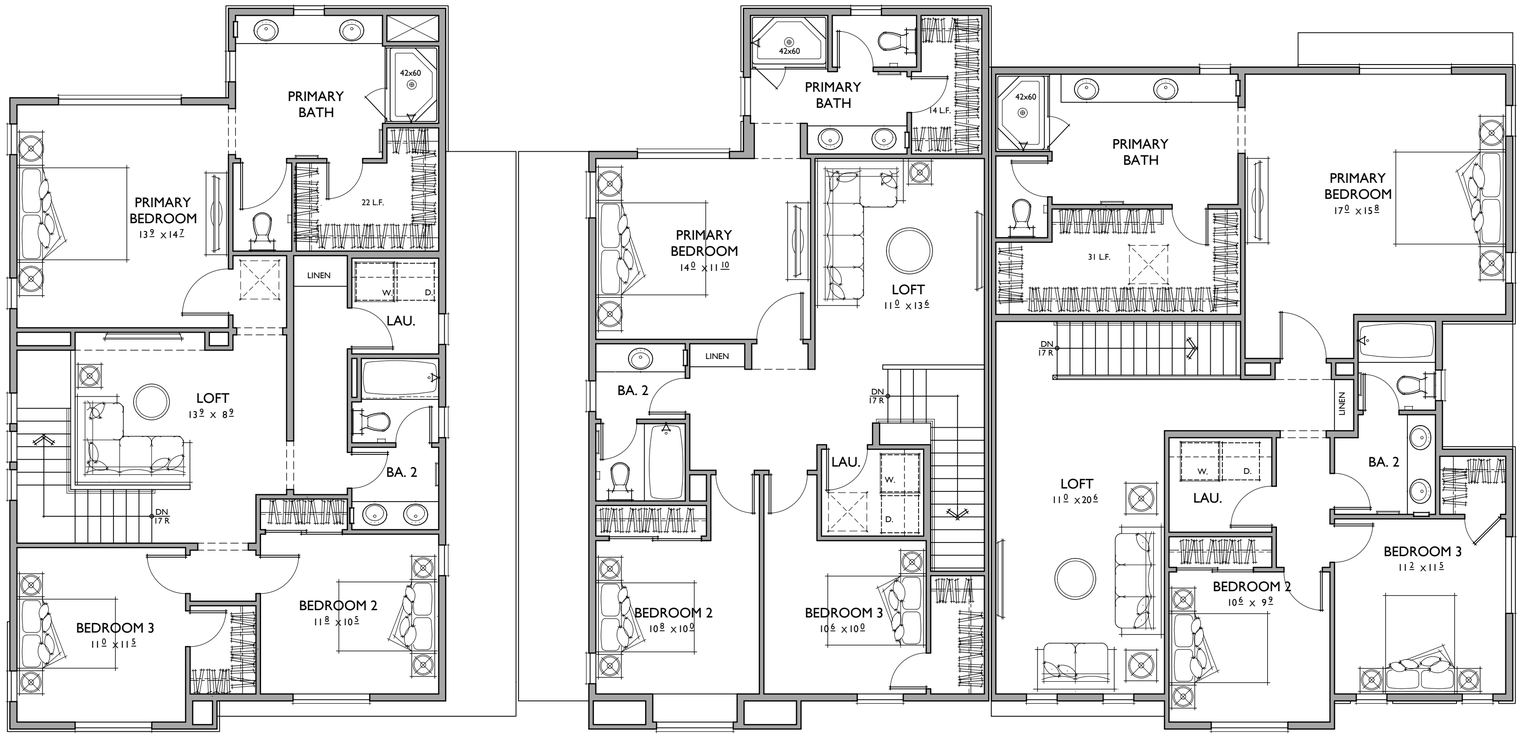
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'A'

SHEET NO.
A-13



Plan 2 Plan 1 Plan 3

SECOND FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	727 SQ.FT.
2ND FLOOR	1,025 SQ.FT.
TOTAL LIVING	**1,752 SQ. FT.**
2 - CAR GARAGE	496 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	861 SQ.FT.
2ND FLOOR	1,154 SQ.FT.
TOTAL LIVING	**2,015 SQ. FT.**
2 - CAR GARAGE	500 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	987 SQ.FT.
2ND FLOOR	1,347 SQ.FT.
TOTAL LIVING	**2,334 SQ. FT.**
2 - CAR GARAGE	477 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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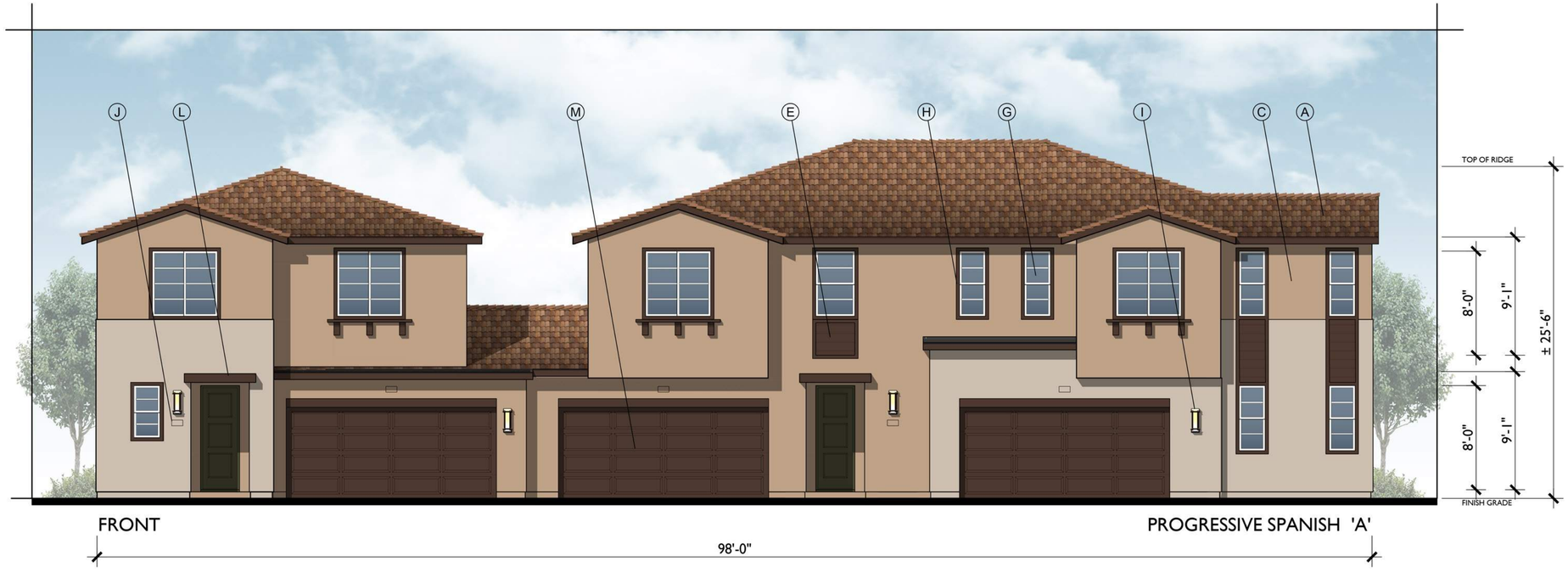
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX
COMPOSITE
2ND FLOOR PLAN
ELEV 'A'

SHEET NO.
A-14



FRONT

PROGRESSIVE SPANISH 'A'

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

REAR

0 2 4 8
SCALE: 1/4" = 1'-0"

Know what's below. Call 811 before you dig.

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		08/10/24	1ST CITY SUBMITTAL		
		11/15/24	2ND CITY SUBMITTAL		
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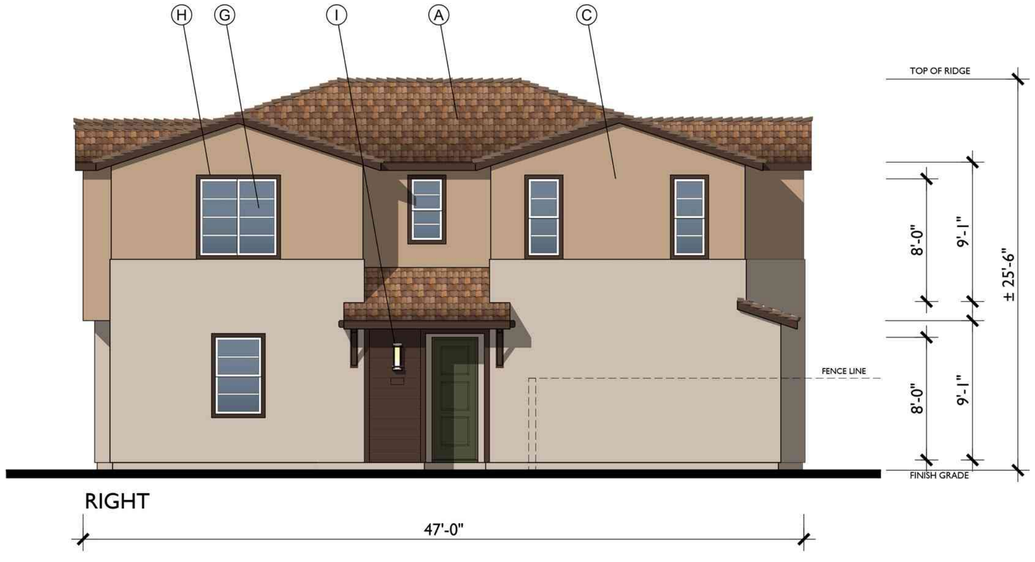
SHEET TITLE
TRIPLEX PROGRESSIVE SPANISH ELEVATIONS FRONT & REAR

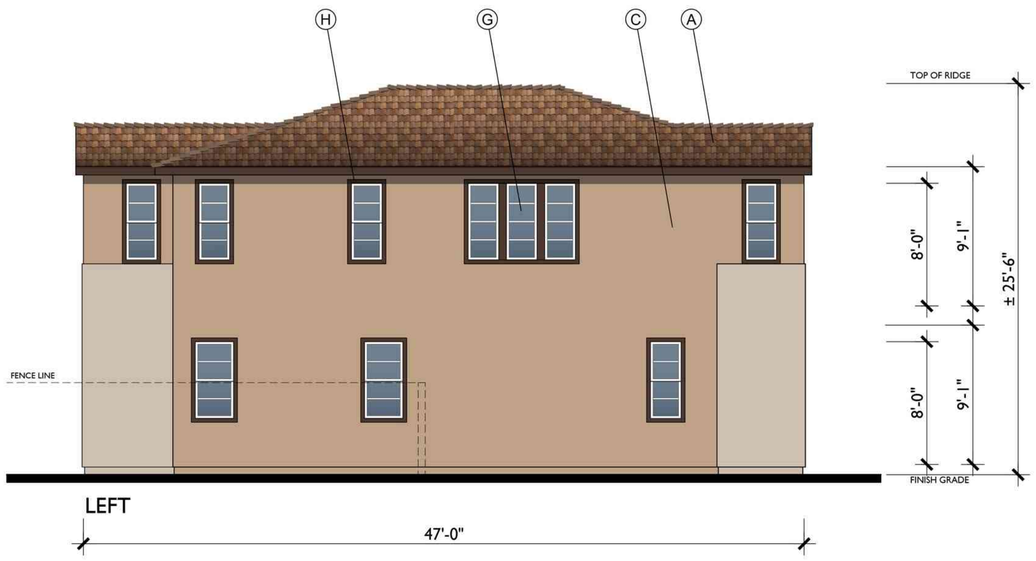
SHEET NO.
A-15



RIGHT

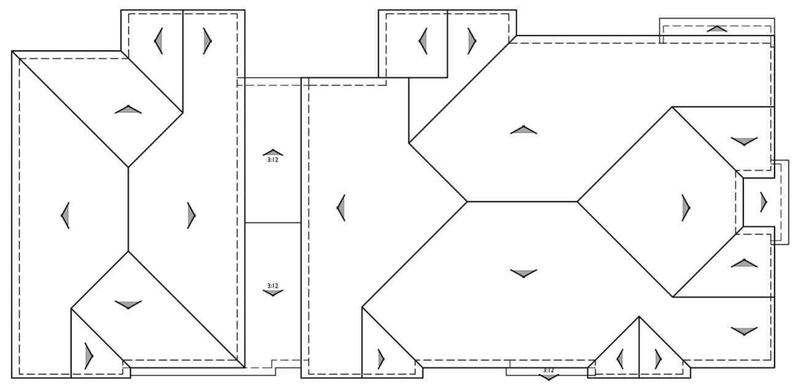
MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"



BUILDING ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 14"
ROOF MATERIAL: CONCRETE 'S' TILE

Know what's below. Call 811 before you dig.

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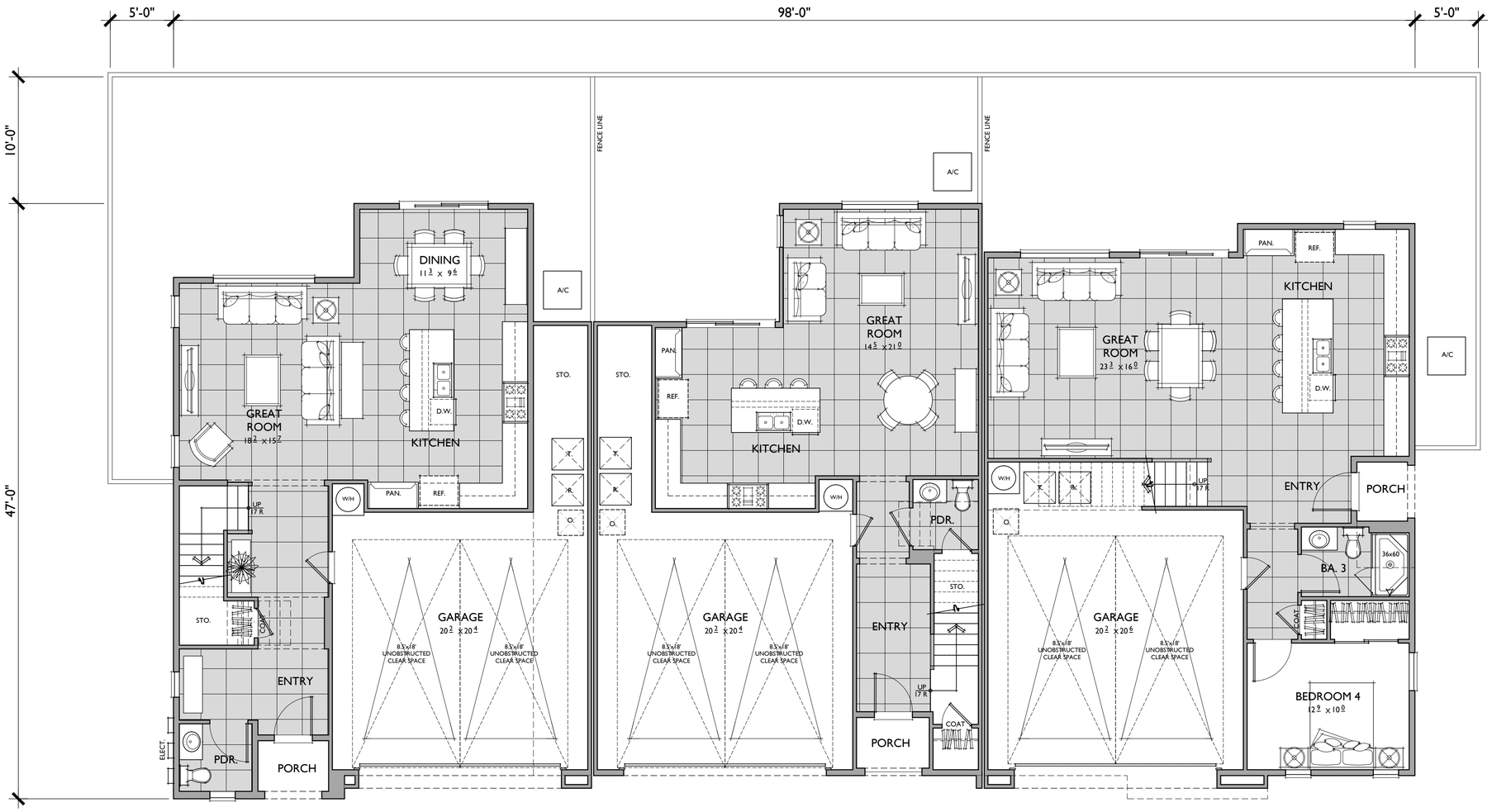
SHEET TITLE
TRIPLEX PROGRESSIVE SPANISH ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-16



Plan 2 Plan 1 Plan 3

FIRST FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	727 SQ.FT.
2ND FLOOR	1,025 SQ.FT.
TOTAL LIVING	**1,752 SQ. FT.**
2 - CAR GARAGE	496 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	861 SQ.FT.
2ND FLOOR	1,154 SQ.FT.
TOTAL LIVING	**2,015 SQ. FT.**
2 - CAR GARAGE	500 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	987 SQ.FT.
2ND FLOOR	1,347 SQ.FT.
TOTAL LIVING	**2,334 SQ. FT.**
2 - CAR GARAGE	477 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		

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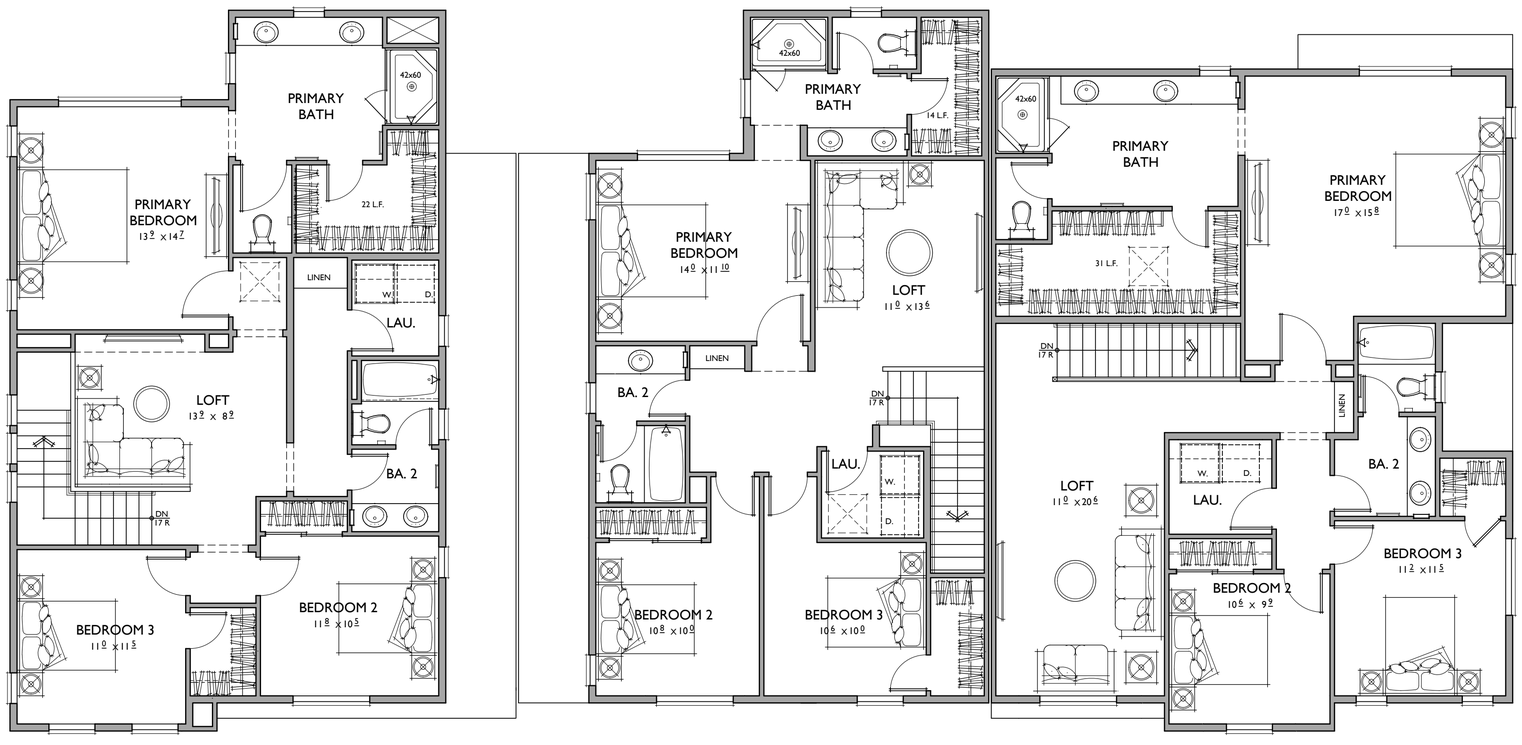
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'B'

SHEET NO.
A-17



Plan 2 Plan 1 Plan 3

SECOND FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	727 SQ.FT.
2ND FLOOR	1,025 SQ.FT.
TOTAL LIVING	**1,752 SQ. FT.**
2 - CAR GARAGE	496 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	861 SQ.FT.
2ND FLOOR	1,154 SQ.FT.
TOTAL LIVING	**2,015 SQ. FT.**
2 - CAR GARAGE	500 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	987 SQ.FT.
2ND FLOOR	1,347 SQ.FT.
TOTAL LIVING	**2,334 SQ. FT.**
2 - CAR GARAGE	477 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX
COMPOSITE
2ND FLOOR PLAN
ELEV 'B'

SHEET NO.
A-18

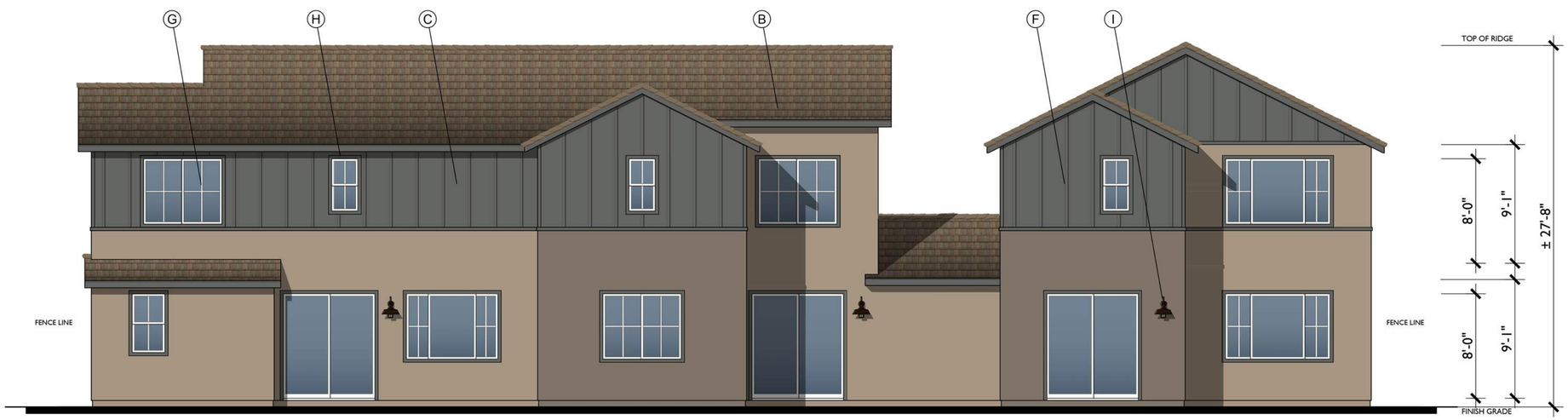
FRONT

TRANSITIONAL FARMHOUSE 'B'

98'-0"

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



REAR

98'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"

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EASTWALK
MASTER DEVELOPMENT PLAN

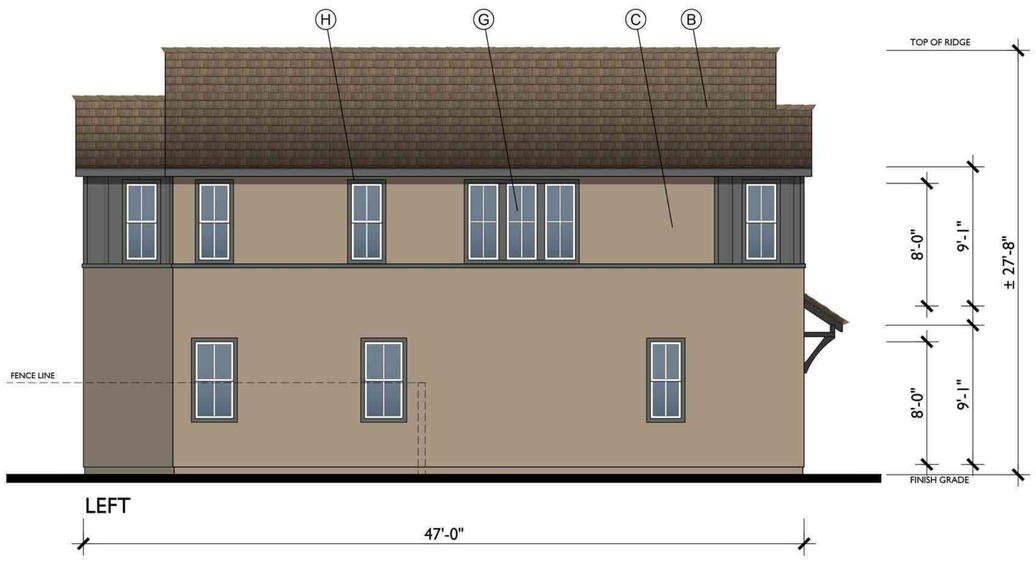
SHEET TITLE
TRIPLEX TRANSITIONAL FARMHOUSE ELEVATIONS FRONT & REAR

SHEET NO.
A-19

RIGHT

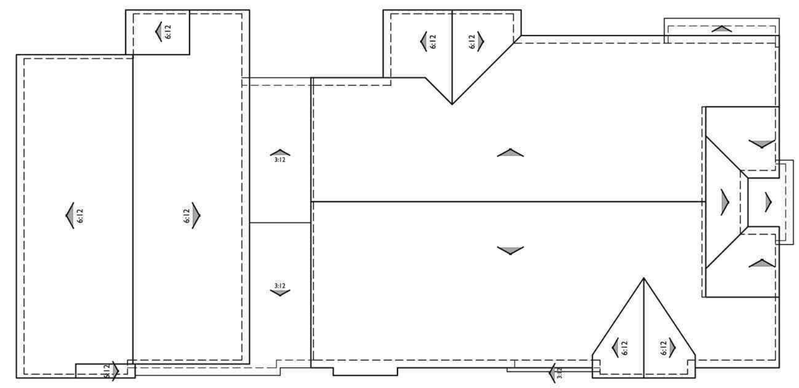
MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"



BUILDING ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

Know what's below. Call 811 before you dig.

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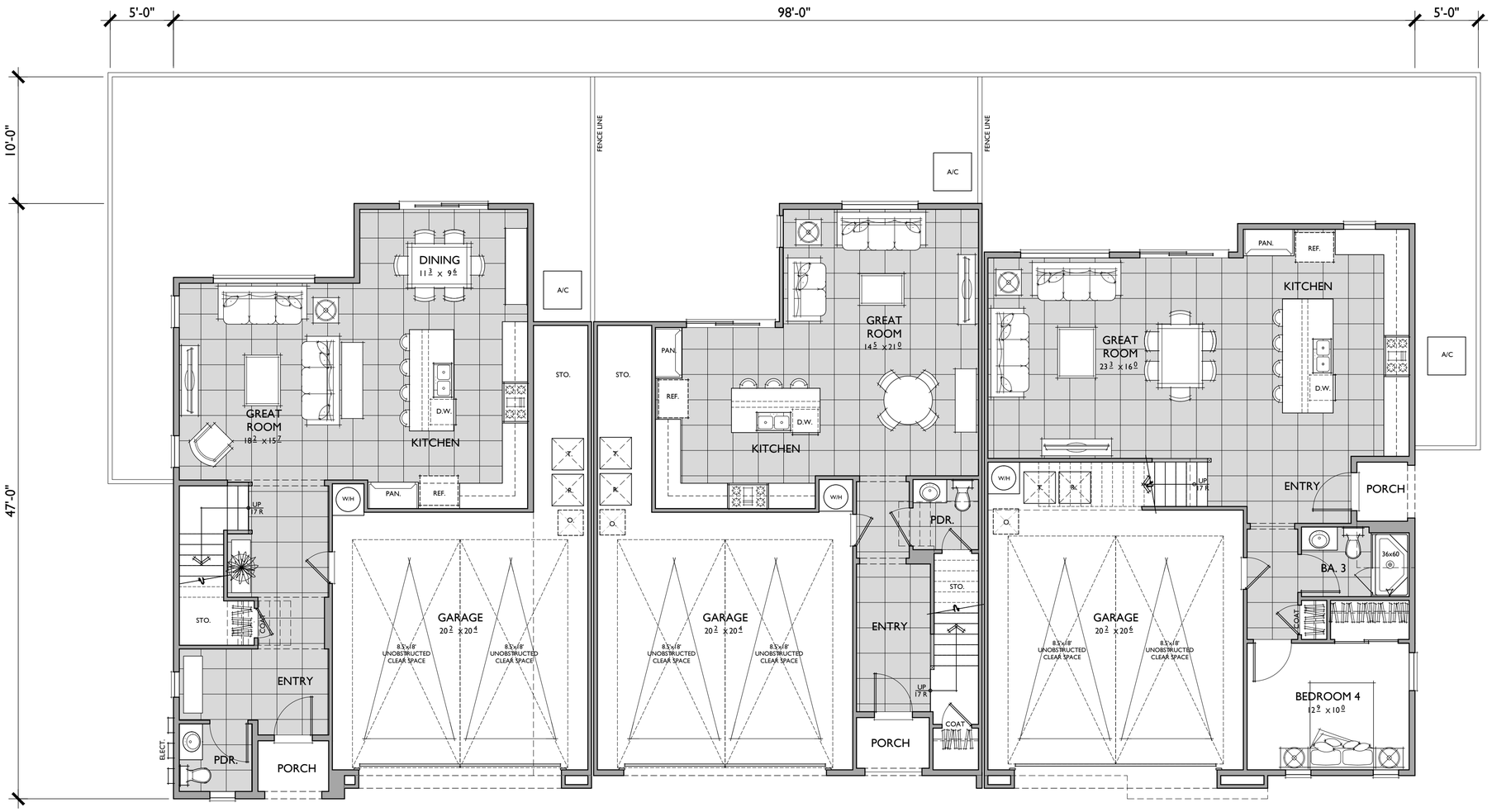
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX TRANSITIONAL FARMHOUSE ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-20



Plan 2 Plan 1 Plan 3

FIRST FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	727 SQ.FT.
2ND FLOOR	1,025 SQ.FT.
TOTAL LIVING	**1,752 SQ. FT.**
2 - CAR GARAGE	496 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	861 SQ.FT.
2ND FLOOR	1,154 SQ.FT.
TOTAL LIVING	**2,015 SQ. FT.**
2 - CAR GARAGE	500 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	987 SQ.FT.
2ND FLOOR	1,347 SQ.FT.
TOTAL LIVING	**2,334 SQ. FT.**
2 - CAR GARAGE	477 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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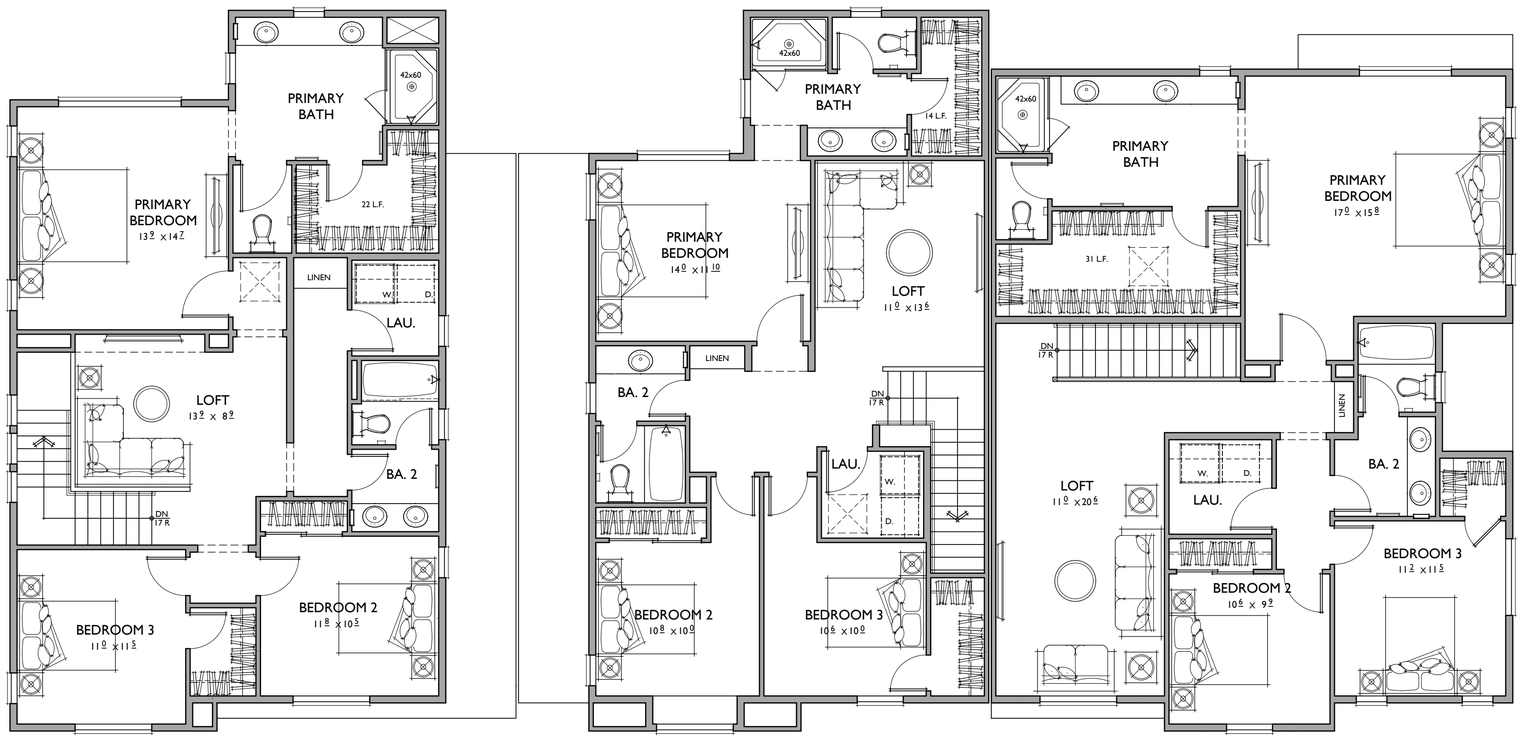
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'C'

SHEET NO.
A-21



Plan 2 Plan 1 Plan 3

SECOND FLOOR

PLAN 1

3 BEDROOMS / 2.5 BATHS / LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	727 SQ.FT.
2ND FLOOR	1,025 SQ.FT.
TOTAL LIVING	**1,752 SQ. FT.**
2 - CAR GARAGE	496 SQ.FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2

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FLOOR AREA TABLE	
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PLAN 3

4 BEDROOMS / 3 BATHS / LOFT
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FLOOR AREA TABLE	
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TOTAL LIVING	**2,334 SQ. FT.**
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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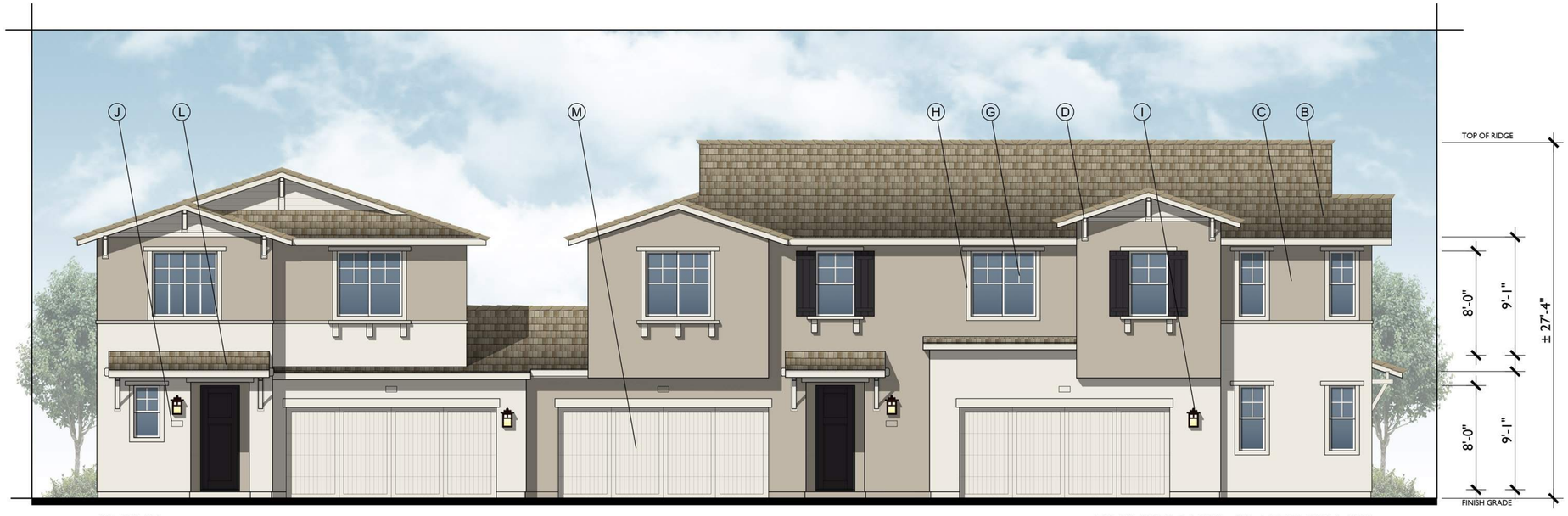
SHEET TITLE
TRIPLEX
COMPOSITE
2ND FLOOR PLAN
ELEV 'C'

SHEET NO.
A-22



FRONT

TRANSITIONAL CRAFTSMAN 'C'

98'-0"

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

REAR

98'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"

Know what's below. Call 811 before you dig.

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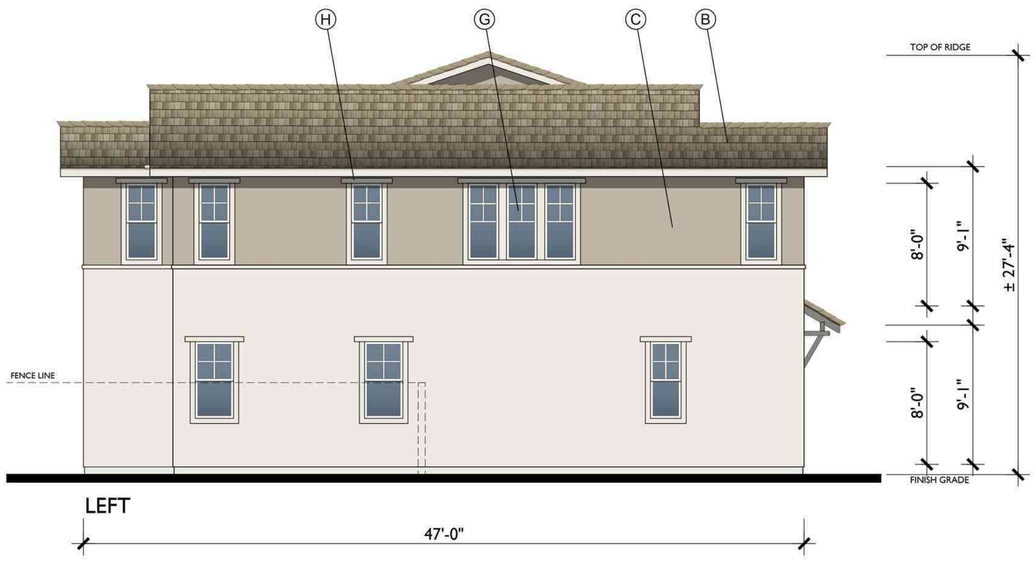
SHEET TITLE
TRIPLEX TRANSITIONAL CRAFTSMAN ELEVATIONS FRONT & REAR

SHEET NO.
A-23

RIGHT

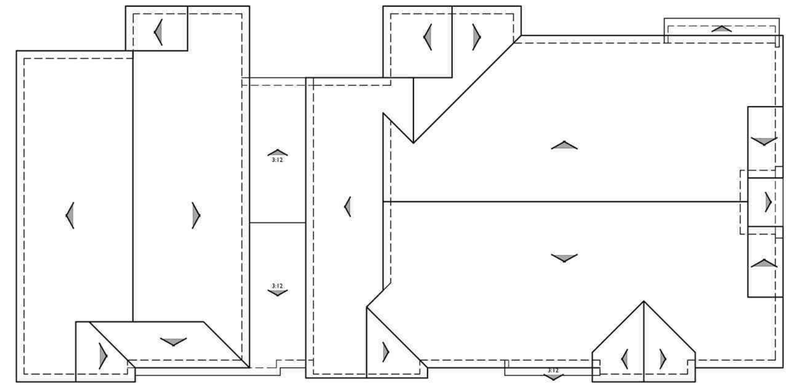
MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"



BUILDING ROOF PLAN C

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 18"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

Know what's below. Call 811 before you dig.

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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX TRANSITIONAL CRAFTSMAN ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-24

NEW HOME CO. move forward

SCHEME #1 | 'A' PROGRESSIVE SPANISH ELEVATIONS

ROOF
EAGLE - 3680

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 0038 LIBRARY PEWTER

FRONT DOOR
SW 7618 DEEP SEA DIVE

BASE STUCCO
SW 7005 PURE WHITE

ACCENT STUCCO
SW 1015 SKYLINE STEEL

EASTWALK PA-11A

EASTVALE, CALIFRONIA | 752.24156

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SCHEME #2 | 'A' PROGRESSIVE SPANISH ELEVATIONS

ROOF
EAGLE - 3804

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7055 ENDURING BRONZE

FRONT DOOR
SW 6090 JAVA

BASE STUCCO
SW 9102 QUINOA

ACCENT STUCCO
SW 9108 DOUBLE LATTE

EASTWALK PA-11A

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SCHEME #3 | 'A' PROGRESSIVE SPANISH ELEVATIONS

ROOF
EAGLE - SCC 8830

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 6076 TURKISH COFFEE

FRONT DOOR
SW 6181 SECRET GARDEN

BASE STUCCO
SW 7714 OAK BARREL

ACCENT STUCCO
SW 7511 BUNGALOW BEIGE

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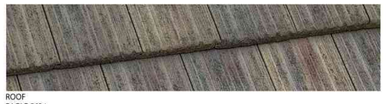
SCHEME #4 | 'B' TRANSITIONAL FARMHOUSE ELEVATIONS



ROOF
EAGLE 5634

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7026 GRIFFIN

FRONT DOOR
SW 2837 AURRORA BROWN

BASE STUCCO
SW 6171 CHATROOM

ACCENT STUCCO
SW 9164 ILLUSIVE GREEN

SIDING
SW 2819 DOWNING SLATE

EASTWALK PA-11A

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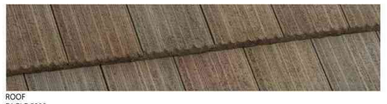
SCHEME #5 | 'B' TRANSITIONAL FARMHOUSE ELEVATIONS



ROOF
EAGLE 5809

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7068 GRIZZLE GRAY

FRONT DOOR
SW 0032 NEEDLEPOINT NAVY

BASE STUCCO
SW 7513 SANDERLING

ACCENT STUCCO
SW 7025 BACKDROP

SIDING
SW 7068 GRIZZLE GRAY

EASTWALK PA-11A

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SCHEME #6 | 'B' TRANSITIONAL FARMHOUSE ELEVATIONS

ROOF
EAGLE SHP 9713

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 6090 JAVA

FRONT DOOR
SW 6251 OUTERSPACE

BASE STUCCO
SW 6141 SOFTER TAN

ACCENT STUCCO
SW 7549 STUDIO TAUPE

SIDING
SW 6200 LINK GRAY

EASTWALK PA-11A

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SCHEME #7 | 'C' TRANSITIONAL CRAFTSMAN ELEVATIONS

ROOF
EAGLE 4697

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7005 PURE WHITE

FRONT DOOR
SW 6183 DARK CLOVE

BASE STUCCO
SW 7570 EGRET WHITE

ACCENT STUCCO
SW 7066 GRAY MATTERS

SIDING
SW 7019 GAUNTLET GRAY

EASTWALK PA-11A

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SCHEME #8 | 'C' TRANSITIONAL CRAFTSMAN ELEVATIONS

ROOF
EAGLE 4804

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7008 ALABASTER

FRONT DOOR
SW 6990 CAVIAR

BASE STUCCO
SW 7051 ANALYTICAL GRAY

ACCENT STUCCO
SW 7008 ALABASTER

SIDING
SW 7008 ALABASTER

EASTWALK PA-11A

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SCHEME #9 | 'C' TRANSITIONAL CRAFTSMAN ELEVATIONS

ROOF
EAGLE 4884

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7005 PURE WHITE

FRONT DOOR
SW 7062 ROCK BOTTOM

BASE STUCCO
SW 9170 ACIER

ACCENT STUCCO
SW 6072 VERSATILE GRAY

SIDING
SW 6082 COBBLE BROWN

EASTWALK PA-11A

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		01/16/25	3RD CITY SUBMITTAL		

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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
COLOR & MATERIAL SELECTIONS

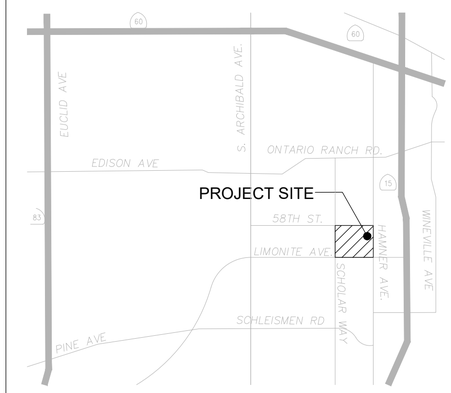
SHEET NO.
A-25

EASTVALE SQUARE
MASTER DEVELOPMENT PLANS

PHASE B - PLANNING AREA 11A
58TH STREET & HAMNER AVE.
EASTVALE, CALIFORNIA
TENTATIVE TRACT NO. 38290

SITE PLAN
SCALE: 1" = 80'

LOCATION MAP



SCALE: NTS

NORTH

SHEET INDEX

SHEET	DESCRIPTION
L-1	COVER SHEET
L-2	PLANTING LEGEND
L-3	PLANTING IMAGERY BOARD
L-4	PLANTING IMAGERY BOARD
L-5	PLANTING IMAGERY BOARD
L-6	LANDSCAPE SITE PLAN
L-7	SITE PLAN ENLARGEMENTS
L-8	FENCE AND WALL ELEVATIONS

ABBREVIATIONS

CODE	DESCRIPTION
PL	PROPERTY LINE
CL	CENTERLINE
TYP	TYPICAL
L.F.	LINEAR FEET
O.C.	ON CENTER
TW	TOP OF WALL
BW	BOTTOM OF WALL
FG	FINISH GRADE
EQ	EQUAL
DIA	DIAMETER
TT	TOP OF TOWER
BT	BOTTOM OF TOWER
RECP	ROLLED EROSION CONTROL PRODUCTS
FS	FENCE START
FE	FENCE END

PROJECT TEAM

APPLICANT/DEVELOPER
NEW HOME COMPANY
15231 LAGUNA CANYON RD., SUITE 250
IRVINE, CA 92618

BRENDA BISCHAK
(949) 783-9986
BBISCHAK@NEWHOMECO.COM

LANDSCAPE ARCHITECT
KIMLEY HORN
1100 W. TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868

PEDRO QUIJAS
(562) 841-2065
PEDRO.QUIJAS@KIMLEY-HORN.COM

CIVIL ENGINEER
HUNSAKER & ASSOCIATES
2900 ADAMS STREET SUITE A-15
RIVERSIDE, CA 92504

JOEY VALADEZ
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ARCHITECT
BASSENIAN LAGONI ARCHITECT
2031 ORCHARD DR. SUITE 100
NEWPORT BEACH, CA 92660

MICHAEL J. STONE
(949) 553-9100 EXT. 406
MSTONE@BASSENIANLAGONI.COM

SITE LIGHTING ENGINEER
CANDELA ENGINEERING
27201 CALLE JUANITA
DANA POINT CA, 92624

DON DIDOMIZIO
(949)201-1333
DON@CANDELAENGINEERING.COM

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LANDSCAPE ARCHITECT				CITY	

CITY OF EASTVALE

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1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
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PA NO. 11A
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
LANDSCAPE COVERSHEET

SHEET NO.
L-1

TREE LEGEND - PA 11A

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	14
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	15
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	8
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	9
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	L	8
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	36" BOX	L	10
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	5
	QUERCUS ILEX HOLLY OAK	48" BOX	L	4
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	15
	TECOMA STANS YELLOW BELLS	24" BOX	L	13

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

TREE QUANTITY MATRIX

SIZE	QUANTITY	% REQUIRED	% PROVIDED
24" BOX	59	60%	58.4%
36" BOX	33	30%	32.7%
48" BOX	9	10%	8.9%

SHRUB LEGEND - ACCENTS

PROGRESSIVE SPANISH ARCHITECTURAL STYLE			
BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	5 GAL	L	48" o.c.
PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE® YELLOW-WOOD	5 GAL	L	48" o.c.
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L	48" o.c.
TRANSITIONAL FARMHOUSE ARCHITECTURAL STYLE			
BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
DODONAEA VISCOSA 'PURPUREA' PURPLE-LEAFED HOP-BUSH	5 GAL	L	24" o.c.
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	5 GAL	L	48" o.c.
LAURUS NOBILIS SWEET BAY	5 GAL	L	36" o.c.
TRANSITIONAL CRAFTSMAN ARCHITECTURAL STYLE			
BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	5 GAL	L	48" o.c.
AGAVE ATTENUATA RAY OF LIGHT RAY OF LIGHT FOX TAIL AGAVE	5 GAL	L	36" o.c.
PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE® YELLOW-WOOD	5 GAL	L	48" o.c.

SHRUB LEGEND - BACKGROUND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ABUTILON PALMERI INDIAN MALLOW	5 GAL	L	48" o.c.
ALYOGYNE HUEGELII BLUE HIBISCUS	5 GAL	L	6'-0" o.c. *
ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL	L	48" o.c.
ARCTOSTAPHYLOS GLANDULOSA EASTWOOD MANZANITA	5 GAL	L	6'-0" o.c. *
ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	1 GAL	L	48" o.c.
BERBERIS AQUIFOLIUM OREGON GRAPE	5 GAL	L	48" o.c.
ECHIUM FASTUOSUM PRIDE OF MADEIRA	5 GAL	L	5'-0" o.c.
HETEROMELES ARBUTIFOLIA TOYON	5 GAL	L	48" o.c.
JUNIPERUS COMMUNIS COMMON JUNIPER	5 GAL	L	48" o.c.
LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	1 GAL	L	48" o.c.
MUHLENBERGIA RIGENS PINK MUHLY GRASS	1 GAL	M	48" o.c.
PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE® YELLOW WOOD	5 GAL	L	48" o.c.
RHUS INTEGRIFOLIA LEMONADE BERRY	5 GAL	L	8'-0" o.c. *
RHUS OVATA SUGAR BUSH	5 GAL	L	8'-0" o.c.
RIBES SANGUINEUM RED FLOWERING CURRANT	1 GAL	M	48" o.c.
ROMNEYA COULTERI MATILIJA POPPY	5 GAL	L	6'-0" o.c.
TAGETES LEMMONII COPPER CANYON DAISY	5 GAL	L	5'-0" o.c. *
TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	5 GAL	L	8'-0" o.c. *

* PLANT SPACING SHALL BE REDUCED FOR SMALL PLANTING AREAS AS NEEDED.

SHRUB LEGEND - MIDGROUND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	L	48" o.c.
AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	L	36" o.c.
AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL	L	36" o.c.
ANIGOZANTHOS X 'ORANGE CROSS' ORANGE CROSS KANGAROO PAW	1 GAL	L	24" o.c.
BACCHARIS PILULARIS COYOTE BRUSH	1 GAL	L	8'-0" o.c. *
BERBERIS THUNBERGII JAPANESE GREENLEAF BARBERRY	5 GAL	M	5'-0" o.c.
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	1 GAL	M	5'-0" o.c.
CISTUS SALVIIFOLIUS 'PROSTRATUS' SAGELEAF ROCKROSE	1 GAL	L	5'-0" o.c.
DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L	36" o.c.
EUPHORBIA RIGIDA YELLOW SPURGE	5 GAL	L	36" o.c.
HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L	48" o.c.
JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	24" o.c.
KALANCHOE THYRSIFLORA PADDLE PLANT	1 GAL	L	36" o.c.
KNIPHOFIA TRIANGULARIS DWARF RED HOT POKER	1 GAL	M	48" o.c.
KNIPHOFIA UVARIA RED HOT POKER	1 GAL	L	36" o.c.
LAVANDULA STOECHAS SPANISH LAVENDER	5 GAL	L	36" o.c.
LEUCOPHYLLUM CANDIDUM TEXAS SAGE	5 GAL	L	36" o.c.
LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L	36" o.c.
MELALEUCA NESOPHILA 'LITTLE NESSIE' LITTLE NESSIE PINK MELALEUCA	1 GAL	L	5'-0" o.c.
NANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	1 GAL	M	36" o.c.
OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L	36" o.c.
PHLOMIS FRUTICOSA JERUSALEM SAGE	1 GAL	M	48" o.c.
PRUNUS ILICIFOLIA HOLLYLEAF CHERRY	5 GAL	L	8'-0" o.c. *
RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF INDIAN HAWTHORN	1 GAL	L	48" o.c.
ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	L	48" o.c.
SALVIA GREGGII AUTUMN SAGE	1 GAL	L	36" o.c.
SALVIA ROSMARINUS ROSEMARY	5 GAL	L	36" o.c.
SALVIA SPATHACEA HUMMINGBIRD SAGE	1 GAL	M	48" o.c.
TRICHOSTEMA LANATUM WOOLLY BLUE CURLS	1 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA 'BLUE GEM' COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA 'SMOKEY' COAST ROSEMARY	5 GAL	L	48" o.c.

* PLANT SPACING SHALL BE REDUCED FOR SMALL PLANTING AREAS AS NEEDED.

SHRUB LEGEND - FOREGROUND/GROUNDCOVER

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET BANK CATCLAW	1 GAL	L	6'-0" o.c. *
ACHILLEA TOMENTOSA WOOLLY YARROW	1 GAL	L	12" o.c.
BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL	L	24" o.c.
CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L	24" o.c.
CEANOTHUS X 'JOYCE COULTER' JOYCE COULTER WILD LILAC	1 GAL	M	8'-0" o.c. *
ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	1 GAL	L	12" o.c.
FESTUCA GLAUCA BLUE FESCUE	1 GAL	M	18" o.c.
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	L	8'-0" o.c.
LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL	L	36" o.c.
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	1 GAL	L	8'-0" o.c. *
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	36" o.c.
SENECIO CINERARIA DUSTY MILLER	1 GAL	L	24" o.c.
SENECIO SERPENS BLUE CHALKSTICKS	1 GAL	L	24" o.c.
TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	L	24" o.c.
TEUCRIUM COSSONII CREEPING GERMANDER	1 GAL	L	24" o.c.
THYMUS X CITRIODORUS LEMON THYME	1 GAL	L	24" o.c.
TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE	1 GAL	M	36" o.c.

* PLANT SPACING SHALL BE REDUCED FOR SMALL PLANTING AREAS AS NEEDED.

VINE LEGEND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
BOUGAINVILLEA X 'ROSENKA' ROSENKA BOUGAINVILLEA	5 GAL	L	10'-0" o.c.
TRACHELOSPERMUM JASMINOIDES STAR JASMINE TRELLIS	5 GAL	M	10'-0" o.c.
WISTERIA SINENSIS CHINESE WISTERIA	5 GAL	M	10'-0" o.c.

NOTES:

1. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM
   - 15 GALLON 10%
   - 5 GALLON 30%
   - 1 GALLON 60%

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED
   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT OR STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
2. STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
3. SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30" MAXIMUM HEIGHT IN LIMITED USE AREAS.
4. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
5. SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
6. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
7. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.
8. 50% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 20% OF ALL TREES SHALL BE 48" BOX.

EVERGREEN TREES

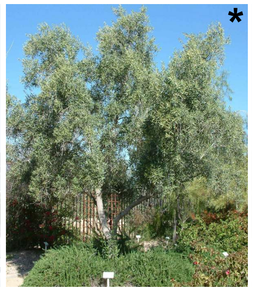
ARBUTUS X 'MARINA'
MARINA STRAWBERRY TREE

CINNAMOMUM CAMPHORA
CAMPHOR TREE

HYMENOSPORUM FLAVUM
SWEET SHADE

LAURUS NOBILIS 'SARATOGA'
SWEET BAY

LOPHOSTEMON CONFERTUS
BRISBANE BOX


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE

PODOCARPUS GRACILIOR
FERN PINE

QUERCUS AGRIFOLIA
COAST LIVE OAK

QUERCUS ILEX
HOLLY OAK

RHUS LANCEA
AFRICAN SUMAC

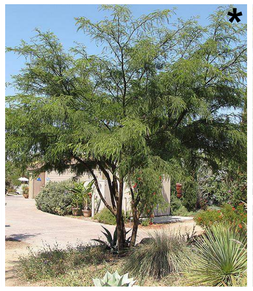
DECIDUOUS TREES

FRAXINUS OXYCARPA 'RAYWOOD'
RAYWOOD ASH

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

PLATANUS ACERIFOLIA
LONDON PLANE TREE

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE


PROSOPIS GLANDULOSA
HONEY MESQUITE

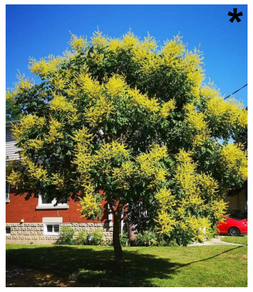
PROSOPIS CHILENSIS
THORNLESS CHILEAN MESQUITE

ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM

ACCENT TREES

ACACIA BAILEYANA 'PURPUREA'
PURPLE FERNLEAF ACACIA

GINKGO BILOBA 'AUTUMN GOLD'
AUTUMN GOLD GINKGO


KOELREUTERIA PANICULATA
GOLDEN RAIN TREE

PARKINSONIA 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE

TECOMA STANS
YELLOW BELLS

NOTE:
*ADDITIONAL TREES SHOWN AS ALTERNATIVE OPTIONS.

PROGRESIVE SPANISH ARCHITECTURAL ACCENT PLANTING

ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE

PODOCARPUS ELONGATUS
'MONMAL'
ICE BLUE YELLOW WOOD

ROSMARINUS OFFICINALIS
'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY

TRANSITIONAL FARMHOUSE ARCHITECTURAL ACCENT PLANTING

DODONAENA VISCOSA
'PURPUREA'
PURPLE-LEAFED HOP-BUSH

ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE

LAURUS NOBILIS
SWEET BAY

TRANSITIONAL CRAFTSMAN ARCHITECTURAL ACCENT PLANTING

ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE

AGAVE ATTENUATA 'RAY OF LIGHT'
RAY OF LIGHT FOX TAIL AGAVE

PODOCARPUS ELONGATUS
'MONMAL'
ICE BLUE YELLOW WOOD

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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANTING IMAGERY BOARD

SHEET NO.
L-3

2201

2202

BACKGROUND SHRUBS

ABUTILON PALMERI
INDIAN MALLOW

ALYOGINE HUEGELII
BLUE HIBISCUS

ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE

ARCTOSTAPHYLOS GLANDULOSA
EASTWOOD MANZANITA

ARTEMISIA CALIFORNICA 'CANYON GREY'
CANYON GREY CALIFORNIA SAGEBRUSH

BACCHARIS PILULARIS
COYOTE BRUSH

ECHIUM FASTUOSUM
PRIDE OF MADEIRA

HETEROMELES ARBUTIFOLIA
TOYON

JUNIPERUS COMMUNIS
COMMON JUNIPER

LEYMUS CONDENSATUS
GIANT WILD RYE

MUHLENBERGIA R.
'PINK MUHLY'
PINK MUHLY GRASS

PODOCARPUS ELONGATUS 'MONMAL'
ICE BLUE YELLOW WOOD

RHUS INTEGRIFOLIA
LEMONADE BERRY

RHUS OVATA
SUGAR BUSH

RIBES SANGUINEUM
RED FLOWERING CURRANT

ROMNEY COULTERI
CALIFORNIA TREE POPPY

TAGETES LEMONII
MEXICAN MARIGOLD

TECOMA X. 'ORANGE JUBILEE'
ORANGE JUBILEE YELLOW BELLS

MIDGROUND SHRUBS

AGAVE ATTENUATA
FOXTAIL AGAVE

AGAVE X. 'BLUE FLAME'
BLUE FLAME AGAVE

AGAVE X. 'BLUE GLOW'
BLUE GLOW AGAVE

ANIGOZANTHOS X. 'ORANGE CROSS'
ORANGE CROSS KANGAROO PAW

BERBERIS THUNBERGII
JAPANESE GREENLEAF BARBERRY

CALLISTEMON V. 'LITTLE JOHN'
LITTLE JOHN BOTTLEBRUSH

CISTUS SALVIIFOLIUS 'PROSTRATUS'
SAGELEAF ROCKROSE

DIANELLA REVOLUTA 'BABY BLISS'
BABY BLISS FLAX LILY

EUPHORBIA RIGIDA
YELLOW SPURGE

HESPERALOE PARVIFLORA
RED YUCCA

JUNCUS PATENS
CALIFORNIA GRAY RUSH

KALANCHOE THYRSIFLORA
PADDLE PLANT

KNIPHOFIA TRIANGULARIS
DWARF RED HOT POKER

KNIPHOFIA UVARIA
RED HOT POKER

LAVANDULA S. 'OTTO QUAST'
SPANISH LAVENDER

LEUCOPHYLLUM CANDIDUM
TEXAS SAGE

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

MELALEUCA N. 'LITTLE NESSIE'
LITTLE NESSIE PINK MELALEUCA

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CITY OF EASTVALE

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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANTING IMAGERY BOARD

SHEET NO.
L-4

2203

MIDGROUND SHRUBS CONT.

NANDINA D. 'COMPACTA'
DWARF HEAVENLY BAMBOO

OLEA UEROPAEA 'MONTRA'
LITTLE OLLIE OLIVE

PHLOMIS FRUTICOSA
JERUSALEM SAGE

RHAPHIOLEPIS UMBELLA 'MINOR'
DWARD INDIAN HAWTHORN

ROSMARINUS OFFICINALIS
ROSEMARY

SALVIA GREGII
AUTUMN SAGE

SALVIA SPATHACEA
HUMMINGBIRD SAGE

TRICHOSTEMA LANATUM
WOOLLY BLUE CURLS

WESTRINGIA FRUTICOSA
COAST ROSEMARY

WESTRINGIA F. 'GREY BOX'
COAST ROSEMARY

FOREGROUND/GROUNDCOVER

ACACIA R. 'DESERT CARPET'
SWEET ACACIA

ACHILLEA TOMENTOSA
WOOLY YARROW

BOUTELOUA GRACILIS
BLUE GRAMA GRASS

CAREX DIVULSA
EUROPEAN GREY SEDGE

CEONOTHUS X. 'JOYCE COULTER'
JOYCE COULTER WILD LILAC

ESCHSCHOLZIA CALIFORNIA
CALIFORNIA POPPY

FESTUCA GLAUCA
BLUE FESCUE

LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA

LONICERA JAPONICA
JAPANESE HONEYSUCKLE

MYOPORUM PARVIFOLIUM
TRAILING MYOPORUM

ROSMARINUS OFFICINALIS
'HUNTINGTON CARPET'
ROSEMARY

SENECIO CINERARIA
DUSTY MILLER

SENECIO SERPENS
BLUE CHALKSTICKS

TEUCRIUM CHAMAEDRYS
GERMANDER

TEUCRIUM COSONII
CREEPING GERMANDER

THYMUS X. CITRIODORUS
LEMON THYME

TRACHELOSPERMUM JASMINOIDES
CHINESE START JASMINE

VINES/ESPALIERS

BOUGAINVILLEA 'ROSENKA'
ROSENKA BOUGAINVILLEA

TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

WISTERIA SINENSIS
CHINESE WISTERIA

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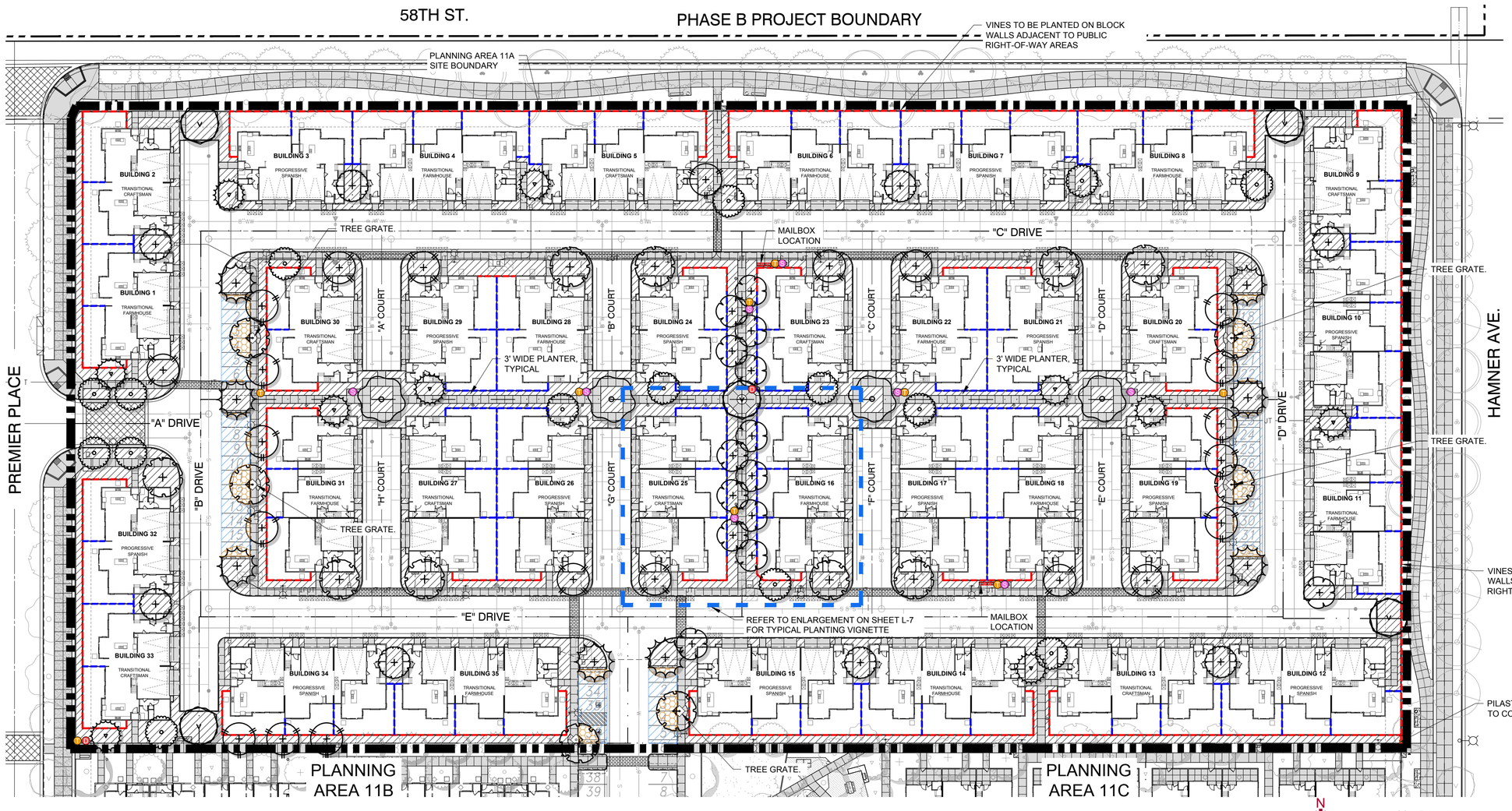
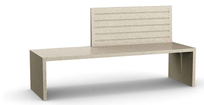
SHEET NO.
L-5



TREE LEGEND - PA 11A				
SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	14
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	15
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	8
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	9
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	L	8
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	36" BOX	L	10
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	5
	QUERCUS ILEX HOLLY OAK	48" BOX	L	4
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	15
	TECOMA STANS YELLOW BELLS	24" BOX	L	13

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

REFERENCE IMAGERY


CONCRETE BENCH/SEATING

DOG WASTE DISPENSER

TRASH CAN

TREE GRATE

FENCE AND WALL LEGEND :

- 6'-0" HIGH MINIMUM PRIVACY SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. REFER TO SHEET L-8 FOR ELEVATIONS.
- 6'-0" HIGH MINIMUM VINYL PRIVACY FENCE. COLOR TO BE NATURAL TAN. REFER TO SHEET L-8 FOR ELEVATIONS.
- 6'-6" HIGH SPLIT FACE PILASTER WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. REFER TO SHEET L-8 FOR ELEVATIONS.

NOTE:
FINAL MATERIAL/COLOR SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER

SITE ELEMENTS LEGEND:

- T — TRASH CANS (9 Total)
- D — DOG TRASH DISPENSER (2 Total)
- S — BENCH/SEATING (8 Total)
- CONCRETE PAVING
- DECORATIVE VEHICULAR PAVING
- ENHANCED PEDESTRIAN PAVING
- PROPOSED MAILBOX LOCATION (ACTUAL MAILBOX LOCATIONS MAY CHANGE UPON USPS REVIEW)

TREE SHADING LEGEND:

- PARKING AREA SHADED BY TREES
- PARKING AREA

SHADED SUMMARY:

TOTAL PARKING AREA: 6,864 SF. (3 AREAS)
(EXCLUDES DRIVE AISLES AND COVERED PARKING SPACES)

PARKING AREA SHADED BY TREES

	REQUIRED*	PROVIDED
AREA 1:	778 SF(30%)	816 SF (31.5%)
AREA 2:	561 SF (30%)	635 SF (34.8%)
AREA 3:	778 SF (30%)	851 SF (32.8%)

OVERALL COVERAGE PROVIDED: 31.9%

* REQUIRED PERCENTAGE BASED ON PARKING AREAS OF 5-24 SPACES

** TREES SHOWN AT 15 YEARS MATURITY.
PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 1812

LANDSCAPE COVERAGE SUMMARY:

OVERALL LANDSCAPE: 41,520 SQ. FT.

TOTAL DEVELOPED AREA - PA 11A: 7.57 ACRES

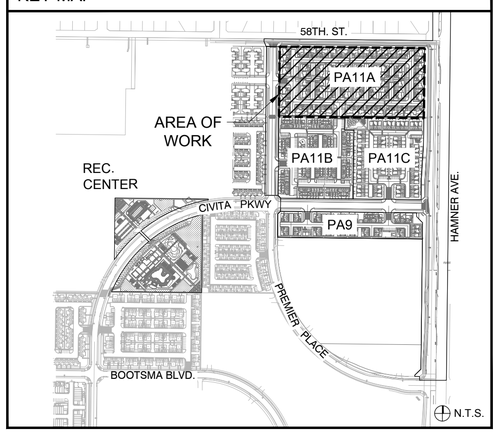
PERCENTAGE OF LANDSCAPE AREA: ± 12.6%

- SHRUBS - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED:
   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT OR STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
2. STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
3. SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30" MAXIMUM HEIGHT IN LIMITED USE AREAS.
4. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
5. SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
6. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
7. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.
8. 60% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 10% OF ALL TREES SHALL BE 48" BOX.

KEY MAP



Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/15/24	FIRST CITY SUBMITTAL		
		11/18/24	SECOND CITY SUBMITALL		
		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

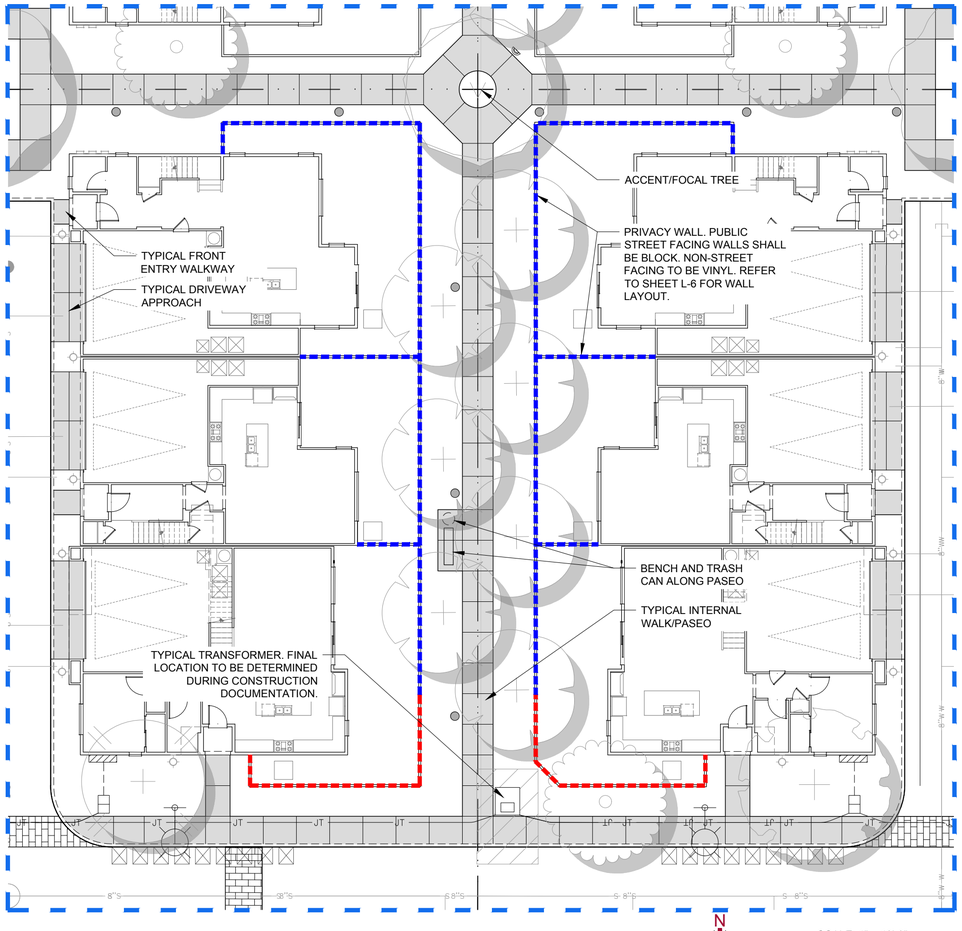
NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 11A
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
LANDSCAPE SITE PLAN

SHEET NO.
L-6



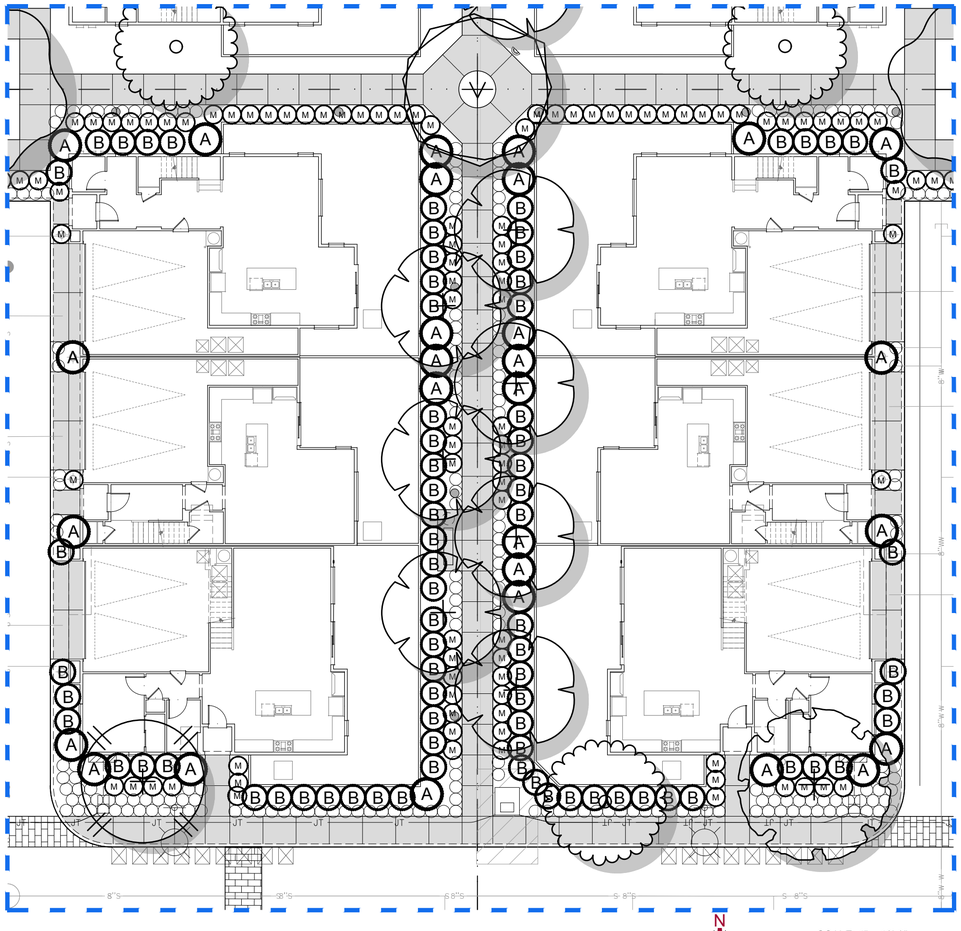
TYPICAL CLUSTER LAYOUT - ENLARGEMENT

NOTE: PATIO/COURTYARD WALL SHOWN ARE OPTIONAL AND MIGHT NOT BE FEASIBLE DUE TO SITE CONDITIONS. FINAL LAYOUT SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER.

N W E S

SCALE: 1" = 10'-0"

0 5 10 20 30



PLANTING VIGNETTE - ENLARGEMENT

NOTE: TYPICAL MASSING/LAYOUT. FINAL LAYOUT TO BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS

N W E S

SCALE: 1" = 10'-0"

0 5 10 20 30

TREE LEGEND - PA 11A

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	14
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NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

SHRUB LEGEND

SYMBOL	DESCRIPTION	SIZE
A	ACCENTS	15 GAL
B	BACKGROUND	5 GAL
M	MIDGROUND	5 GAL AND 1 GAL
	GROUNDCOVER	1 GAL

NOTES:
1. REFER TO SHEET L-201 FOR FULL SHRUB PLANT PALETTE.
2. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM.
   15 GALLON: 10%
   5 GALLON: 30%
   1 GALLON: 60%

FENCE AND WALL LEGEND :

6'-0" HIGH MINIMUM PRIVACY SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. REFER TO SHEET L-8 FOR ELEVATIONS.

6'-0" HIGH MINIMUM VINYL PRIVACY FENCE. COLOR TO BE NATURAL TAN. REFER TO SHEET L-8 FOR ELEVATIONS.

NOTE:
FINAL MATERIAL/COLOR SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER

SITE ELEMENTS LEGEND:

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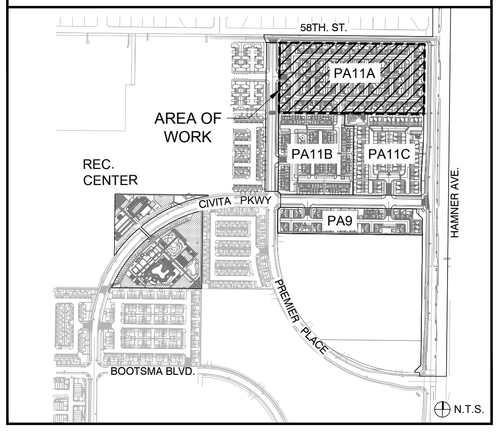
KEY MAP



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		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

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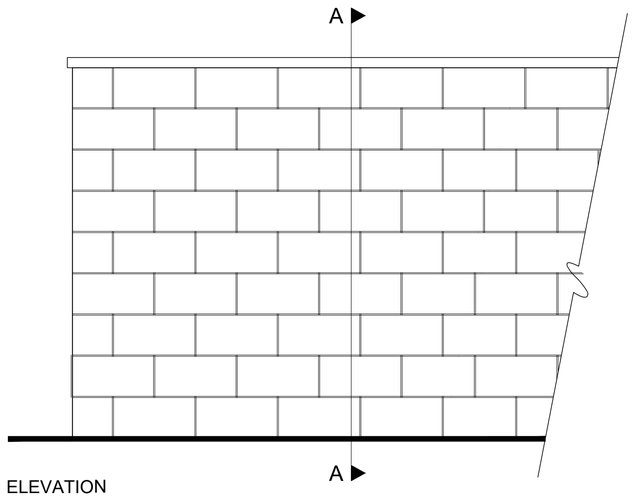
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 11A

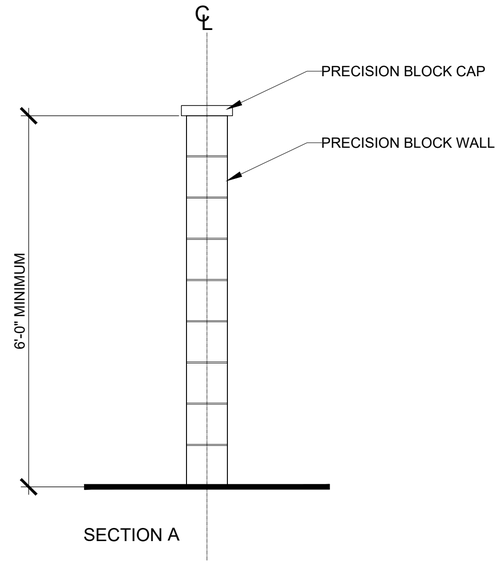
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
SITE PLAN ENLARGEMENTS

SHEET NO.
L-7



ELEVATION

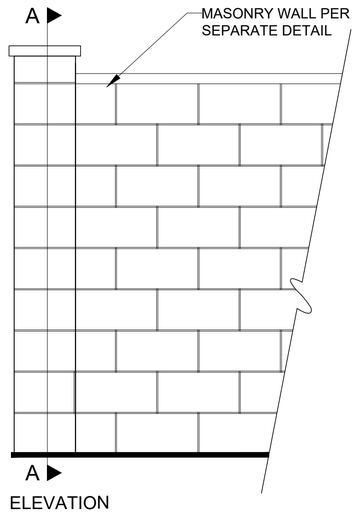


SECTION A

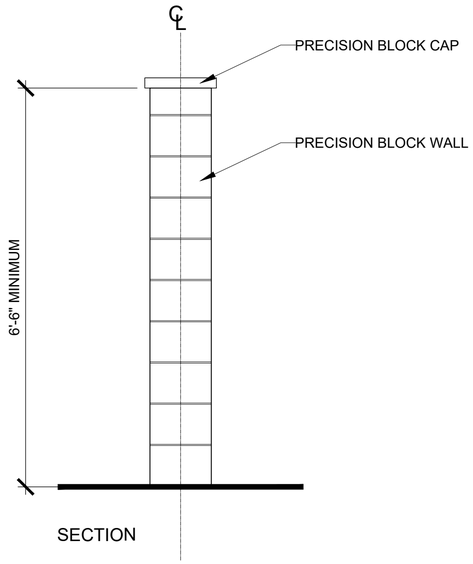
MASONRY BLOCK PRIVACY WALL

Final material selection subject to change per landscape plan submittal

SCALE: 1" = 1' -0"



ELEVATION



SECTION

MASONRY PILASTER

Final material selection subject to change per landscape plan submittal

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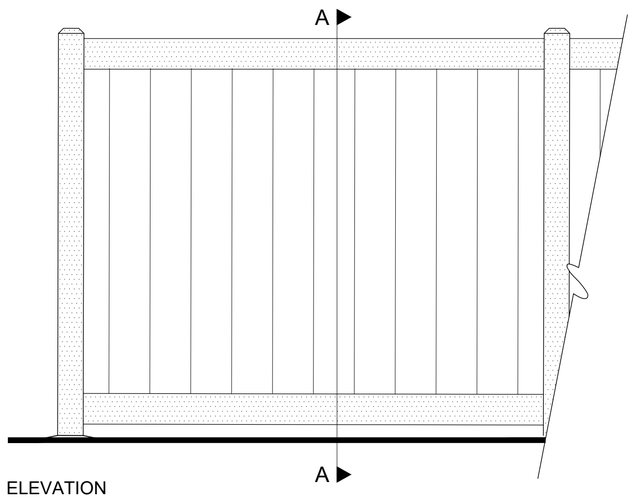
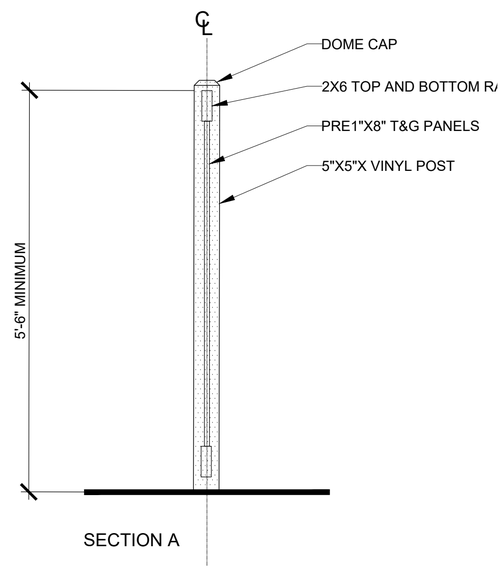


ELEVATION



SECTION A

VINYL PRIVACY FENCE

Final material selection subject to change per landscape plan submittal

SCALE: 1" = 1' -0"

Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
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		11/18/24	SECOND CITY SUBMITALL		
		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

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PA NO. 11A
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
FENCE AND WALL ELEVATIONS

SHEET NO.
L-8

2207

LIGHTING FIXTURE LEGEND

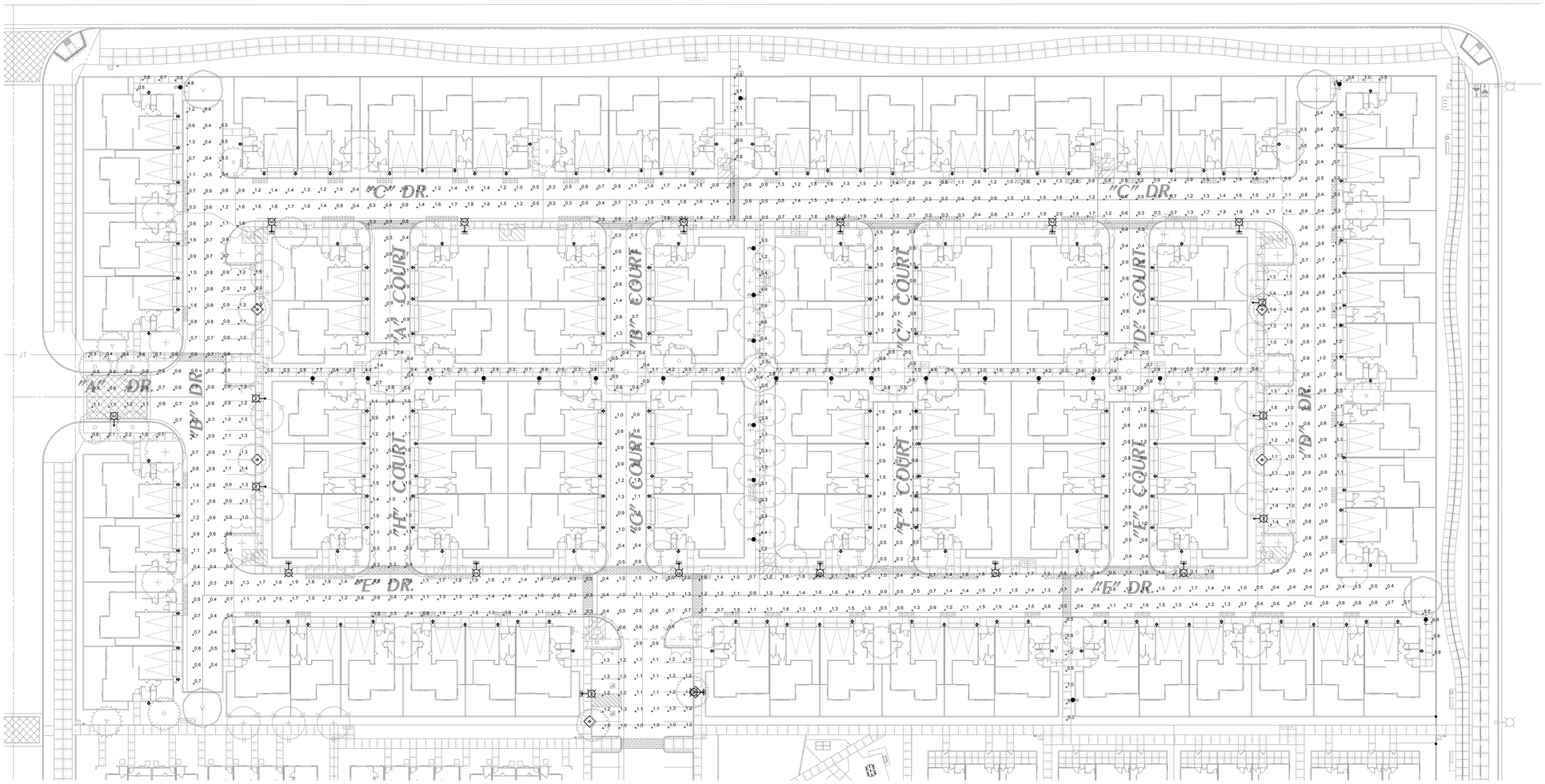
A3 — 36W. LED POST LIGHT ON A 16FT POLE
TYPE III
USA# DS8A-PLED-III-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000°K

A4 — 36W. LED POST LIGHT ON A 16FT POLE
TYPE IV- FORWARD THROW
USA# DS8A-PLED-IVFT-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000°K

HSS — HOUSE SIDE SHIELD PER PLAN.
NOT ALL FIXTURES WILL HAVE A SHIELD.

C — 20W. LED BOLLARD LIGHT - 36" TALL
USA# TLB5-DP-18LED-350mA-WW

LED WALL LIGHT
(1000 LUMEN MIN. AT 3000°K)
SELECT BY OWNER.
TO BE CONTROLLED BY ASTRONOMICAL TIME CLOCK ONLY.
SET DUSK TO DAWN.



N
W E
S

SCALE: 1" = 30'-0"
0 15 30 60 90

CANDELA ENGINEERING INCORPORATED

LIGHTING DESIGN | ELECTRICAL ENGINEERING

27201 Calle Juanita
Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com

STAMP:

REGISTERED PROFESSIONAL ENGINEER
BRIAN CONLEY
NO. 20627
EXP. 03/31/26
ELECTRICAL
STATE OF CALIFORNIA

REVISIONS:

△
△
△
△

DATE: 01/06/2025

EASTVALE SQUARE
EASTVALE, CA

PA-11A
ELECTRICAL PLAN

CLIENT:

NEW HOME CO.

15231 LAGUNA CANYON RD.
SUITE 250
IRVINE, CA 92618

SHEET TITLE:

PHOTOMETRIC
SITE PLAN

PROJECT #: Y4-125

SHEET NUMBER:

EP.1

EASTVALE SQUARE

PHASE B
PLANNING AREA 11B
MAJOR DEVELOPMENT PLAN

GENERAL

SHEET	NAME
CS-1	Coversheet/Sheet Index
SP-1	Overall Illustrative
SP-2	Planning Area Illustrative

CIVIL

SHEET	NAME
1 of 3	Master Development Plan
2 of 3	Master Development Plan
3 of 3	Master Development Plan
1 of 2	Fire Access / Hose Pull Exhibit

ARCHITECTURE

SHEET	NAME
A0-1	Index Sheet
A0-2	Detail Elements - Transitional Mediterranean
A0-3	Detail Elements - Transitional Craftsman
A0-4	Detail Elements - Transitional Farmhouse
A0-5	Elevation & Color Scheme Plotting
A-1	6-Plex Composite 1st Floor Plans 'A'
A-2	6-Plex Composite 2nd Floor Plans 'A'
A-3	6-Plex Composite 3rd Floor Plans 'A'
A-4	6-Plex Transitional Mediterranean Elevations - Front & Rear
A-5	6-Plex Transitional Mediterranean Elevations - Sides & Roof
A-6	6-Plex Composite 1st Floor Plans 'B'
A-7	6-Plex Composite 2nd Floor Plans 'B'
A-8	6-Plex Composite 3rd Floor Plans 'B'
A-9	6-Plex Transitional Craftsman Elevations - Front & Rear
A-10	6-Plex Transitional Craftsman Elevations - Sides & Roof
A-11	6-Plex Composite 1st Floor Plans 'C'
A-12	6-Plex Composite 2nd Floor Plans 'C'
A-13	6-Plex Composite 3rd Floor Plans 'C'

ARCHITECTURE

SHEET	NAME
A-14	6-Plex Transitional Farmhouse Elevations - Front & Rear
A-15	6-Plex Transitional Farmhouse Elevations - Sides & Roof
A-16	8-Plex Composite 1st Floor Plans 'A'
A-17	8-Plex Composite 2nd Floor Plans 'A'
A-18	8-Plex Composite 3rd Floor Plans 'A'
A-19	8-Plex Transitional Mediterranean Elevations - Front & Rear
A-20	8-Plex Transitional Mediterranean Elevations - Sides & Roof
A-21	8-Plex Composite 1st Floor Plans 'C'
A-22	8-Plex Composite 2nd Floor Plans 'C'
A-23	8-Plex Composite 3rd Floor Plans 'C'
A-24	8-Plex Transitional Farmhouse Elevations - Front & Rear
A-25	8-Plex Transitional Farmhouse Elevations - Sides & Roof
A-26	Color & Material Selections

LANDSCAPE

SHEET	NAME
L-1	Landscape Cover Sheet
L-2	Planting Legend
L-3	Planting Imagery Board
L-4	Planting Imagery Board
L-5	Planting Imagery Board
L-6	Landscape Site Plan
L-7	Site Plan Enlargements
L-8	Fence and Wall Elevations

SITE LIGHTING

SHEET	NAME
EP-1	Lighting/Photometrics Plan

CITY OF EASTVALE

NEW HOME CO.
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EASTVALE SQUARE

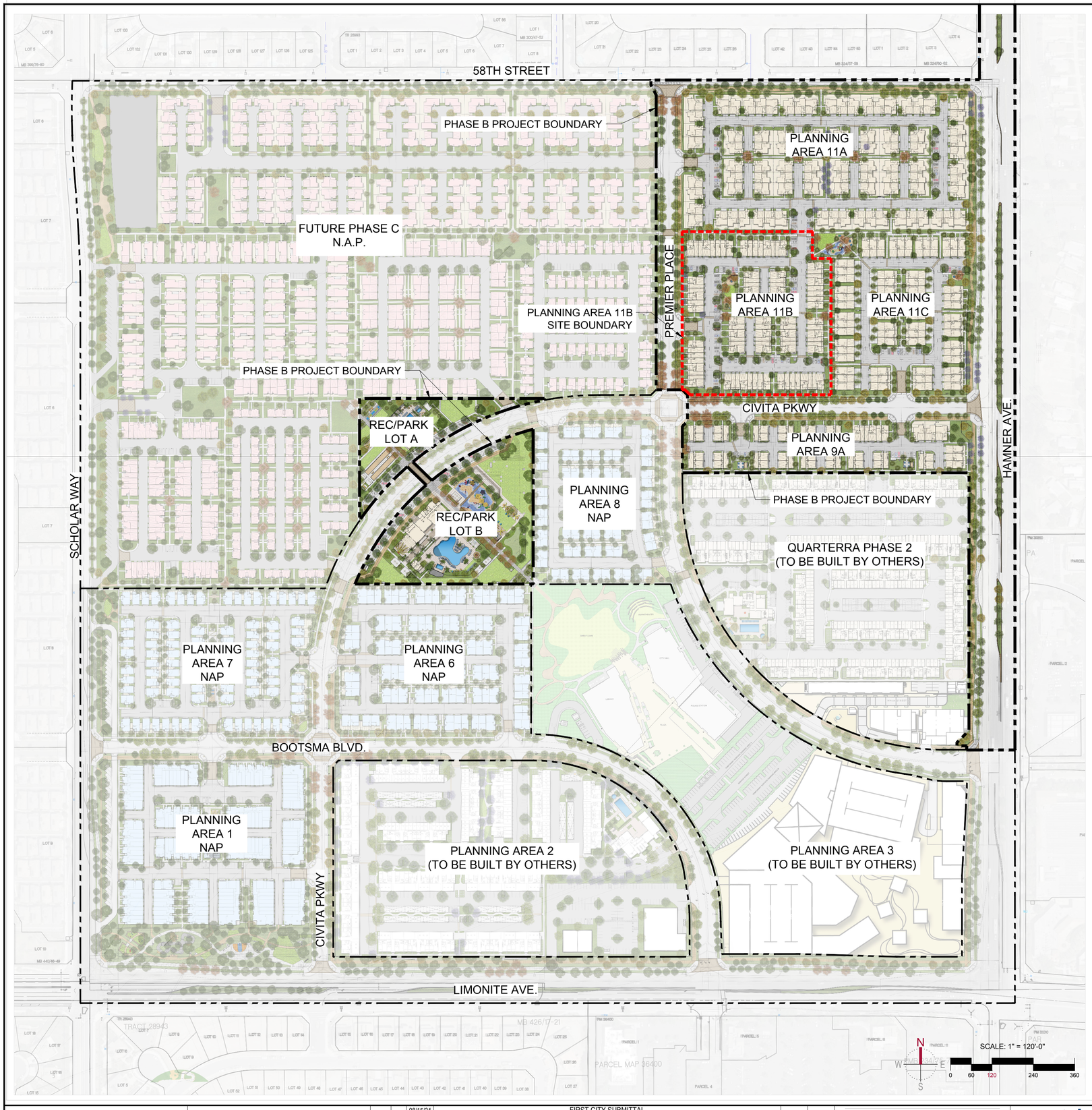
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING

Bassenian | Lagoni
ARCHITECTURE ▪ PLANNING ▪ INTERIORS

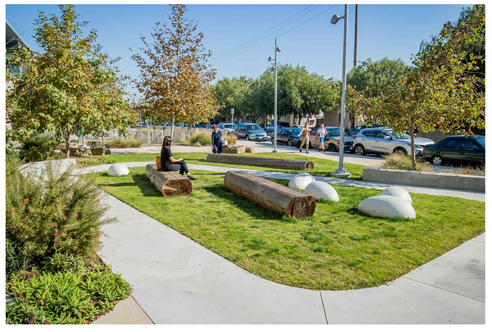
Kimley»Horn

4th Submittal
02/13/2025
CS-1

2208



PASSIVE SPACE REFERENCE IMAGERY



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WWW.KIMLEY-HORN.COM

PA NO. 11B

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

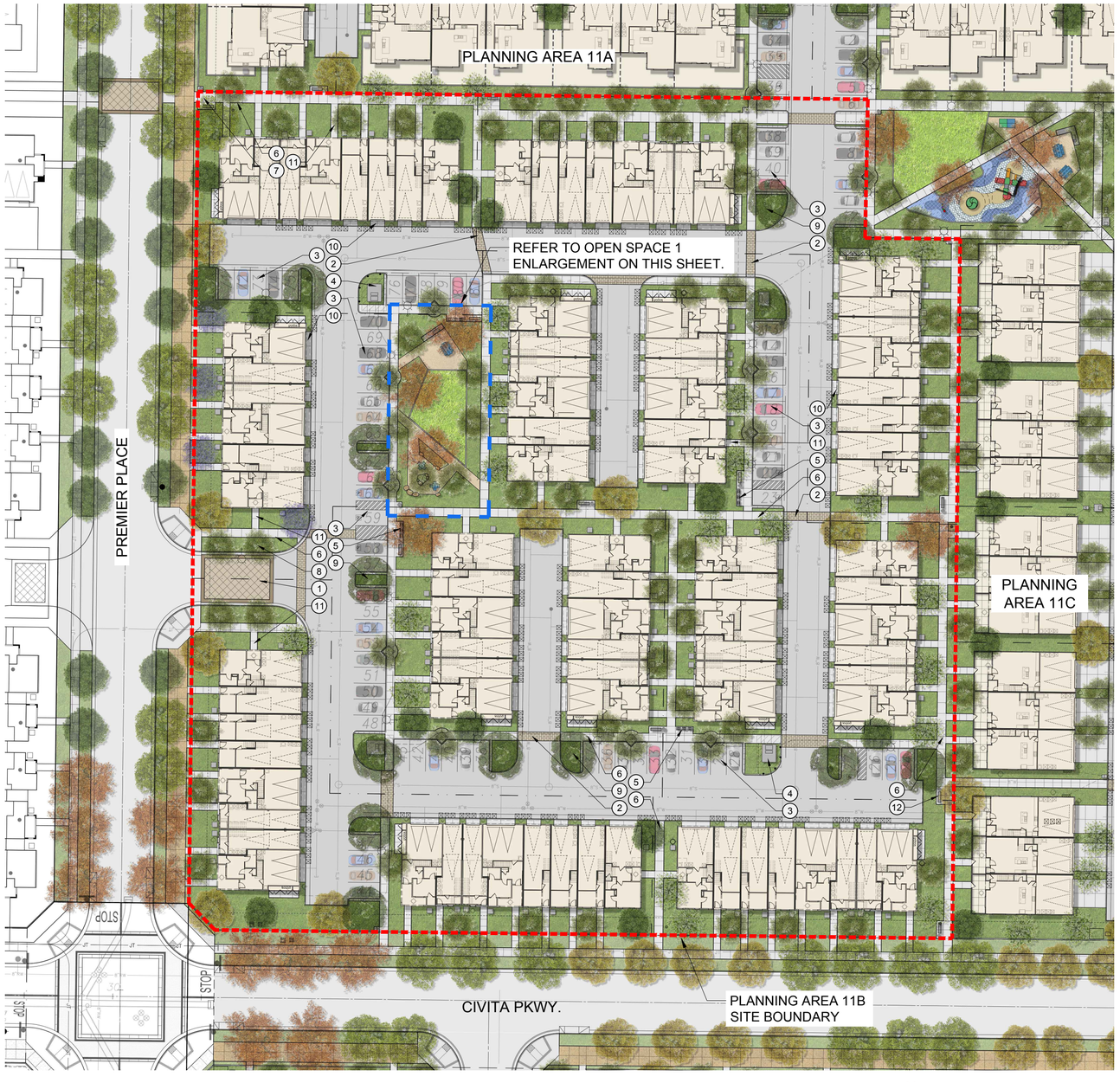
SHEET TITLE
OVERALL ILLUSTRATIVE

SHEET NO.
SP-1

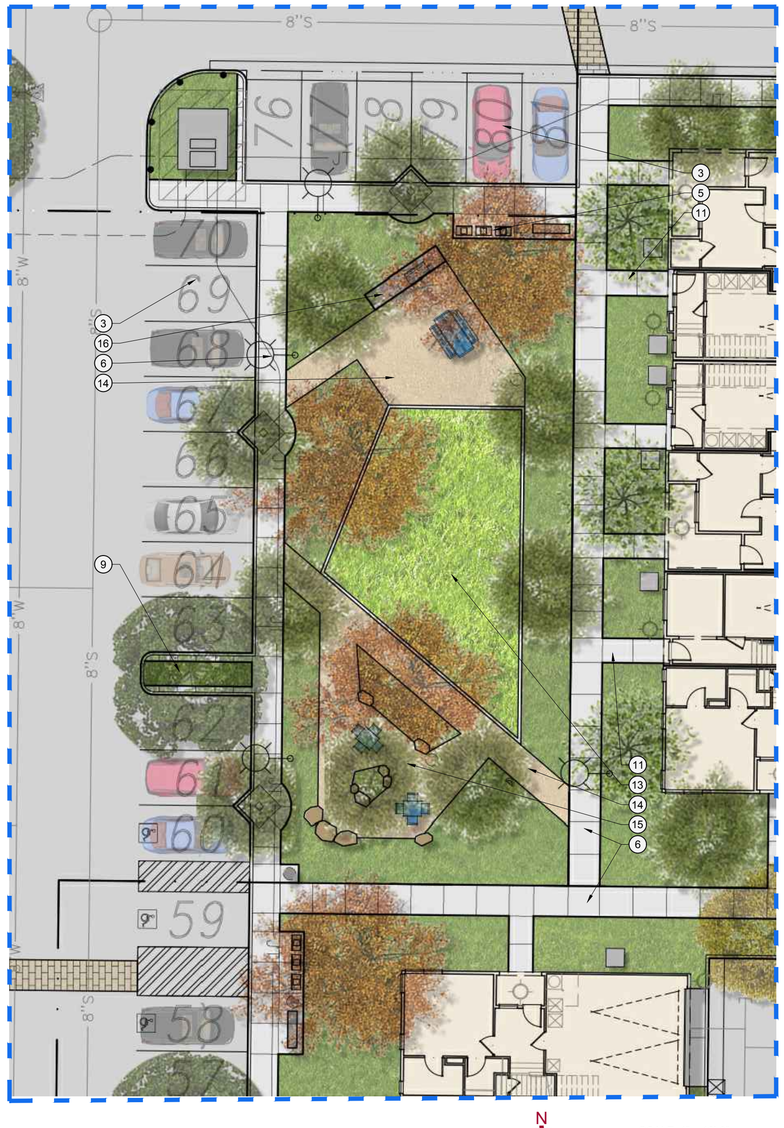
2209

SITE PLAN LEGEND

1. DECORATIVE VEHICULAR PAVING AT ENTRY
2. DECORATIVE PAVING AT PEDESTRIAN CROSSINGS
3. GUEST PARKING
4. TRANSFORMER (FINAL LOCATION TO BE CONFIRMED DURING CONSTRUCTION DOCUMENTATION PHASE)
5. MAILBOX LOCATION (FINAL LOCATION TO BE CONFIRMED DURING CONSTRUCTION DOCUMENTATION PHASE AND PER APPROVAL FROM USPS)
6. TYPICAL INTERNAL WALKS/PASEOS
7. CONNECTION TO ADJACENT STREETS/OPEN SPACE
8. ACCENT TREES AT ENTRY
9. SHADE TREES AT PARKING LOT
10. TYPICAL DRIVEWAY
11. TYPICAL RESIDENTIAL ENTRY
12. BENCH
13. FLEXIBLE TURF AREA WITH CONCRETE MOW CURB BORDER
14. DECOMPOSED GRANITE PAVING WITH STEEL EDGING
15. SEATING AREA WITH LARGE BOULDERS
16. OUTDOOR COOKING COUNTER/SEATING AREA



SCALE: 1" = 30'-0"



OPEN SPACE 1 - ENLARGEMENT

SCALE: 1" = 10'-0"

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		11/18/24	SECOND CITY SUBMITALL		
		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO. move forward

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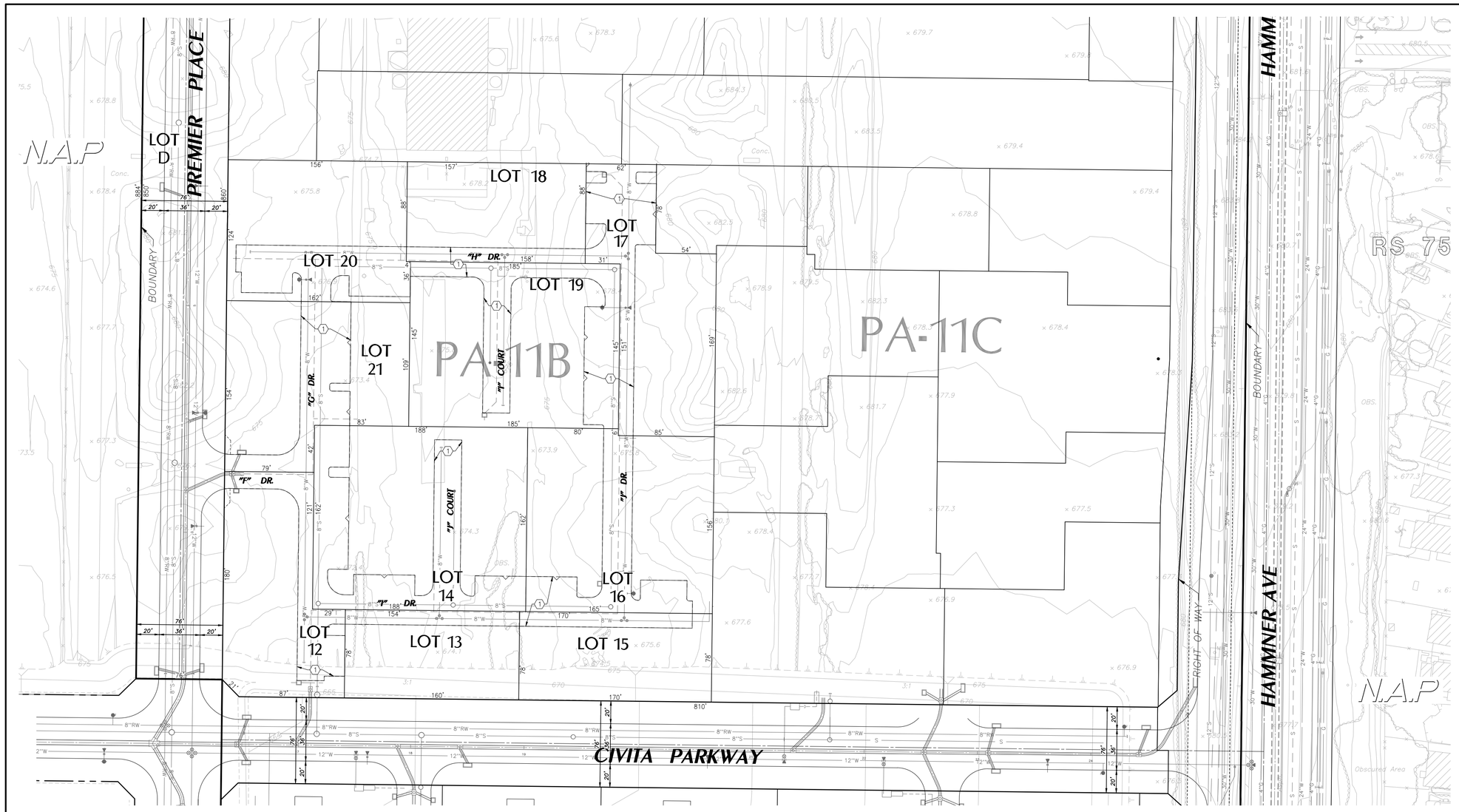
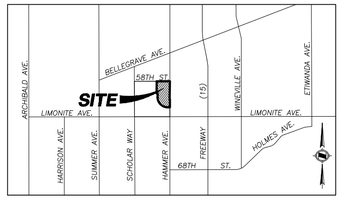
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 11B
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANNING AREA ILLUSTRATIVE & ENLARGEMENT

SHEET NO.
SP-2





VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

NUMBERED LOTS

Lot No.	Land Use	S.F	Acres
12	RESIDENTIAL	17,812	0.41
13	RESIDENTIAL	11,993	0.28
14	RESIDENTIAL	30,480	0.70
15	RESIDENTIAL	13,254	0.31
16	RESIDENTIAL	26,183	0.60
17	RESIDENTIAL	18,803	0.43
18	RESIDENTIAL	13,882	0.32
19	RESIDENTIAL	26,884	0.62
20	RESIDENTIAL	19,789	0.45
21	RESIDENTIAL	20,928	0.48
TOTAL		**200,008**	**4.6**

FEET 0 20 40 80
INCHES 0 1/2 2

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(909) 851-5792

OWNER:
ARROYO CAP III, L.L.C.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
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Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

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MASTER DEVELOPMENT PLAN
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
1 OF 3

W.O. 2749-61 EASTWALK

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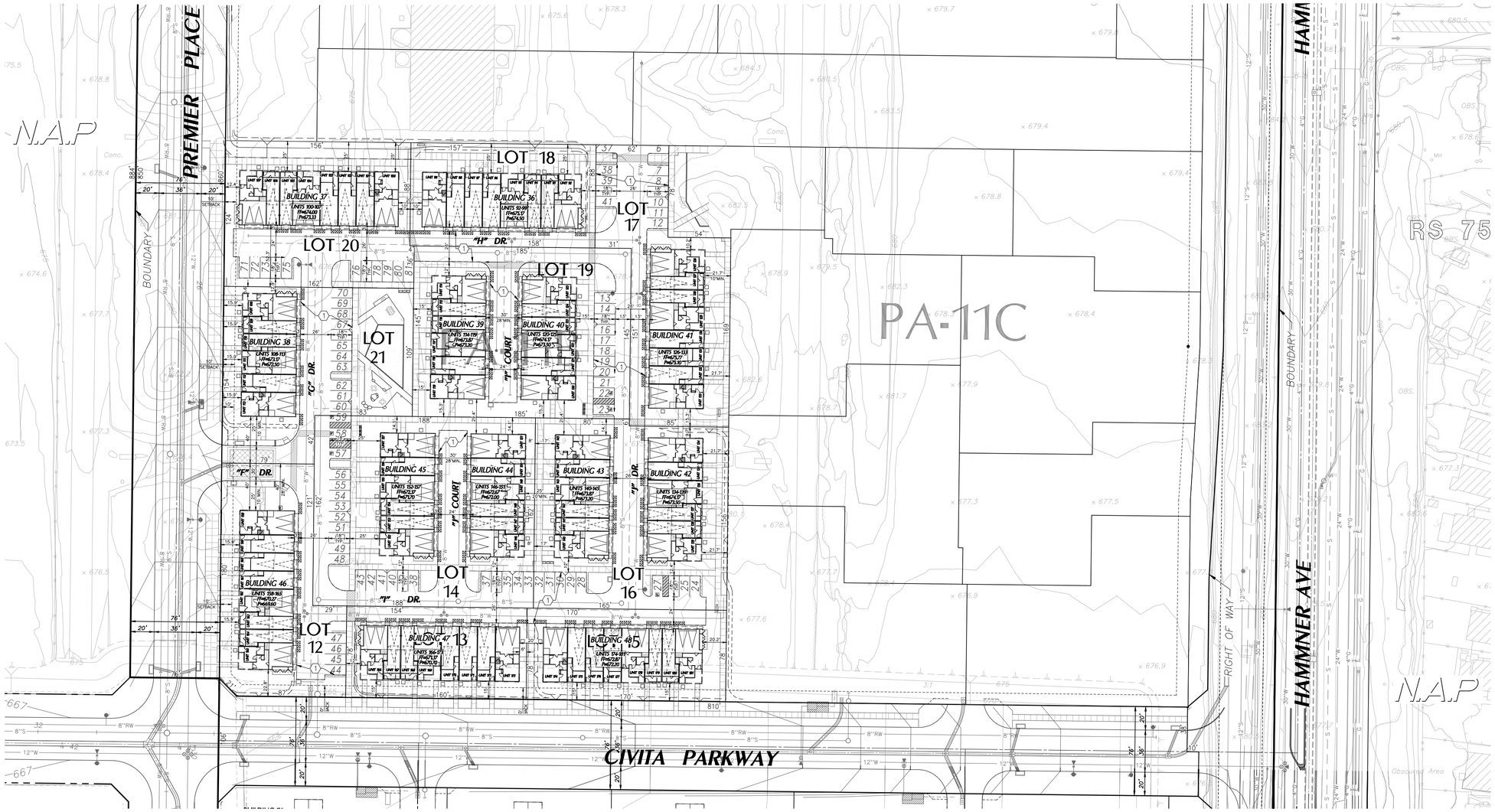

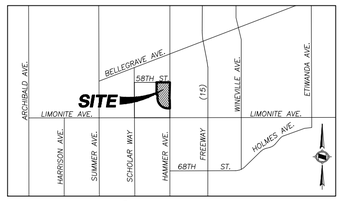

VICINITY MAP

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2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

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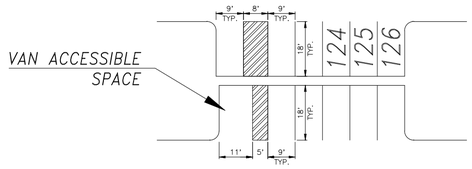
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

PARKING DIMENSIONS (TYP).



REQUIRED/PROVIDED PARKING SUMMARY:

PLANNING AREA 11B

PRODUCT TYPE	RATIO	UNITS	PARKING REQUIRED			PARKING PROVIDED		
			GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING	GARAGE PARKING	OFF-STREET PARKING	TOTAL PARKING
TOWNHOUSE	2.76 : 1	90	180	68	248	180	81	261
TOTAL		90	180	68	**248**	180	81	**261**

4.1.2.4. Row Townhomes

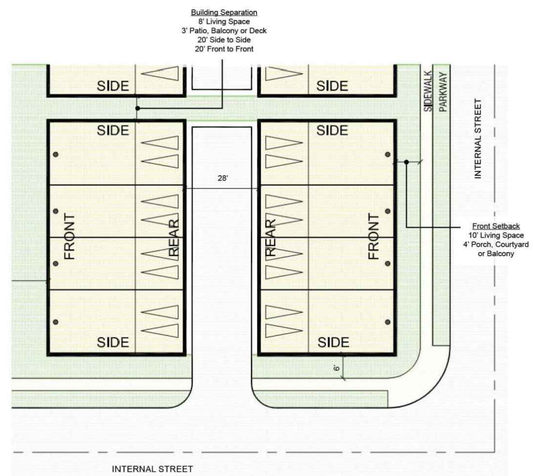
Table 4-5 establishes the development standards for row townhomes. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.6.

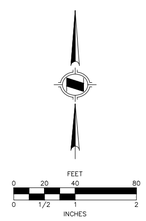
Table 4-5: Row Townhome Development Standards

	Row Townhomes
Minimum Parcel Size	1 ac
Maximum Site Coverage	N/A
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	4'
Minimum Side Setback (from Internal Street Right-of-Way)	
Street Side	6'
Minimum Building Separation	
Living Space	8'
Patio Cover, Balcony or Deck	3'
Front to Front (entries) - at open space	20'
Side to Side with entries	20'
Garage Door to Garage Door at Alley	28'

CHAPTER 4 – DEVELOPMENT STANDARDS

Figure 4.6 Row Townhome Setback Diagram





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OWNER:
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18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
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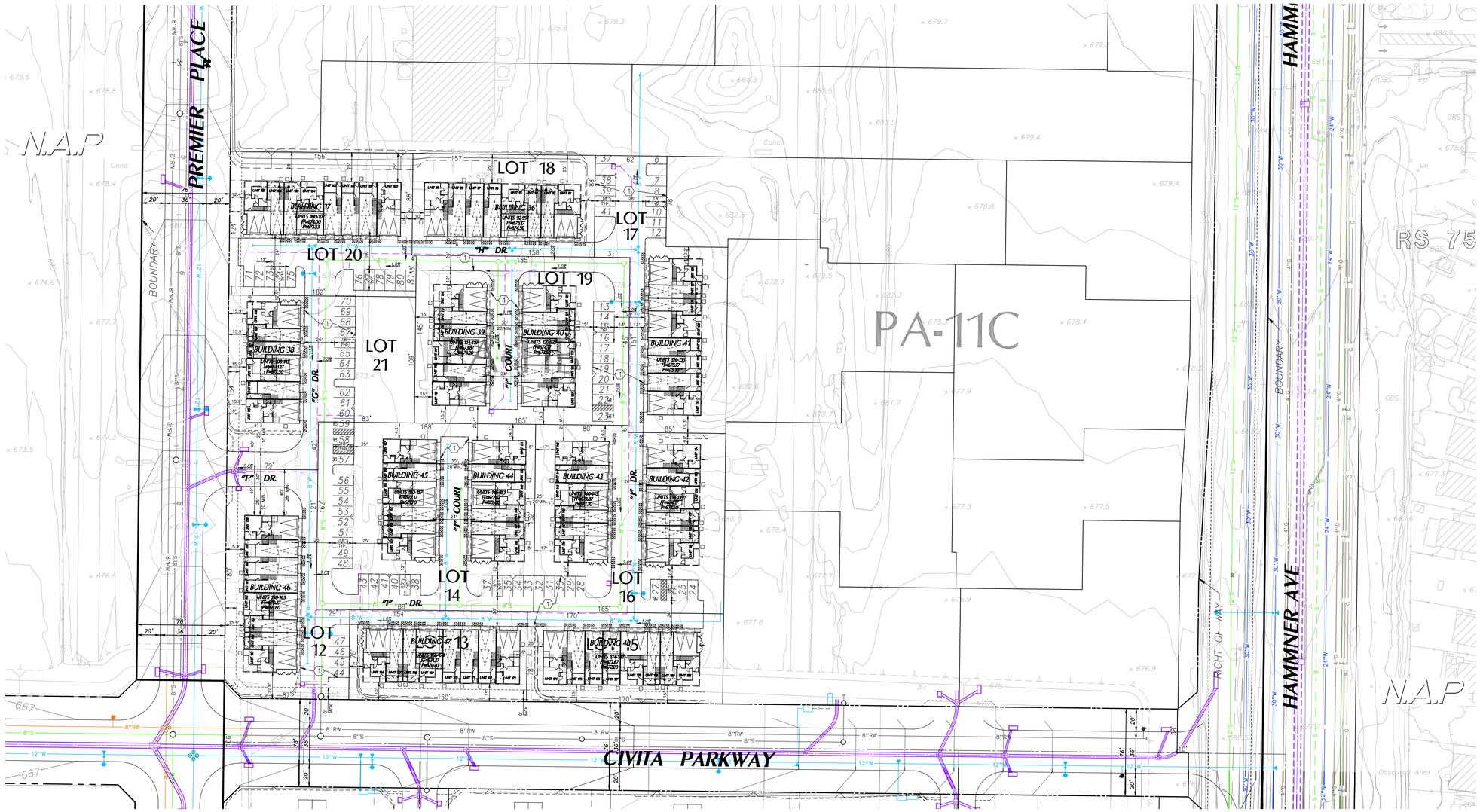

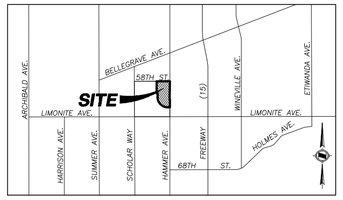

VICINITY MAP

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2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
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- EXISTING MEDIAN
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- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

FEET 0 20 40 80
INCHES 0 1/2 1 2

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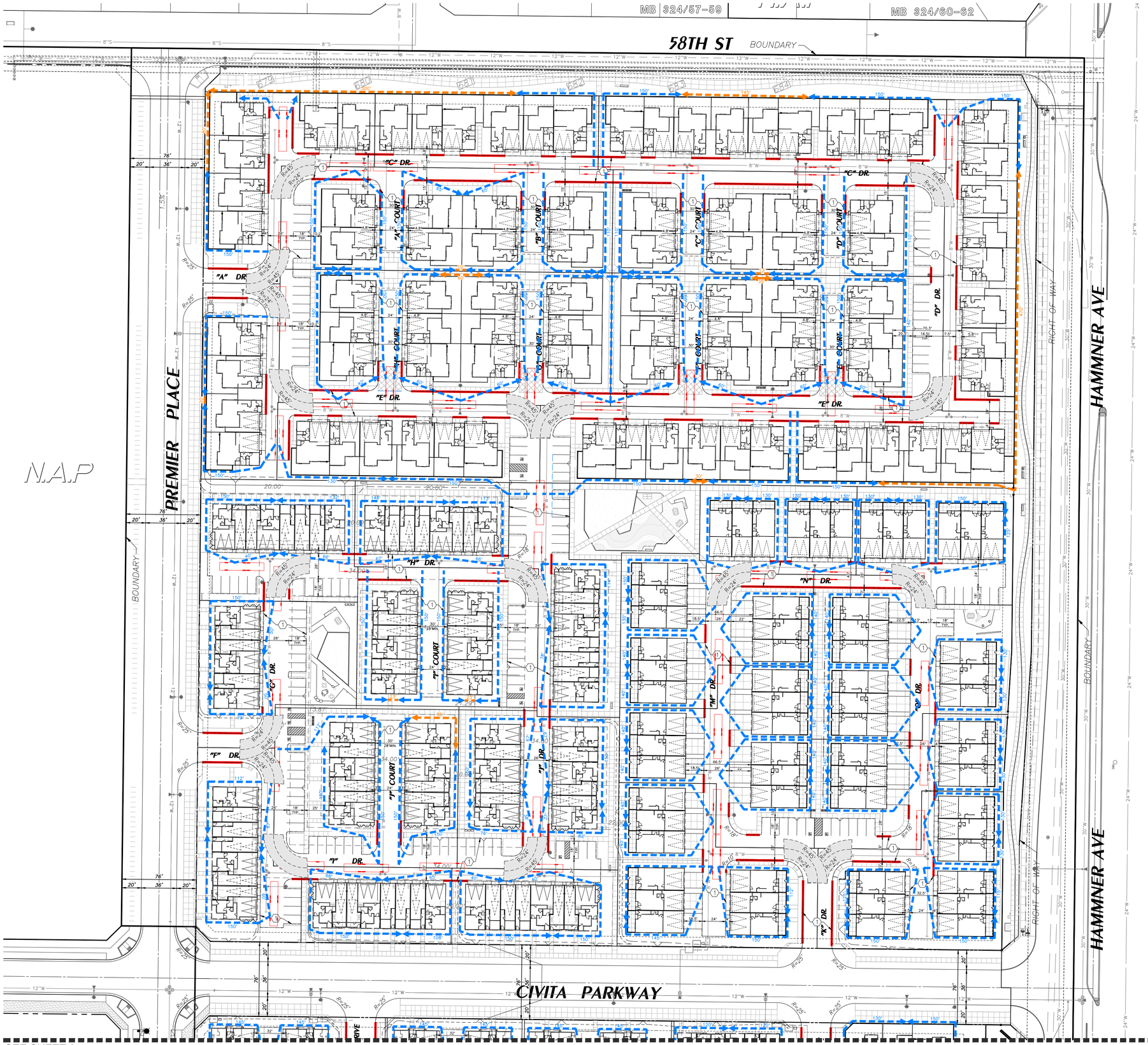

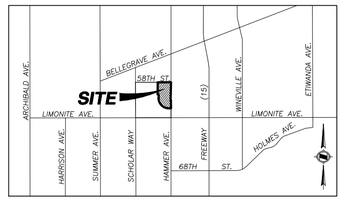

VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND:

- FIRE APPARATUS ACCESS
- 24' FIRE LANE
- PROPOSED FIRE HYDRANT
- 150' MAX HOSE PULL
- HOSE PULL DEFICIENCY
- NO PARKING FIRE LANE SIGNS –PER FIRE LANE REQUIREMENTS, ITEM F
- FIRE TRUCK
- TRUCK TURNING TEMPLATE (R=45', R=24', 20' MIN.)

RS 75/11

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FIRE ACCESS/HOSE PULL EXHIBIT
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
1 OF 2

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W.O.: 2749-6180 EASTVALE

2215

PA 11B - PHASE B

3-STORY 6-PLEX & 8-PLEX

A0-1 INDEX SHEET
A0-2 DETAIL ELEMENTS - TRANSITIONAL MEDITERRANEAN
A0-3 DETAIL ELEMENTS - TRANSITIONAL CRAFTSMAN
A0-4 DETAIL ELEMENTS - TRANSITIONAL FARMHOUSE
A0-5 ELEVATION & COLOR SCHEME PLOTTING

A-1 6-PLEX COMPOSITE 1ST FLOOR PLANS 'A'
A-2 6-PLEX COMPOSITE 2ND FLOOR PLANS 'A'
A-3 6-PLEX COMPOSITE 3RD FLOOR PLANS 'A'
A-4 6-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS - FRONT & REAR
A-5 6-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS - SIDES & ROOF

A-6 6-PLEX COMPOSITE 1ST FLOOR PLANS 'B'
A-7 6-PLEX COMPOSITE 2ND FLOOR PLANS 'B'
A-8 6-PLEX COMPOSITE 3RD FLOOR PLANS 'B'
A-9 6-PLEX TRANSITIONAL CRAFTSMAN ELEVATIONS - FRONT & REAR
A-10 6-PLEX TRANSITIONAL CRAFTSMAN ELEVATIONS - SIDES & ROOF

A-11 6-PLEX COMPOSITE 1ST FLOOR PLANS 'C'
A-12 6-PLEX COMPOSITE 2ND FLOOR PLANS 'C'
A-13 6-PLEX COMPOSITE 3RD FLOOR PLANS 'C'
A-14 6-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS - FRONT & REAR
A-15 6-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS - SIDES & ROOF

A-16 8-PLEX COMPOSITE 1ST FLOOR PLANS 'A'
A-17 8-PLEX COMPOSITE 2ND FLOOR PLANS 'A'
A-18 8-PLEX COMPOSITE 3RD FLOOR PLANS 'A'
A-19 8-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS - FRONT & REAR
A-20 8-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS - SIDES & ROOF

A-21 8-PLEX COMPOSITE 1ST FLOOR PLANS 'C'
A-22 8-PLEX COMPOSITE 2ND FLOOR PLANS 'C'
A-23 8-PLEX COMPOSITE 3RD FLOOR PLANS 'C'
A-24 8-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS - FRONT & REAR
A-25 8-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS - SIDES & ROOF

A-26 COLOR & MATERIAL SELECTIONS

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Detail Elements • Transitional Mediterranean

1 Stucco

2 Low-pitched Hipped Roofs

3 Low-Profile Concrete "S" Tile

4 Covered Porches and / or Decks

5 Color Field: Light to Medium Warm tone

6 Metal Railing

7 Metal Awning

8790901-12
WILBURN
W: 10" H: 20" E: 11.5"
1 - Med A19 60w

PROPOSED LIGHT FIXTURE FOR TRANSITIONAL MEDITERRANEAN

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		01/16/25	3RD CITY SUBMITTAL		

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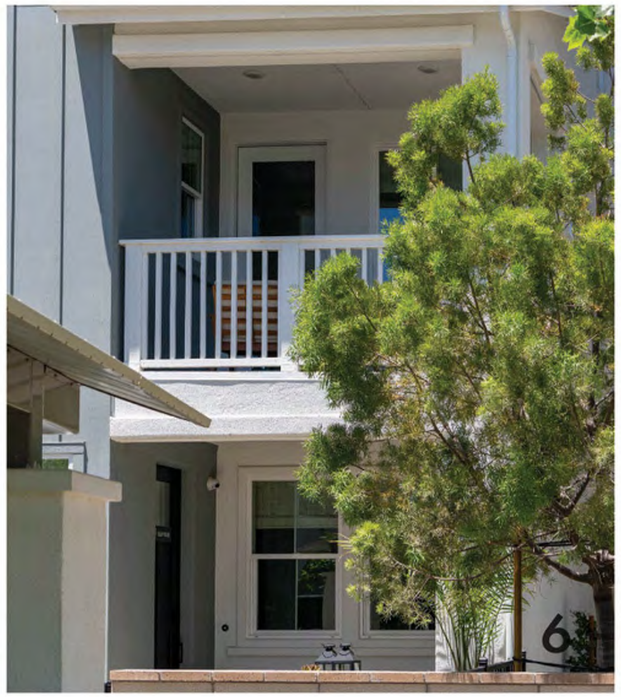
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS TRANSITIONAL MEDITERRANEAN

SHEET NO.
A0-2



Detail Elements • Transitional Craftsman

1 Stucco

2 Low-pitched Gabled Roofs

3 Composition Shingle Roof

4 Extended Eaves

5 Simple Window Break-ups

6 Covered Porch

7 Knee Brace

8752701-12
TOMEK
W: 10.5" H: 18" E: 12.375"
1 – Med A19 75w

PROPOSED LIGHT FIXTURE FOR TRANSITIONAL CRAFTSMAN

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		01/16/25	3RD CITY SUBMITTAL		

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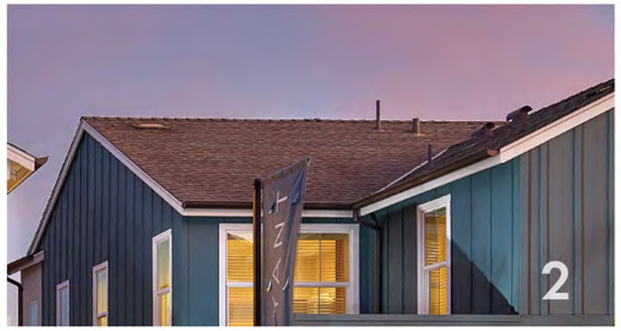
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS TRANSITIONAL CRAFTSMAN

SHEET NO.
A0-3



Detail Elements • Transitional Farmhouse

1 Asymmetrical Shapes

2 Composition Shingle Roof

3 Rectangular Windows

4 Metal Shed Roof

5 Vertical Siding at Upper Levels

6 Board and Batt

7 Metal Railing

8737401-71
BARN LIGHT
W: 14" H: 13.5" E: 21.125"
1 - Med A19 75w

PROPOSED LIGHT FIXTURE FOR TRANSITIONAL FARMHOUSE

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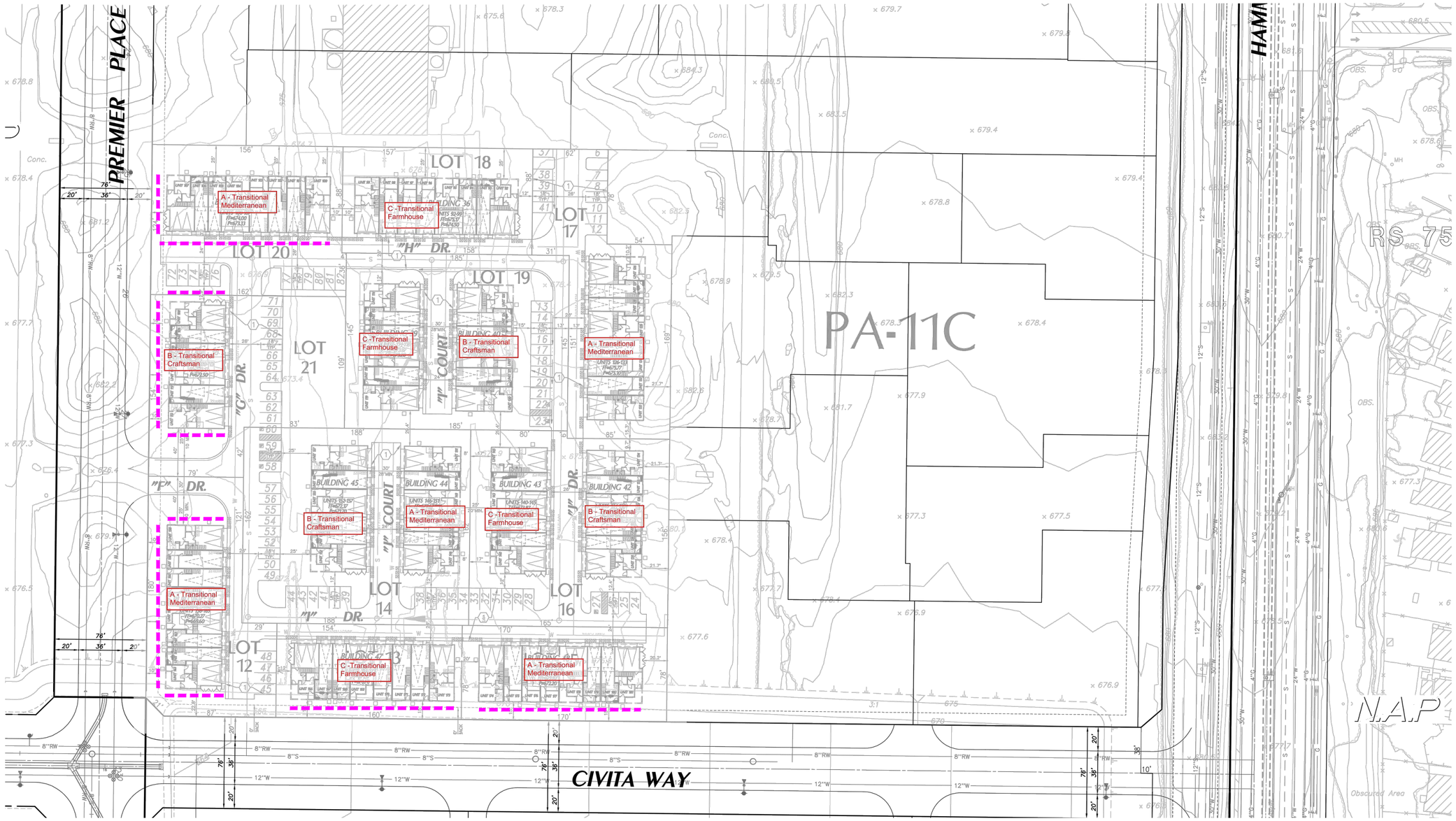
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS TRANSITIONAL FARMHOUSE

SHEET NO.
A0-4



ENHANCED ELEVATIONS

ARCH. STYLE	TOTAL BUILDINGS	PERCENTAGE (13 BLDGS)
A - TRANSITIONAL MEDITERRANEAN	5	38.00%
B - TRANSITIONAL CRAFTSMAN	4	31.00%
C - TRANSITIONAL FARMHOUSE	4	31.00%

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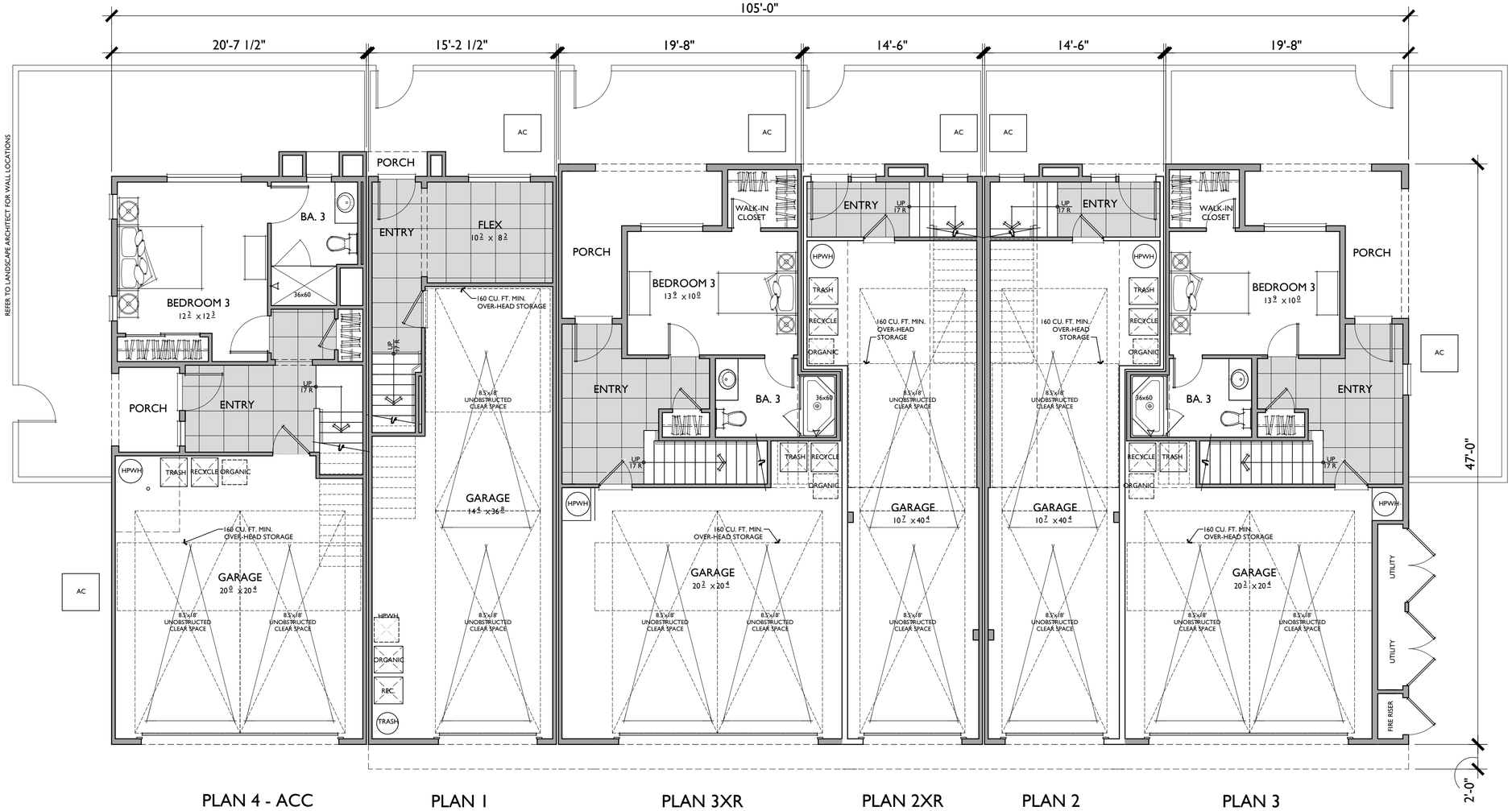
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
ELEVATION & COLOR SCHEME PLOTTING

SHEET NO.
A0-5



FIRST FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL LIVING	**1,578 SQ. FT.**
2 - CAR TANDEM	483 SQ. FT.
DECK	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2/2X

3 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	76 SQ. FT.
2ND FLOOR	815 SQ. FT.
3RD FLOOR	735 SQ. FT.
TOTAL LIVING	**1,625 SQ. FT.**
2 - CAR TANDEM	497 SQ. FT.
DECK	69 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3/3X

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	433 SQ. FT.
2ND FLOOR	699 SQ. FT.
3RD FLOOR	731 SQ. FT.
TOTAL LIVING	**1,863 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
DECK	86 SQ. FT.
PORCH	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	462 SQ. FT.
2ND FLOOR	876 SQ. FT.
3RD FLOOR	819 SQ. FT.
TOTAL LIVING	**2,157 SQ. FT.**
2 - CAR GARAGE	476 SQ. FT.
DECK	72 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		

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CITY OF EASTVALE

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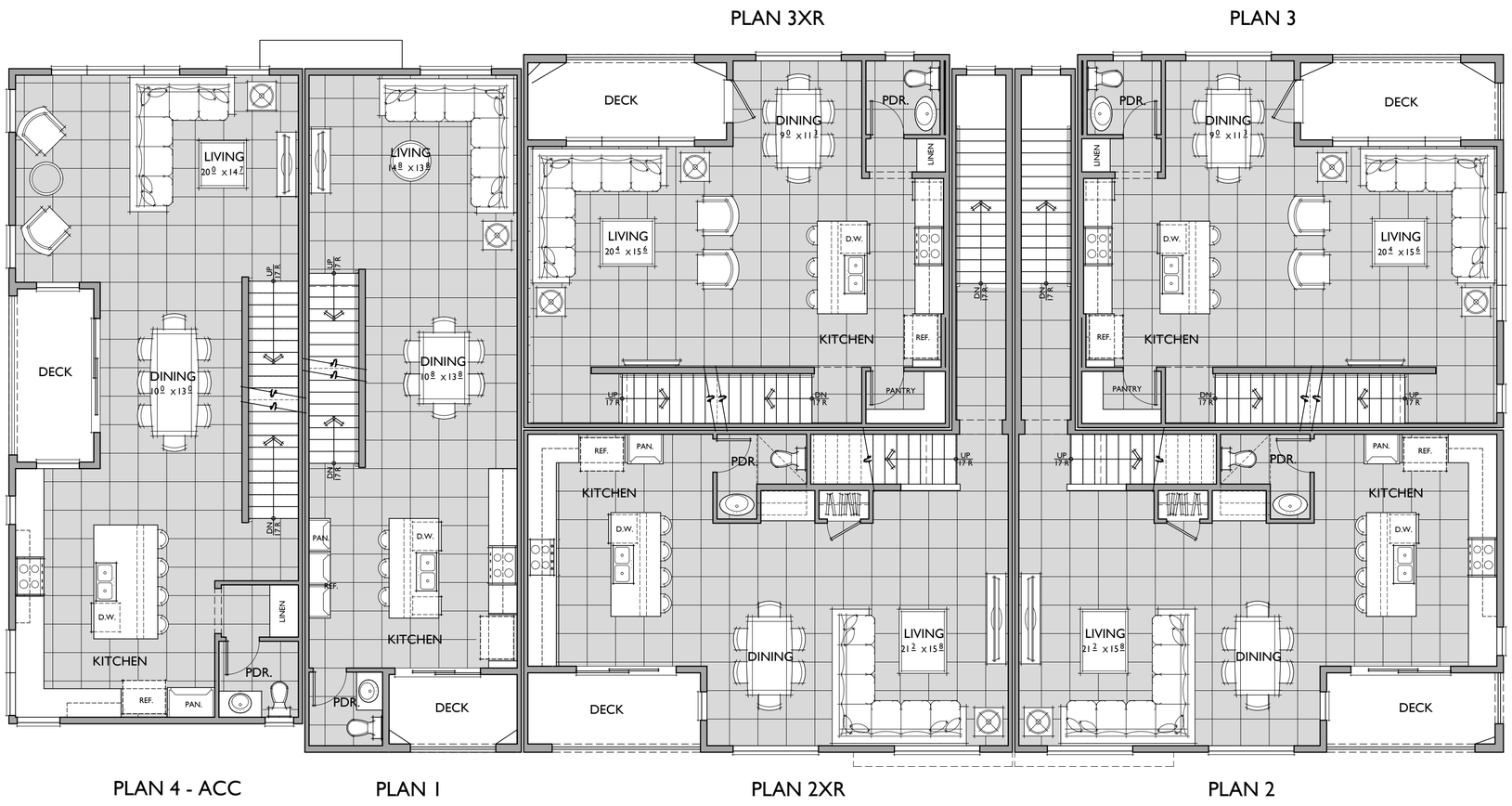
PHASE B / PA - 11B
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'A'

SHEET NO.
A-1



SECOND FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL LIVING	**1,578 SQ. FT.**
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PLAN 4 - ACC

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FLOOR AREA TABLE	
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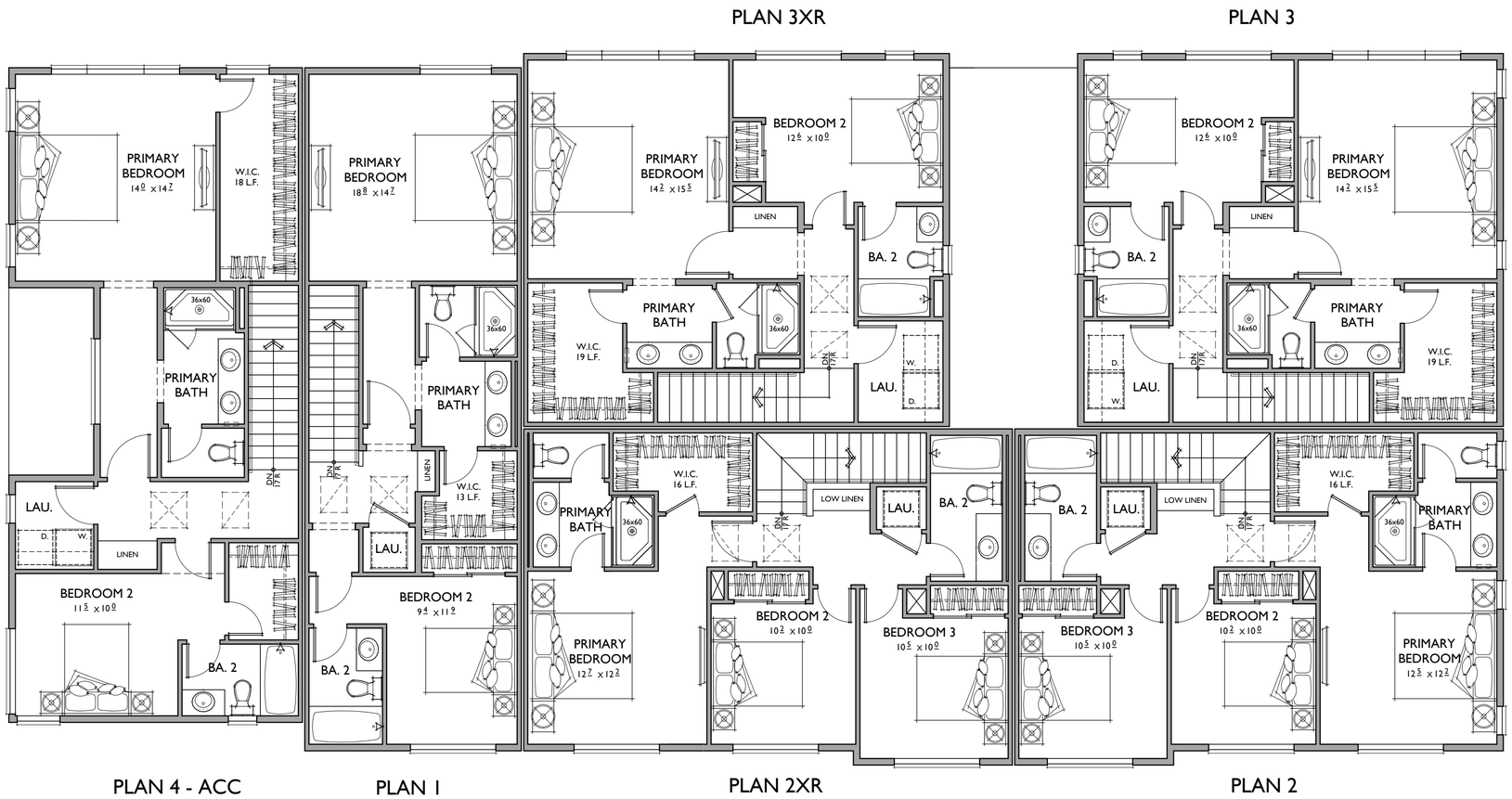
PHASE B / PA - 11B
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX COMPOSITE 2ND FLOOR PLAN ELEV 'A'

SHEET NO.
A-2



THIRD FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
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PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX
COMPOSITE
3RD FLOOR PLAN
ELEV 'A'

SHEET NO.
A-3

FRONT

TRANSITIONAL MEDITERRANEAN

REAR

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

0 3 6 12
SCALE: 3/16" = 1'-0"

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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS FRONT & REAR

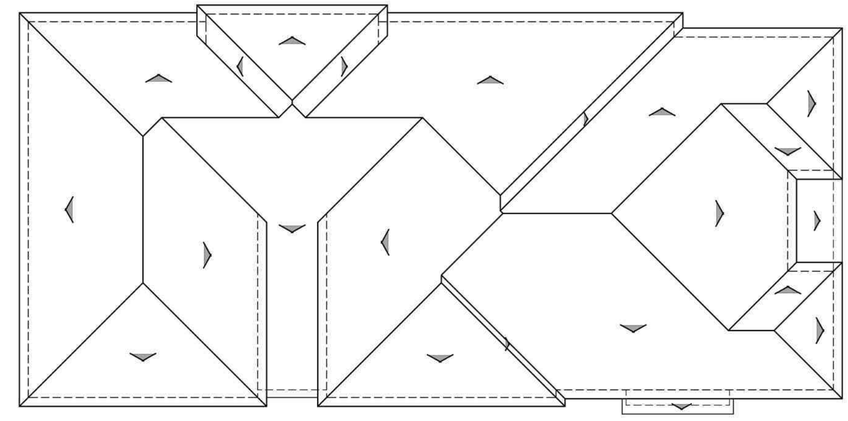
SHEET NO.
A-4

LEFT

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

RIGHT



BUILDING ROOF PLAN

A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 14"
ROOF MATERIAL: CONCRETE 'S' TILE

0 3 6 12
SCALE: 3/16" = 1'-0"

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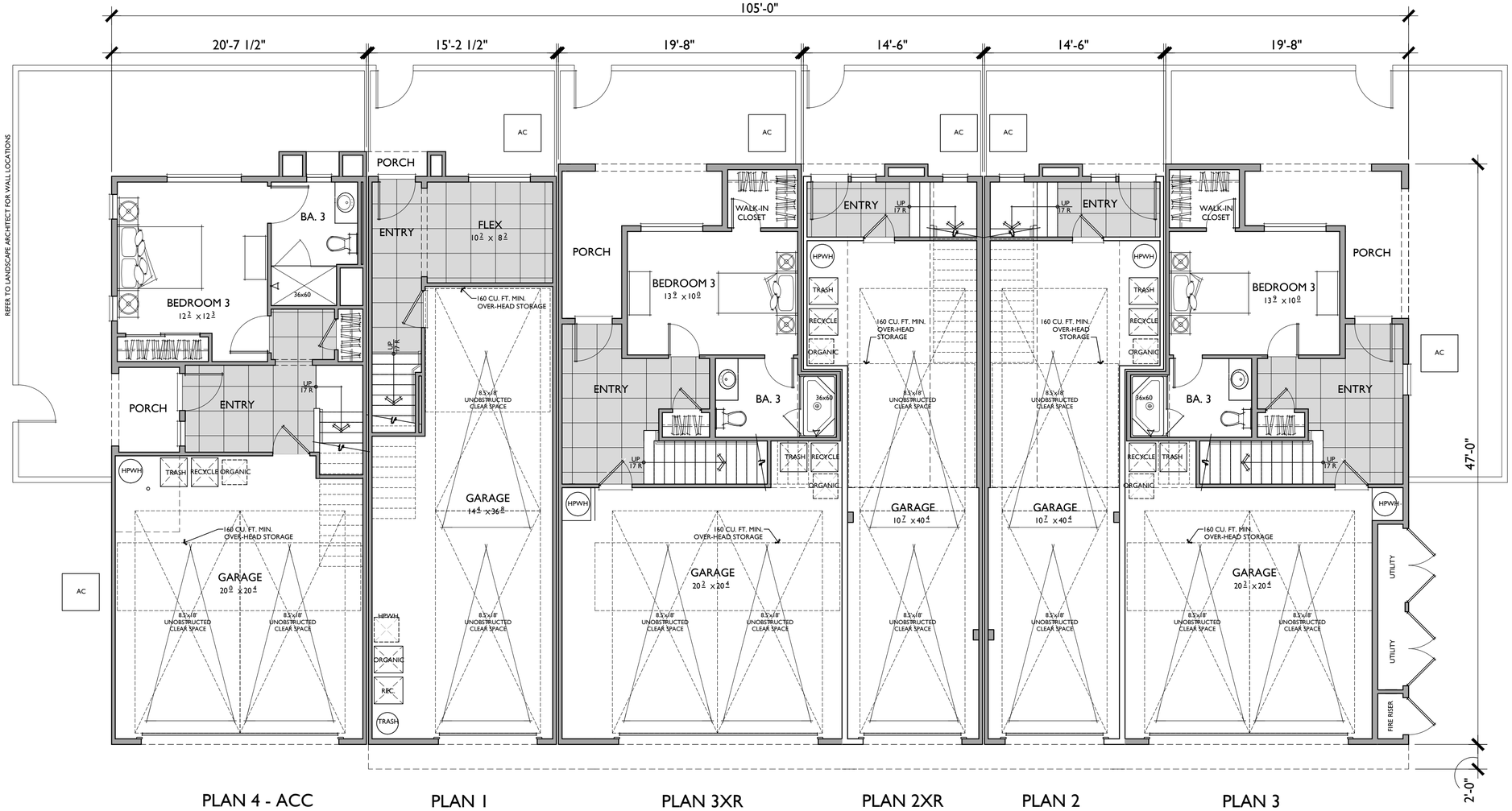
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-5



PLAN 4 - ACC | PLAN 1 | PLAN 3XR | PLAN 2XR | PLAN 2 | PLAN 3

FIRST FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

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2ND FLOOR	679 SQ. FT.
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DECK	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2/2X

3 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

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PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

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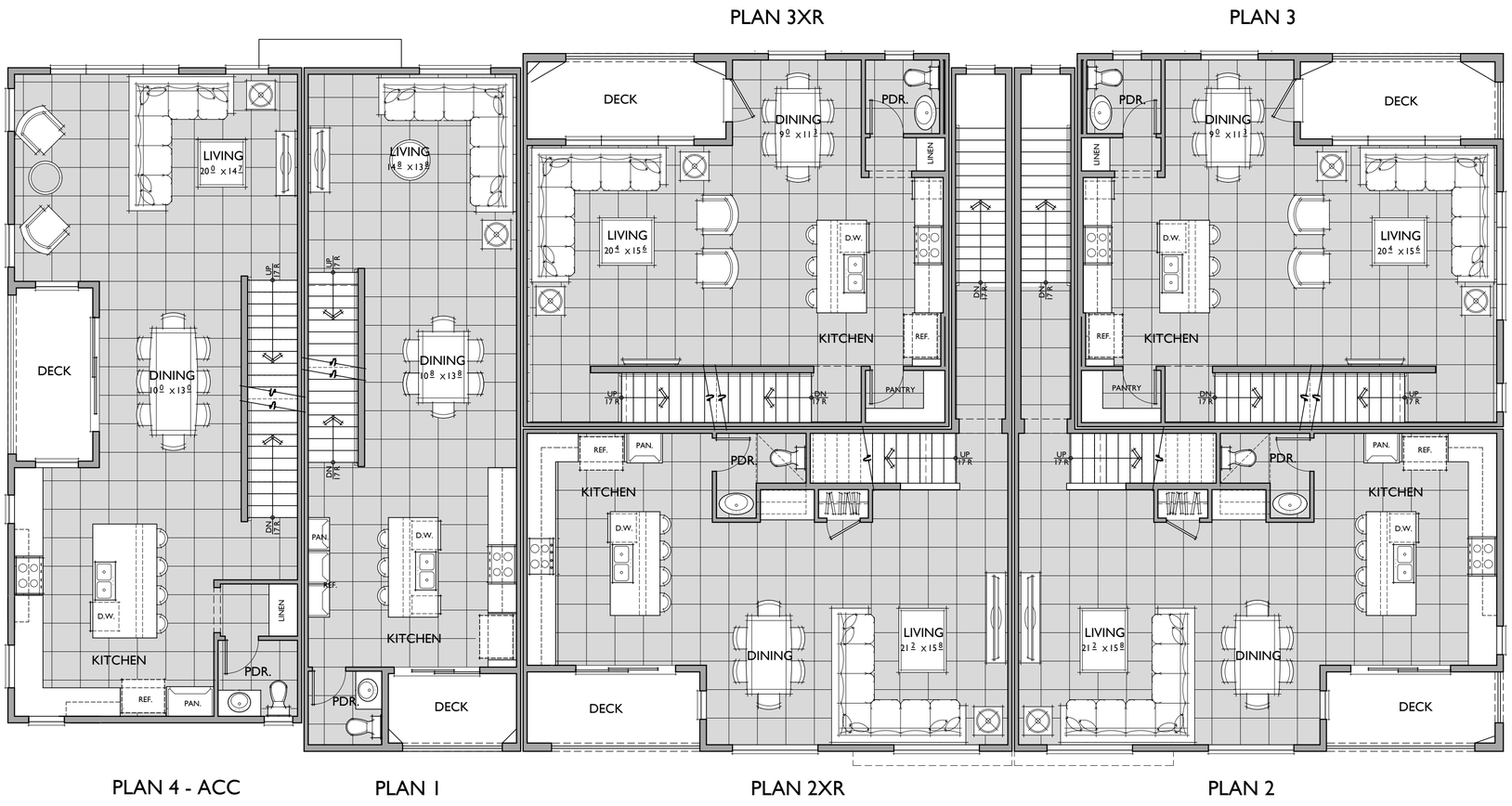
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'B'

SHEET NO.
A-6



SECOND FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

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PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
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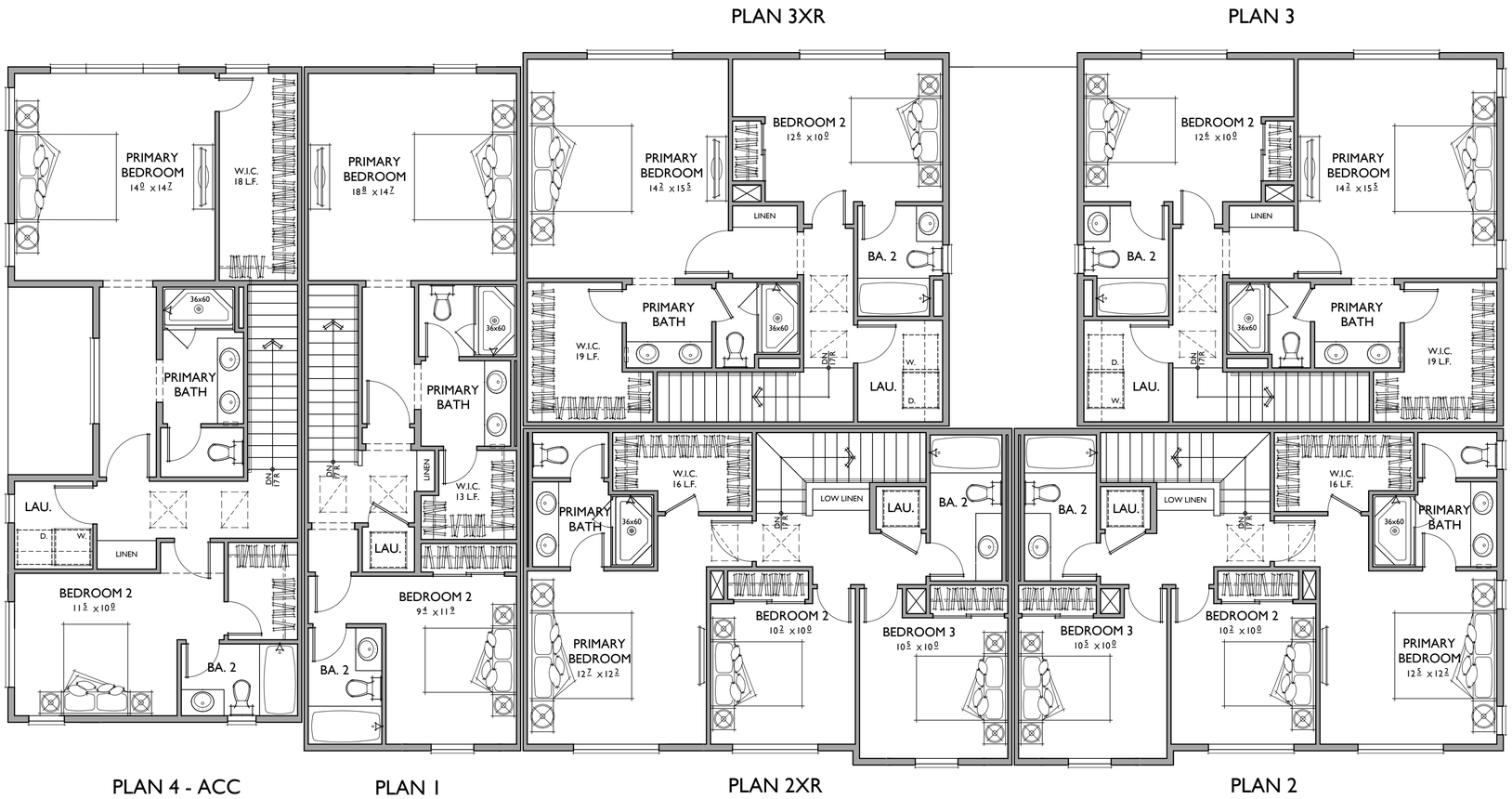
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX COMPOSITE 2ND FLOOR PLAN ELEV 'B'

SHEET NO.
A-7



THIRD FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

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PLAN 4 - ACC

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PHASE B / PA - 11B
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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX
COMPOSITE
3RD FLOOR PLAN
ELEV 'B'

SHEET NO.
A-8

FRONT

TRANSITIONAL CRAFTSMAN

REAR

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

0 3 6 12
SCALE: 3/16" = 1'-0"

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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX TRANSITIONAL CRAFTSMAN ELEVATIONS FRONT & REAR

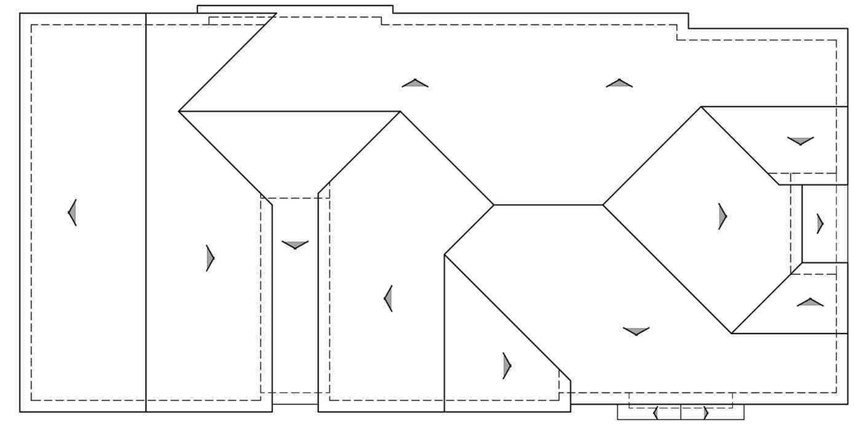
SHEET NO.
A-9

LEFT

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

RIGHT



BUILDING ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 18"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

0 3 6 12
SCALE: 3/16" = 1'-0"

Know what's below. Call 811 before you dig.

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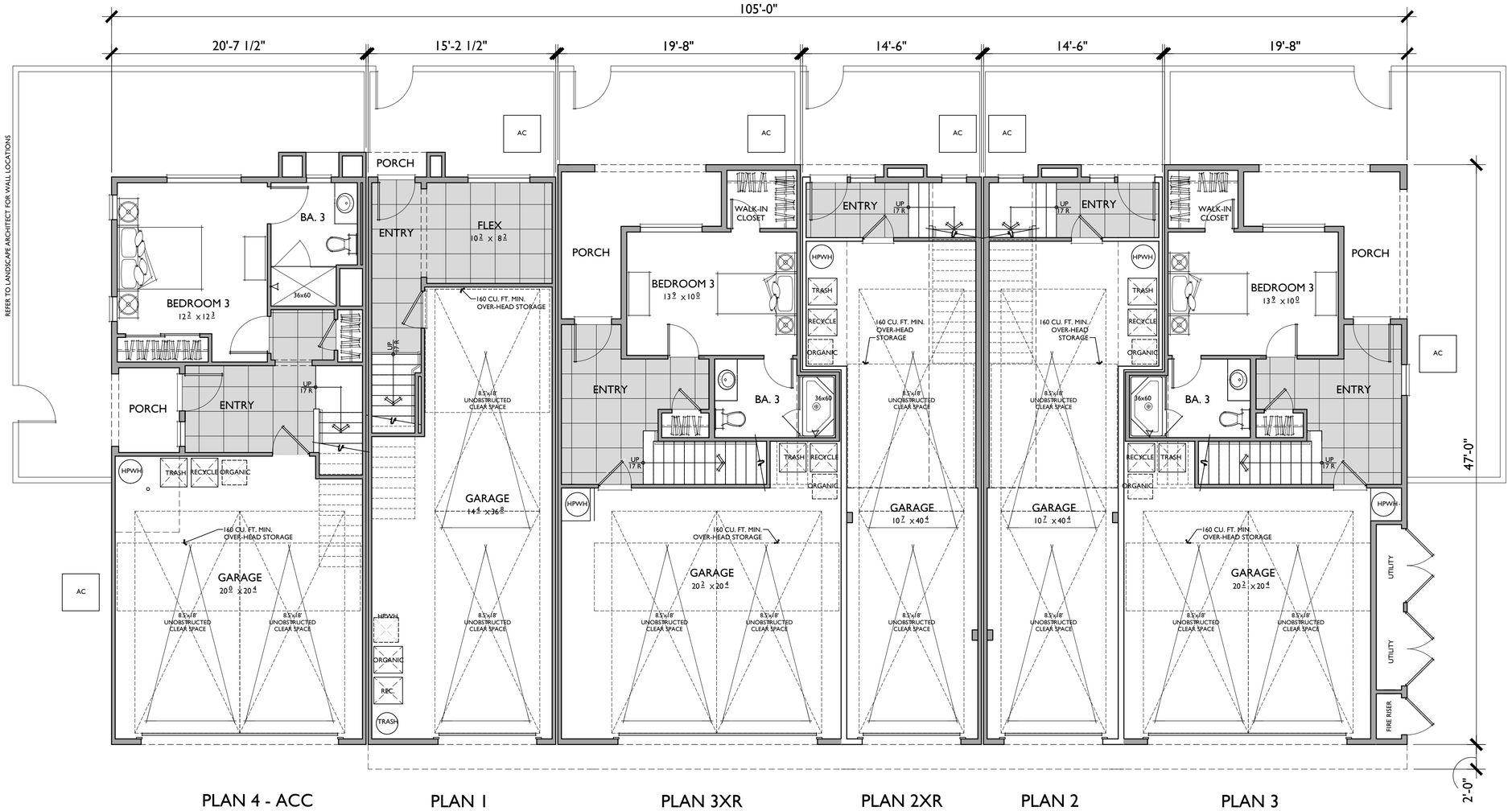
PHASE B / PA - 11B
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX TRANSITIONAL CRAFTSMAN ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-10



PLAN 4 - ACC | PLAN 1 | PLAN 3XR | PLAN 2XR | PLAN 2 | PLAN 3

FIRST FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL LIVING	**1,578 SQ. FT.**
2 - CAR TANDEM	483 SQ. FT.
DECK	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2/2X

3 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	76 SQ. FT.
2ND FLOOR	815 SQ. FT.
3RD FLOOR	735 SQ. FT.
TOTAL LIVING	**1,625 SQ. FT.**
2 - CAR TANDEM	497 SQ. FT.
DECK	69 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3/3X

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	433 SQ. FT.
2ND FLOOR	699 SQ. FT.
3RD FLOOR	731 SQ. FT.
TOTAL LIVING	**1,863 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
DECK	86 SQ. FT.
PORCH	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	462 SQ. FT.
2ND FLOOR	876 SQ. FT.
3RD FLOOR	819 SQ. FT.
TOTAL LIVING	**2,157 SQ. FT.**
2 - CAR GARAGE	476 SQ. FT.
DECK	72 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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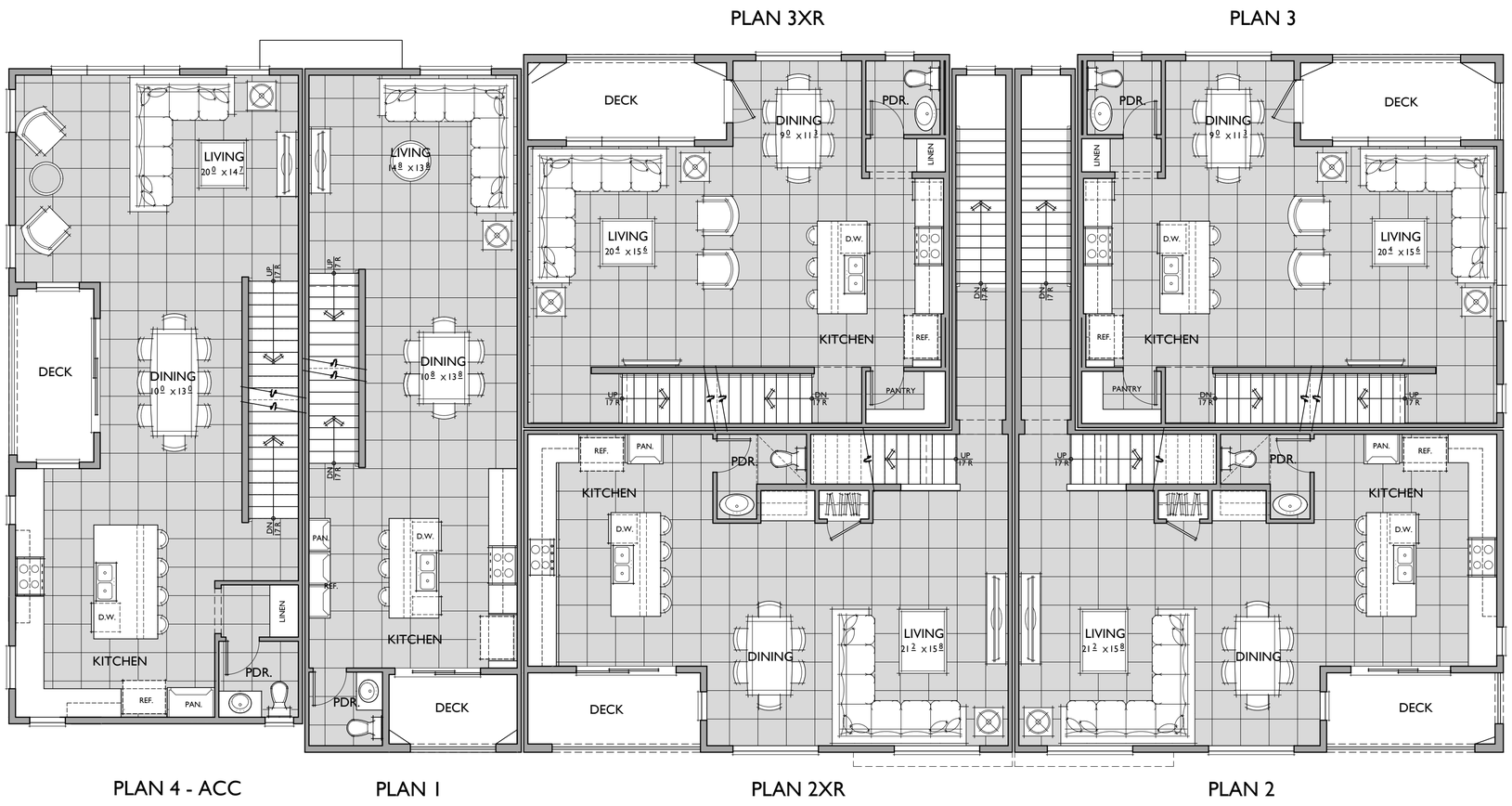
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'C'

SHEET NO.
A-11



SECOND FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL LIVING	**1,578 SQ. FT.**
2 - CAR TANDEM	483 SQ. FT.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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3 BEDROOMS / 2.5 BATHS
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PLAN 3/3X

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

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DECK	86 SQ. FT.
PORCH	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	462 SQ. FT.
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TOTAL LIVING	**2,157 SQ. FT.**
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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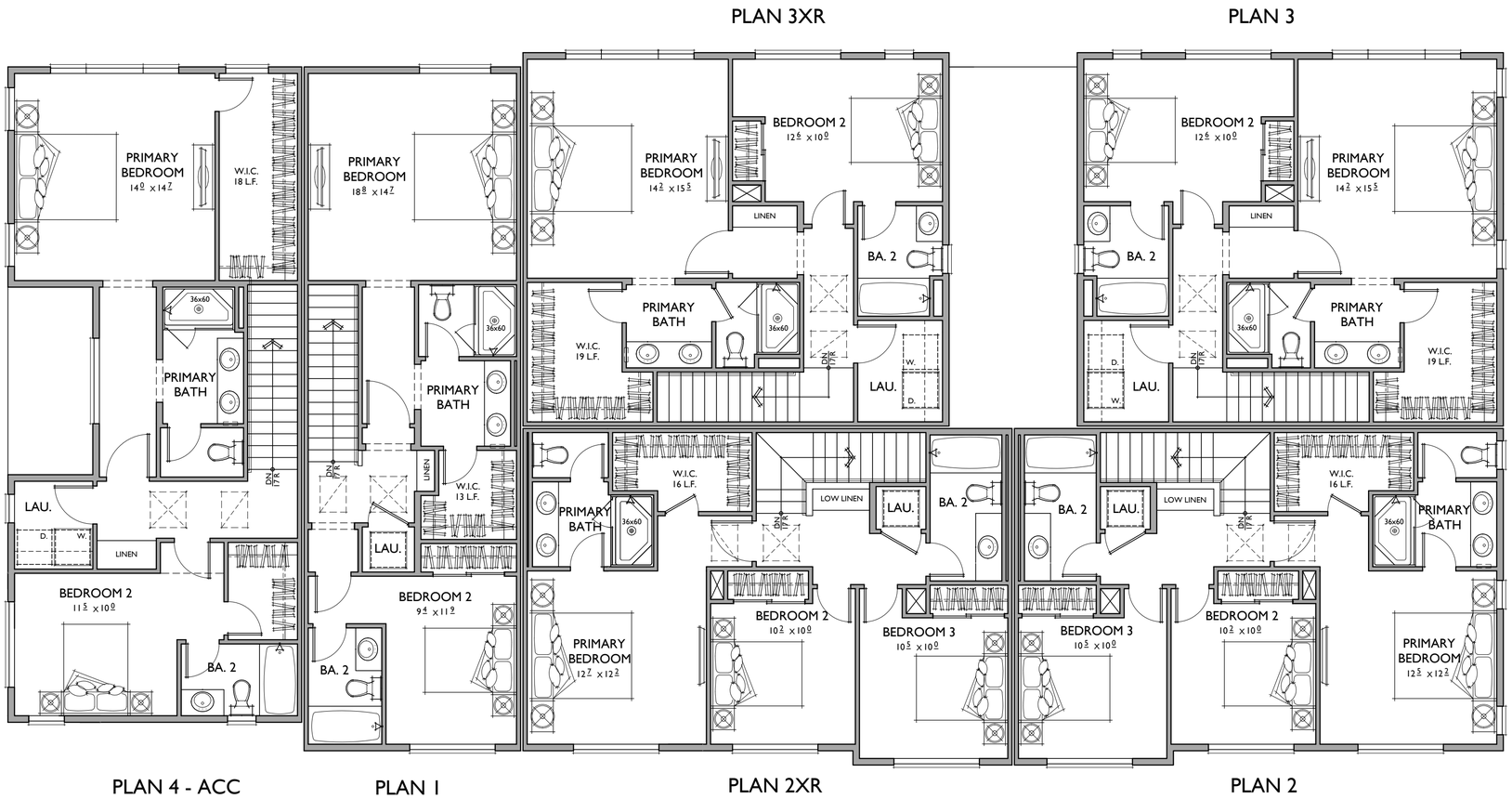
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX COMPOSITE 2ND FLOOR PLAN ELEV 'C'

SHEET NO.
A-12



THIRD FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL LIVING	**1,578 SQ. FT.**
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2/2X

3 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

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PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3/3X

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
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3RD FLOOR	731 SQ. FT.
TOTAL LIVING	**1,863 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
DECK	86 SQ. FT.
PORCH	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
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2ND FLOOR	876 SQ. FT.
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TOTAL LIVING	**2,157 SQ. FT.**
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PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX COMPOSITE 3RD FLOOR PLAN ELEV 'C'

SHEET NO.
A-13

FRONT

TRANSITIONAL FARMHOUSE

1/4"=1'-0"

REAR

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

0 3 6 12
SCALE: 3/16" = 1'-0"

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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS FRONT & REAR

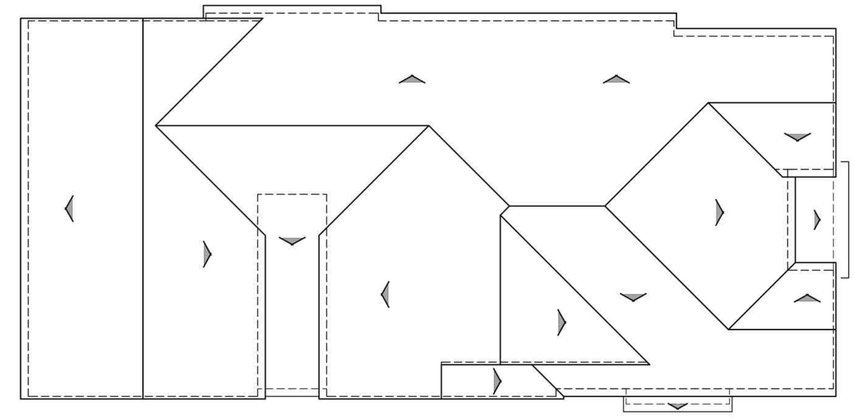
SHEET NO.
A-14

LEFT

RIGHT

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



BUILDING ROOF PLAN

C

1/8"=1'-0"

PITCH: 6:12
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: COMPOSITION SHINGLE

0 3 6 12
SCALE: 3/16" = 1'-0"

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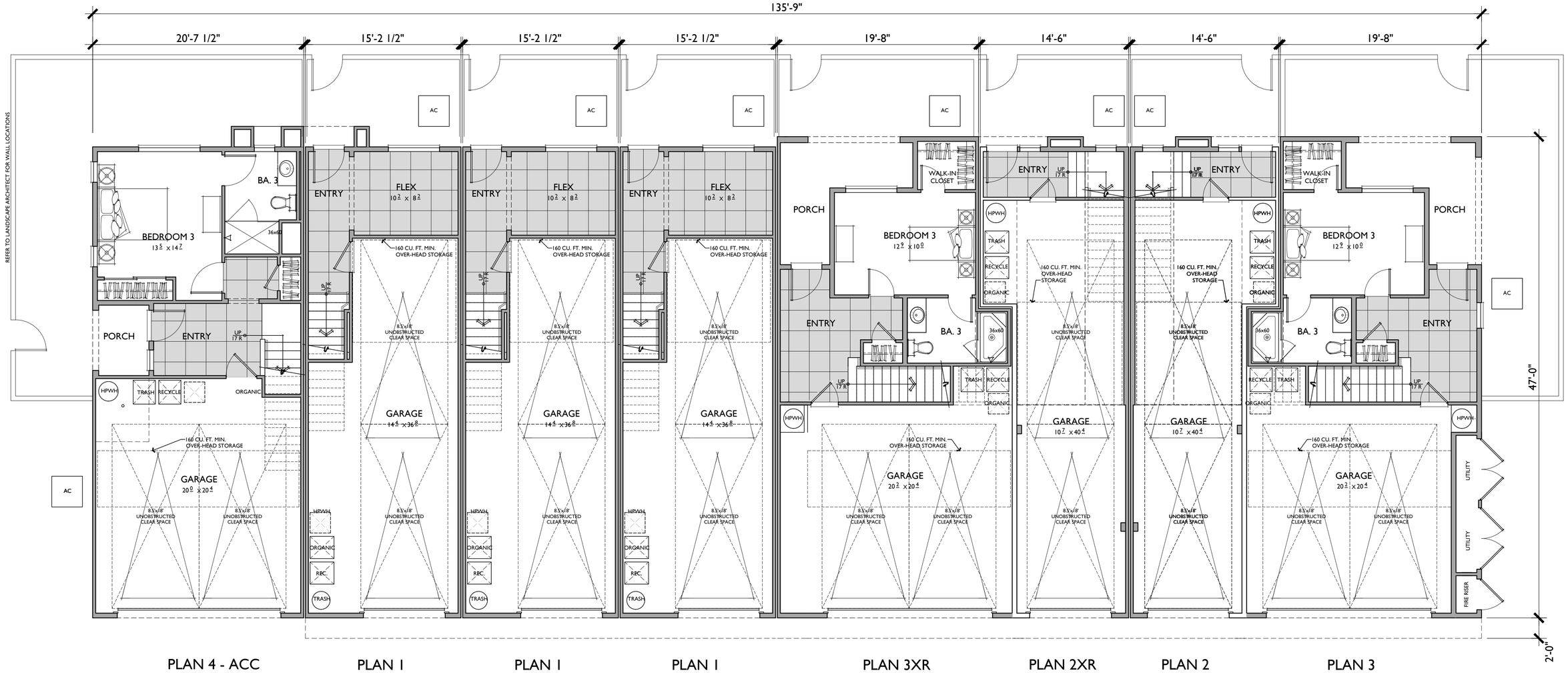
MASTER DEVELOPMENT PLAN

SHEET TITLE
6-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-15



FIRST FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL LIVING	**1,578 SQ. FT.**
2 - CAR TANDEM	483 SQ. FT.
DECK	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2/2X

3 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	76 SQ. FT.
2ND FLOOR	815 SQ. FT.
3RD FLOOR	735 SQ. FT.
TOTAL LIVING	**1,625 SQ. FT.**
2 - CAR TANDEM	497 SQ. FT.
DECK	69 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3/3X

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	433 SQ. FT.
2ND FLOOR	699 SQ. FT.
3RD FLOOR	731 SQ. FT.
TOTAL LIVING	**1,863 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
DECK	86 SQ. FT.
PORCH	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	462 SQ. FT.
2ND FLOOR	876 SQ. FT.
3RD FLOOR	819 SQ. FT.
TOTAL LIVING	**2,157 SQ. FT.**
2 - CAR GARAGE	476 SQ. FT.
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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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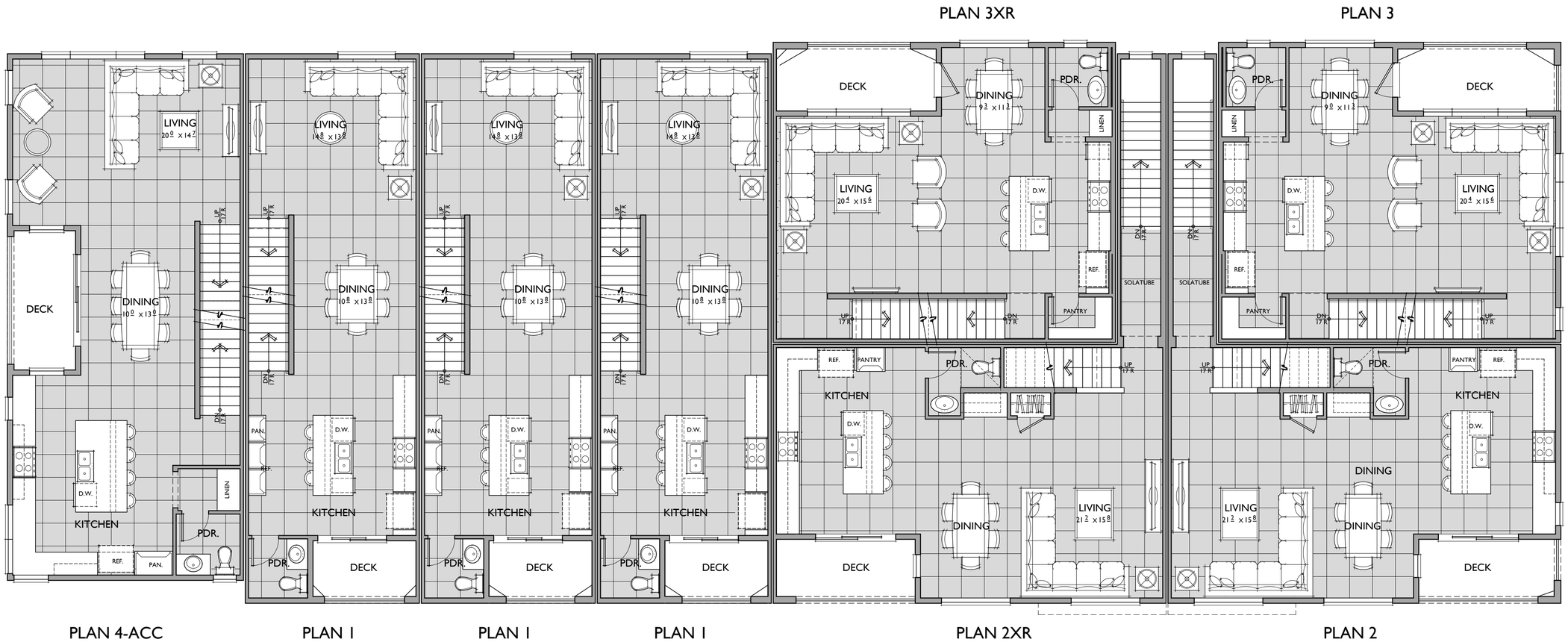
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
8-PLEX COMPOSITE 1ST FLOOR PLAN ELEV 'A'

SHEET NO.
A-16



SECOND FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
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3RD FLOOR	683 SQ. FT.
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PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
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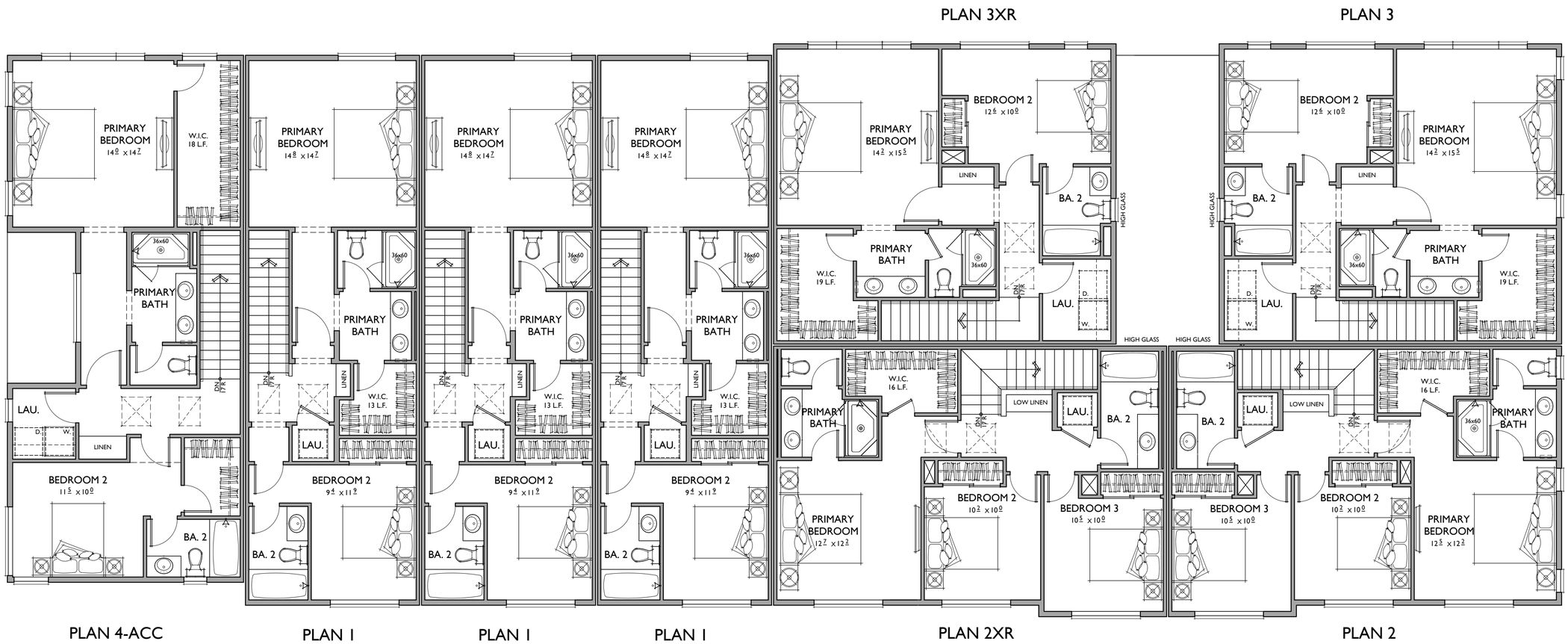
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
8-PLEX COMPOSITE 2ND FLOOR PLAN ELEV 'A'

SHEET NO.
A-17



THIRD FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

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3 BEDROOMS / 2.5 BATHS
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3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	462 SQ. FT.
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PHASE B / PA - 11B
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
8-PLEX COMPOSITE 3RD FLOOR PLAN ELEV 'A'

SHEET NO.
A-18

FRONT

TRANSITIONAL MEDITERRANEAN

REAR

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

0 3 6 12
SCALE: 3/16" = 1'-0"

Know what's below. Call 811 before you dig.

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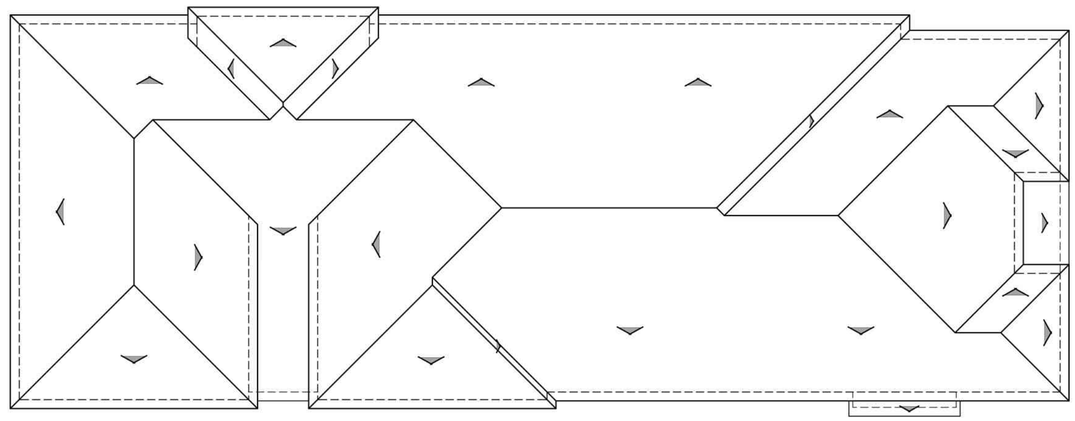
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
8-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS FRONT & REAR

SHEET NO.
A-19

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



BUILDING ROOF PLAN

A

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 14"
ROOF MATERIAL: CONCRETE 'S' TILE

0 3 6 12
SCALE: 3/16" = 1'-0"

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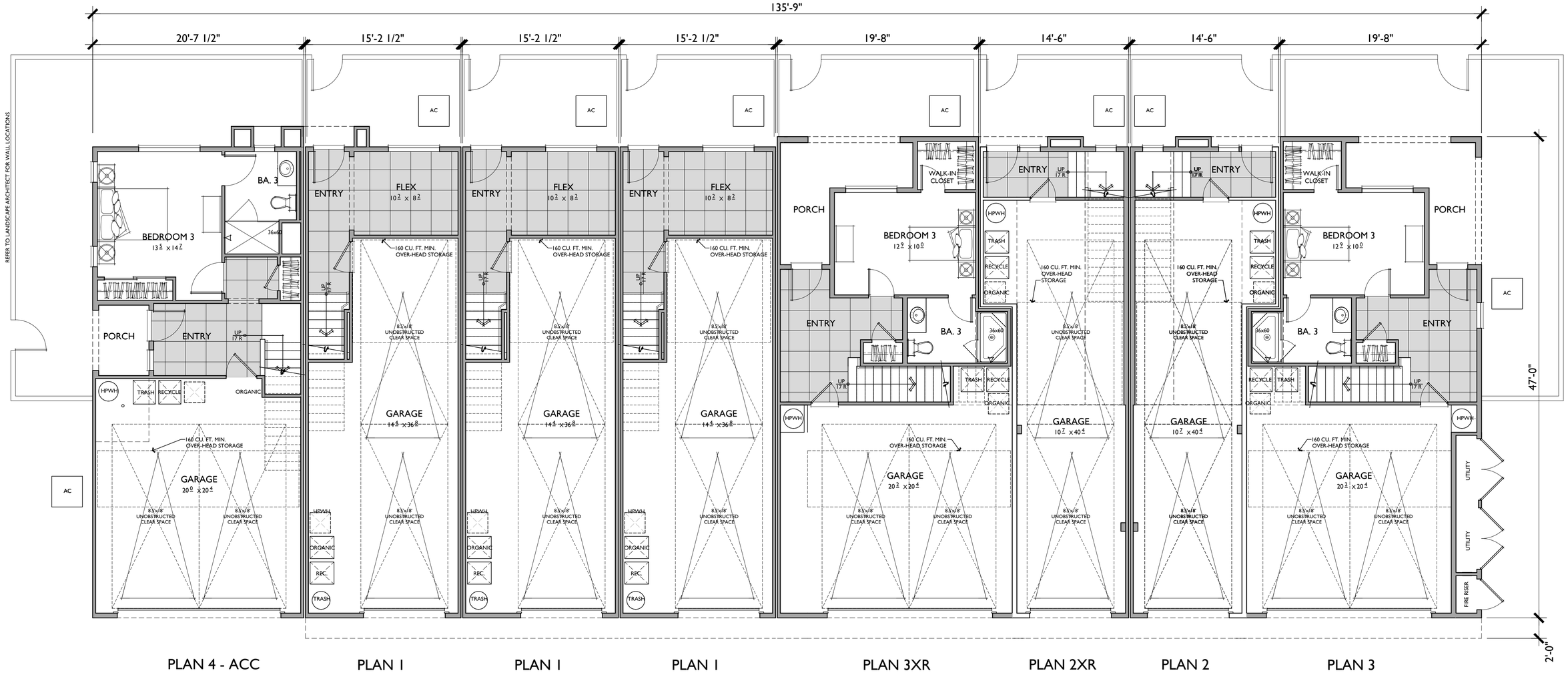
SHEET TITLE
8-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-20



PLAN 4 - ACC | PLAN 1 | PLAN 1 | PLAN 1 | PLAN 3XR | PLAN 2XR | PLAN 2 | PLAN 3

FIRST FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL LIVING	**1,578 SQ. FT.**
2 - CAR TANDEM	483 SQ. FT.
DECK	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2/2X

3 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	76 SQ. FT.
2ND FLOOR	815 SQ. FT.
3RD FLOOR	735 SQ. FT.
TOTAL LIVING	**1,625 SQ. FT.**
2 - CAR TANDEM	497 SQ. FT.
DECK	69 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3/3X

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	433 SQ. FT.
2ND FLOOR	699 SQ. FT.
3RD FLOOR	731 SQ. FT.
TOTAL LIVING	**1,863 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
DECK	86 SQ. FT.
PORCH	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	462 SQ. FT.
2ND FLOOR	876 SQ. FT.
3RD FLOOR	819 SQ. FT.
TOTAL LIVING	**2,157 SQ. FT.**
2 - CAR GARAGE	476 SQ. FT.
DECK	72 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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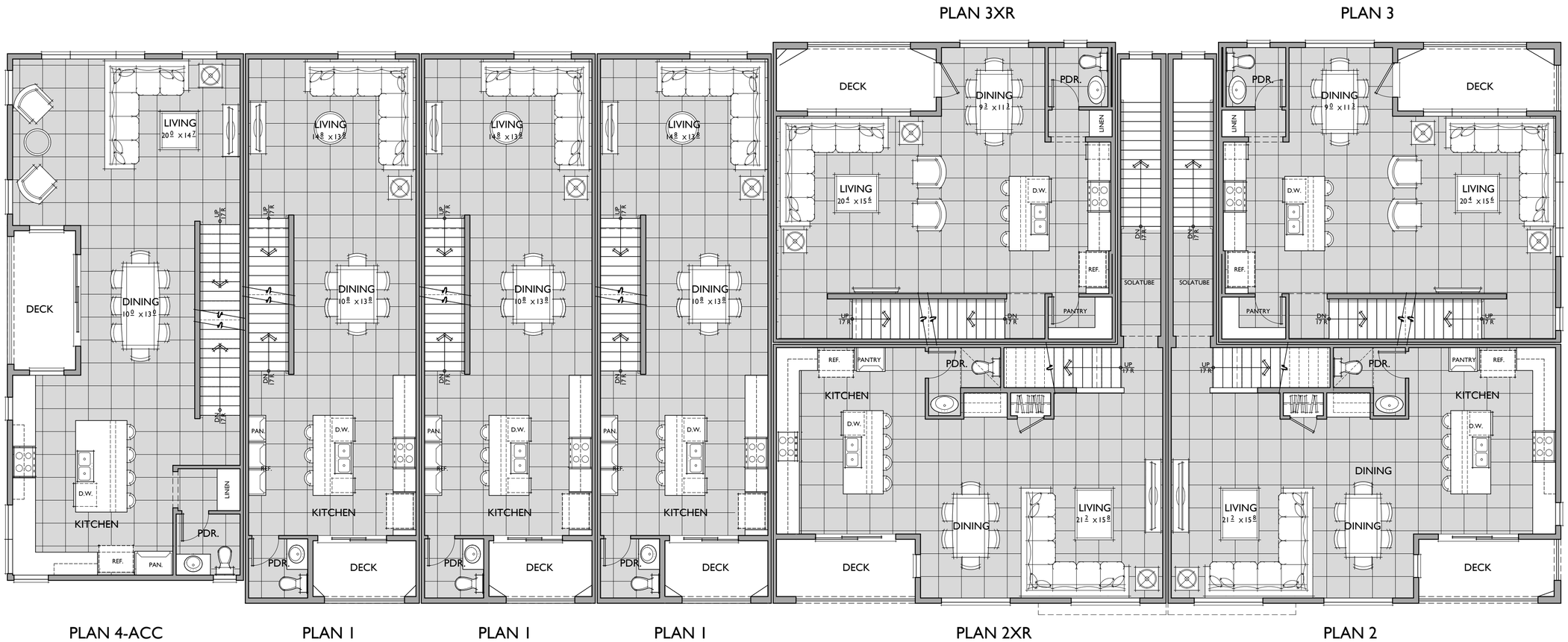
SHEET TITLE
8-PLEX
COMPOSITE
1ST FLOOR PLAN
ELEV 'C'

SHEET NO.
A-21



SECOND FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL LIVING	**1,578 SQ. FT.**
2 - CAR TANDEM	483 SQ. FT.
DECK	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2/2X

3 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	76 SQ. FT.
2ND FLOOR	815 SQ. FT.
3RD FLOOR	735 SQ. FT.
TOTAL LIVING	**1,625 SQ. FT.**
2 - CAR TANDEM	497 SQ. FT.
DECK	69 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3/3X

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	433 SQ. FT.
2ND FLOOR	699 SQ. FT.
3RD FLOOR	731 SQ. FT.
TOTAL LIVING	**1,863 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
DECK	86 SQ. FT.
PORCH	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	462 SQ. FT.
2ND FLOOR	876 SQ. FT.
3RD FLOOR	819 SQ. FT.
TOTAL LIVING	**2,157 SQ. FT.**
2 - CAR GARAGE	476 SQ. FT.
DECK	72 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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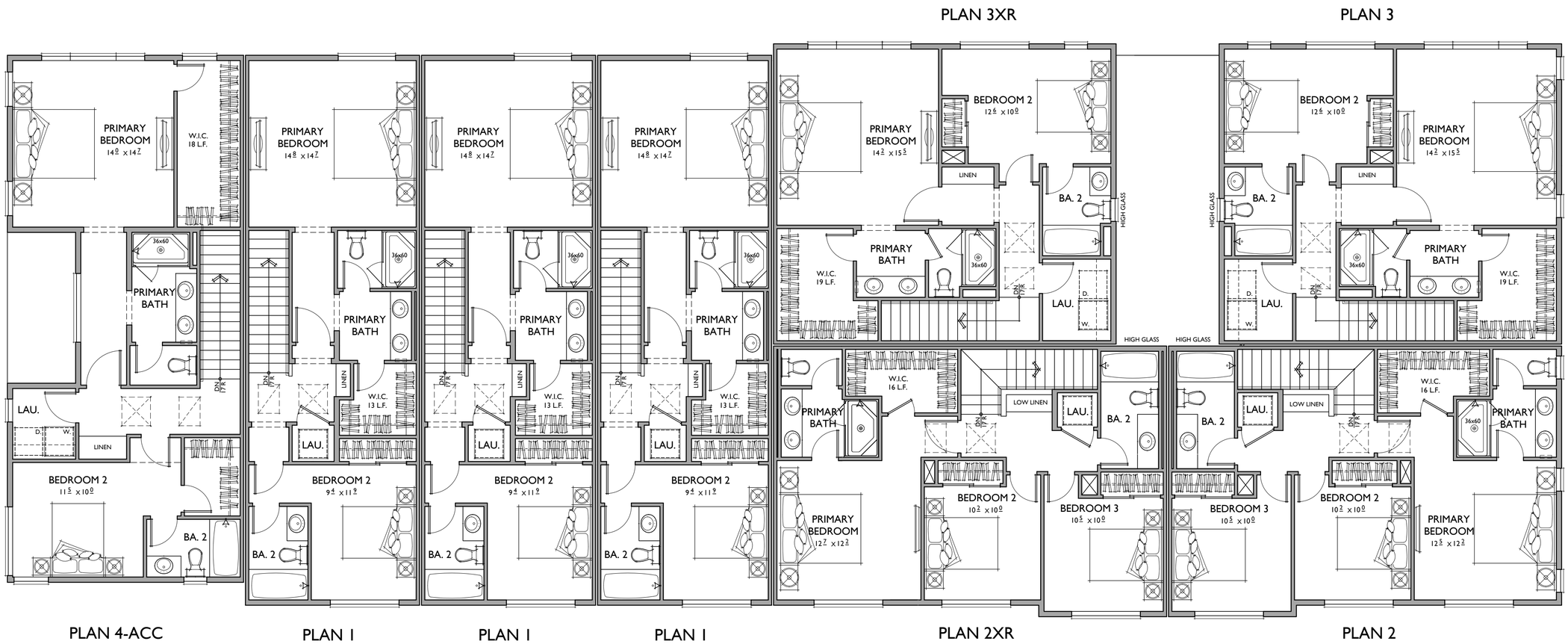
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
8-PLEX COMPOSITE 2ND FLOOR PLAN ELEV 'C'

SHEET NO.
A-22



THIRD FLOOR

PLAN 1

2 BEDROOMS / 2.5 BATHS / FLEX
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	216 SQ. FT.
2ND FLOOR	679 SQ. FT.
3RD FLOOR	683 SQ. FT.
TOTAL LIVING	**1,578 SQ. FT.**
2 - CAR TANDEM	483 SQ. FT.
DECK	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2/2X

3 BEDROOMS / 2.5 BATHS
2 - CAR TANDEM

FLOOR AREA TABLE	
1ST FLOOR	76 SQ. FT.
2ND FLOOR	815 SQ. FT.
3RD FLOOR	735 SQ. FT.
TOTAL LIVING	**1,625 SQ. FT.**
2 - CAR TANDEM	497 SQ. FT.
DECK	69 SQ. FT.
PORCH	7 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3/3X

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	433 SQ. FT.
2ND FLOOR	699 SQ. FT.
3RD FLOOR	731 SQ. FT.
TOTAL LIVING	**1,863 SQ. FT.**
2 - CAR GARAGE	442 SQ. FT.
DECK	86 SQ. FT.
PORCH	105 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 4 - ACC

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	462 SQ. FT.
2ND FLOOR	876 SQ. FT.
3RD FLOOR	819 SQ. FT.
TOTAL LIVING	**2,157 SQ. FT.**
2 - CAR GARAGE	476 SQ. FT.
DECK	72 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
8-PLEX COMPOSITE 3RD FLOOR PLAN ELEV 'C'

SHEET NO.
A-23

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)

0 3 6 12
SCALE: 3/16" = 1'-0"

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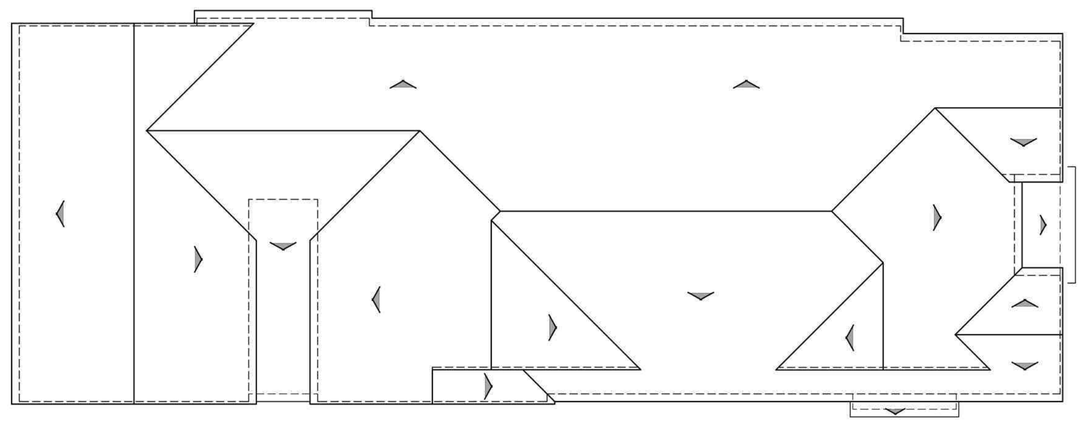
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
8-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS FRONT & REAR

SHEET NO.
A-24

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)



BUILDING ROOF PLAN

C

1/8"=1'-0"

PITCH: 6:12
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: COMPOSITION SHINGLE

0 3 6 12
SCALE: 3/16" = 1'-0"

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MASTER DEVELOPMENT PLAN

SHEET TITLE
8-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-25

SCHEME #1 | 'A' TRANSITIONAL MEDITERRANEAN ELEVATIONS

ROOF
EAGLE - 3605

BASE STUCCO
SW 9166 DRIFT OF MIST

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7040 SMOKEHOUSE

FRONT DOOR
SW 2819 DOWNING SLATE

ACCENT STUCCO
SW 7037 BALANCED BEIGE

EASTWALK PA-11B

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SCHEME #2 | 'A' TRANSITIONAL MEDITERRANEAN ELEVATIONS

ROOF
EAGLE - 3702

BASE STUCCO
SW 7565 OYSTER BAR

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7027 WELL BRED BROWN

FRONT DOOR
SW 0018 TEAL STENCIL

ACCENT STUCCO
SW 7633 TAUPE TONE

EASTWALK PA-11B

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SCHEME #3 | 'A' TRANSITIONAL MEDITERRANEAN ELEVATIONS

ROOF
EAGLE - 3773

BASE STUCCO
SW 6149 RELAXED KHAKI

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7054 SUITABLE BROWN

FRONT DOOR
SW 6069 FRENCH ROAST

ACCENT STUCCO
SW 7568 NEUTRAL GROUND

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SCHEME #4 | 'B' TRANSITIONAL CRAFTSMAN ELEVATIONS

ROOF
EAGLE 5699

BASE STUCCO
SW 7640 FAWN BRINDLE

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7005 PURE WHITE

FRONT DOOR
SW 9091 HALF-CAFF

ACCENT STUCCO
SW 7033 WARM STONE

SIDING
SW 6235 FOGGY DAY

EASTWALK PA-11B

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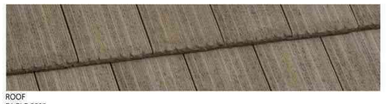
SCHEME #5 | 'B' TRANSITIONAL CRAFTSMAN ELEVATIONS



ROOF
EAGLE 5582

BASE STUCCO
SW 7005 PURE WHITE

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7060 ATTITUDE

FRONT DOOR
SW 7615 SEA SERPENT

ACCENT STUCCO
SW 7051 ANALYTICAL GRAY

SIDING
SW 7060 ATTITUDE

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SCHEME #6 | 'B' TRANSITIONAL CRAFTSMAN ELEVATIONS

ROOF
EAGLE SHP 9713

BASE STUCCO
SW 7036 ACCESSIBLE BEIGE

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7025 BACKDROP

FRONT DOOR
SW 6187 ROSEMARY

ACCENT STUCCO
SW 7045 INTELLECTURAL GRAY

SIDING
SW 7025 BACKDROP

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SCHEME #7 | 'C' TRANSITIONAL FARMHOUSE ELEVATIONS

ROOF
EAGLE 4884

BASE STUCCO
SW 7644 GATEWAY GRAY

FASCIA, EAVES & TRIM
SW 7551 GREEK VILLA

FRONT DOOR
SW 6089 GROUNDED

ACCENT STUCCO
SW 7551 GREEK VILLA

SIDING, GARAGE & UTILITY DOORS
SW 6221 MOODY BLUE

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SCHEME #8 | 'C' TRANSITIONAL FARMHOUSE ELEVATIONS

ROOF
EAGLE 4689

BASE STUCCO
SW 9174 MOTH WING

FASCIA, EAVES & TRIM
SW 7547 SANDBAR

FRONT DOOR
SW 0032 NEEDLEPOINT NAVY

ACCENT STUCCO
SW 7547 SANDBAR

SIDING, GARAGE & UTILITY DOORS
SW 6068 BREVITY BROWN

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SCHEME #9 | 'C' TRANSITIONAL FARMHOUSE ELEVATIONS

ROOF
EAGLE 4697

BASE STUCCO
SW 7657 TINSMITH

FASCIA, EAVES & TRIM
SW 7674 PEPPERCORN

FRONT DOOR
SW 7611 TRANQUIL AQUA

ACCENT STUCCO
SW 7004 SNOWBOUND

SIDING, GARAGE & UTILITY DOORS
SW 7674 PEPPERCORN

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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
COLOR & MATERIAL SELECTIONS

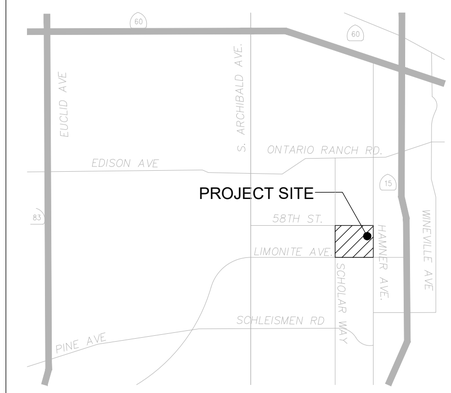
SHEET NO.
A-26

EASTVALE SQUARE
MASTER DEVELOPMENT PLANS

PHASE B - PLANNING AREA 11B
PREMIER PLACE & CIVITA WAY
EASTVALE, CALIFORNIA
TENTATIVE TRACT NO. 38290

SITE PLAN
SCALE: 1" = 80'

LOCATION MAP



SCALE: NTS

NORTH

SHEET INDEX

SHEET	DESCRIPTION
L-1	COVER SHEET
L-2	PLANTING LEGEND
L-3	PLANTING IMAGERY BOARD
L-4	PLANTING IMAGERY BOARD
L-5	PLANTING IMAGERY BOARD
L-6	LANDSCAPE SITE PLAN
L-7	SITE PLAN ENLARGEMENTS
L-8	FENCE AND WALL ELEVATIONS

ABBREVIATIONS

CODE	DESCRIPTION
PL	PROPERTY LINE
CL	CENTERLINE
TYP	TYPICAL
L.F.	LINEAR FEET
O.C.	ON CENTER
TW	TOP OF WALL
BW	BOTTOM OF WALL
FG	FINISH GRADE
EQ	EQUAL
DIA	DIAMETER
TT	TOP OF TOWER
BT	BOTTOM OF TOWER
RECP	ROLLED EROSION CONTROL PRODUCTS
FS	FENCE START
FE	FENCE END

PROJECT TEAM

APPLICANT/DEVELOPER
NEW HOME COMPANY
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IRVINE, CA 92618

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(949) 783-9986
BBISCHAK@NEWHOMECO.COM

LANDSCAPE ARCHITECT
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1100 W. TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868

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PEDRO.QUIJAS@KIMLEY-HORN.COM

CIVIL ENGINEER
HUNSAKER & ASSOCIATES
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NEWPORT BEACH, CA 92660

MICHAEL J. STONE
(940) 553-9100 EXT. 406
MSTONE@BASSENIANLAGONI.COM

SITE LIGHTING ENGINEER
CANDELA ENGINEERING
27201 CALLE JUANITA
DANA POINT CA, 92624

DON DIDOMIZIO
(949)201-1333
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		01/16/25	THIRD CITY SUBMITTAL		
LANDSCAPE ARCHITECT				CITY	

CITY OF EASTVALE

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PHONE: 714-939-1030
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PA NO. 11B
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
LANDSCAPE COVERSHEET

SHEET NO.
L-1

TREE LEGEND - PA 11B

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	4
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	23
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	13
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	7
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	L	11
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24" BOX	L	24
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	8
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	6
	QUERCUS ILEX HOLLY OAK	48" BOX	L	5
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	8
	TECOMA STANS YELLOW BELLS	24" BOX	L	12

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

TREE QUANTITY MATRIX

SIZE	QUANTITY	% REQUIRED	% PROVIDED
24" BOX	72	60%	59.5%
36" BOX	36	30%	29.8%
48" BOX	13	10%	10.7%

SHRUB LEGEND - ACCENTS

TRANSITIONAL MEDITERRANEAN ARCHITECTURAL STYLE			
BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	5 GAL	L	48" o.c.
JUNIPERUS CHINENSIS GREEN COLUMNAR JUNIPER	5 GAL	L	36" o.c.
LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL	L	36" o.c.
TRANSITIONAL CRAFTSMAN ARCHITECTURAL STYLE			
BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	5 GAL	L	48" o.c.
AGAVE ATTENUATA RAY OF LIGHT RAY OF LIGHT FOX TAIL AGAVE	5 GAL	L	36" o.c.
PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE® YELLOW-WOOD	5 GAL	L	48" o.c.
TRANSITIONAL FARMHOUSE ARCHITECTURAL STYLE			
BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
DODONAEA VISCOSA 'PURPUREA' PURPLE-LEAFED HOP-BUSH	5 GAL	L	24" o.c.
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	5 GAL	L	48" o.c.
LAURUS NOBILIS SWEET BAY	5 GAL	L	36" o.c.

SHRUB LEGEND - BACKGROUND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ABUTILON PALMERI INDIAN MALLOW	5 GAL	L	48" o.c.
ALYOGYNE HUEGELII BLUE HIBISCUS	5 GAL	L	6'-0" o.c. *
ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL	L	48" o.c.
ARCTOSTAPHYLOS GLANDULOSA EASTWOOD MANZANITA	5 GAL	L	6'-0" o.c. *
ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	1 GAL	L	48" o.c.
BERBERIS AQUIFOLIUM OREGON GRAPE	5 GAL	L	48" o.c.
ECHIUM FASTUOSUM PRIDE OF MADEIRA	5 GAL	L	5'-0" o.c.
HETEROMELES ARBUTIFOLIA TOYON	5 GAL	L	48" o.c.
JUNIPERUS COMMUNIS COMMON JUNIPER	5 GAL	L	48" o.c.
LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	1 GAL	L	48" o.c.
MUHLENBERGIA RIGENS PINK MUHLY GRASS	1 GAL	M	48" o.c.
PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE® YELLOW WOOD	5 GAL	L	48" o.c.
RHUS INTEGRIFOLIA LEMONADE BERRY	5 GAL	L	8'-0" o.c. *
RHUS OVATA SUGAR BUSH	5 GAL	L	8'-0" o.c.
RIBES SANGUINEUM RED FLOWERING CURRANT	1 GAL	M	48" o.c.
ROMNEYA COULTERI MATILIJA POPPY	5 GAL	L	6'-0" o.c.
TAGETES LEMMONII COPPER CANYON DAISY	5 GAL	L	5'-0" o.c. *
TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	5 GAL	L	8'-0" o.c. *

* PLANT SPACING SHALL BE REDUCED FOR SMALL PLANTING AREAS AS NEEDED.

SHRUB LEGEND - MIDGROUND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	L	48" o.c.
AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	L	36" o.c.
AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL	L	36" o.c.
ANIGOZANTHOS X 'ORANGE CROSS' ORANGE CROSS KANGAROO PAW	1 GAL	L	24" o.c.
BACCHARIS PILULARIS COYOTE BRUSH	1 GAL	L	8'-0" o.c. *
BERBERIS THUNBERGII JAPANESE GREENLEAF BARBERRY	5 GAL	M	5'-0" o.c.
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	1 GAL	M	5'-0" o.c.
CISTUS SALVIIFOLIUS 'PROSTRATUS' SAGELEAF ROCKROSE	1 GAL	L	5'-0" o.c.
DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L	36" o.c.
EUPHORBIA RIGIDA YELLOW SPURGE	5 GAL	L	36" o.c.
HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L	48" o.c.
JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	24" o.c.
KALANCHOE THYRSIFLORA PADDLE PLANT	1 GAL	L	36" o.c.
KNIPHOFIA TRIANGULARIS DWARF RED HOT POKER	1 GAL	M	48" o.c.
KNIPHOFIA UVARIA RED HOT POKER	1 GAL	L	36" o.c.
LAVANDULA STOECHAS SPANISH LAVENDER	5 GAL	L	36" o.c.
LEUCOPHYLLUM CANDIDUM TEXAS SAGE	5 GAL	L	36" o.c.
LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L	36" o.c.
MELALEUCA NESOPHILA 'LITTLE NESSIE' LITTLE NESSIE PINK MELALEUCA	1 GAL	L	5'-0" o.c.
NANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	1 GAL	M	36" o.c.
OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L	36" o.c.
PHLOMIS FRUTICOSA JERUSALEM SAGE	1 GAL	M	48" o.c.
PRUNUS ILICIFOLIA HOLLYLEAF CHERRY	5 GAL	L	8'-0" o.c. *
RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF INDIAN HAWTHORN	1 GAL	L	48" o.c.
ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	L	48" o.c.
SALVIA GREGGII AUTUMN SAGE	1 GAL	L	36" o.c.
SALVIA ROSMARINUS ROSEMARY	5 GAL	L	36" o.c.
SALVIA SPATHACEA HUMMINGBIRD SAGE	1 GAL	M	48" o.c.
TRICHOSTEMA LANATUM WOOLLY BLUE CURLS	1 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA 'BLUE GEM' COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA 'SMOKEY' COAST ROSEMARY	5 GAL	L	48" o.c.

* PLANT SPACING SHALL BE REDUCED FOR SMALL PLANTING AREAS AS NEEDED.

SHRUB LEGEND - FOREGROUND/GROUNDCOVER

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET BANK CATCLAW	1 GAL	L	6'-0" o.c. *
ACHILLEA TOMENTOSA WOOLLY YARROW	1 GAL	L	12" o.c.
BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL	L	24" o.c.
CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L	24" o.c.
CEANOTHUS X 'JOYCE COULTER' JOYCE COULTER WILD LILAC	1 GAL	M	8'-0" o.c. *
ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	1 GAL	L	12" o.c.
FESTUCA GLAUCA BLUE FESCUE	1 GAL	M	18" o.c.
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	L	8'-0" o.c.
LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL	L	36" o.c.
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	1 GAL	L	8'-0" o.c. *
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	36" o.c.
SENECIO CINERARIA DUSTY MILLER	1 GAL	L	24" o.c.
SENECIO SERPENS BLUE CHALKSTICKS	1 GAL	L	24" o.c.
TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	L	24" o.c.
TEUCRIUM COSSONII CREEPING GERMANDER	1 GAL	L	24" o.c.
THYMUS X CITRIODORUS LEMON THYME	1 GAL	L	24" o.c.
TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE	1 GAL	M	36" o.c.

* PLANT SPACING SHALL BE REDUCED FOR SMALL PLANTING AREAS AS NEEDED.

VINE LEGEND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
BOUGAINVILLEA X 'ROSENKA' ROSENKA BOUGAINVILLEA	5 GAL	L	10'-0" o.c.
TRACHELOSPERMUM JASMINOIDES STAR JASMINE TRELLIS	5 GAL	M	10'-0" o.c.
WISTERIA SINENSIS CHINESE WISTERIA	5 GAL	M	10'-0" o.c.

NOTES:

1. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM
   - 15 GALLON 10%
   - 5 GALLON 30%
   - 1 GALLON 60%

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED
   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT OR STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
2. STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
3. SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30" MAXIMUM HEIGHT IN LIMITED USE AREAS.
4. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
5. SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
6. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
7. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.
8. 60% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 10% OF ALL TREES SHALL BE 48" BOX.

EVERGREEN TREES

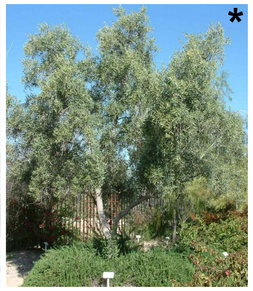
ARBUTUS X 'MARINA'
MARINA STRAWBERRY TREE

CINNAMOMUM CAMPHORA
CAMPHOR TREE

HYMENOSPORUM FLAVUM
SWEET SHADE

LAURUS NOBILIS 'SARATOGA'
SWEET BAY

LOPHOSTEMON CONFERTUS
BRISBANE BOX


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE

PODOCARPUS GRACILIOR
FERN PINE

QUERCUS AGRIFOLIA
COAST LIVE OAK

QUERCUS ILEX
HOLLY OAK

RHUS LANCEA
AFRICAN SUMAC

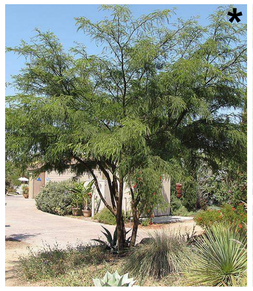
DECIDUOUS TREES

FRAXINUS OXYCARPA 'RAYWOOD'
RAYWOOD ASH

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

PLATANUS ACERIFOLIA
LONDON PLANE TREE

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE


PROSOPIS GLANDULOSA
HONEY MESQUITE

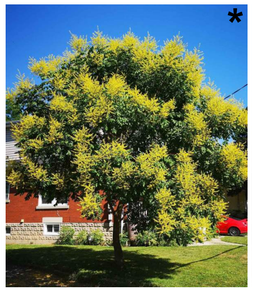
PROSOPIS CHILENSIS
THORNLESS CHILEAN MESQUITE

ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM

ACCENT TREES

ACACIA BAILEYANA 'PURPUREA'
PURPLE FERNLEAF ACACIA

GINKGO BILOBA 'AUTUMN GOLD'
AUTUMN GOLD GINKGO


KOELREUTERIA PANICULATA
GOLDEN RAIN TREE

PARKINSONIA 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE

TECOMA STANS
YELLOW BELLS

NOTE:
*ADDITIONAL TREES SHOWN AS ALTERNATIVE OPTIONS.

TRANSITIONAL MEDITERRANEAN ARCHITECTURAL ACCENT PLANTING

ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE

JUNIPERUS CHINENSIS
GREEN COLUMNAR JUNIPER

LAVANDULA AGUSTIFOLIA
ENGLISH LAVENDER

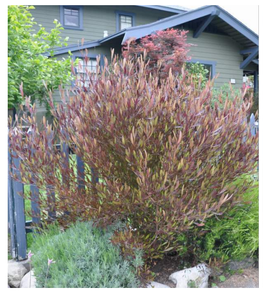
TRANSITIONAL CRAFTSMAN ARCHITECTURAL ACCENT PLANTING

ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE

AGAVE ATTENUATA 'RAY OF LIGHT'
RAY OF LIGHT FOX TAIL AGAVE

PODOCARPUS ELONGATUS
'MONMAL'
ICE BLUE YELLOW WOOD

TRANSITIONAL FARMHOUSE ARCHITECTURAL ACCENT PLANTING


DODONAENA VISCOSA
'PURPUREA'
PURPLE-LEAFED HOP-BUSH

ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE

LAURUS NOBILIS
SWEET BAY

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PLANTING IMAGERY BOARD

SHEET NO.
L-3

2248

BACKGROUND SHRUBS

ABUTILON PALMERI
INDIAN MALLOW

ALYOGINE HUEGELII
BLUE HIBISCUS

ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE

ARCTOSTAPHYLOS GLANDULOSA
EASTWOOD MANZANITA

ARTEMISIA CALIFORNICA 'CANYON GREY'
CANYON GREY CALIFORNIA SAGEBRUSH

BACCHARIS PILULARIS
COYOTE BRUSH

ECHIUM FASTUOSUM
PRIDE OF MADEIRA

HETEROMELES ARBUTIFOLIA
TOYON

JUNIPERUS COMMUNIS
COMMON JUNIPER

LEYMUS CONDENSATUS
GIANT WILD RYE

MUHLENBERGIA R.
'PINK MUHLY'
PINK MUHLY GRASS

PODOCARPUS ELONGATUS 'MONMAL'
ICE BLUE YELLOW WOOD

RHUS INTEGRIFOLIA
LEMONADE BERRY

RHUS OVATA
SUGAR BUSH

RIBES SANGUINEUM
RED FLOWERING CURRANT

ROMNEY COULTERI
CALIFORNIA TREE POPPY

TAGETES LEMONII
MEXICAN MARIGOLD

TECOMA X. 'ORANGE JUBILEE'
ORANGE JUBILEE YELLOW BELLS

MIDGROUND SHRUBS

AGAVE ATTENUATA
FOXTAIL AGAVE

AGAVE X. 'BLUE FLAME'
BLUE FLAME AGAVE

AGAVE X. 'BLUE GLOW'
BLUE GLOW AGAVE

ANIGOZANTHOS X. 'ORANGE CROSS'
ORANGE CROSS KANGAROO PAW

BERBERIS THUNBERGII
JAPANESE GREENLEAF BARBERRY

CALLISTEMON V. 'LITTLE JOHN'
LITTLE JOHN BOTTLEBRUSH

CISTUS SALVIIFOLIUS 'PROSTRATUS'
SAGELEAF ROCKROSE

DIANELLA REVOLUTA 'BABY BLISS'
BABY BLISS FLAX LILY

EUPHORBIA RIGIDA
YELLOW SPURGE

HESPERALOE PARVIFLORA
RED YUCCA

JUNCUS PATENS
CALIFORNIA GRAY RUSH

KALANCHOE THYRSIFLORA
PADDLE PLANT

KNIPHOFIA TRIANGULARIS
DWARF RED HOT POKER

KNIPHOFIA UVARIA
RED HOT POKER

LAVANDULA S. 'OTTO QUAST'
SPANISH LAVENDER

LEUCOPHYLLUM CANDIDUM
TEXAS SAGE

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

MELALEUCA N. 'LITTLE NESSIE'
LITTLE NESSIE PINK MELALEUCA

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MIDGROUND SHRUBS CONT.

NANDINA D. 'COMPACTA'
DWARF HEAVENLY BAMBOO

OLEA UEROPAEA 'MONTRA'
LITTLE OLLIE OLIVE

PHLOMIS FRUTICOSA
JERUSALEM SAGE

RHAPHIOLEPIS UMBELLA 'MINOR'
DWARD INDIAN HAWTHORN

ROSMARINUS OFFICINALIS
ROSEMARY

SALVIA GREGII
AUTUMN SAGE

SALVIA SPATHACEA
HUMMINGBIRD SAGE

TRICHOSTEMA LANATUM
WOOLLY BLUE CURLS

WESTRINGIA FRUTICOSA
COAST ROSEMARY

WESTRINGIA F. 'GREY BOX'
COAST ROSEMARY

FOREGROUND/GROUNDCOVER

ACACIA R. 'DESERT CARPET'
SWEET ACACIA

ACHILLEA TOMENTOSA
WOOLY YARROW

BOUTELOUA GRACILIS
BLUE GRAMA GRASS

CAREX DIVULSA
EUROPEAN GREY SEDGE

CEONOTHUS X. 'JOYCE COULTER'
JOYCE COULTER WILD LILAC

ESCHSCHOLZIA CALIFORNIA
CALIFORNIA POPPY

FESTUCA GLAUCA
BLUE FESCUE

LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA

LONICERA JAPONICA
JAPANESE HONEYSUCKLE

MYOPORUM PARVIFOLIUM
TRAILING MYOPORUM

ROSMARINUS OFFICINALIS
'HUNTINGTON CARPET'
ROSEMARY

SENECIO CINERARIA
DUSTY MILLER

SENECIO SERPENS
BLUE CHALKSTICKS

TEUCRIUM CHAMAEDRYS
GERMANDER

TEUCRIUM COSONII
CREEPING GERMANDER

THYMUS X. CITRIODORUS
LEMON THYME

TRACHELOSPERMUM JASMINOIDES
CHINESE START JASMINE

VINES/ESPALIERS

BOUGAINVILLEA 'ROSENKA'
ROSENKA BOUGAINVILLEA

TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

WISTERIA SINENSIS
CHINESE WISTERIA

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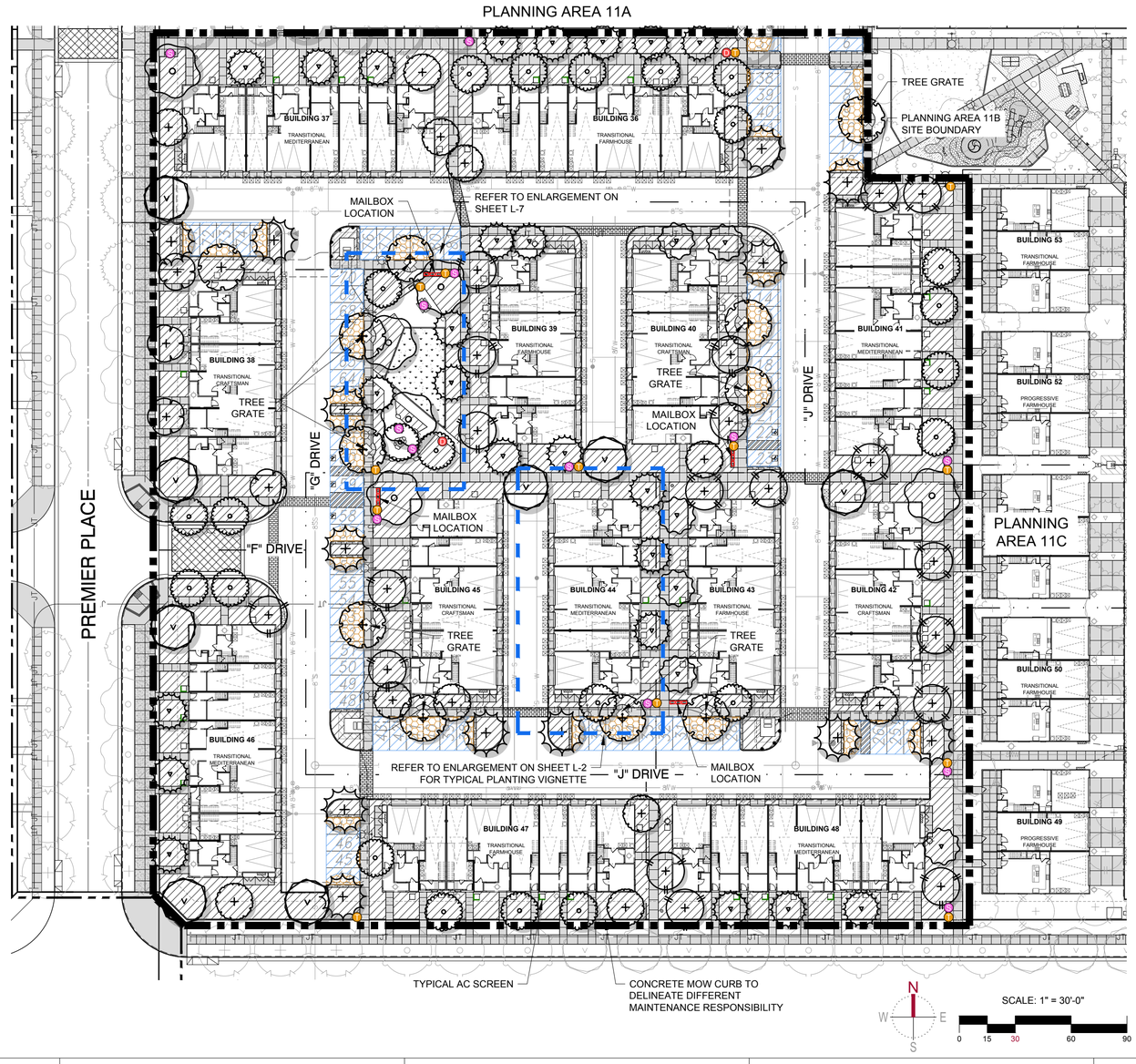
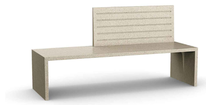


TREE LEGEND - PA 11B

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	4
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	23
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	13
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	7
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	L	11
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24" BOX	L	24
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	8
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	6
	QUERCUS ILEX HOLLY OAK	48" BOX	L	5
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	8
	TECOMA STANS YELLOW BELLS	24" BOX	L	12

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

REFERENCE IMAGERY


CONCRETE BENCH/SEATING

DOG WASTE DISPENSER

TRASH CAN

TREE GRATE

FENCE AND WALL LEGEND :

3'-0" HIGH ALUMINUM AC SCREEN. REFER TO SHEET L-8 FOR REFERENCE IMAGE.

NOTE:
FINAL MATERIAL/COLOR SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER

SITE ELEMENTS LEGEND:

- T — TRASH CANS (13 Total)
- S — BENCH/SEATING (13 Total)
- D — DOG TRASH DISPENSER (2 Total)
- CONCRETE PAVING
- DECORATIVE VEHICULAR PAVING
- ENHANCED PEDESTRIAN PAVING
- PROPOSED MAILBOX LOCATION (ACTUAL MAILBOX LOCATIONS MAY CHANGE UPON USPS REVIEW)

TREE SHADING LEGEND:

- PARKING AREA SHADED BY TREES
- PARKING AREA

SHADED SUMMARY:

TOTAL PARKING AREA: 13,457 SF. (5 AREAS)
(EXCLUDES DRIVE AISLES AND COVERED PARKING SPACES)

PARKING AREA SHADED BY TREES

	REQUIRED*	PROVIDED
AREA 1:	560 SF(30%)	605 SF (32.4%)
AREA 2:	562 SF (30%)	635 SF (33.9%)
AREA 3:	999 SF (30%)	1,288 SF (38.1%)
AREA 4:	1,382 SF (30%)	1,546 SF (33.6%)
AREA 5:	535 SF (30%)	581 SF (32.6%)

OVERALL COVERAGE PROVIDED: 34.6%

* REQUIRED PERCENTAGE BASED ON PARKING AREAS OF 5-24 SPACES

** TREES SHOWN AT 15 YEARS MATURITY.
PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 1812

LANDSCAPE COVERAGE SUMMARY:

OVERALL LANDSCAPE: 43,175 SQ. FT.

TOTAL DEVELOPED AREA - PA 11B: 4.6 ACRES

PERCENTAGE OF LANDSCAPE AREA: ± 21.5%

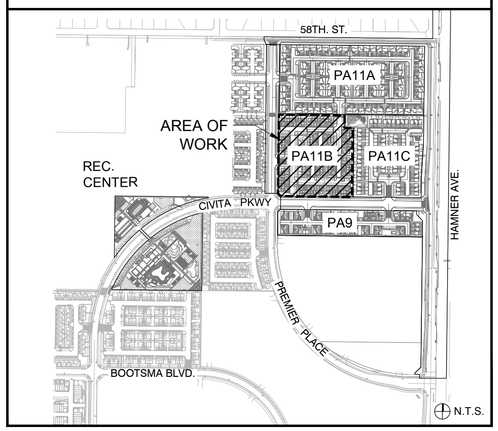
OPEN SPACE: 5,140 SQ. FT.

- SHRUBS - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES
- NATURAL TURF AREA TURF TO BE WARM SEASON GRASS

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED:
   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT OR STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
2. STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
3. SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30" MAXIMUM HEIGHT IN LIMITED USE AREAS.
4. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
5. SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
6. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
7. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.
8. 60% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 10% OF ALL TREES SHALL BE 48" BOX.

KEY MAP



Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/15/24	FIRST CITY SUBMITTAL		
		11/18/24	SECOND CITY SUBMITALL		
		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO. move forward

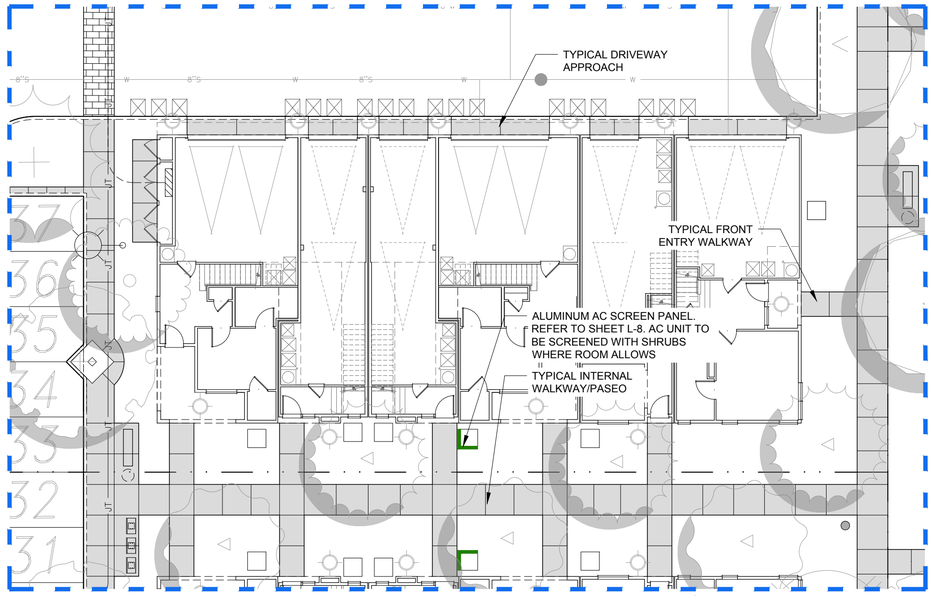
Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 11B

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
LANDSCAPE SITE PLAN

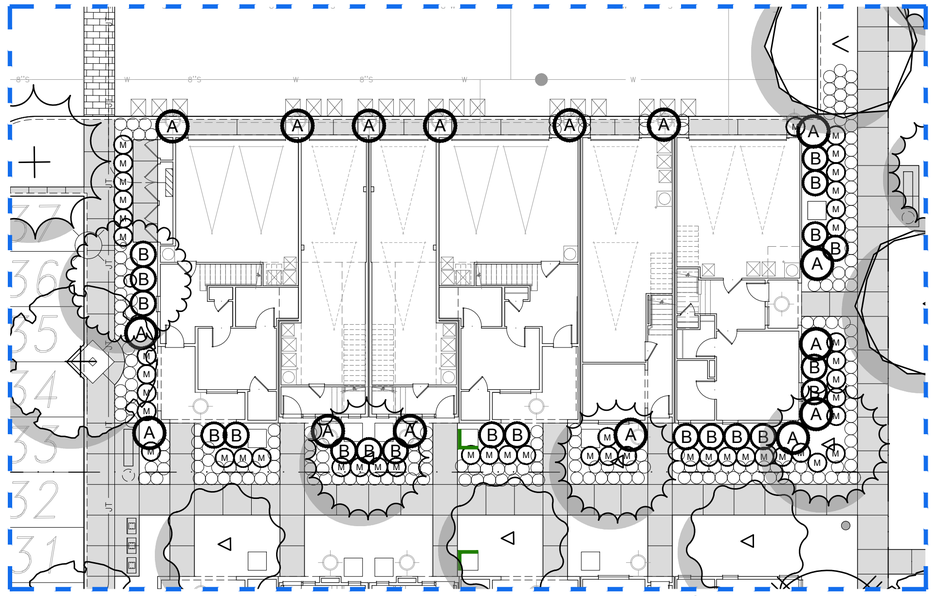
SHEET NO.
L-6



TYPICAL CLUSTER LAYOUT - ENLARGEMENT

NOTE: PATIO/COURTYARD WALL SHOWN ARE OPTIONAL AND MIGHT NOT BE FEASIBLE DUE TO SITE CONDITIONS. FINAL LAYOUT SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER.

SCALE: 1" = 10'-0"



PLANTING VIGNETTE - ENLARGEMENT

NOTE: TYPICAL MASSING/LAYOUT. FINAL LAYOUT TO BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS

SCALE: 1" = 10'-0"

TREE LEGEND - PA 11B

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	4
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	23
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	13
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	7
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	L	11
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24" BOX	L	24
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	8
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	QUERCUS ILEX HOLLY OAK	48" BOX	L	5
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	8
	TECOMA STANS YELLOW BELLS	24" BOX	L	12

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

SHRUB LEGEND

SYMBOL	DESCRIPTION	SIZE
A	ACCENTS	15 GAL
B	BACKGROUND	5 GAL
M	MIDGROUND	5 GAL AND 1 GAL
	GROUNDCOVER	1 GAL

NOTES:
1. REFER TO SHEET L-201 FOR FULL SHRUB PLANT PALETTE.
2. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM.
   15 GALLON: 10%
   5 GALLON: 30%
   1 GALLON: 60%

REFERENCE IMAGERY

PICNIC TABLES

OUTDOOR COUNTER / BBQ

CONCRETE PEBBLE BENCH

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED:
   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
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6. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
7. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.
8. 60% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 10% OF ALL TREES SHALL BE 48" BOX.

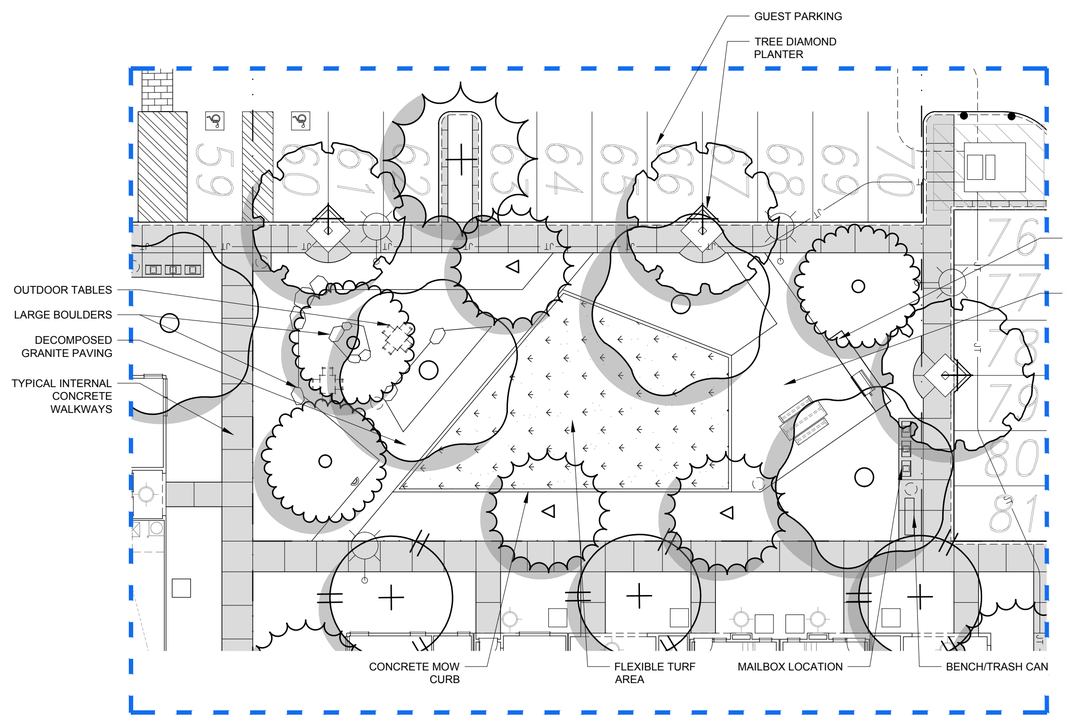
FENCE AND WALL LEGEND :

3'-0" HIGH ALUMINUM AC SCREEN. REFER TO SHEET L-8 FOR REFERENCE IMAGE.

NOTE:
FINAL MATERIAL/COLOR SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER

SITE ELEMENTS LEGEND:

- T — TRASH CANS
- S — BENCH/SEATING
- D — DOG TRASH DISPENSER
- CONCRETE PAVING
- DECORATIVE VEHICULAR PAVING
- ENHANCED PEDESTRIAN PAVING
- PROPOSED MAILBOX LOCATION (ACTUAL MAILBOX LOCATIONS MAY CHANGE UPON USPS REVIEW)

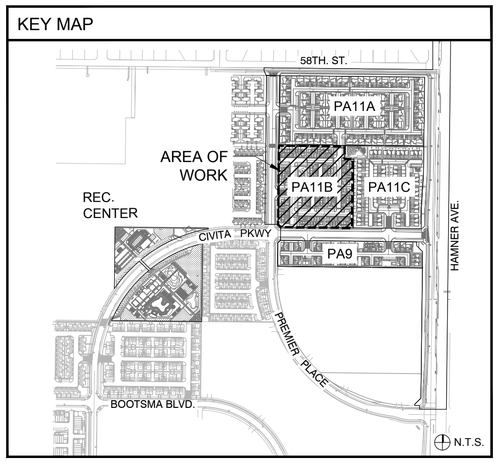


OPEN SPACE - ENLARGEMENT

FINAL LAYOUT SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER.

SCALE: 1" = 10'-0"

KEY MAP



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		11/18/24	SECOND CITY SUBMITALL		
		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

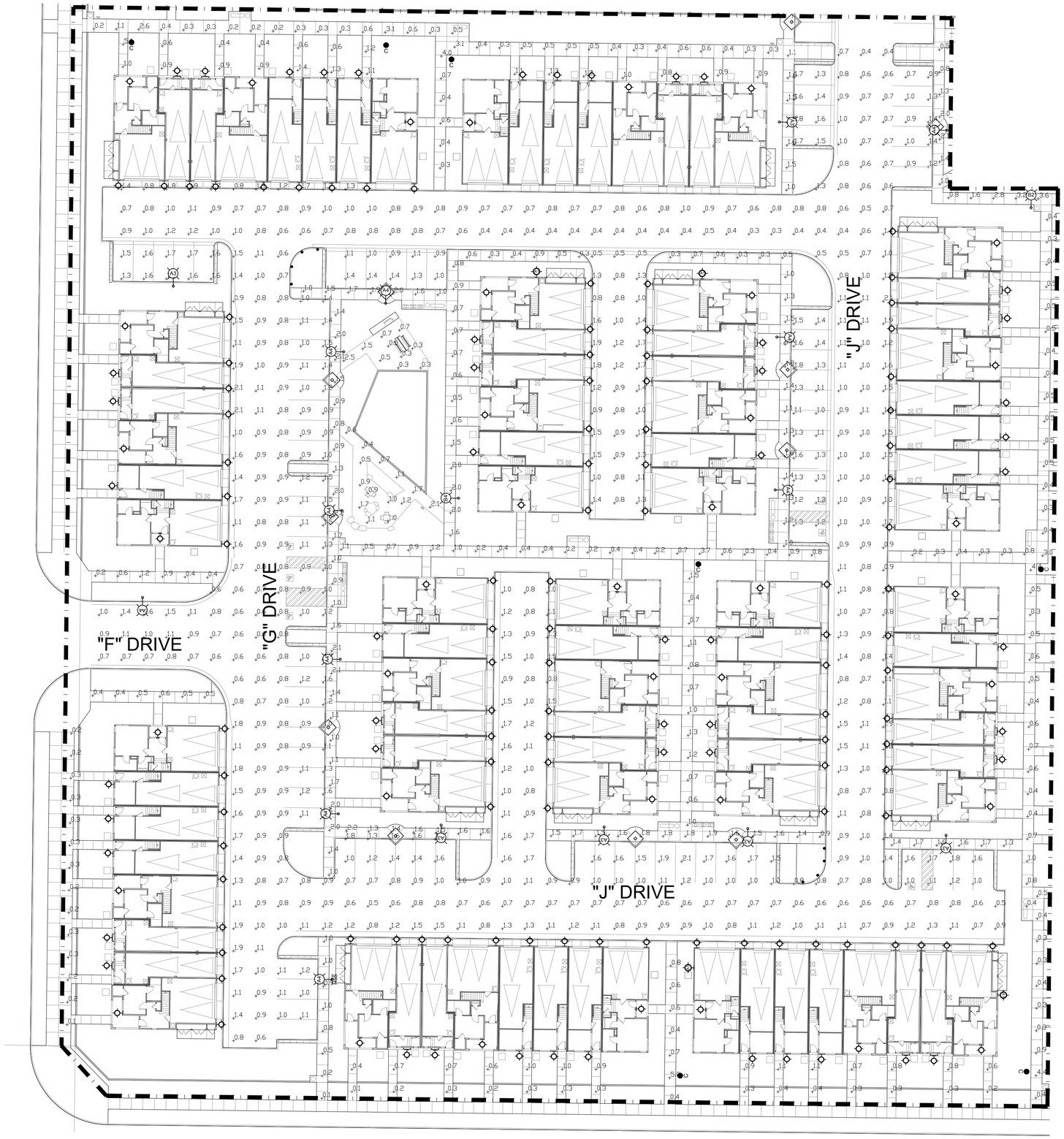
PA NO. 11B
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
SITE PLAN ENLARGEMENTS

SHEET NO.
L-7

AC UNIT SCREEN

Final material selection subject to change per landscape plan submittal



LIGHTING FIXTURE LEGEND

A3 — 36W. LED POST LIGHT ON A 16FT POLE
TYPE III
USA# DS8A-PLED-III-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

A4 — 36W. LED POST LIGHT ON A 16FT POLE
TYPE IV- FORWARD THROW
USA# DS8A-PLED-IVFT-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

B3 — 36W. LED POST LIGHT ON A 12FT POLE
TYPE II
USA# DS6A-PLED-II-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

B4 — 36W. LED POST LIGHT ON A 12FT POLE
TYPE IV- FORWARD THROW
USA# DS6A-PLED-IVFT-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

HSS — HOUSE SIDE SHIELD PER PLAN.
NOT ALL FIXTURES WILL HAVE A SHIELD.

C — 20W. LED BOLLARD LIGHT - 36" TALL
USA# TLB5-DP-18LED-350mA-WW

W — LED WALL LIGHT
(1000 LUMEN MIN. AT 3000"K)
SELECT BY OWNER.
TO BE CONTROLLED BY ASTRONOMICAL TIME CLOCK ONLY.
SET DUSK TO DAWN.

W — LED WALL LIGHT
SAME AS ABOVE EXCEPT AT NON-TYPICAL LOCATIONS.

PHOTOMETRIC SITE PLAN | NORTH | SCALE: 1" = 20'-0" | 1

CANDELA ENGINEERING INCORPORATED
LIGHTING DESIGN | ELECTRICAL ENGINEERING
27201 Calle Juanita
Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com

STAMP:

REVISIONS:

DATE: 01/06/2025

EASTVALE SQUARE
EASTVALE, CA
PA-11B
ELECTRICAL PLAN

CLIENT:

NEW HOME CO.
15231 LAGUNA CANYON RD.
SUITE 250
IRVINE, CA 92618

SHEET TITLE:

IN TRACT
PHOTOMETRIC
SITE PLAN

PROJECT #: Y4-126

SHEET NUMBER:

EP1.1

EASTVALE SQUARE

PHASE B
PLANNING AREA 11C
MAJOR DEVELOPMENT PLAN

GENERAL

SHEET	NAME
CS-1	Coversheet/Sheet Index
SP-1	Overall Illustrative
SP-2	Planning Area Illustrative

CIVIL

SHEET	NAME
1 of 3	Master Development Plan
2 of 3	Master Development Plan
3 of 3	Master Development Plan
1 of 2	Fire Access / Hose Pull Exhibit

ARCHITECTURE

SHEET	NAME
A0-1	Index Sheet
A0-2	Detail Elements - Transitional Mediterranean
A0-3	Detail Elements - Transitional Farmhouse
A0-4	Detail Elements - Progressive Farmhouse
A0-5	Elevations & Color Scheme Plotting
A-1	Composite 1st Floor Plans 'A'
A-2	Composite 2nd Floor Plans 'A'
A-3	Transitional Mediterranean Elevations - Front & Rear
A-4	Transitional Mediterranean Elevations - Sides & Roof
A-5	Composite 1st Floor Plans 'B'
A-6	Composite 2nd Floor Plans 'B'
A-7	Transitional Farmhouse Elevations - Front & Rear
A-8	Transitional Farmhouse Elevations - Sides & Roof
A-9	Composite 1st Floor Plans 'C'
A-10	Composite 2nd Floor Plans 'C'
A-11	Progressive Farmhouse Elevations - Front & Rear
A-12	Progressive Farmhouse Elevations - Sides & Roof
A-13	Color & Material Selections

LANDSCAPE

SHEET	NAME
L-1	Landscape Cover Sheet
L-2	Planting Legend
L-3	Planting Imagery Board
L-4	Planting Imagery Board
L-5	Planting Imagery Board
L-6	Landscape Site Plan
L-7	Site Plan Enlargements
L-8	Site Plan Enlargements
L-9	Fence and Wall Elevations

SITE LIGHTING

SHEET	NAME
EP-1	Lighting/Photometrics Plan

PLAYGROUND

SHEET	NAME
P-1	Playground Plan

CITY OF EASTVALE

NEW HOME CO. move forward

EASTVALE SQUARE

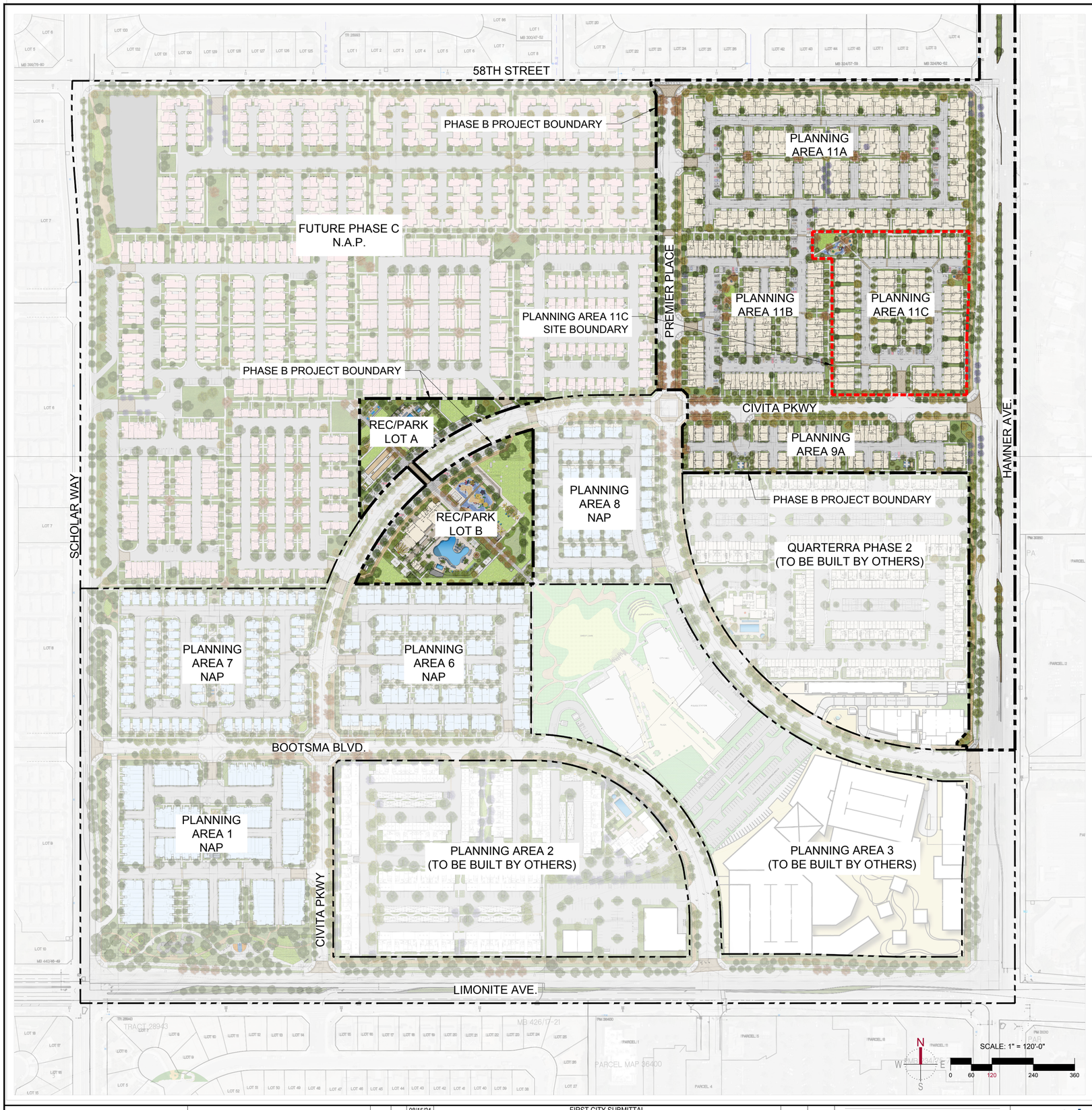
zoom RECREATION

HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING

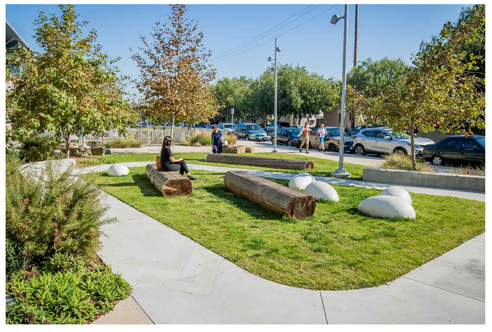
Bassenian | Lagoni ARCHITECTURE ▪ PLANNING ▪ INTERIORS

Kimley»Horn

4th Submittal
02/13/2025
CS-1



PASSIVE SPACE REFERENCE IMAGERY



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LANDSCAPE ARCHITECT

CITY

CITY OF EASTVALE

NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 11C

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
OVERALL ILLUSTRATIVE

SHEET NO.
SP-1

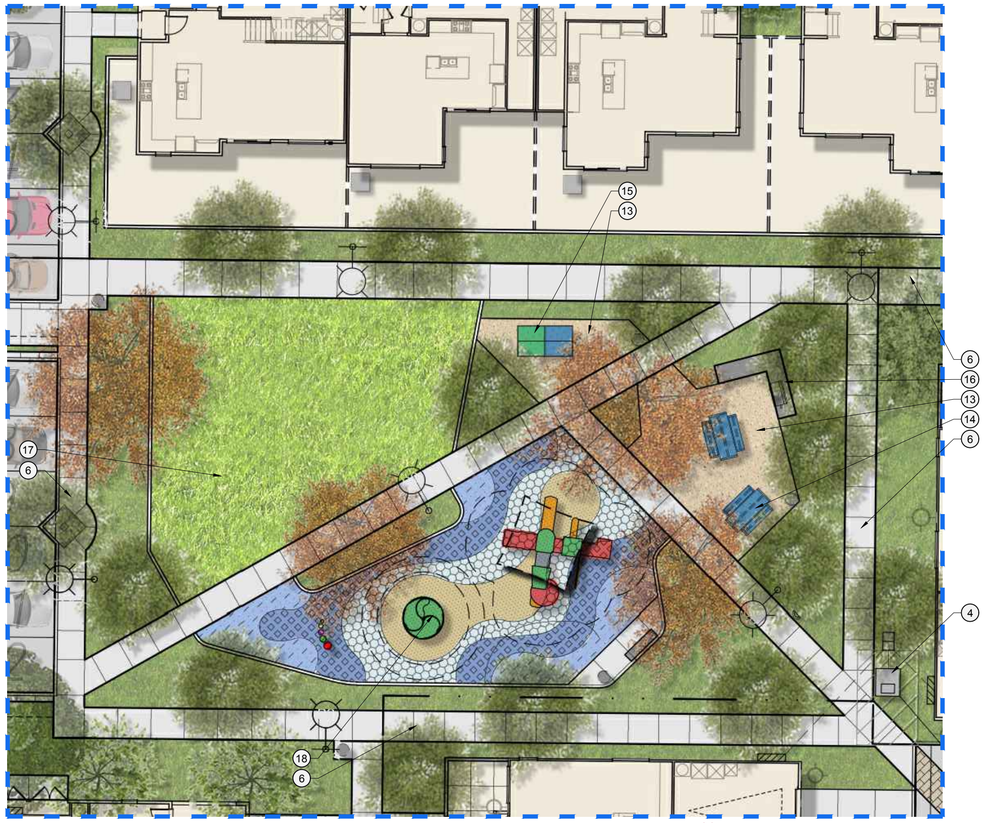
SITE PLAN LEGEND

1. DECORATIVE VEHICULAR PAVING AT ENTRY
2. DECORATIVE PAVING AT PEDESTRIAN CROSSINGS
3. GUEST PARKING
4. TRANSFORMER (FINAL LOCATION TO BE CONFIRMED DURING CONSTRUCTION DOCUMENTATION PHASE)
5. MAILBOX LOCATION (FINAL LOCATION TO BE CONFIRMED DURING CONSTRUCTION DOCUMENTATION PHASE AND PER APPROVAL FROM USPS)
6. TYPICAL INTERNAL WALKS/PASEOS
7. CONNECTION TO ADJACENT STREETS/OPEN SPACE
8. ACCENT TREES AT ENTRY
9. SHADE TREES AT PARKING LOT
10. TYPICAL DRIVEWAY
11. TYPICAL RESIDENTIAL ENTRY
12. PRIVATE COURTYARD AREA
13. DECOMPOSED GRANITE PAVING WITH STEEL EDGING
14. FLEXIBLE PICNIC AREA WITH SEATING
15. PING PONG TABLE
16. OUTDOOR COOKING COUNTER/SEATING AREA
17. FLEXIBLE TURF AREA WITH CONCRETE MOW CURB BORDER
18. PLAYGROUND AREA. REFER TO PLAYGROUND SHEETS FOR PLAYGROUND COMPONENT SPECIFICATIONS

N W E S

SCALE: 1" = 10'-0"

0 5 10 20 30



OPEN SPACE 1 - ENLARGEMENT

N W E S

SCALE: 1" = 10'-0"

0 5 10 20 30

Know what's below.
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LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO. move forward

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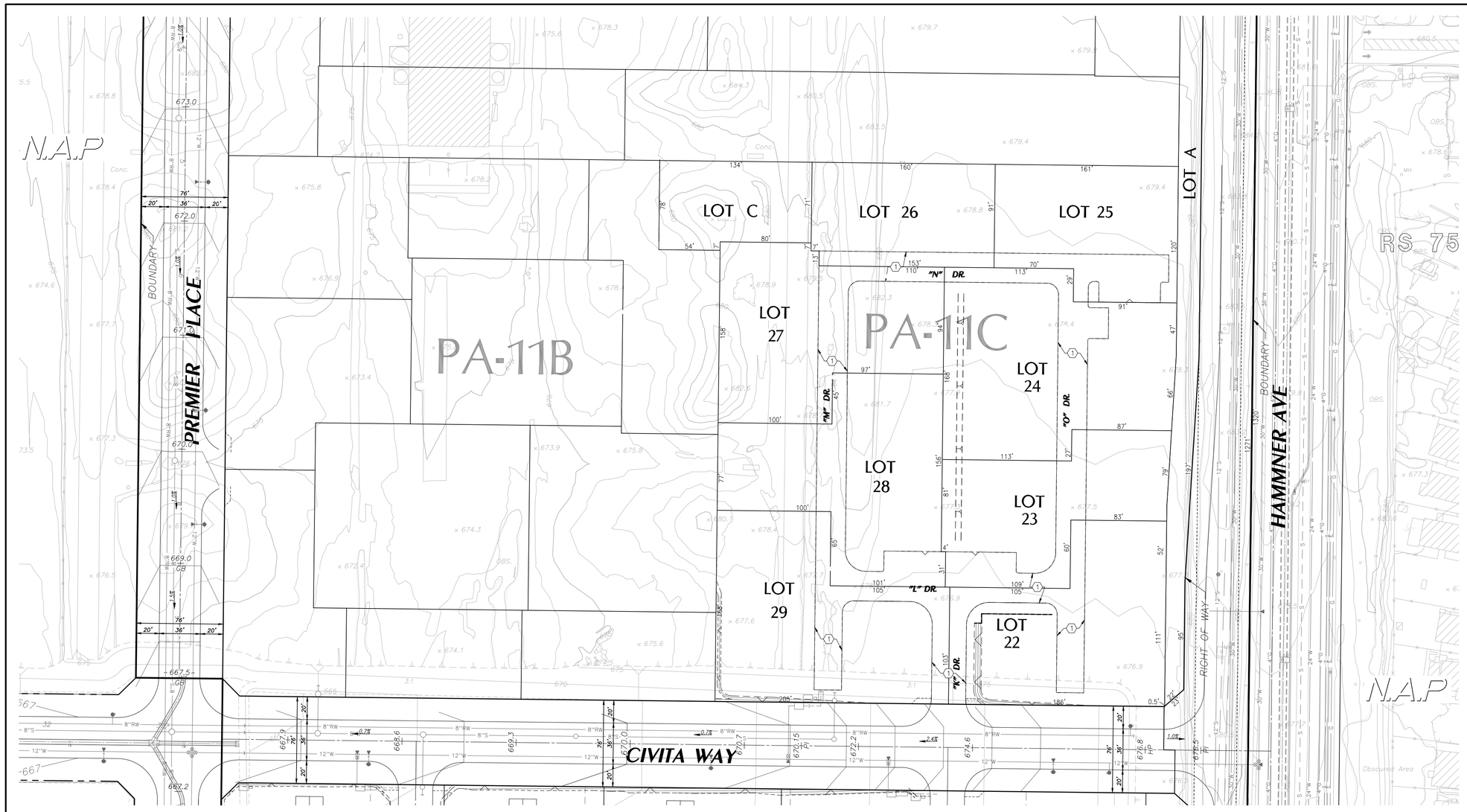
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

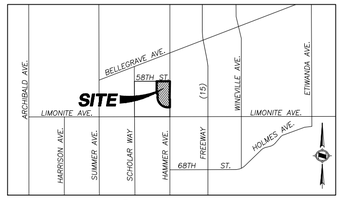
PA NO. 11C

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANNING AREA ILLUSTRATIVE

SHEET NO.
SP-2





VICINITY MAP

PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

NUMBERED LOTS

Lot No.	Land Use	S.F	Acres
22	RESIDENTIAL	23,981	0.55
23	RESIDENTIAL	19,298	0.44
24	RESIDENTIAL	29,131	0.67
25	RESIDENTIAL	17,185	0.40
26	RESIDENTIAL	14,458	0.33
27	RESIDENTIAL	24,607	0.57
28	RESIDENTIAL	25,872	0.59
29	RESIDENTIAL	27,478	0.63
TOTAL		**182,010**	**4.18**

LETTERED LOTS

Lot No.	Land Use	S.F	Acres
C	PARK	9,835	0.23
TOTAL		**9,835**	**0.23**

FEET 0 20 40 80
INCHES 0 1/2 1 2

NO.	DATE	REVISIONS	APPROVED

DRAWN BY: LP
DESIGNED BY: --
CHECKED BY: DS

PREPARED FOR:
NEW HOME CO.
more forward
15231 LAGUNA CANYON ROAD
IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

PA-11C
MASTER DEVELOPMENT PLAN
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
1 OF 3

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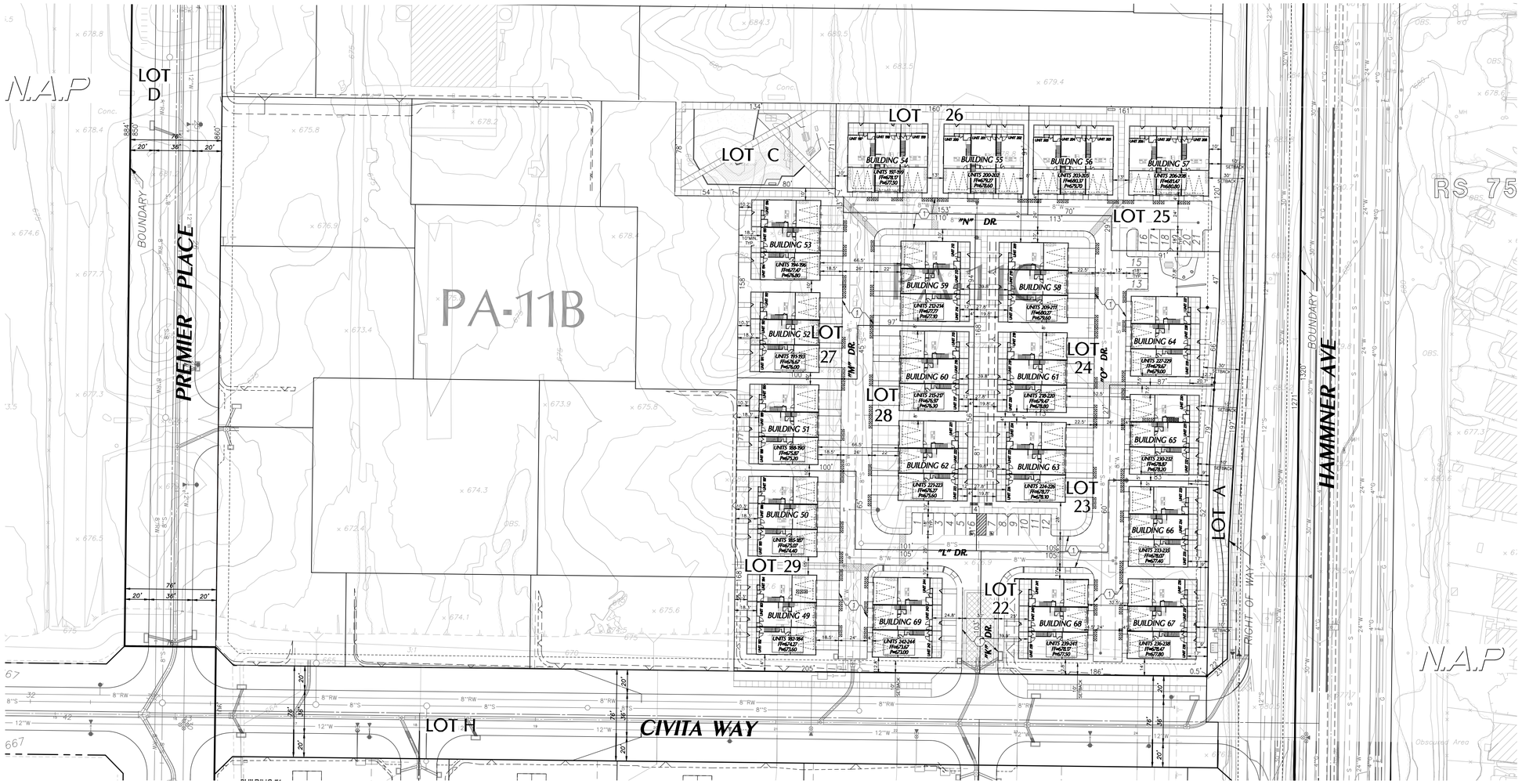
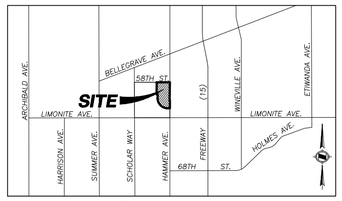
W.O.: 2749-61 EASTVALE





VICINITY MAP

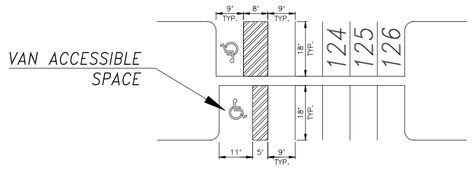
PROPOSED EASEMENTS

1. INGRESS EGRESS AND EMERGENCY ACCESS OVER PRIVATE STREETS AND PUBLIC UTILITY PURPOSES.
2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

PARKING DIMENSIONS (TYP).



REQUIRED/PROVIDED PARKING SUMMARY:

PLANNING AREA 11C

			PARKING REQUIRED			PARKING PROVIDED		
PRODUCT TYPE	RATIO	UNITS	GARAGE PARKING	STREET PARKING	**TOTAL PARKING**	GARAGE PARKING	DRIVEWAY PARKING	STREET PARKING
TOWNHOUSE	2.2 : 1	63	126	13	139	126	11	21
TOTAL		63	126	13	**139**	126	11	21

4.1.2.4. Row Townhomes

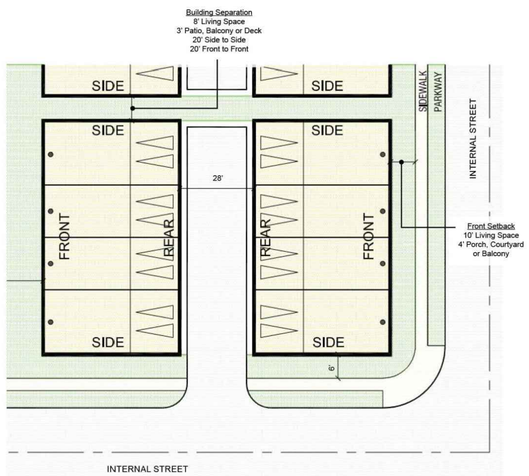
Table 4-5 establishes the development standards for row townhomes. A conceptual plotting example illustrating the setback requirements is shown in Figure 4.6.

Table 4-5: Row Townhome Development Standards

	Row Townhomes
Minimum Parcel Size	1 ac
Maximum Site Coverage	N/A
Maximum Building Height	50' (3 stories)
Minimum Front Setback (from Internal Street Right-of-Way)	
Front Living Space	10'
Porch, Courtyard or Balcony	4'
Minimum Side Setback (from Internal Street Right-of-Way)	
Street Side	6'
Minimum Building Separation	
Living Space	8'
Patio Cover, Balcony or Deck	3'
Front to Front (entries) - at open space	20'
Side to Side with entries	20'
Garage Door to Garage Door at Alley	28'

CHAPTER 4 – DEVELOPMENT STANDARDS

Figure 4.6 Row Townhome Setback Diagram



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CHECKED BY: DS

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IRVINE, CA 92618
(909) 851-5792

OWNER:
ARROYO CAP III, LLC.
18575 JAMBOREE ROAD
IRVINE, CA 92612
(951) 515-5419

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

PA-11C
MASTER DEVELOPMENT PLAN
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET
2 OF 3

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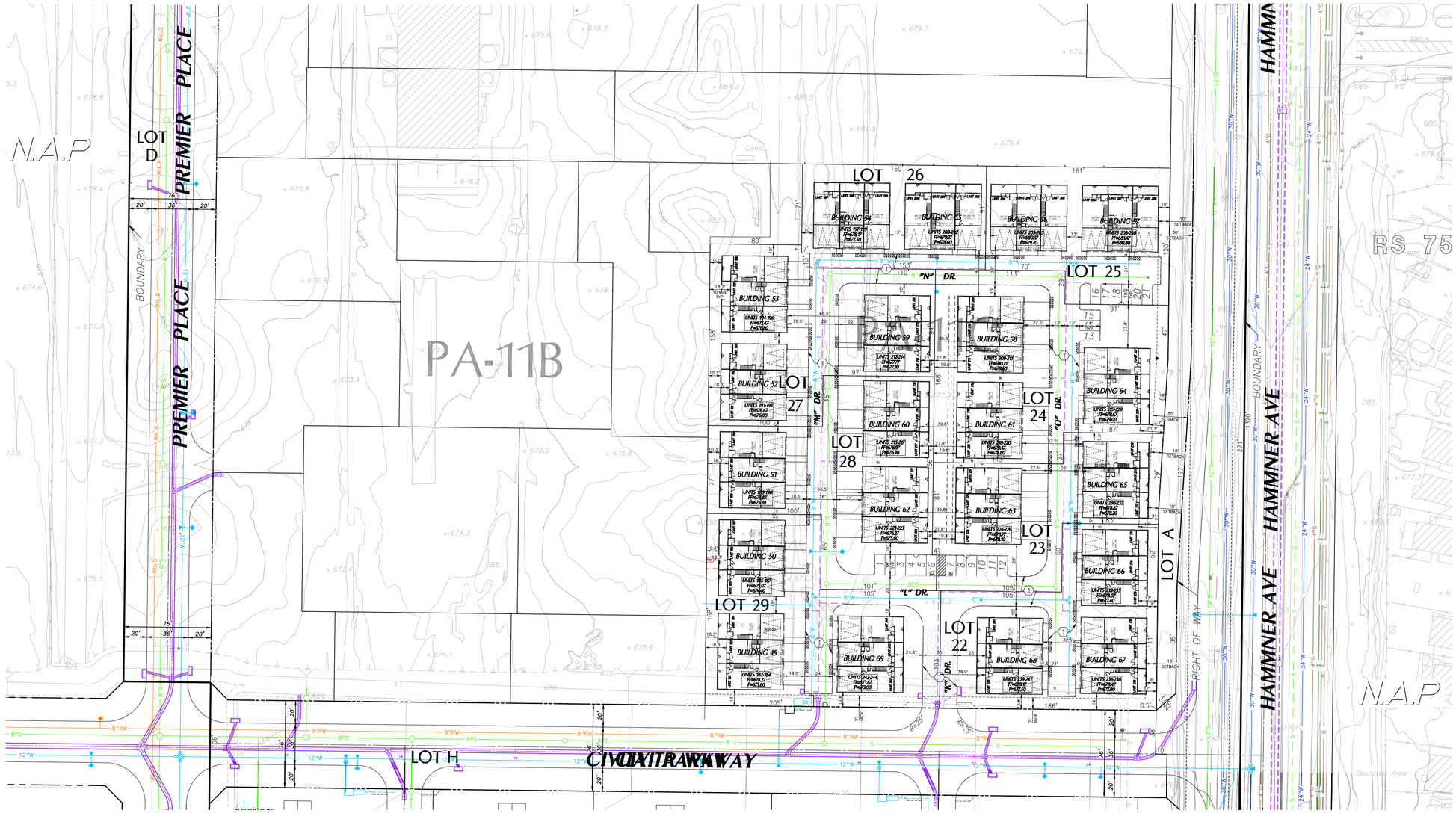

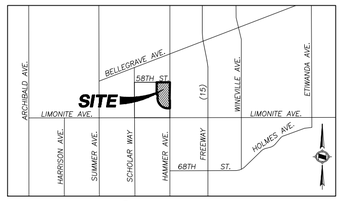

VICINITY MAP

PROPOSED EASEMENTS

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2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- GRADE BREAK
- DAYLIGHT LINE
- 101 PROPOSED MAJOR CONTOUR
- 101 PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- W PROPOSED WATER
- W EXISTING WATER
- RW PROPOSED RECLAIMED WATER
- RW EXISTING RECLAIMED WATER
- S PROPOSED SEWER
- S EXISTING SEWER
- G EXISTING GAS
- T EXISTING TELEFONE
- JT EXISTING JOINT TRENCH
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN

FEET 0 20 40 80
INCHES 0 1/2 1 2

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(909) 851-5792

OWNER:
ARROYO CAP III, L.L.C.
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IRVINE, CA 92612
(951) 515-5419

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SHEET
3 OF 3

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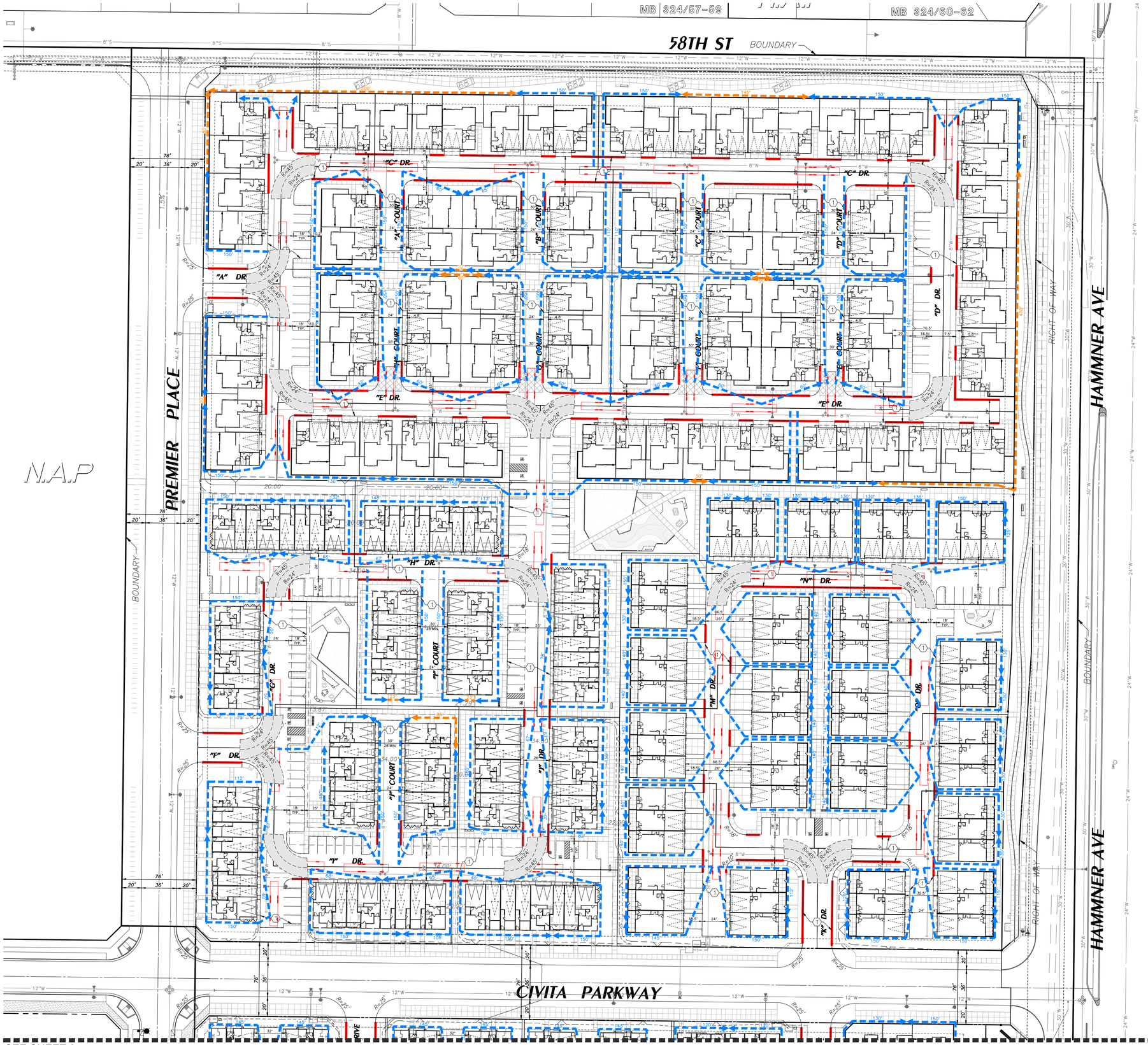

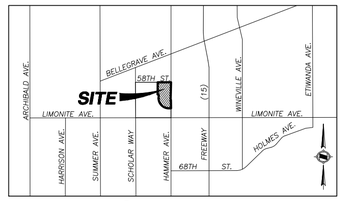

VICINITY MAP

PROPOSED EASEMENTS

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2. PROPOSED EASEMENT FOR STORM DRAIN PURPOSES
3. 5' FOR PUBLIC ACCESS AND PARKING.

LEGEND:

- FIRE APPARATUS ACCESS
- 24' FIRE LANE
- PROPOSED FIRE HYDRANT
- 150' MAX HOSE PULL
- HOSE PULL DEFICIENCY
- NO PARKING FIRE LANE SIGNS –PER FIRE LANE REQUIREMENTS, ITEM F
- FIRE TRUCK
- TRUCK TURNING TEMPLATE (R=45', R=24', 20' MIN.)

RS 75/11

FEET 0 20 40 80 / INCHES 0 1/2 1 2

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FIRE ACCESS/HOSE PULL EXHIBIT
TENTATIVE TRACT NO. 38595
FOR CONDOMINIUM PURPOSES
City of Eastvale

SHEET 1 OF 2

W.O.: 2749-6180 EASTWALK

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2262

PA 11C - PHASE B

2-STORY TRIPLEX

A0-1 INDEX SHEET
A0-2 DETAIL ELEMENTS - TRANSITIONAL MEDITERRANEAN
A0-3 DETAIL ELEMENTS - TRANSITIONAL FARMHOUSE
A0-4 DETAIL ELEMENTS - PROGRESSIVE FARMHOUSE
A0-5 ELEVATION & COLOR SCHEME PLOTTING

A-1 COMPOSITE 1ST FLOOR PLANS 'A'
A-2 COMPOSITE 2ND FLOOR PLANS 'A'
A-3 TRANSITIONAL MEDITERRANEAN ELEVATIONS - FRONT & REAR
A-4 TRANSITIONAL MEDITERRANEAN ELEVATIONS - SIDES & ROOF

A-5 COMPOSITE 1ST FLOOR PLANS 'B'
A-6 COMPOSITE 2ND FLOOR PLANS 'B'
A-7 TRANSITIONAL FARMHOUSE ELEVATIONS - FRONT & REAR
A-8 TRANSITIONAL FARMHOUSE ELEVATIONS - SIDES & ROOF

A-9 COMPOSITE 1ST FLOOR PLANS 'C'
A-10 COMPOSITE 2ND FLOOR PLANS 'C'
A-11 PROGRESSIVE FARMHOUSE ELEVATIONS - FRONT & REAR
A-12 PROGRESSIVE FARMHOUSE ELEVATIONS - SIDES & ROOF

A-13 COLOR & MATERIAL SELECTIONS

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Detail Elements • Transitional Mediterranean

1 Stucco

2 Low-pitched Hipped Roofs

3 Low-Profile Concrete "S" Tile

4 Covered Porches and / or Decks

5 Color Field: Light to Medium Warm tone

6 Metal Railing

7 Metal Awning

8790901-12
WILBURN
W: 10" H: 20" E: 11.5"
1 - Med A19 60w

PROPOSED LIGHT FIXTURE FOR TRANSITIONAL MEDITERRANEAN

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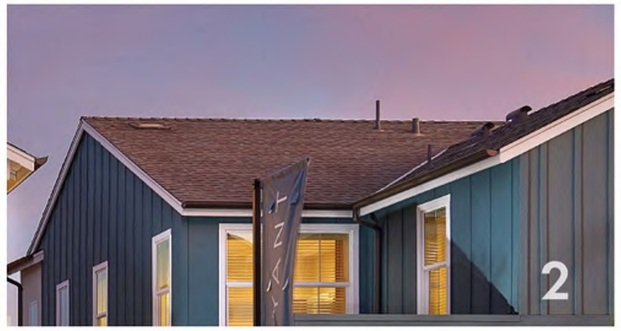
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS TRANSITIONAL MEDITERRANEAN

SHEET NO.
A0-2



Detail Elements • Transitional Farmhouse

1 Asymmetrical Shapes

2 Composition Shingle Roof

3 Rectangular Windows

4 Metal Shed Roof

5 Vertical Siding at Upper Levels

6 Board and Batt

7 Metal Railing

8737401-71
BARN LIGHT
W: 14" H: 13.5" E: 21.125"
1 - Med A19 75w

PROPOSED LIGHT FIXTURE FOR TRANSITIONAL FARMHOUSE

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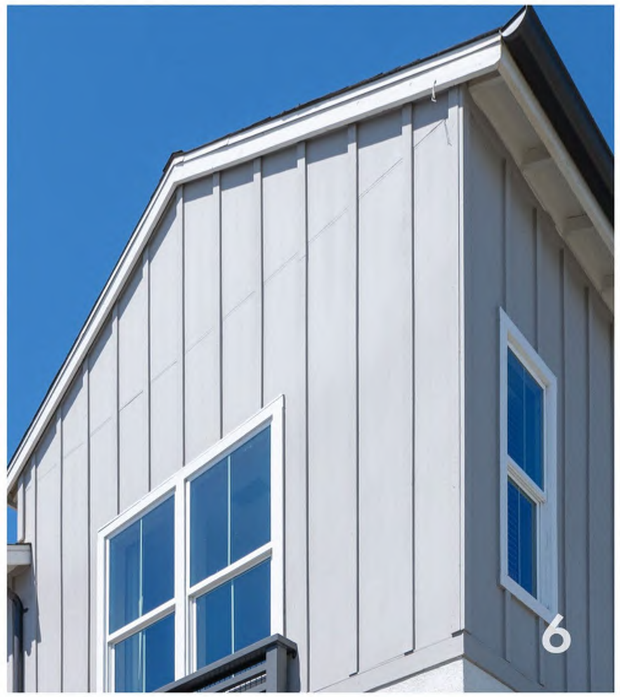
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS TRANSITIONAL FARMHOUSE

SHEET NO.
A0-3



Detail Elements • Progressive Farmhouse

1 Symmetrical or asymmetrical massing

2 Color and material opportunities for visual enhancements

3 Vertically proportioned Windows

4 Field: whites or light tinted colors / mid-value warm or cool tones

5 Dark shades in contrast with field color

6 Board and Batt

7 Accent materials

8708901-12
TYBEE
W: 10" H: 18.625" E: 11.25"
1 – Med A19 75w

PROPOSED LIGHT FIXTURE FOR PROGRESSIVE FARMHOUSE

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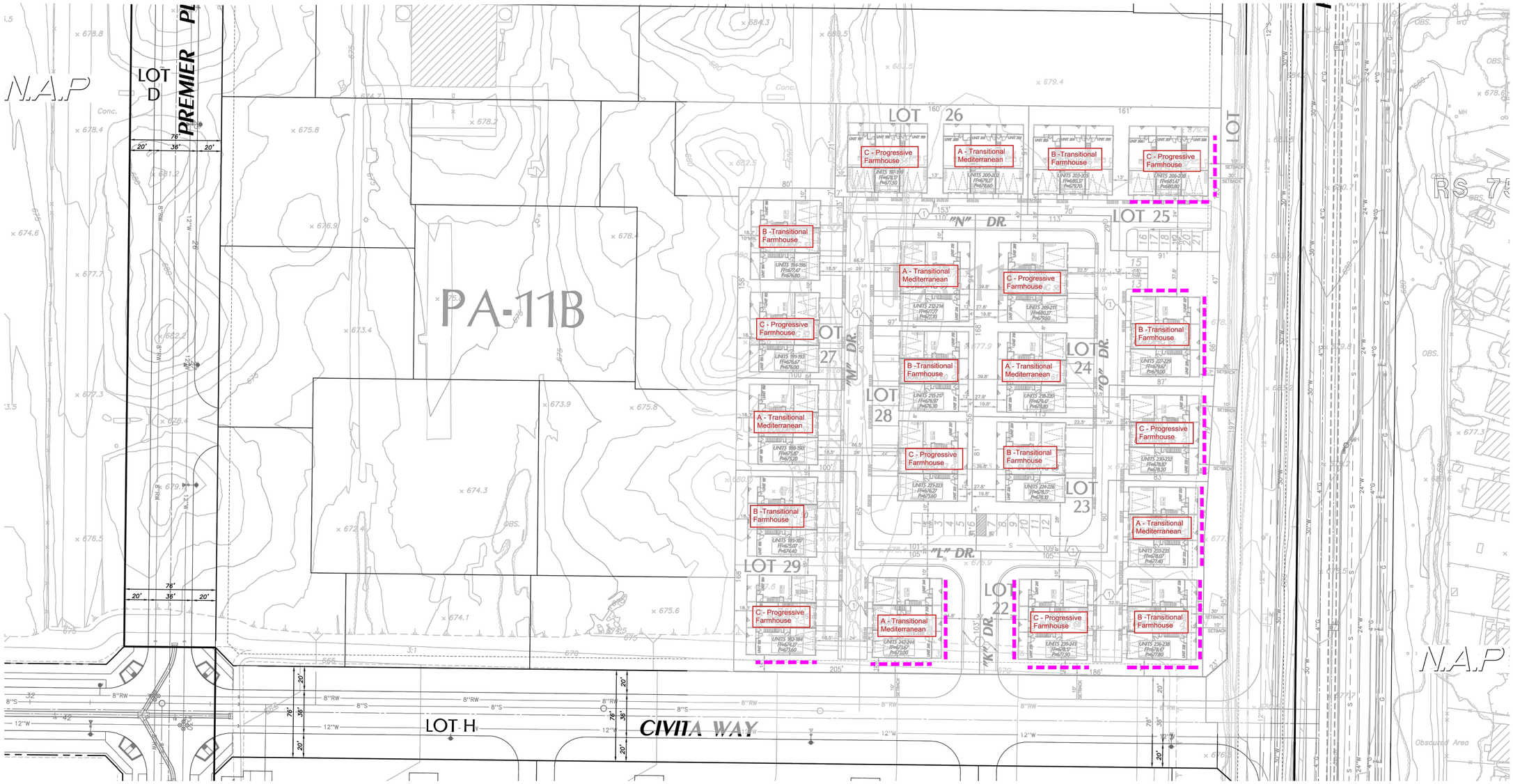
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
DETAIL ELEMENTS PROGRESSIVE FARMHOUSE

SHEET NO.
A0-4



ENHANCED ELEVATIONS

ARCH. STYLE	TOTAL BUILDINGS	PERCENTAGE (21 BLDGS)
A - TRANSITIONAL MEDITERRANEAN	6	29.00%
B - TRANSITIONAL FARMHOUSE	7	33.00%
C - PROGRESSIVE FARMHOUSE	8	38.00%

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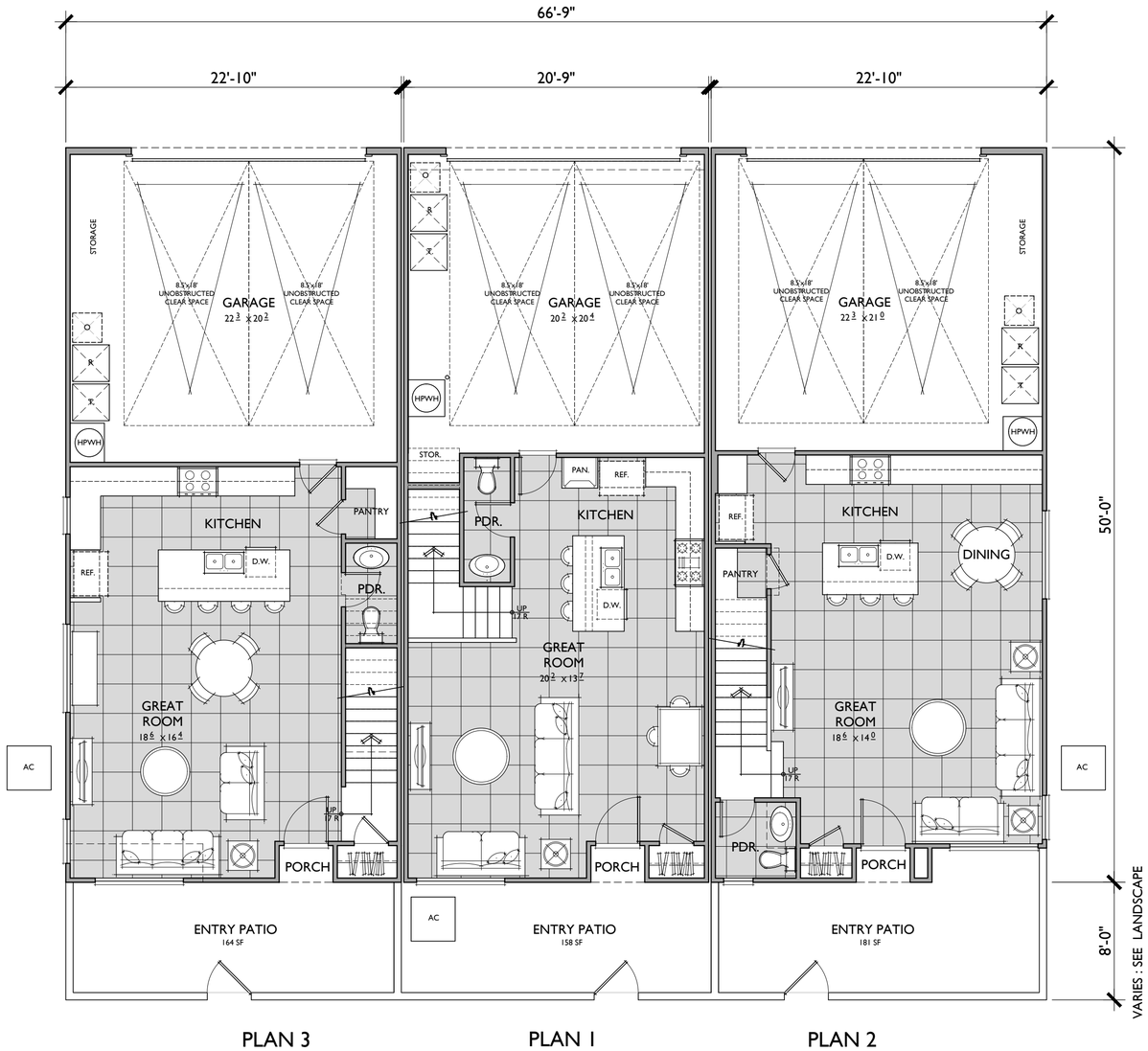
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
ELEVATION & COLOR SCHEME PLOTTING

SHEET NO.
A0-5



FIRST FLOOR

PLAN 1
1,525 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	590 SQ. FT.
2ND FLOOR	935 SQ. FT.
TOTAL	1,525 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	439 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1,607 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	641 SQ. FT.
2ND FLOOR	966 SQ.FT.
TOTAL	1,607 SQ. FT.
PORCH	12 SQ. FT.
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
1,725 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	644 SQ. FT.
2ND FLOOR	1,081 SQ. FT.
TOTAL	1,725 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	489 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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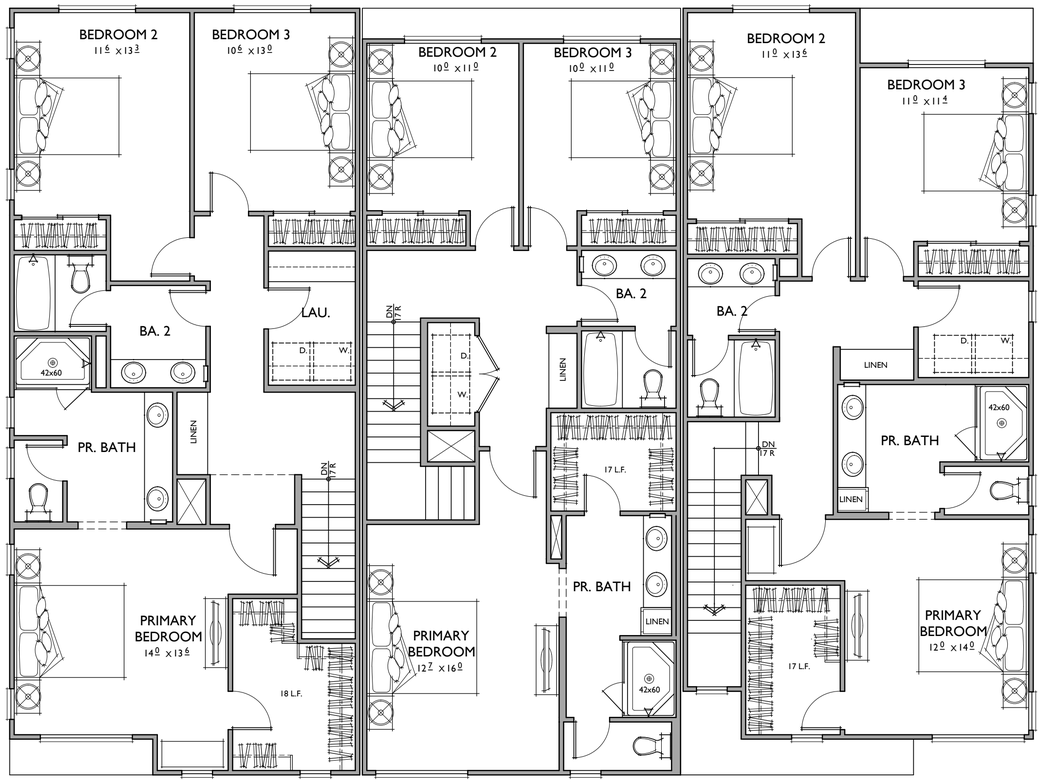
SHEET TITLE
TRIPLEX COMPOSITE 1ST FLOOR PLAN ELEV 'A'

SHEET NO.
A-1



PLAN 3 PLAN 1 PLAN 2

SECOND FLOOR

PLAN 1
1,525 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	590 SQ. FT.
2ND FLOOR	935 SQ. FT.
TOTAL	1,525 SQ. FT.
PORCH	9 SQ. FT.
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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX
COMPOSITE
2ND FLOOR PLAN
ELEV 'A'

SHEET NO.
A-2

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)
O. DECORATIVE SHUTTER

0 2 4 8
SCALE: 1/4" = 1'-0"

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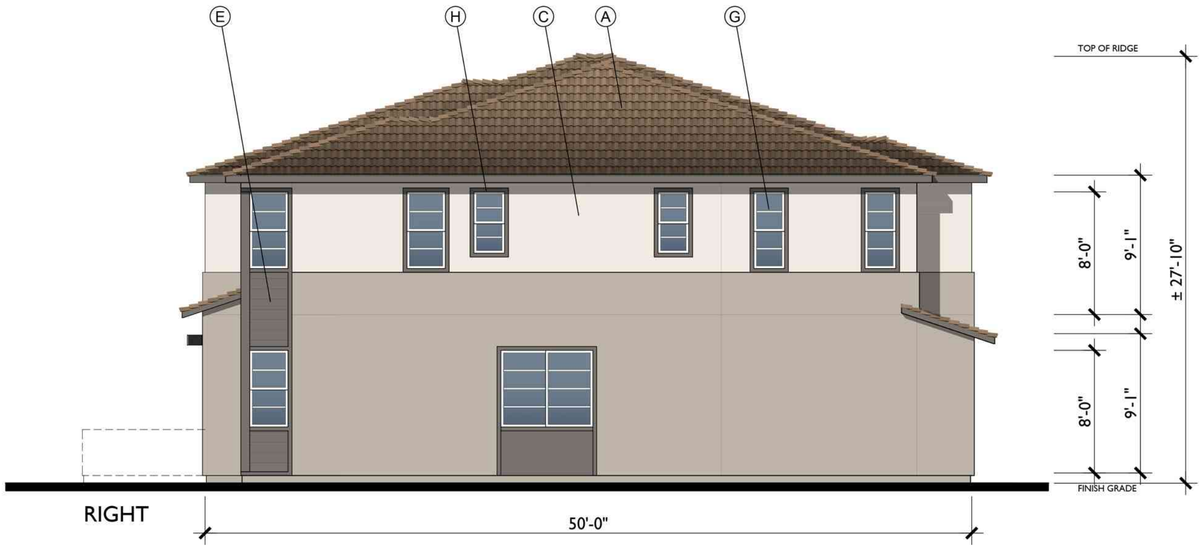
PHASE B / PA - 11C
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
3-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS FRONT & REAR

SHEET NO.
A-3



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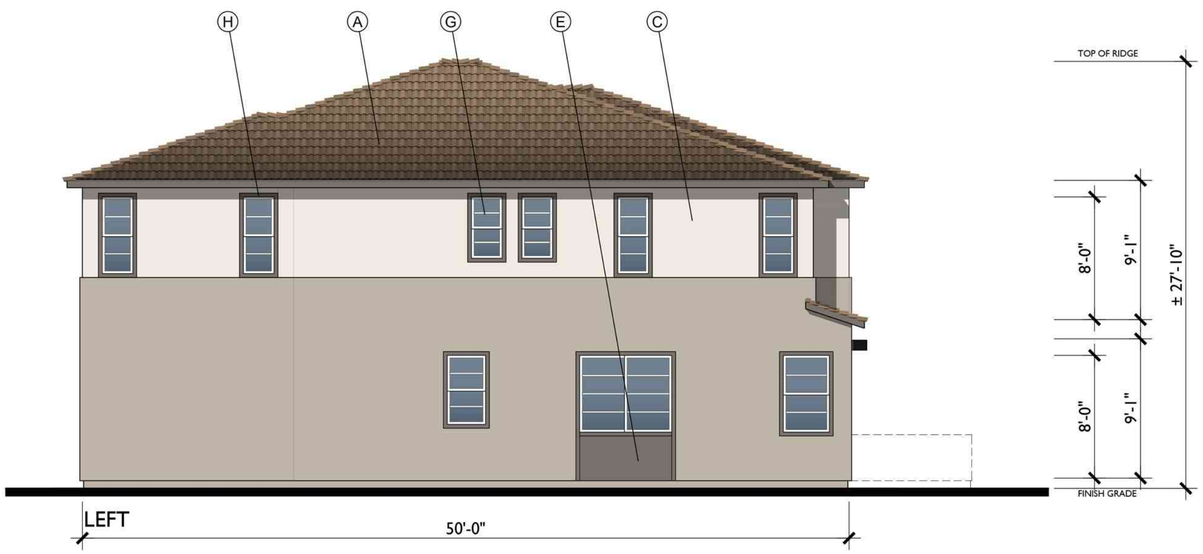
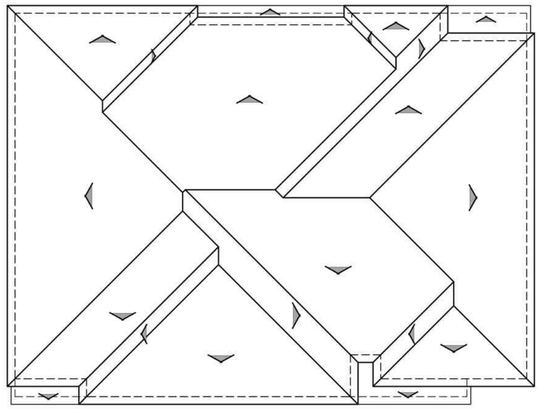


LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)
O. DECORATIVE SHUTTER



BUILDING ROOF PLAN — A

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/10/24	FIRST CITY SUBMITTAL		
		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		

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CITY OF EASTVALE

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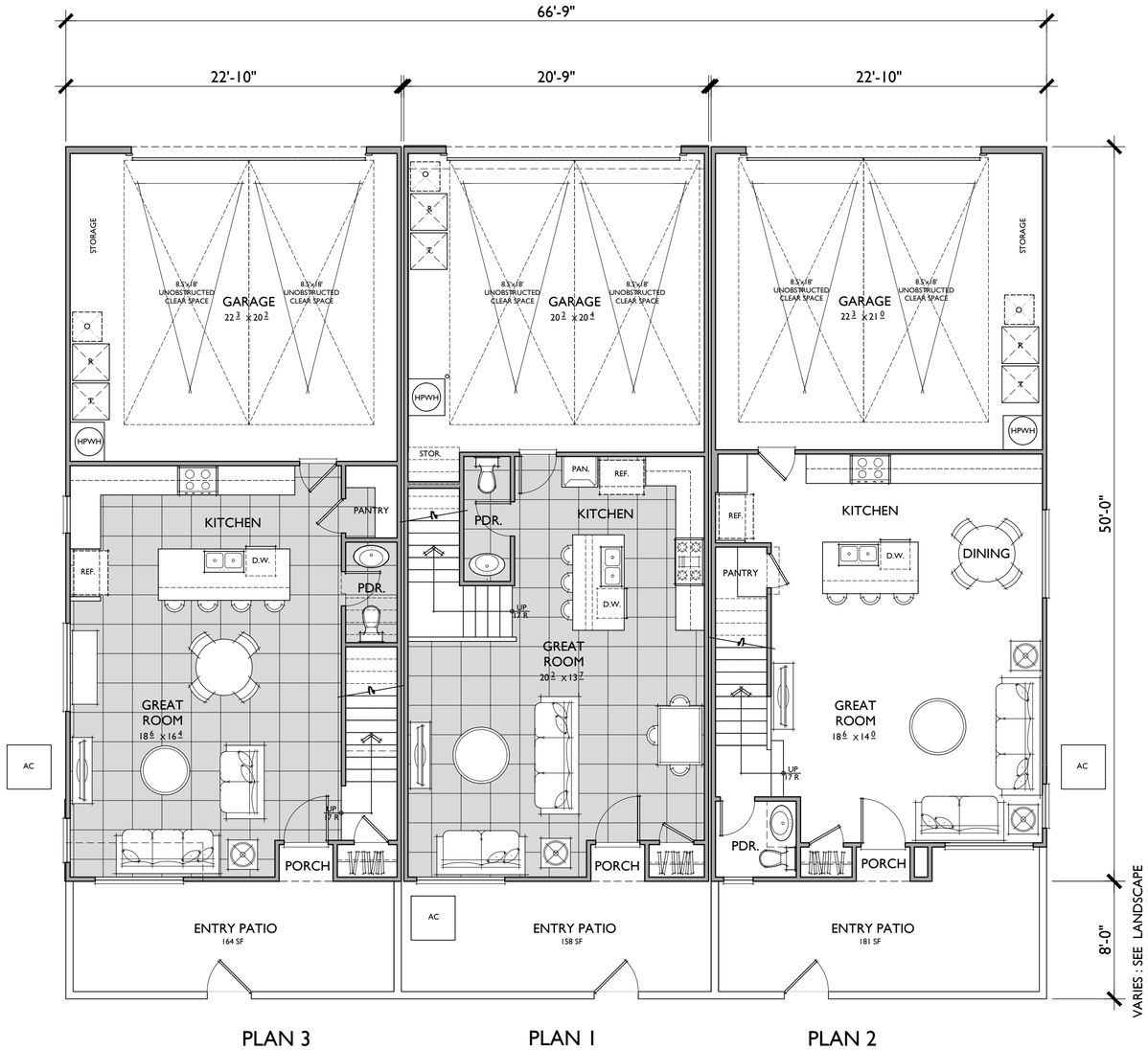
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
3-PLEX TRANSITIONAL MEDITERRANEAN ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-4



PLAN 3 PLAN 1 PLAN 2

FIRST FLOOR

PLAN 1
1,525 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	590 SQ. FT.
2ND FLOOR	935 SQ. FT.
TOTAL	1,525 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	439 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1,607 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	641 SQ. FT.
2ND FLOOR	966 SQ.FT.
TOTAL	1,607 SQ. FT.
PORCH	12 SQ. FT.
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
1,725 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	644 SQ. FT.
2ND FLOOR	1,081 SQ. FT.
TOTAL	1,725 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	489 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

811 Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/10/24	FIRST CITY SUBMITTAL		
		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		

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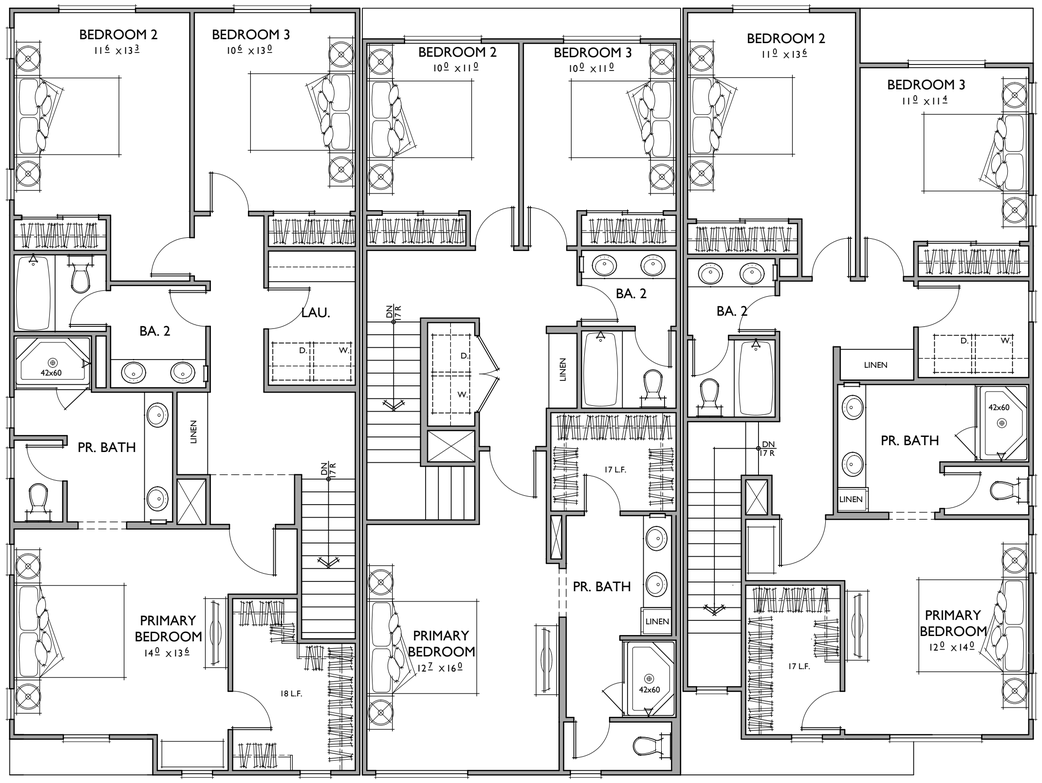
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX COMPOSITE 1ST FLOOR PLAN ELEV 'B'

SHEET NO.
A-5



PLAN 3 PLAN 1 PLAN 2

SECOND FLOOR

PLAN 1
1,525 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	590 SQ. FT.
2ND FLOOR	935 SQ. FT.
TOTAL	1,525 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	439 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1,607 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	641 SQ. FT.
2ND FLOOR	966 SQ.FT.
TOTAL	1,607 SQ. FT.
PORCH	12 SQ. FT.
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
1,725 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	644 SQ. FT.
2ND FLOOR	1,081 SQ. FT.
TOTAL	1,725 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	489 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

811 Know what's below. Call 811 before you dig.

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MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX
COMPOSITE
2ND FLOOR PLAN
ELEV 'B'

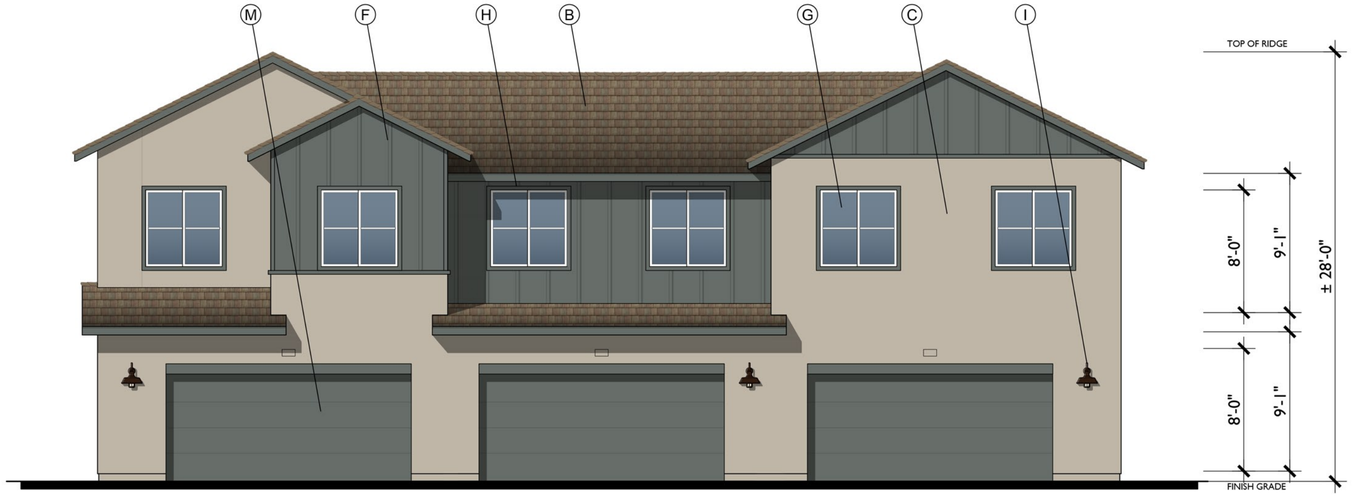
SHEET NO.
A-6

FRONT

TRANSITIONAL FARMHOUSE

1/4"=1'-0"

66'-9"



REAR

66'-9"

0 2 4 8

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

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)
O. DECORATIVE SHUTTER

811 Know what's below. Call 811 before you dig.

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		08/10/24	FIRST CITY SUBMITTAL		
		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		

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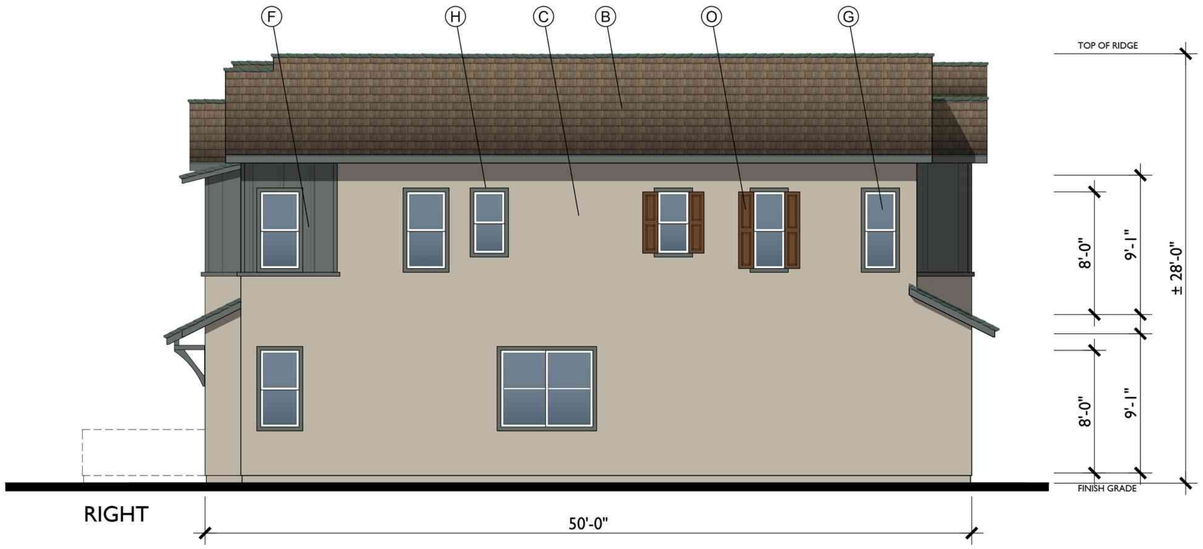
CITY OF EASTVALE

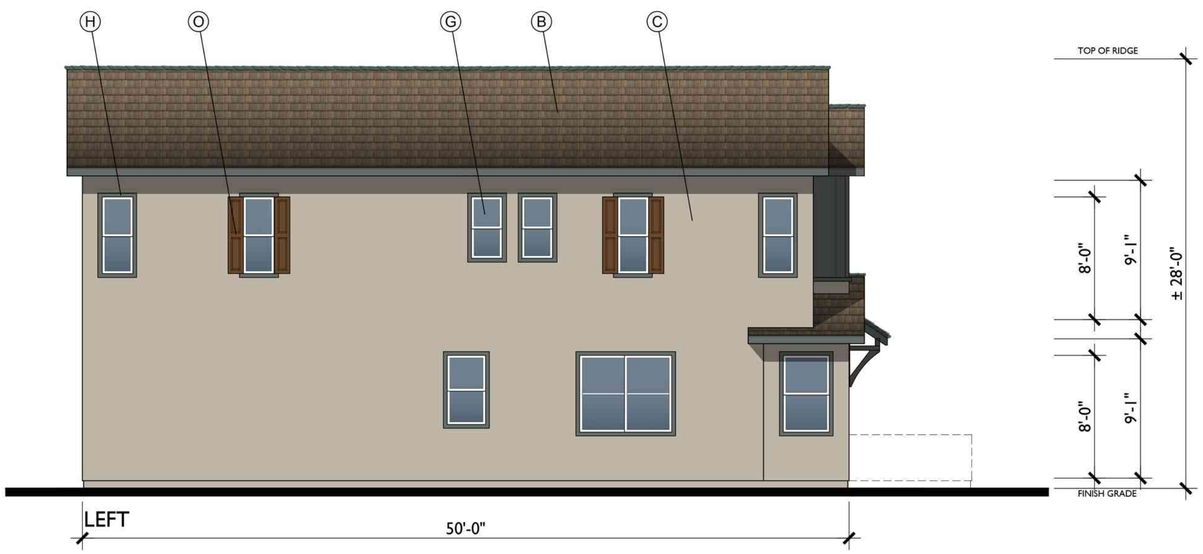
EASTWALK

MASTER DEVELOPMENT PLAN

SHEET TITLE: 3-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS FRONT & REAR

SHEET NO. A-7

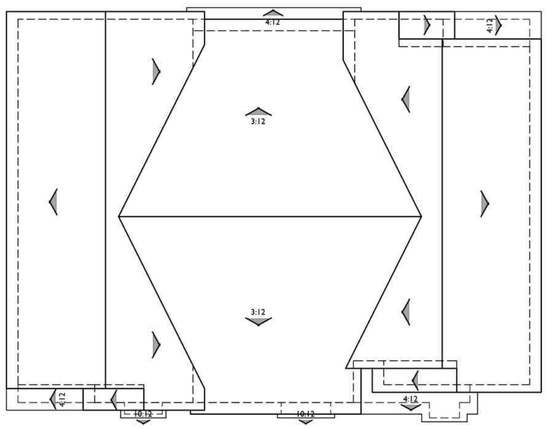




0 2 4 8
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)
O. DECORATIVE SHUTTER



BUILDING ROOF PLAN B

1/8"=1'-0"

PITCH: 6:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/10/24	FIRST CITY SUBMITTAL		
		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		

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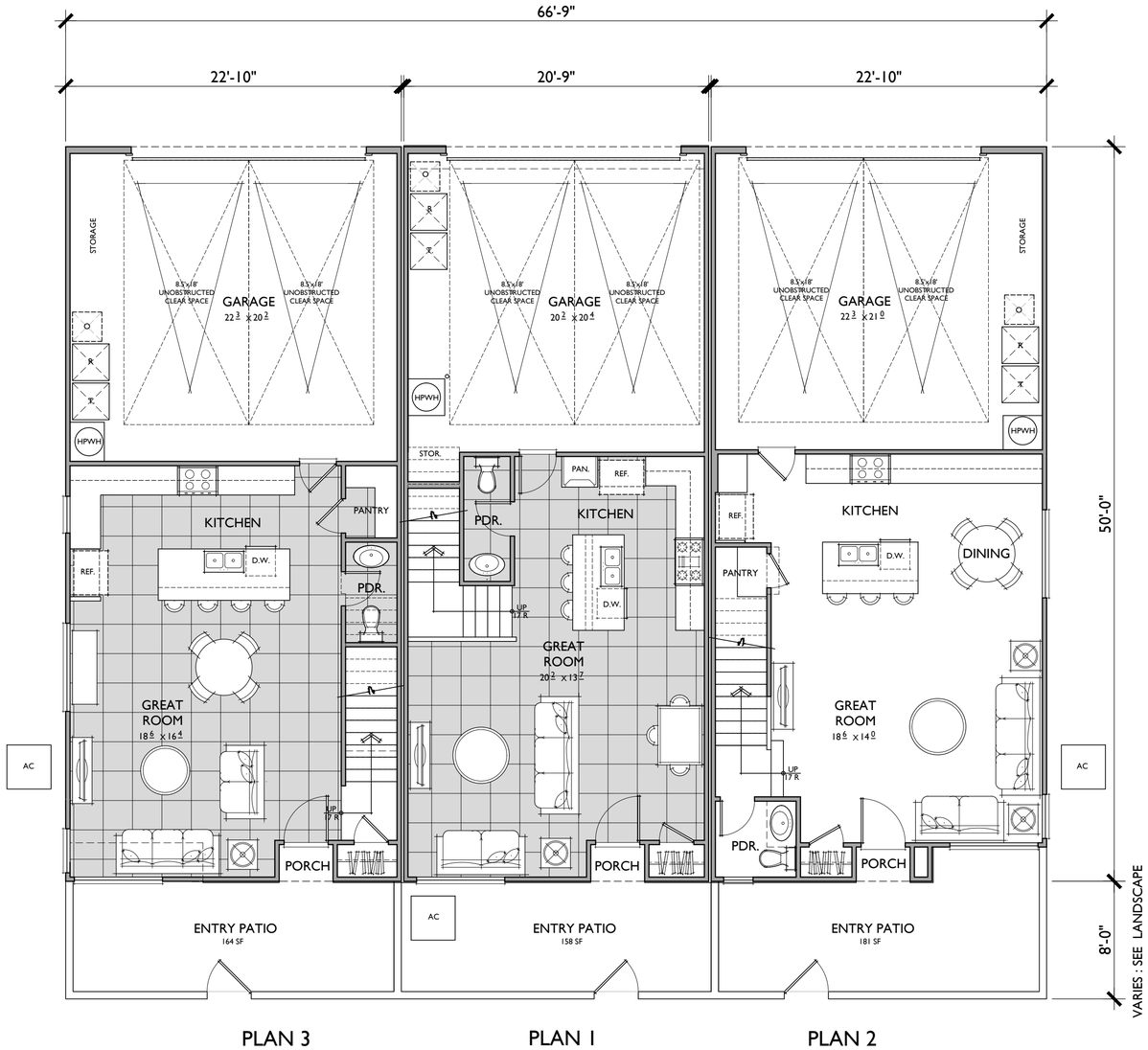
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
3-PLEX TRANSITIONAL FARMHOUSE ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-8



FIRST FLOOR

PLAN 1
1,525 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	590 SQ. FT.
2ND FLOOR	935 SQ. FT.
TOTAL	1,525 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	439 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1,607 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	641 SQ. FT.
2ND FLOOR	966 SQ.FT.
TOTAL	1,607 SQ. FT.
PORCH	12 SQ. FT.
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
1,725 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	644 SQ. FT.
2ND FLOOR	1,081 SQ. FT.
TOTAL	1,725 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	489 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

811 Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
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		11/15/24	2ND CITY SUBMITTAL		
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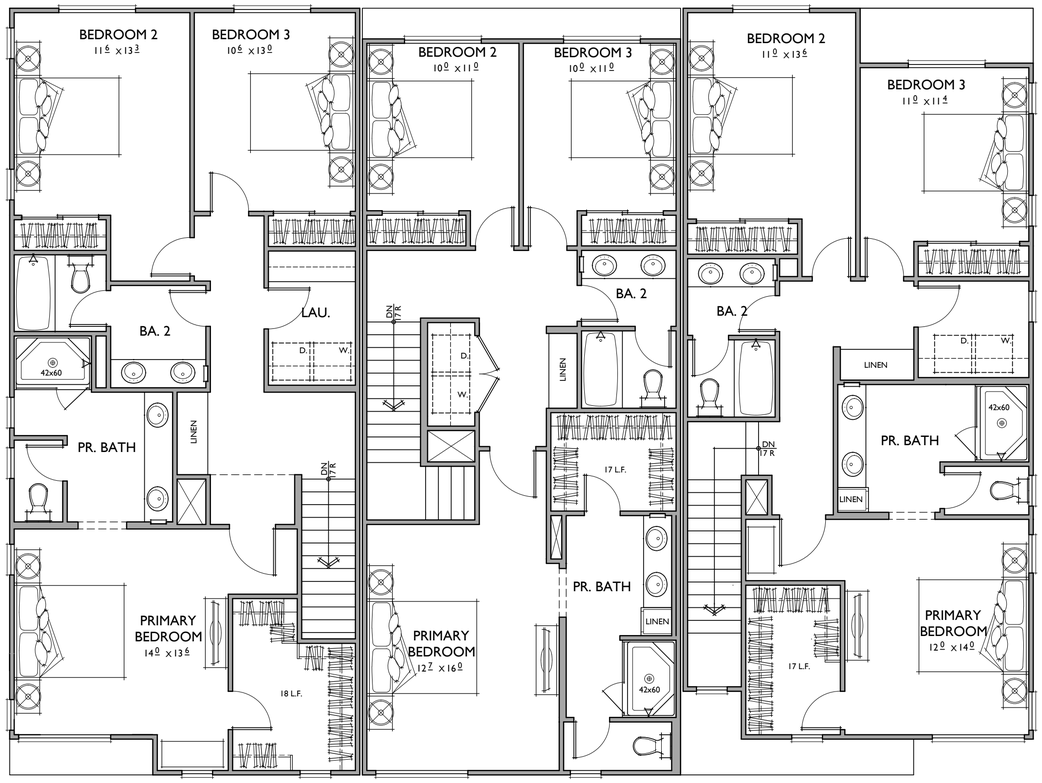
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX COMPOSITE 1ST FLOOR PLAN ELEV 'C'

SHEET NO.
A-9



PLAN 3 PLAN 1 PLAN 2

SECOND FLOOR

PLAN 1
1,525 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	590 SQ. FT.
2ND FLOOR	935 SQ. FT.
TOTAL	1,525 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	439 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1,607 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	641 SQ. FT.
2ND FLOOR	966 SQ.FT.
TOTAL	1,607 SQ. FT.
PORCH	12 SQ. FT.
2 - CAR GARAGE	471 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
1,725 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	644 SQ. FT.
2ND FLOOR	1,081 SQ. FT.
TOTAL	1,725 SQ. FT.
PORCH	9 SQ. FT.
2 - CAR GARAGE	489 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

811 Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
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		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		

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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
TRIPLEX
COMPOSITE
2ND FLOOR PLAN
ELEV 'C'

SHEET NO.
A-10

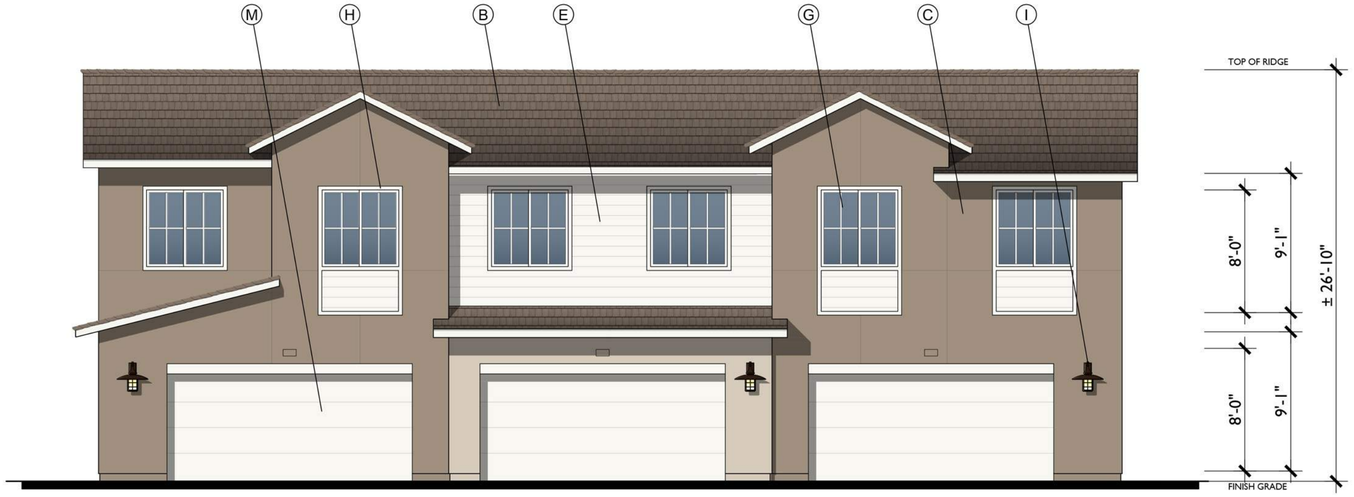
FRONT

PROGRESSIVE FARMHOUSE

1/4"=1'-0"

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)
O. DECORATIVE SHUTTER



REAR

66'-9"

0 2 4 8
SCALE: 1/4" = 1'-0"

Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
		08/10/24	FIRST CITY SUBMITTAL		
		11/15/24	2ND CITY SUBMITTAL		
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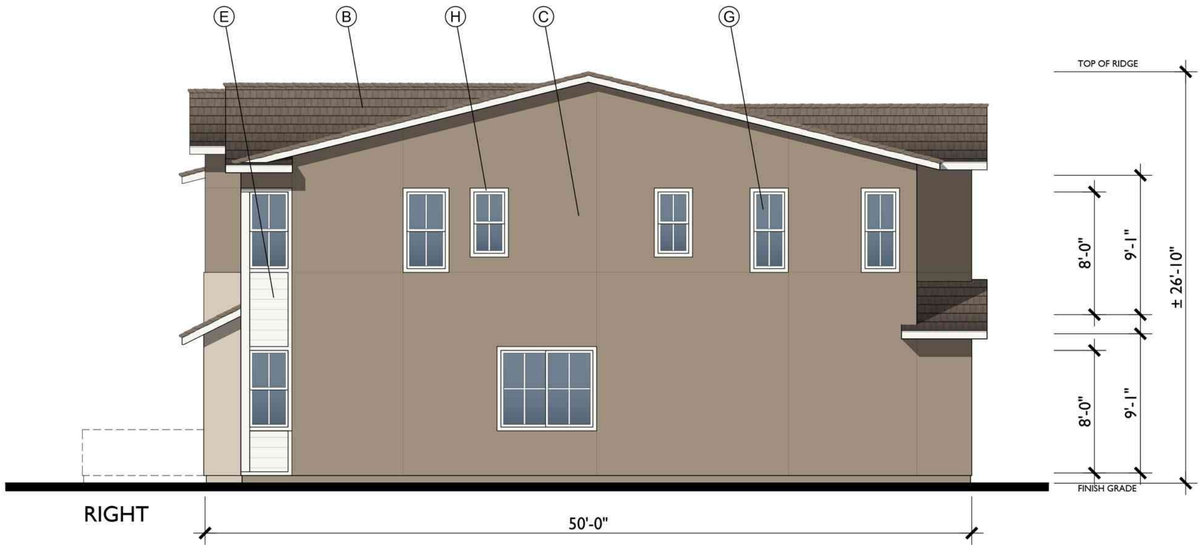
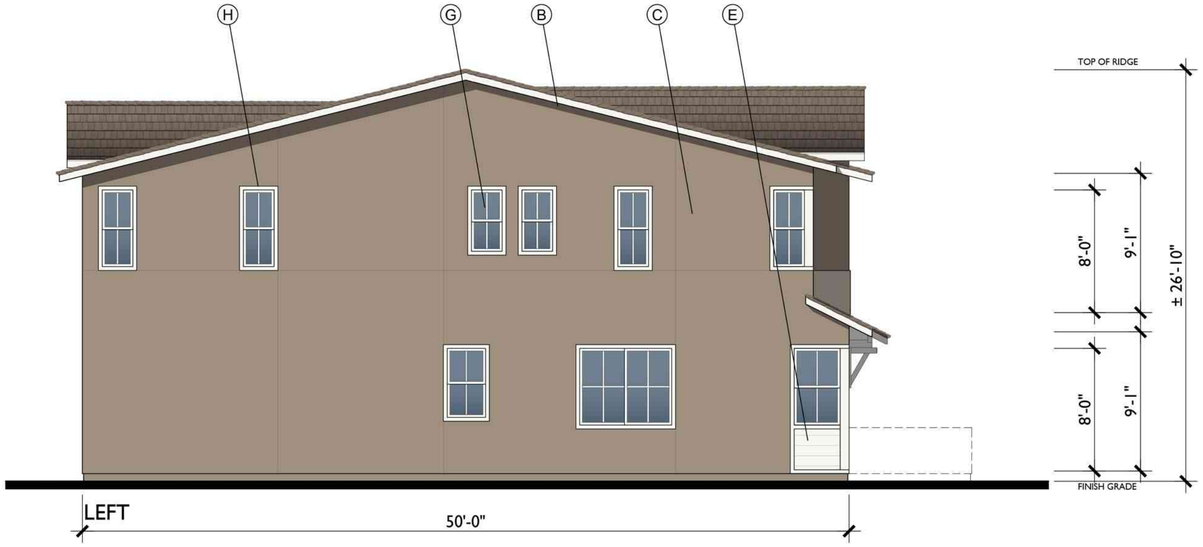
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
3-PLEX PROGRESSIVE FARMHOUSE ELEVATIONS FRONT & REAR

SHEET NO.
A-11



RIGHT

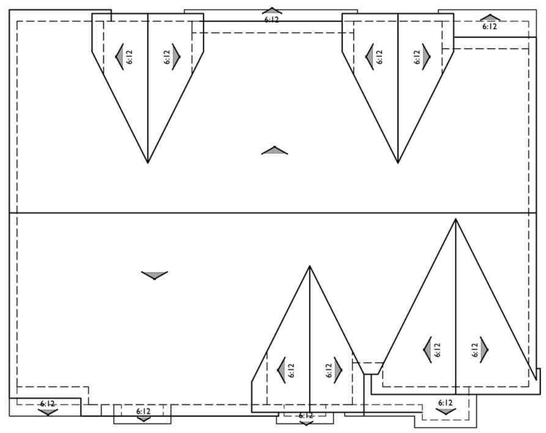


LEFT

0 2 4 8
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. LOW PROFILE CONCRETE 'S' TILE
B. CONCRETE FLAT TILE
C. STUCCO (SAND FINISH)
D. WOOD KNEE BRACE
E. CEMENTITIOUS HORIZONTAL SIDING
F. BATTS & BOARDS
G. VINYL WINDOW
H. FOAM TRIM
I. LIGHT FIXTURE
J. ILLUMINATED ADDRESS SIGN
K. RAILING
L. AWNING
M. ROLL-UP GARAGE DOOR
N. CONTROL JOINT (STUCCO)
O. DECORATIVE SHUTTER



BUILDING ROOF PLAN C

1/8"=1'-0"

PITCH: 3:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

Know what's below. Call 811 before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE
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		11/15/24	2ND CITY SUBMITTAL		
		01/16/25	3RD CITY SUBMITTAL		

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CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
3-PLEX PROGRESSIVE FARMHOUSE ELEVATIONS SIDES & ROOF PLANS

SHEET NO.
A-12

SCHEME #1 | 'A' TRANSITIONAL MEDITERRANEAN ELEVATIONS

ROOF
EAGLE - 3646

BASE STUCCO
SW 7551 GREEK VILLA

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7019 GAUNTLET

FRONT DOOR
SW 9135 WHIRLPOOL

ACCENT STUCCO
SW 7044 AMAZING GRAY

EASTWALK PA-11C

EASTVALE, CALIFRONIA | 752.23089

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SCHEME #2 | 'A' TRANSITIONAL MEDITERRANEAN ELEVATIONS

ROOF
EAGLE - 3645

BASE STUCCO
SW 7568 NEUTRAL GROUND

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 9091 HALF-CAFF

FRONT DOOR
SW 9129 JADE DRAGON

ACCENT STUCCO
SW 7548 PORTICO

EASTWALK PA-11C

EASTVALE, CALIFRONIA | 752.23089

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SCHEME #3 | 'A' TRANSITIONAL MEDITERRANEAN ELEVATIONS

ROOF
EAGLE - 3636

BASE STUCCO
SW 7723 COLONY BUFF

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 6068 BREVITY BROWN

FRONT DOOR
SW 0018 TEAL STENCIL

ACCENT STUCCO
SW 7521 DORMER BROWN

EASTWALK PA-11C

EASTVALE, CALIFRONIA | 752.23089

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SCHEME #4 | 'B' TRANSITIONAL FARMHOUSE ELEVATIONS

ROOF
EAGLE 5699

BASE STUCCO
SW 7051 ANALYTICAL GRAY

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7622 HOMBURG

FRONT DOOR
SW 6097 STURDY GRAY

ACCENT STUCCO
SW 9165 GOSSAMER VEIL

SIDING
SW 7622 HOMBURG

EASTWALK PA-11C

EASTVALE, CALIFRONIA | 752.23089

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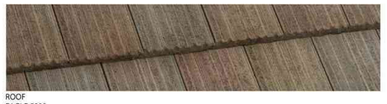
SCHEME #5 | 'B' TRANSITIONAL FARMHOUSE ELEVATIONS



ROOF
EAGLE 5809

BASE STUCCO
SW 2821 DOWNING STONE

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7551 GREEK VILLA

FRONT DOOR
SW 2837 AURORA BROWN

ACCENT STUCCO
SW 7542 NATUREL

SIDING
SW 7046 ANONYMOUS

EASTWALK PA-11C

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SCHEME #6 | 'B' TRANSITIONAL FARMHOUSE ELEVATIONS

ROOF
EAGLE 5880

BASE STUCCO
SW 7016 MINDFUL GRAY

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7636 ORIGAMI WHITE

FRONT DOOR
SW 7625 MOUNT ETNA

ACCENT STUCCO
SW 7018 DOVETAIL

SIDING
SW 7520 DARK BROWN

EASTWALK PA-11C

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SCHEME #7 | 'C' PROGRESSIVE FARMHOUSE ELEVATIONS

ROOF
EAGLE 4689

BASE STUCCO
SW 9174 MOTH WING

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7757 HIGH REFLECTIVE WHITE

FRONT DOOR
SW 6194 BASIL

ACCENT STUCCO
SW 9110 MALABAR

SIDING
SW 7757 HIGH REFLECTIVE WHITE

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SCHEME #8 | 'C' PROGRESSIVE FARMHOUSE ELEVATIONS

ROOF
EAGLE 4804

BASE STUCCO
SW 7569 STUCCO

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 6200 LINK GRAY

FRONT DOOR
SW 7618 DEEP SEA DIVE

ACCENT STUCCO
SW 6171 CHATROOM

SIDING
SW 6200 LINK GRAY

EASTWALK PA-11C

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SCHEME #9 | 'C' PROGRESSIVE FARMHOUSE ELEVATIONS

ROOF
EALGE 4697

BASE STUCCO
SW 7653 SILVERPOINTE

FASCIA, EAVES, TRIM, SIDING & GARAGE DOOR
SW 7068 GRIZZLE GRAY

FRONT DOOR
SW 7020 BLACK FOX

ACCENT STUCCO
SW 7066 GRAY MATTERS

SIDING
SW 7068 GRIZZLE GRAY

EASTWALK PA-11C

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ARCHITECT | CITY

CITY OF EASTVALE

NEW HOME CO.
move forward

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2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel +1 949 553 9100
fax +1 949 553 0548
752.23089

PHASE B / PA - 11C
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
COLOR & MATERIAL SELECTIONS

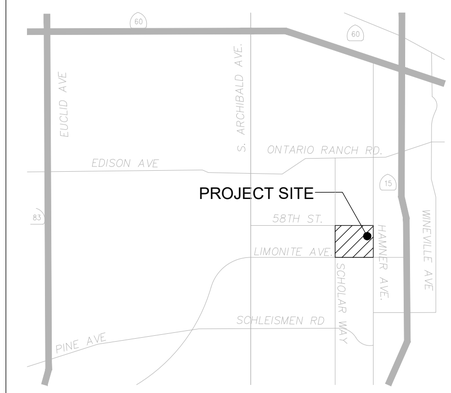
SHEET NO.
A-13

EASTVALE SQUARE
MASTER DEVELOPMENT PLANS

PHASE B - PLANNING AREA 11C
CIVITA WAY & HAMNER AVE.
EASTVALE, CALIFORNIA
TENTATIVE TRACT NO. 38290

SITE PLAN
SCALE: 1" = 80'

LOCATION MAP



SCALE: NTS

NORTH

SHEET INDEX

SHEET	DESCRIPTION
L-1	COVER SHEET
L-2	PLANTING LEGEND
L-3	PLANTING IMAGERY BOARD
L-4	PLANTING IMAGERY BOARD
L-5	PLANTING IMAGERY BOARD
L-6	LANDSCAPE SITE PLAN
L-7	SITE PLAN ENLARGEMENTS
L-8	FENCE AND WALL ELEVATIONS

ABBREVIATIONS

CODE	DESCRIPTION
PL	PROPERTY LINE
CL	CENTERLINE
TYP	TYPICAL
L.F.	LINEAR FEET
O.C.	ON CENTER
TW	TOP OF WALL
BW	BOTTOM OF WALL
FG	FINISH GRADE
EQ	EQUAL
DIA	DIAMETER
TT	TOP OF TOWER
BT	BOTTOM OF TOWER
RECP	ROLLED EROSION CONTROL PRODUCTS
FS	FENCE START
FE	FENCE END

PROJECT TEAM

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15231 LAGUNA CANYON RD., SUITE 250
IRVINE, CA 92618

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BBISCHAK@NEWHOMECO.COM

LANDSCAPE ARCHITECT
KIMLEY HORN
1100 W. TOWN AND COUNTRY ROAD, SUITE 700
ORANGE, CA 92868

PEDRO QUIJAS
(562) 841-2065
PEDRO.QUIJAS@KIMLEY-HORN.COM

CIVIL ENGINEER
HUNSAKER & ASSOCIATES
2900 ADAMS STREET SUITE A-15
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JVALADEZ@HUNSAKER.COM

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SITE LIGHTING ENGINEER
CANDELA ENGINEERING
27201 CALLE JUANITA
DANA POINT CA, 92624

DON DIDOMIZIO
(949)201-1333
DON@CANDELAENGINEERING.COM

PLAYGROUND CONSULTANT
ZOOM RECREATION
445 S. FIGUEROA ST. SUITE 3100-279
LOS ANGELES CA, 90071

JUSTIN LOTZ
(951) 751-3920
JUSTIN@ZOOMRECREATION.COM

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LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 11C
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
LANDSCAPE COVERSHEET

SHEET NO.
L-1

2281

TREE LEGEND - PA 11C

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	10
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	24
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	4
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	2
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	L	15
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24" BOX	L	24
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	13
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	7
	QUERCUS ILEX HOLLY OAK	48" BOX	L	5
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	11
	TECOMA STANS YELLOW BELLS	24" BOX	L	6

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

TREE QUANTITY MATRIX

SIZE	QUANTITY	% REQUIRED	% PROVIDED
24" BOX	75	60%	62.0%
36" BOX	28	30%	23.1%
48" BOX	18	10%	14.9%

SHRUB LEGEND - ACCENTS

TRANSITIONAL MEDITERRANEAN ARCHITECTURAL STYLE

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	5 GAL	L	48" o.c.
JUNIPERUS CHINENSIS GREEN COLUMNAR JUNIPER	5 GAL	L	36" o.c.
LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL	L	36" o.c.

TRANSITIONAL FARMHOUSE ARCHITECTURAL STYLE

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
DODONAEA VISCOSA 'PURPUREA' PURPLE-LEAFED HOP-BUSH	5 GAL	L	24" o.c.
ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	5 GAL	L	48" o.c.
LAURUS NOBILIS SWEET BAY	5 GAL	L	36" o.c.

PROGRESSIVE FARMHOUSE ARCHITECTURAL STYLE

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
PRUNUS CAROLINIANA CAROLINA CHERRY-LAUREL	5 GAL	L	48" o.c.
PODOCARPUS HENKELII HENKEL'S YELLOWWOOD	5 GAL	L	48" o.c.
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L	48" o.c.

SHRUB LEGEND - BACKGROUND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ABUTILON PALMERI INDIAN MALLOW	5 GAL	L	48" o.c.
ALYOGYNE HUEGELII BLUE HIBISCUS	5 GAL	L	6'-0" o.c. *
ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL	L	48" o.c.
ARCTOSTAPHYLOS GLANDULOSA EASTWOOD MANZANITA	5 GAL	L	6'-0" o.c. *
ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	1 GAL	L	48" o.c.
BERBERIS AQUIFOLIUM OREGON GRAPE	5 GAL	L	48" o.c.
ECHIUM FASTUOSUM PRIDE OF MADEIRA	5 GAL	L	5'-0" o.c.
HETEROMELES ARBUTIFOLIA TOYON	5 GAL	L	48" o.c.
JUNIPERUS COMMUNIS COMMON JUNIPER	5 GAL	L	48" o.c.
LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	1 GAL	L	48" o.c.
MUHLENBERGIA RIGENS PINK MUHLY GRASS	1 GAL	M	48" o.c.
PODOCARPUS ELONGATUS 'MONMAL' ICEE BLUE® YELLOW WOOD	5 GAL	L	48" o.c.
RHUS INTEGRIFOLIA LEMONADE BERRY	5 GAL	L	8'-0" o.c. *
RHUS OVATA SUGAR BUSH	5 GAL	L	8'-0" o.c.
RIBES SANGUINEUM RED FLOWERING CURRANT	1 GAL	M	48" o.c.
ROMNEYA COULTERI MATILIJA POPPY	5 GAL	L	6'-0" o.c.
TAGETES LEMMONII COPPER CANYON DAISY	5 GAL	L	5'-0" o.c. *
TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	5 GAL	L	8'-0" o.c. *

* PLANT SPACING SHALL BE REDUCED FOR SMALL PLANTING AREAS AS NEEDED.

SHRUB LEGEND - MIDGROUND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	L	48" o.c.
AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	L	36" o.c.
AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL	L	36" o.c.
ANIGOZANTHOS X 'ORANGE CROSS' ORANGE CROSS KANGAROO PAW	1 GAL	L	24" o.c.
BACCHARIS PILULARIS COYOTE BRUSH	1 GAL	L	8'-0" o.c. *
BERBERIS THUNBERGII JAPANESE GREENLEAF BARBERRY	5 GAL	M	5'-0" o.c.
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	1 GAL	M	5'-0" o.c.
CISTUS SALVIIFOLIUS 'PROSTRATUS' SAGELEAF ROCKROSE	1 GAL	L	5'-0" o.c.
DIANELLA REVOLUTA 'DTN03' BABY BLISS™ FLAX LILY	1 GAL	L	36" o.c.
EUPHORBIA RIGIDA YELLOW SPURGE	5 GAL	L	36" o.c.
HESPERALOE PARVIFLORA RED YUCCA	1 GAL	L	48" o.c.
JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	24" o.c.
KALANCHOE THYRSIFLORA PADDLE PLANT	1 GAL	L	36" o.c.
KNIPHOFIA TRIANGULARIS DWARF RED HOT POKER	1 GAL	M	48" o.c.
KNIPHOFIA UVARIA RED HOT POKER	1 GAL	L	36" o.c.
LAVANDULA STOECHAS SPANISH LAVENDER	5 GAL	L	36" o.c.
LEUCOPHYLLUM CANDIDUM TEXAS SAGE	5 GAL	L	36" o.c.
LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	L	36" o.c.
MELALEUCA NESOPHILA 'LITTLE NESSIE' LITTLE NESSIE PINK MELALEUCA	1 GAL	L	5'-0" o.c.
NANDINA DOMESTICA 'COMPACTA' DWARF HEAVENLY BAMBOO	1 GAL	M	36" o.c.
OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	L	36" o.c.
PHLOMIS FRUTICOSA JERUSALEM SAGE	1 GAL	M	48" o.c.
PRUNUS ILICIFOLIA HOLLYLEAF CHERRY	5 GAL	L	8'-0" o.c. *
RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF INDIAN HAWTHORN	1 GAL	L	48" o.c.
ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	L	48" o.c.
SALVIA GREGGII AUTUMN SAGE	1 GAL	L	36" o.c.
SALVIA ROSMARINUS ROSEMARY	5 GAL	L	36" o.c.
SALVIA SPATHACEA HUMMINGBIRD SAGE	1 GAL	M	48" o.c.
TRICHOSTEMA LANATUM WOOLLY BLUE CURLS	1 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA 'BLUE GEM' COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY	5 GAL	L	48" o.c.
WESTRINGIA FRUTICOSA 'SMOKEY' COAST ROSEMARY	5 GAL	L	48" o.c.

* PLANT SPACING SHALL BE REDUCED FOR SMALL PLANTING AREAS AS NEEDED.

SHRUB LEGEND - FOREGROUND/GROUNDCOVER

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET BANK CATCLAW	1 GAL	L	6'-0" o.c. *
ACHILLEA TOMENTOSA WOOLLY YARROW	1 GAL	L	12" o.c.
BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL	L	24" o.c.
CAREX DIVULSA EUROPEAN GREY SEDGE	1 GAL	L	24" o.c.
CEANOTHUS X 'JOYCE COULTER' JOYCE COULTER WILD LILAC	1 GAL	M	8'-0" o.c. *
ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	1 GAL	L	12" o.c.
FESTUCA GLAUCA BLUE FESCUE	1 GAL	M	18" o.c.
LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	L	8'-0" o.c.
LONICERA JAPONICA JAPANESE HONEYSUCKLE	5 GAL	L	36" o.c.
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	1 GAL	L	8'-0" o.c. *
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	L	36" o.c.
SENECIO CINERARIA DUSTY MILLER	1 GAL	L	24" o.c.
SENECIO SERPENS BLUE CHALKSTICKS	1 GAL	L	24" o.c.
TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	L	24" o.c.
TEUCRIUM COSSONII CREEPING GERMANDER	1 GAL	L	24" o.c.
THYMUS X CITRIODORUS LEMON THYME	1 GAL	L	24" o.c.
TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE	1 GAL	M	36" o.c.

* PLANT SPACING SHALL BE REDUCED FOR SMALL PLANTING AREAS AS NEEDED.

VINE LEGEND

APPLICABLE TO ALL ARCHITECTURAL STYLES

BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
BOUGAINVILLEA X 'ROSENKA' ROSENKA BOUGAINVILLEA	5 GAL	L	10'-0" o.c.
TRACHELOSPERMUM JASMINOIDES STAR JASMINE TRELLIS	5 GAL	M	10'-0" o.c.
WISTERIA SINENSIS CHINESE WISTERIA	5 GAL	M	10'-0" o.c.

NOTES:

1. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM
   - 15 GALLON 10%
   - 5 GALLON 30%
   - 1 GALLON 60%

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED
   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT OR STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
2. STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
3. SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30" MAXIMUM HEIGHT IN LIMITED USE AREAS.
4. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
5. SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
6. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
7. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.
8. 60% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 10% OF ALL TREES SHALL BE 48" BOX.

EVERGREEN TREES

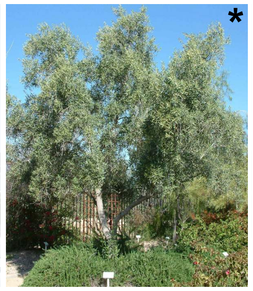
ARBUTUS X 'MARINA'
MARINA STRAWBERRY TREE

CINNAMOMUM CAMPHORA
CAMPHOR TREE

HYMENOSPORUM FLAVUM
SWEET SHADE

LAURUS NOBILIS 'SARATOGA'
SWEET BAY

LOPHOSTEMON CONFERTUS
BRISBANE BOX


OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE

PODOCARPUS GRACILIOR
FERN PINE

QUERCUS AGRIFOLIA
COAST LIVE OAK

QUERCUS ILEX
HOLLY OAK

RHUS LANCEA
AFRICAN SUMAC

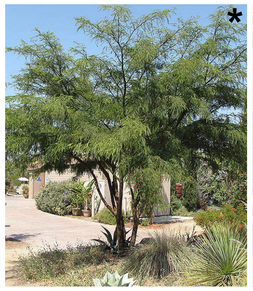
DECIDUOUS TREES

FRAXINUS OXYCARPA 'RAYWOOD'
RAYWOOD ASH

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

PLATANUS ACERIFOLIA
LONDON PLANE TREE

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE


PROSOPIS GLANDULOSA
HONEY MESQUITE

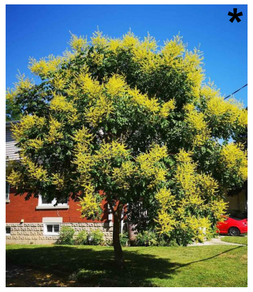
PROSOPIS CHILENSIS
THORNLESS CHILEAN MESQUITE

ULMUS PARVIFOLIA 'DRAKE'
DRAKE CHINESE ELM

ACCENT TREES

ACACIA BAILEYANA 'PURPUREA'
PURPLE FERNLEAF ACACIA

GINKGO BILOBA 'AUTUMN GOLD'
AUTUMN GOLD GINKGO


KOELREUTERIA PANICULATA
GOLDEN RAIN TREE

PARKINSONIA 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE

TECOMA STANS
YELLOW BELLS

NOTE:
*ADDITIONAL TREES SHOWN AS ALTERNATIVE OPTIONS.

TRANSITIONAL MEDITERRANEAN ARCHITECTURAL ACCENT PLANTING

ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE

JUNIPERUS CHINENSIS
GREEN COLUMNAR JUNIPER

LAVANDULA AGUSTIFOLIA
ENGLISH LAVENDER

TRANSITIONAL FARMHOUSE ARCHITECTURAL ACCENT PLANTING

DODONAENA VISCOSA
'PURPUREA'
PURPLE-LEAFED HOP-BUSH

ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY TREE

LAURUS NOBILIS
SWEET BAY

PROGRESSIVE FARMHOUSE ARCHITECTURAL ACCENT PLANTING

PRUNUS CAROLINIANA
CAROLINA CHERRY-LAUREL

PODOCARPUS HENKELII
HENKEL'S YELLOW WOOD

ROSMARINUS OFFICINALIS
'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY

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		01/16/25	THIRD CITY SUBMITTAL		

LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO.
move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

PA NO. 11C
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANTING IMAGERY BOARD

SHEET NO.
L-3

2282

BACKGROUND SHRUBS

ABUTILON PALMERI
INDIAN MALLOW

ALYOGINE HUEGELII
BLUE HIBISCUS

ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE

ARCTOSTAPHYLOS GLANDULOSA
EASTWOOD MANZANITA

ARTEMISIA CALIFORNICA 'CANYON GREY'
CANYON GREY CALIFORNIA SAGEBRUSH

BACCHARIS PILULARIS
COYOTE BRUSH

ECHIUM FASTUOSUM
PRIDE OF MADEIRA

HETEROMELES ARBUTIFOLIA
TOYON

JUNIPERUS COMMUNIS
COMMON JUNIPER

LEYMUS CONDENSATUS
GIANT WILD RYE

MUHLENBERGIA R.
'PINK MUHLY'
PINK MUHLY GRASS

PODOCARPUS ELONGATUS 'MONMAL'
ICE BLUE YELLOW WOOD

RHUS INTEGRIFOLIA
LEMONADE BERRY

RHUS OVATA
SUGAR BUSH

RIBES SANGUINEUM
RED FLOWERING CURRANT

ROMNEY COULTERI
CALIFORNIA TREE POPPY

TAGETES LEMONII
MEXICAN MARIGOLD

TECOMA X. 'ORANGE JUBILEE'
ORANGE JUBILEE YELLOW BELLS

MIDGROUND SHRUBS

AGAVE ATTENUATA
FOXTAIL AGAVE

AGAVE X. 'BLUE FLAME'
BLUE FLAME AGAVE

AGAVE X. 'BLUE GLOW'
BLUE GLOW AGAVE

ANIGOZANTHOS X. 'ORANGE CROSS'
ORANGE CROSS KANGAROO PAW

BERBERIS THUNBERGII
JAPANESE GREENLEAF BARBERRY

CALLISTEMON V. 'LITTLE JOHN'
LITTLE JOHN BOTTLEBRUSH

CISTUS SALVIIFOLIUS 'PROSTRATUS'
SAGELEAF ROCKROSE

DIANELLA REVOLUTA 'BABY BLISS'
BABY BLISS FLAX LILY

EUPHORBIA RIGIDA
YELLOW SPURGE

HESPERALOE PARVIFLORA
RED YUCCA

JUNCUS PATENS
CALIFORNIA GRAY RUSH

KALANCHOE THYRSIFLORA
PADDLE PLANT

KNIPHOFIA TRIANGULARIS
DWARF RED HOT POKER

KNIPHOFIA UVARIA
RED HOT POKER

LAVANDULA S. 'OTTO QUAST'
SPANISH LAVENDER

LEUCOPHYLLUM CANDIDUM
TEXAS SAGE

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

MELALEUCA N. 'LITTLE NESSIE'
LITTLE NESSIE PINK MELALEUCA

811
Know what's below.
Call 811 before you dig.

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LANDSCAPE ARCHITECT

CITY

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EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANTING IMAGERY BOARD

SHEET NO.
L-4

2283

MIDGROUND SHRUBS CONT.

NANDINA D. 'COMPACTA'
DWARF HEAVENLY BAMBOO

OLEA UEROPAEA 'MONTRA'
LITTLE OLLIE OLIVE

PHLOMIS FRUTICOSA
JERUSALEM SAGE

RHAPHIOLEPIS UMBELLA 'MINOR'
DWARD INDIAN HAWTHORN

ROSMARINUS OFFICINALIS
ROSEMARY

SALVIA GREGII
AUTUMN SAGE

SALVIA SPATHACEA
HUMMINGBIRD SAGE

TRICHOSTEMA LANATUM
WOOLLY BLUE CURLS

WESTRINGIA FRUTICOSA
COAST ROSEMARY

WESTRINGIA F. 'GREY BOX'
COAST ROSEMARY

FOREGROUND/GROUNDCOVER

ACACIA R. 'DESERT CARPET'
SWEET ACACIA

ACHILLEA TOMENTOSA
WOOLY YARROW

BOUTELOUA GRACILIS
BLUE GRAMA GRASS

CAREX DIVULSA
EUROPEAN GREY SEDGE

CEONOTHUS X. 'JOYCE COULTER'
JOYCE COULTER WILD LILAC

ESCHSCHOLZIA CALIFORNIA
CALIFORNIA POPPY

FESTUCA GLAUCA
BLUE FESCUE

LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA

LONICERA JAPONICA
JAPANESE HONEYSUCKLE

MYOPORUM PARVIFOLIUM
TRAILING MYOPORUM

ROSMARINUS OFFICINALIS
'HUNTINGTON CARPET'
ROSEMARY

SENECIO CINERARIA
DUSTY MILLER

SENECIO SERPENS
BLUE CHALKSTICKS

TEUCRIUM CHAMAEDRYS
GERMANDER

TEUCRIUM COSONII
CREEPING GERMANDER

THYMUS X. CITRIODORUS
LEMON THYME

TRACHELOSPERMUM JASMINOIDES
CHINESE START JASMINE

FOREGROUND/GROUNDCOVER

BOUGAINVILLEA 'ROSENKA'
ROSENKA BOUGAINVILLEA

TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

WISTERIA SINENSIS
CHINESE WISTERIA

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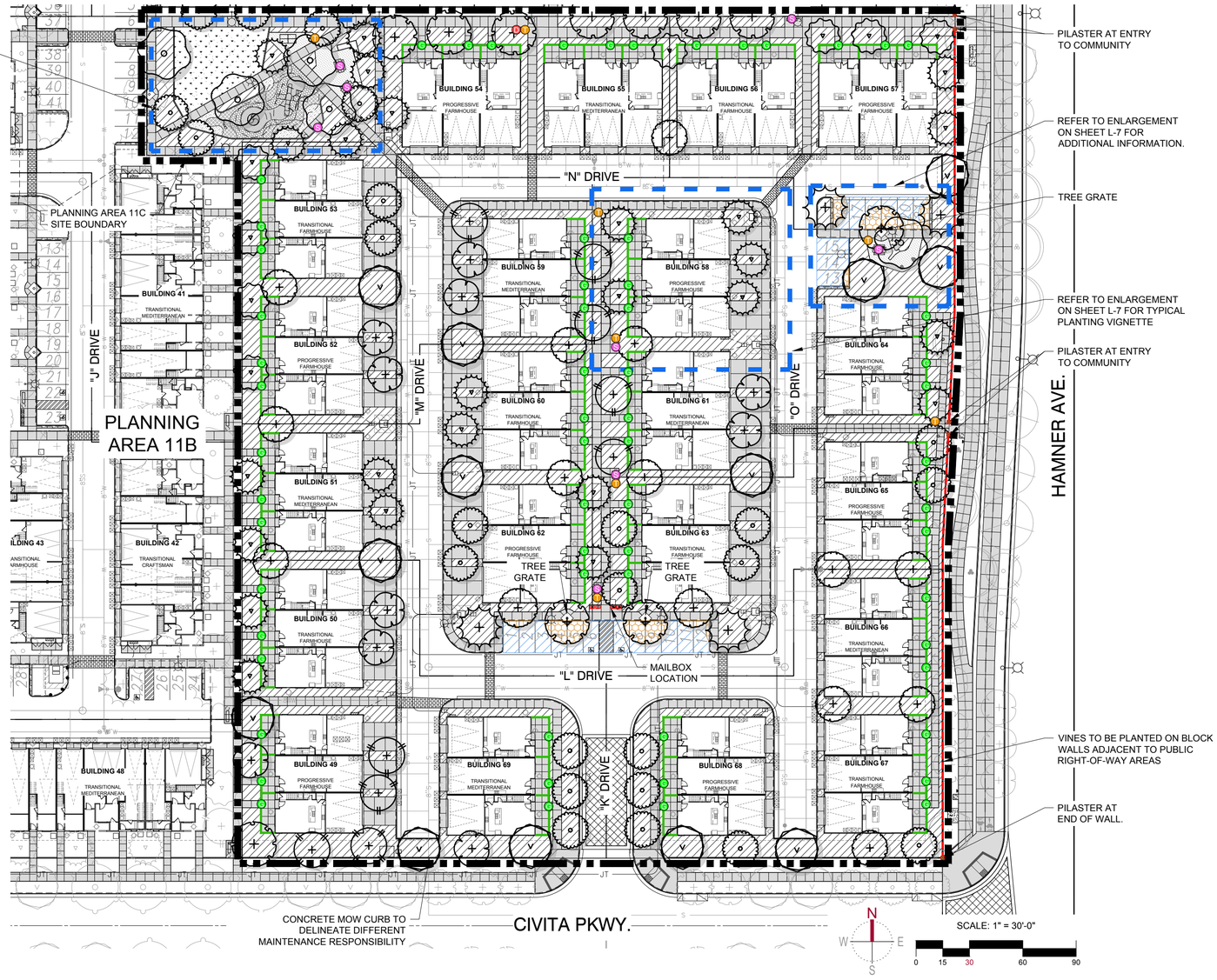
PA NO. 11C
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
PLANTING IMAGERY BOARD

SHEET NO.
L-5

PLANNING AREA 11A



TREE LEGEND - PA 11C

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
	ACACIA BAILEYANA 'PURPUREA' PURPLE-LEAF BAILEY ACACIA	24" BOX	L	10
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE	36" BOX	L	24
	CINNAMOMUM CAMPHORA CAMPHOR TREE	36" BOX	M	4
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24" BOX	L	2
	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	L	15
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24" BOX	L	24
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	13
	PODOCARPUS GRACILIOR FERN PINE	24" BOX	M	7
	QUERCUS ILEX HOLLY OAK	48" BOX	L	5
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	11
	TECOMA STANS YELLOW BELLS	24" BOX	L	6

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

REFERENCE IMAGERY

CONCRETE BENCH/SEATING

DOG WASTE DISPENSER

TRASH CAN

TREE GRATE

FENCE AND WALL LEGEND :

- 6'-0" HIGH MINIMUM PRIVACY SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. REFER TO SHEET L-9 FOR ELEVATIONS.
- 3'-0" HIGH COURTYARD SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. SITE SPECIFIC LAYOUT/HEIGHT MAY VARY DEPENDING ON FINAL SITE CONDITIONS. REFER TO SHEET L-9 FOR ELEVATIONS.
- 6'-6" HIGH SPLIT FACE PILASTER WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. REFER TO SHEET L-9 FOR ELEVATIONS.

NOTE:
FINAL MATERIAL/COLOR SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER

SITE ELEMENTS LEGEND:

- T — TRASH CANS (8 Total)
- G — PATIO/COURTYARD GATE
- S — BENCH/SEATING (8 Total)
- D — DOG TRASH DISPENSER (1 Total)
- CONCRETE PAVING
- DECORATIVE VEHICULAR PAVING
- ENHANCED PEDESTRIAN PAVING
- PROPOSED MAILBOX LOCATION (ACTUAL MAILBOX LOCATIONS MAY CHANGE UPON USPS REVIEW)

TREE SHADING LEGEND:

- PARKING AREA SHADED BY TREES
- PARKING AREA

SHADED SUMMARY:

TOTAL PARKING AREA: 3,402 SF. (2 AREAS)
(EXCLUDES DRIVE AISLES AND COVERED PARKING SPACES)

PARKING AREA SHADED BY TREES

	REQUIRED*	PROVIDED
AREA 1:	437 SF(30%)	552 SF (37.9%)
AREA 2:	583 SF (30%)	607 SF (31.2%)

OVERALL COVERAGE PROVIDED: 34.1%

* REQUIRED PERCENTAGE BASED ON PARKING AREAS OF 5-24 SPACES

** TREES SHOWN AT 15 YEARS MATURITY.
PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 1812

LANDSCAPE COVERAGE SUMMARY:

OVERALL LANDSCAPE: 40,175 SQ. FT.

TOTAL DEVELOPED AREA - PA 11C: 4.41 ACRES

PERCENTAGE OF LANDSCAPE AREA: ± 20.9%

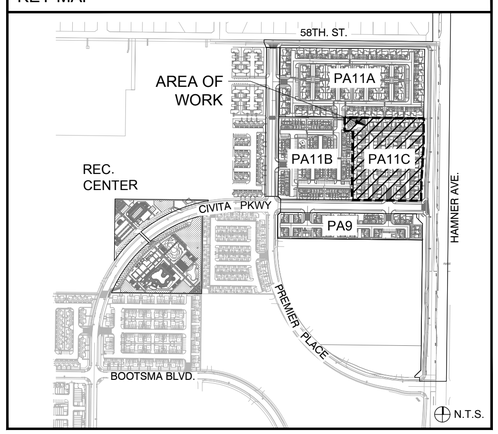
OPEN SPACE: 10,290 SQ. FT.

- SHRUBS - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES
- NATURAL TURF AREA TURF TO BE WARM SEASON GRASS

GENERAL NOTES:

1. TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED:
   10' FROM ANY WATER OR SEWER LINE
   30' FROM ANY INTERSECTION
   10' FROM STREET LIGHT
   10' FROM FIRE HYDRANT OR STREET SIGN
   10' FROM DRIVEWAY APPROACH
   MATURE HEIGHT TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
2. STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
3. SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30" MAXIMUM HEIGHT IN LIMITED USE AREAS.
4. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
5. SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
6. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
7. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.
8. 60% OF ALL TREES SHALL BE 24" BOX, 30% OF ALL TREES SHALL BE 36" BOX, AND 10% OF ALL TREES SHALL BE 48" BOX.

KEY MAP



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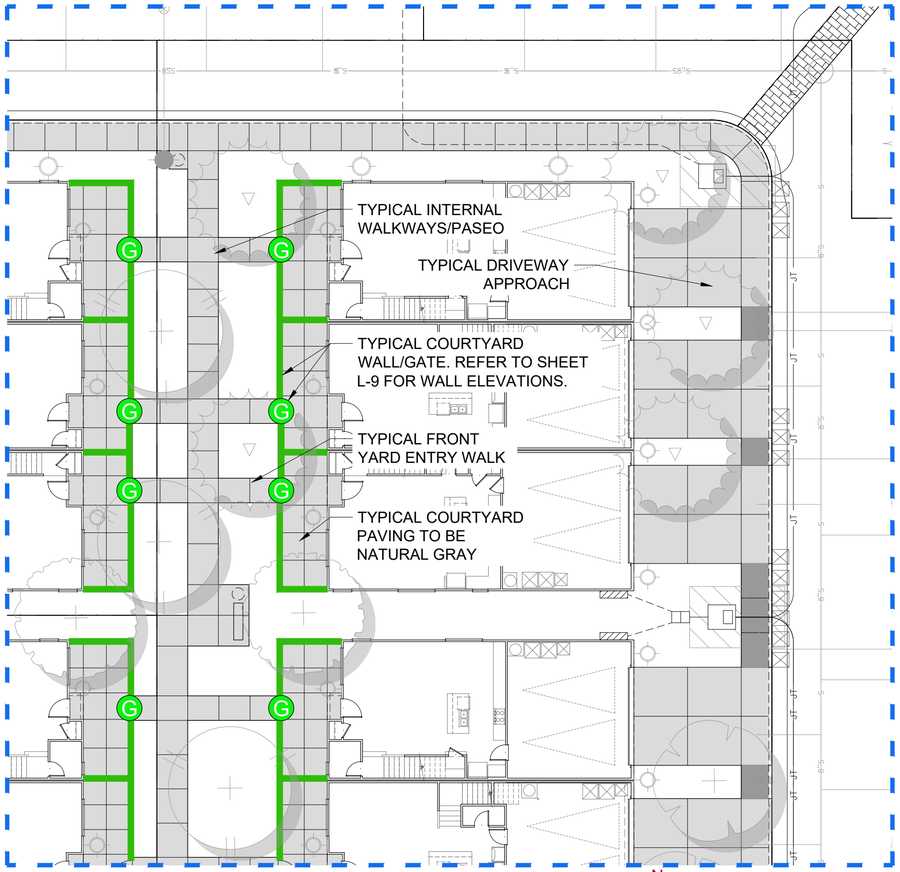
PA NO. 11C
CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
LANDSCAPE SITE PLAN

SHEET NO.
L-6

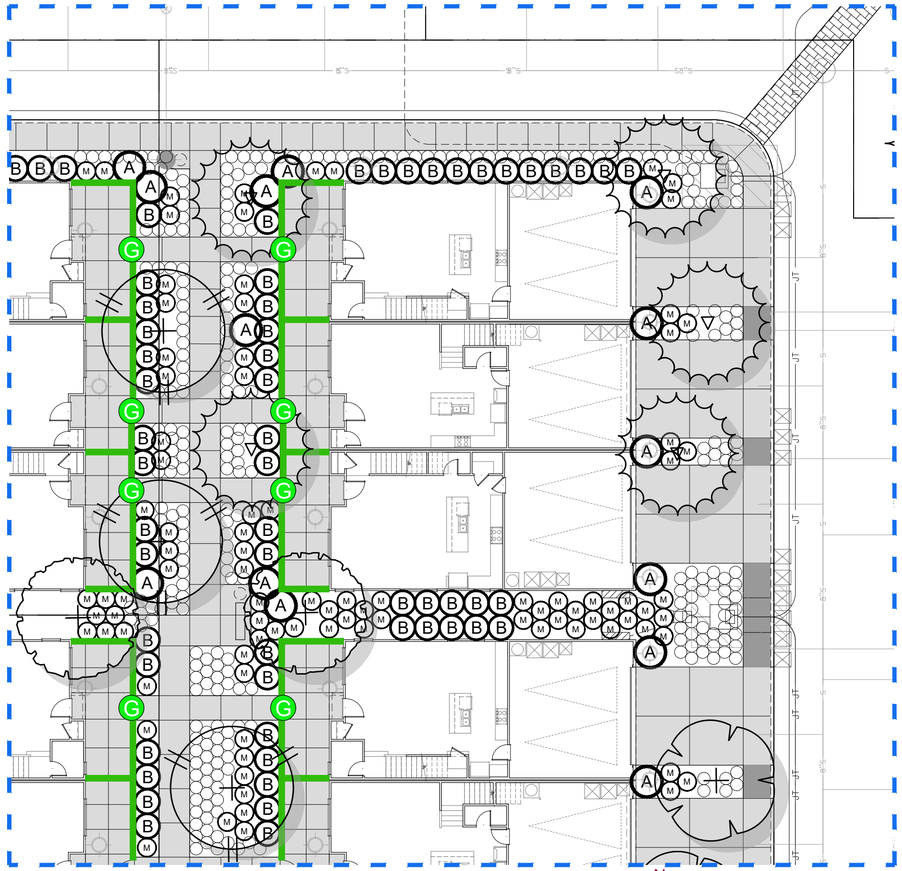


TYPICAL CLUSTER LAYOUT - ENLARGEMENT

NOTE: PATIO/COURTYARD WALL SHOWN ARE OPTIONAL AND MIGHT NOT BE FEASIBLE DUE TO SITE CONDITIONS. FINAL LAYOUT SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER.

N
W E
S

SCALE: 1" = 10'-0"
0 5 10 20 30



PLANTING VIGNETTE - ENLARGEMENT

NOTE: TYPICAL MASSING/LAYOUT. FINAL LAYOUT TO BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS

N
W E
S

SCALE: 1" = 10'-0"
0 5 10 20 30

TREE LEGEND - PA 11C

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	WUCOLS	QTY.
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	HYMENOSPORUM FLAVUM SWEETSHADE TREE	24" BOX	L	15
	LAURUS NOBILIS 'SARATOGA' SWEET BAY	24" BOX	L	22
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX	L	13
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	QUERCUS ILEX HOLLY OAK	48" BOX	L	5
	RHUS LANCEA AFRICAN SUMAC	24" BOX	L	11
	TECOMA STANS YELLOW BELLS	24" BOX	L	6

NOTE: MINIMUM 36" BOX AND 48" AT ENTRIES
TREES - REFER TO SHEET L-2 FOR FULL PLANTING LEGEND AND NOTES

SHRUB LEGEND

SYMBOL	DESCRIPTION	SIZE
A	ACCENTS	15 GAL
B	BACKGROUND	5 GAL
M	MIDGROUND	5 GAL AND 1 GAL
	GROUNDCOVER	1 GAL

NOTES:
1. REFER TO SHEET L-201 FOR FULL SHRUB PLANT PALETTE.
2. SHRUB DENSITY SHALL ADHERE TO THE FOLLOWING MINIMUM.
   15 GALLON: 10%
   5 GALLON: 30%
   1 GALLON: 60%

FENCE AND WALL LEGEND :

3'-0" HIGH COURTYARD SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. SITE SPECIFIC LAYOUT/HEIGHT MAY VARY DEPENDING ON FINAL SITE CONDITIONS. REFER TO SHEET L-9 FOR ELEVATIONS.

NOTE:
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- DECORATIVE VEHICULAR PAVING
- ENHANCED PEDESTRIAN PAVING
- PROPOSED MAILBOX LOCATION (ACTUAL MAILBOX LOCATIONS MAY CHANGE UPON USPS REVIEW)

GENERAL NOTES:

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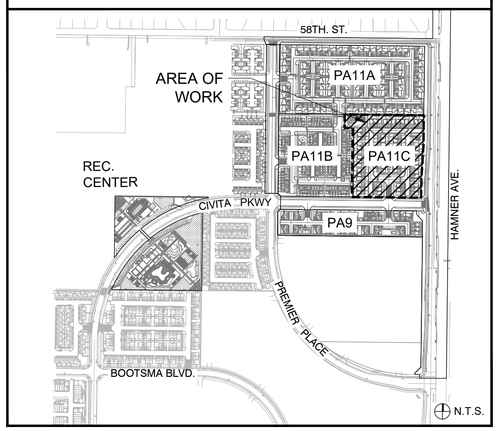
KEY MAP



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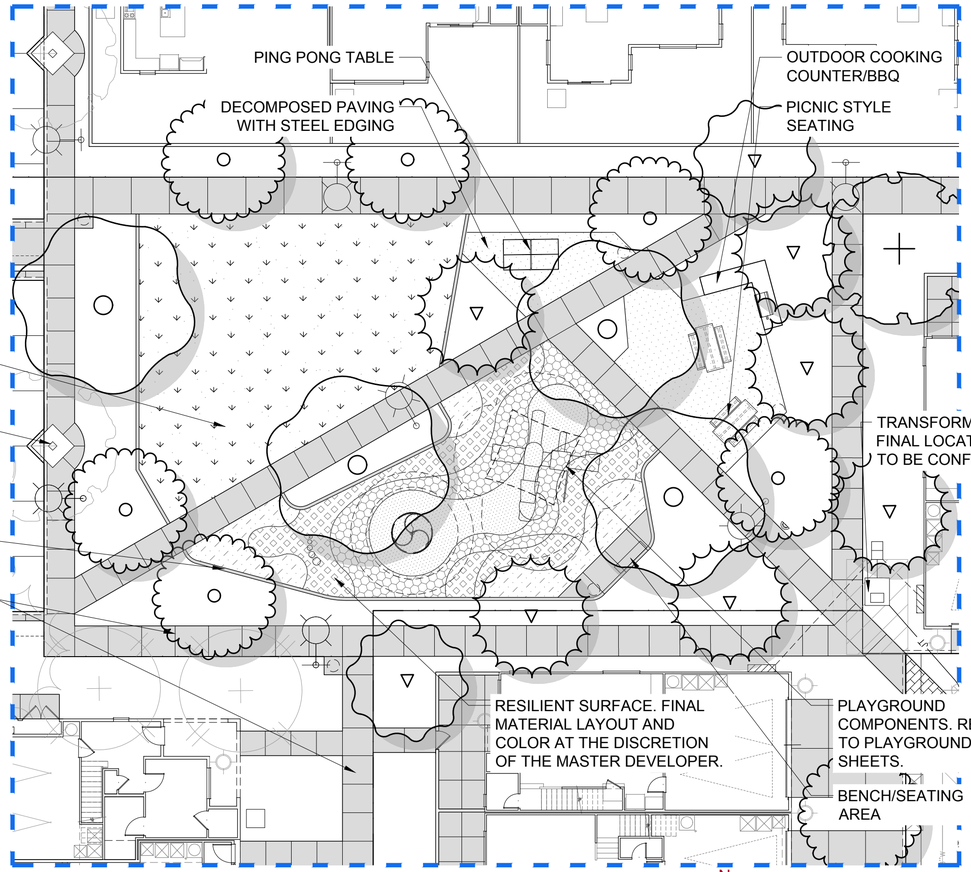
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
SITE PLAN ENLARGEMENTS

SHEET NO.
L-7



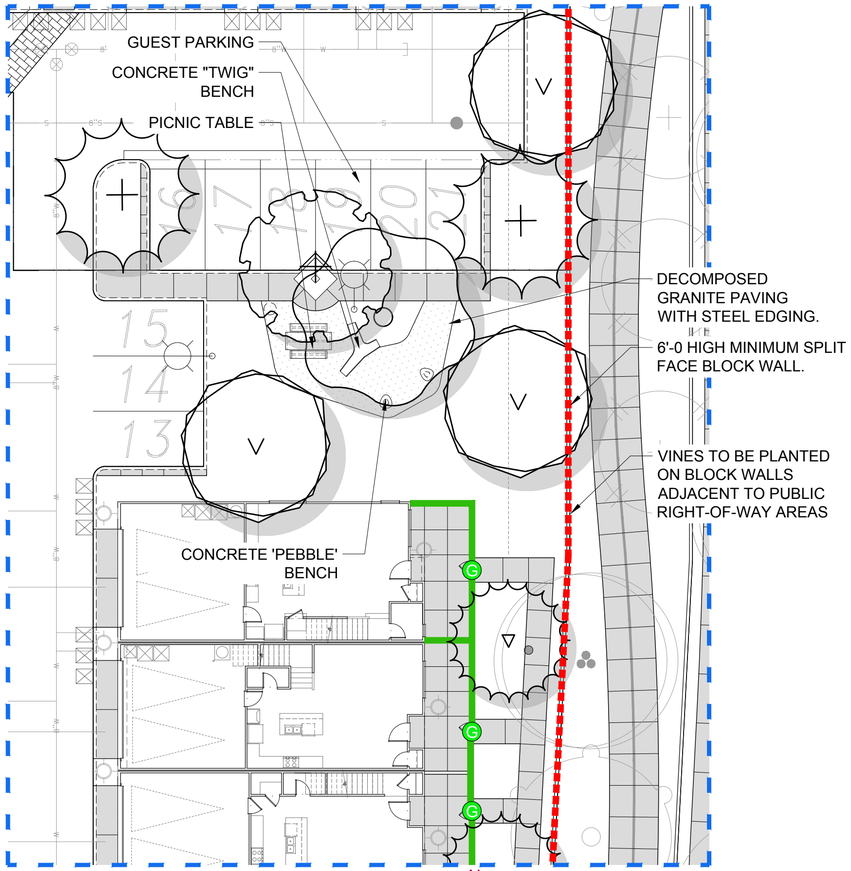
OPEN SPACE - ENLARGEMENT

FINAL LAYOUT SUBJECT TO CHANGE AT THE DISCRETION OF THE MASTER DEVELOPER.

N

SCALE: 1" = 10'-0"

0 5 10 20 30



OPEN SPACE - ENLARGEMENT

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REFERENCE IMAGERY

PICNIC TABLES

PING PONG TABLE

TWIG BENCH

OUTDOOR COUNTER / BBQ

CONCRETE PEBBLE BENCH

FENCE AND WALL LEGEND :

6'-0" HIGH MINIMUM PRIVACY SPLIT FACE BLOCK WALL WITH 2" PRECISION CAP. COLOR TO BE NATURAL GREY. REFER TO SHEET L-9 FOR ELEVATIONS.

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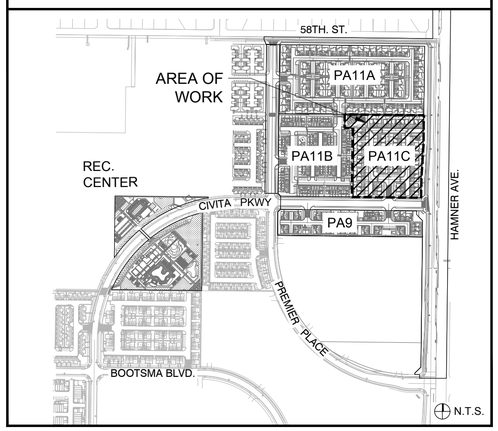

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LANDSCAPE ARCHITECT — CITY

CITY OF EASTVALE

NEW HOME CO. move forward

Kimley»Horn
1100 TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
WWW.KIMLEY-HORN.COM

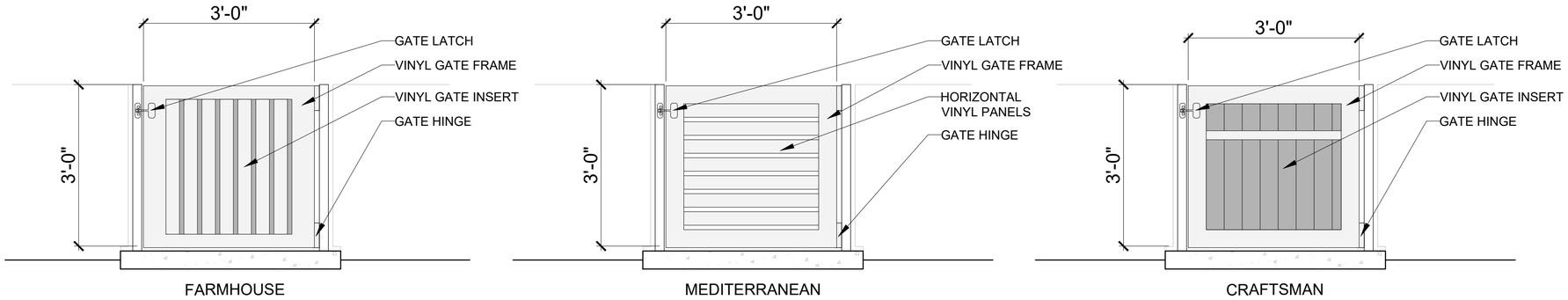
PA NO. 11C

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
SITE PLAN ENLARGEMENTS

SHEET NO.
L-8

2287

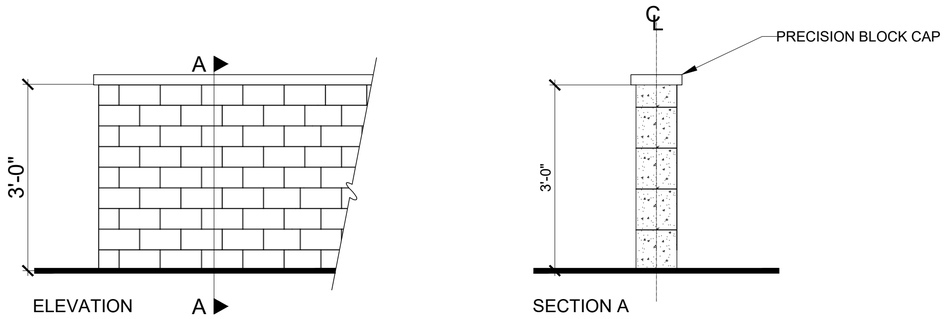


NOTE: SOME RESIDENTIAL UNITS MAY NOT HAVE A GATE AT THE DISCRETION OF THE MASTER DEVELOPER

PATIO/COURTYARD GATE OPTIONS

Final material selection subject to change per landscape plan submittal

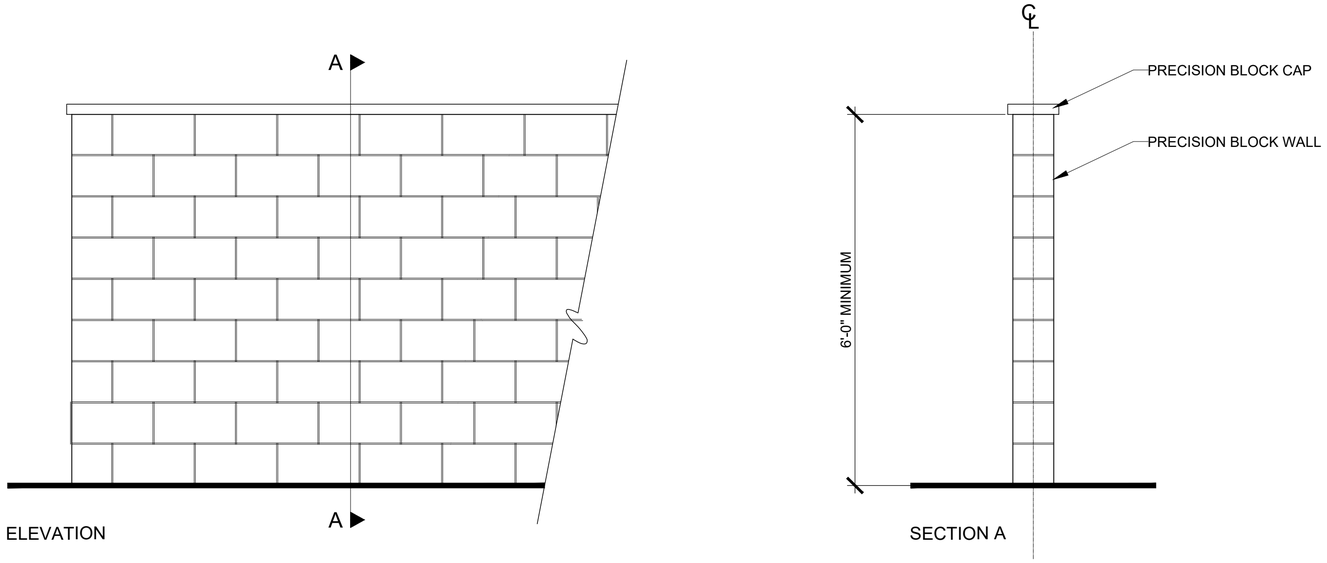
SCALE: 1" = 1' -0"



PATIO/COURTYARD WALL OPTIONS

Final material selection subject to change per landscape plan submittal

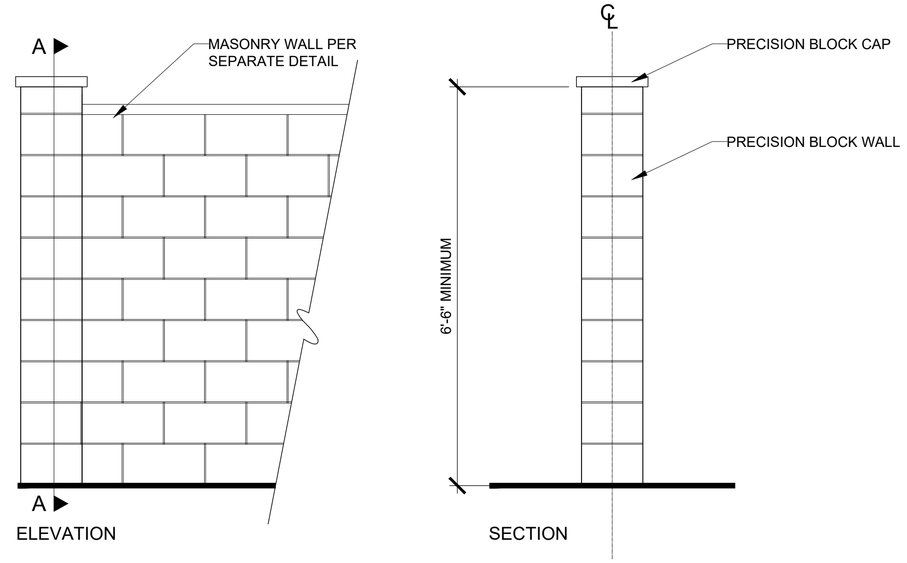
SCALE: 1" = 1' -0"



MASONRY BLOCK PRIVACY WALL

Final material selection subject to change per landscape plan submittal

SCALE: 1" = 1' -0"



MASONRY PILASTER

Final material selection subject to change per landscape plan submittal

SCALE: 1" = 1' -0"

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LANDSCAPE ARCHITECT — CITY

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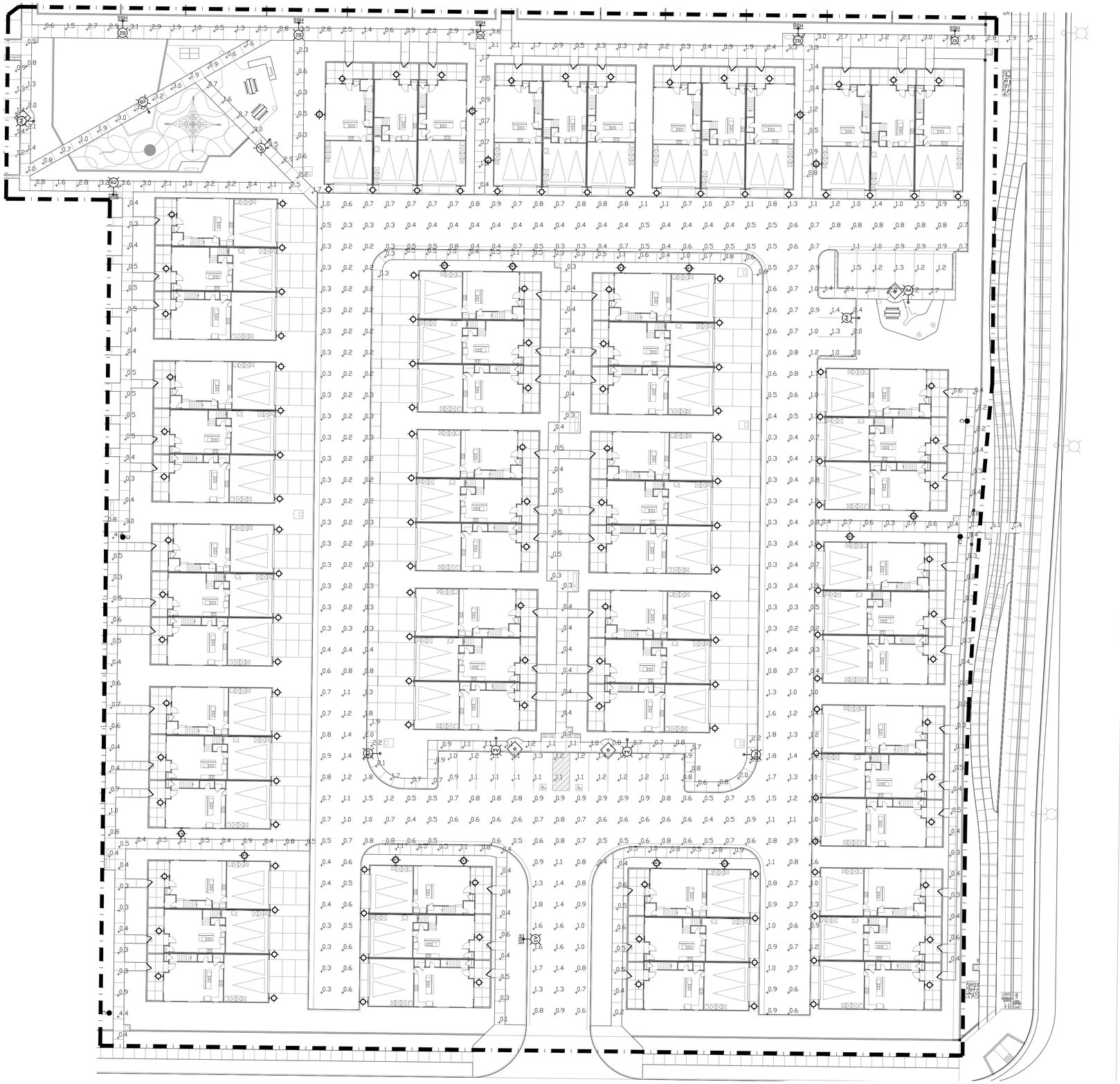
PA NO. 11C

CITY OF EASTVALE
EASTWALK
MASTER DEVELOPMENT PLAN

SHEET TITLE
FENCE AND WALL ELEVATIONS

SHEET NO.
L-9



LIGHTING FIXTURE LEGEND

A1 — 36W. LED POST LIGHT ON A 16FT POLE
TYPE III
USA# DS8A-PLED-III-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

A4 — 36W. LED POST LIGHT ON A 16FT POLE
TYPE IV- FORWARD THROW
USA# DS8A-PLED-IVFT-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

B1 — 36W. LED POST LIGHT ON A 12FT POLE
TYPE II
USA# DS6A-PLED-II-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

B4 — 36W. LED POST LIGHT ON A 12FT POLE
TYPE IV- FORWARD THROW
USA# DS6A-PLED-IVFT-20LED-525mA-30K-120V-XWB-1-FINISH
RNTS-164-11-RBC (4"DIA) - 3000"K

HSS — HOUSE SIDE SHIELD PER PLAN.
NOT ALL FIXTURES WILL HAVE A SHIELD.

C — 20W. LED BOLLARD LIGHT - 36" TALL
USA# TLB5-DP-18LED-350mA-WW

LED WALL LIGHT
(1000 LUMEN MIN. AT 3000"K)
SELECT BY OWNER.
TO BE CONTROLLED BY ASTRONOMICAL TIME CLOCK ONLY.
SET DUSK TO DAWN.

LED WALL LIGHT
SAME AS ABOVE EXCEPT AT NON-TYPICAL LOCATIONS.

2289

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LIGHTING DESIGN | ELECTRICAL ENGINEERING

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Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com

STAMP:

REVISIONS:

△
△
△
△

DATE: 01/06/2025

EASTVALE SQUARE
EASTVALE, CA

PA-11C
ELECTRICAL PLAN

CLIENT:

NEW HOME CO.

15231 LAGUNA CANYON RD.
SUITE 250
IRVINE, CA 92618

SHEET TITLE:

IN TRACT
PHOTOMETRIC
SITE PLAN

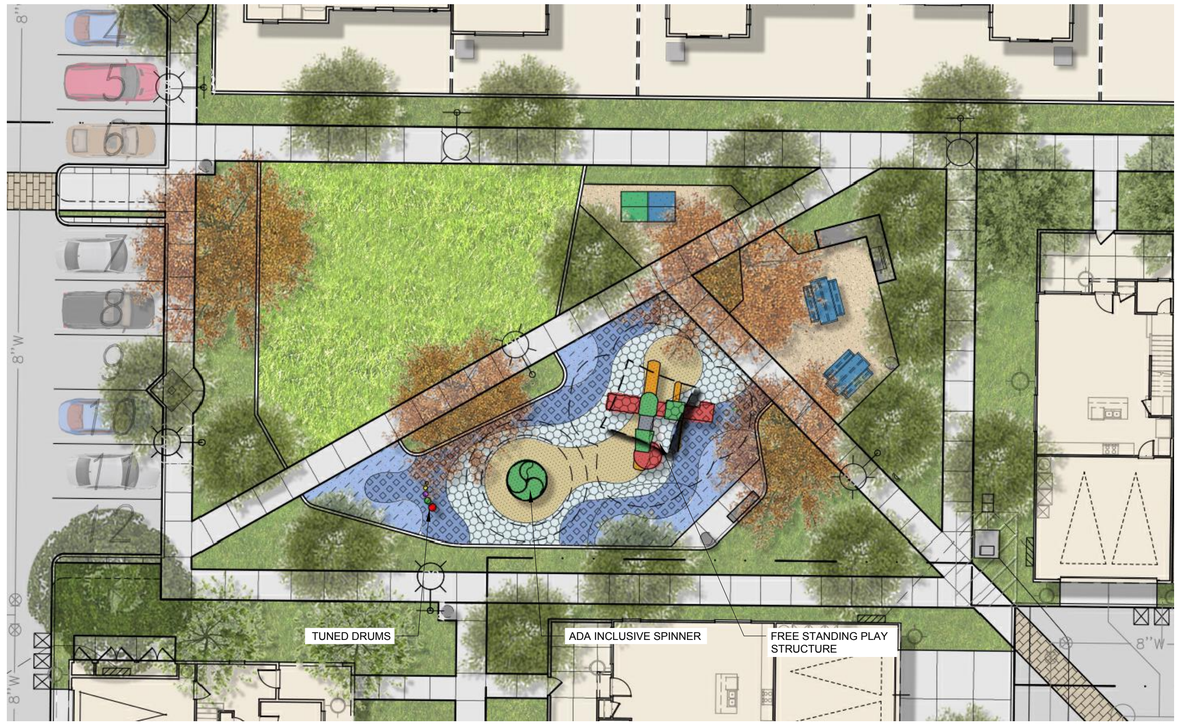
PROJECT #: Y4-127

SHEET NUMBER:

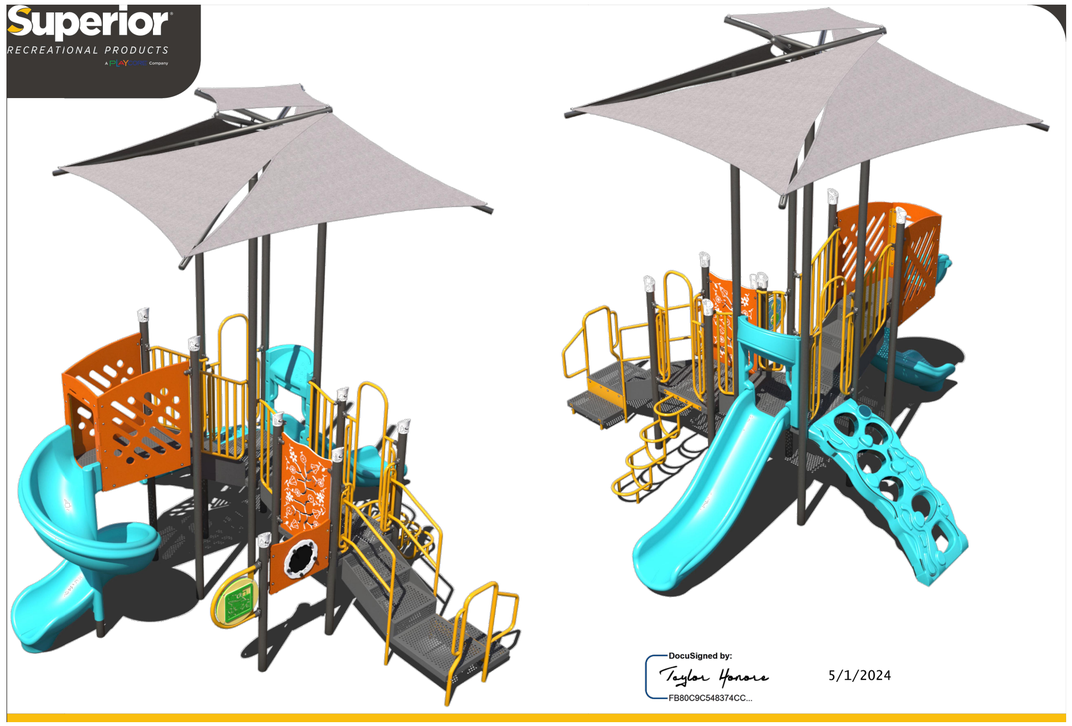
EP1.1

PHOTOMETRIC SITE PLAN | NORTH | SCALE: 1" = 20'-0" | 1

PLAYGROUND SITE PLAN



FREE STANDING PLAY STRUCTURE



TUNED DRUMS

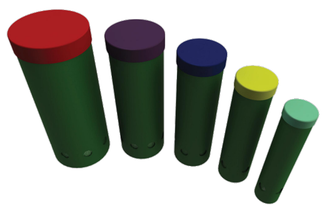
Playgrounds

BY SUPERIOR RECREATIONAL PRODUCTS

Tuned Drums

Model Numbers
Normal / Toddler In-Ground Mount: TD-IG-N-SRP / TD-IG-T-SRP
Normal / Toddler Portable: TD-SM-N-SRP / TD-SM-T-SRP
Normal / Toddler Surface Mount: TD-SM-N-SRP / TD-SM-T-SRP

Instrument Size
6" to 15" wide



Product Description
The Tuned Drums are great for cultivating fun and creativity in children. Each drum is a different size including: 15", 12", 10", 8", and 6". The tallest drum makes the deepest sound, while the shortest makes the highest sound. They can be arranged and installed in any location and pattern. Drums must be installed less than 3" or more than 9" apart for children's safety. For wheelchair accessibility, it's recommended to leave a 36" clearance around the entire drum arrangement so children of all abilities can play.

Materials
- HDPE frame
- Anodized aluminum chimes and resonators
- Stainless steel hardware

Features and Benefits
- C major and A minor
- Wheelchair accessible
- Includes two attached mallets
- In-ground mount, surface mount, or portable
- Normal or toddler size
- Low maintenance
- Constructed of durable materials and backed by the industry's leading warranty

Finished Height Guidelines
Ages 3-5: 39" Ages 5-7: 43" Ages 7-11: 51" Ages 12+: 60"

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SUPERIOR RECREATIONAL PRODUCTS Playgrounds

ADA INCLUSIVE SPINNER

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		01/16/25	THIRD CITY SUBMITTAL		

January 29, 2025

Ms. Brenda Bischak
THE NEW HOME COMPANY
15231 Lagina Canyon Road, Suite 250
Irvine, CA 92618

SUBJECT: LEAL MASTER PLAN PHASE B RESIDENTIAL PARKING REVIEW AND PARKING MANAGEMENT PLAN (PMP), CITY OF EASTVALE, CA

Dear Ms. Bischak:

INTRODUCTION

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this Parking Review and Parking Management Plan for the proposed Phase B of the Leal Master Plan Project.

This report aims to determine appropriate residential parking rates that can effectively serve the proposed Leal Master Plan Project. This parking analysis includes a review of parking requirements from 38 comparable cities within the Inland Empire area. Furthermore, a parking management plan has been developed to address parking needs and manage parking spaces efficiently. The implementation of a parking management plan (PMP) will ensure fair parking access to meet the needs of the residents and guests. The features outlined in the PMP must be integrated into the Declaration of Covenants, Conditions, and Restrictions (CC&Rs).

The proposed project will utilize recommended parking rates that are more intense than the City of Eastvale rates and the Leal Master Plan Amendment. Parking rate data from 38 comparable cities were collected to create an 85th-percentile parking rate per dwelling unit type[1]. The PMP will utilize various features for the residents and their guests/visitors.

PROJECT DESCRIPTION

The proposed Leal Master Plan (hereinafter referred to as "project") is in the City of Eastvale. 58th Street bounds the project site to the North, Limonite Avenue to the South, Hamner Avenue to the East, and Scholar Avenue to the West. The project site is currently vacant. In total, the proposed project consists of approximately 2,500 residential dwelling units.

[1] The 85th percentile rate, as outlined in the ULI (Urban Land Institute) Shared Parking Manual, 3rd Edition, is considered an acceptable and common methodology for determining adequate parking supply when combining parking ratios from multiple sources. This approach is also consistent with standard industry practice.

This report applies to Phase B, which generally includes the northeastern portion of the site.

The Institute of Transportation Engineers (ITE) describes single-family attached housing and multifamily housing in its publications, the *ITE Parking Generation Manual, 6th Edition*, and the *ITE Trip Generation Manual, 11th Edition*, respectively.

- Single-family attached housing (ITE Land Use 215, *ITE Parking Generation Manual, 6th Edition*) includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are living space, a vehicle garage, or storage space. This land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with and outside entrance).

- "Multifamily Housing[2]" (ITE Land Use 220, *ITE Trip Generation Manual, 11th Edition*) includes "apartments, townhomes, and condominiums located within the same building with at least three other dwelling units…". Therefore, buildings with four or more units are considered multi-family housing. Buildings with three or less units are considered single-family attached housing.

Based on these ITE definitions and communications with City staff, Phase B of the Leal Master Plan consists of the following planning areas and proposed dwelling units:

- **Planning Area 9:** (57 total DU) - 6 multi-family units, 51 single-family units;

- **Planning Area 11A:** 91 single-family units;

- **Planning Area 11B:** 90 multifamily units; and

- **Planning Area 11C:** 63 single-family units

The appropriate parking rates apply to either single or multifamily housing.

Access to the project will be provided through residential collector streets Civita Way, Bootsma Boulevard, and Premier Place. Direct access to each planning area will be provided via driveways.

Exhibit A illustrates the planning areas for Phase B of the Leal Master Plan, which are analyzed in this report.

[2] This definition of multifamily housing is intended for the "Low-Rise" subcategory defined by ITE to represent residential buildings that have two or three floors (levels).

PARKING REVIEW

The following section calculates appropriate parking rates for the proposed project's respective dwelling unit types. The 85th percentile is determined by analyzing data compiled from 38 comparable cities. These rates do not assume the enforcement of a parking management plan, which will further help reduce parking demand at the project site.

City of Eastvale Parking Requirements

The City of Eastvale Municipal Code §120.05.060—Off-Street Vehicle Parking identifies parking design standards and the number of required parking spaces for various land use types, including residential uses.

The Leal Master Plan project involves developing single-family and multifamily residential dwelling units.

Per §120.05.060 of the City of Eastvale Municipal Code, the following parking requirements have been identified for single-family and multi-family residential dwelling units, respectively:

- Single-family Dwellings – 2 spaces per dwelling unit;
- Multi-family Dwellings
    - Single Bedroom Dwelling Unit – 1.25 spaces per unit;
    - Two Bedroom Dwelling Unit – 2.25 spaces per unit; and
    - Three or More Bedroom Dwelling Unit – 2.75 spaces per unit.

Other Local Agencies Residential Parking Requirements

The parking requirement for a development is typically estimated using the respective city's rates outlined in their municipal code or other documented sources.

This study utilized parking rates to determine an adequate parking rate from 38 comparable cities in the Inland Empire. The municipal code from each city was reviewed to determine parking rates based on the residential dwelling unit type (i.e., multi-family and single-family). From this, the 85th percentile parking requirements were utilized from all cities surveyed. The 85th percentile parking ratio is identified by the *ULI (Urban Land Institute) Shared Parking Manual*, 3rd Edition publication, as an acceptable and standard methodology for determining adequate parking supply when combining parking ratios from multiple sources. This approach is also consistent with standard industry practice.

A compiled list of the cities utilized is shown in **Table 1**:

Table 1 | Inland Empire Study Cities

County of Riverside	County of San Bernardino
Banning	Adelanto
Beaumont	Apple Valley
Calimesa	Barstow
Canyon Lake	Big Bear Lake
Corona	Chino
Hemet	Chino Hills
Jurupa Valley	Colton
Lake Elsinore	Fontana
Menifee	Grand Terrace
Moreno Valley	Hesperia
Murrieta	Highland
Norco	Loma Linda
Perris	Montclair
Riverside	Ontario
San Jacinto	Rancho Cucamonga
Temecula	Redlands
Wildomar	Rialto
	San Bernardino
	Upland
	Victorville
	Yucaipa

[1] Thirty-eight (38) cities representing the Inland Empire Region as identified per the Municipal Management Association of Southern California (MMASC). Source: https://mmasc.org/163/Inland-Empire-Region

Table 2 shows a summary of Eastvale's parking rate, the 85th percentile parking rate, and the recommended parking rates. The recommended parking rate was calculated using the 85th percentile parking rate. The calculations yielding the 85th percentile parking rate per dwelling unit type can be seen in **Appendix A**.

Table 2 | Parking Ratio Summary

Dwelling Unit Type[1]		City of Eastvale Parking Rate	85th Percentile Parking Rate[2]	Recommended Parking Rates	Proposed Parking Rate Increase
Multi-family	1 - Bed	1.25	2.36	2.36	+1.11
	2 - Bed	2.25	2.36	2.36	+0.11
	3 - Bed	2.75	2.90	2.90	+0.15
	4 - Bed	2.75	3.29	3.29	+0.54
	5 - Bed	2.75	3.29	3.29	+0.54
Single-Family (Attached and Detached)[3]		2.00	2.00	2.20	+0.20

1 Each dwelling unit type will have a 2-car garage.

2 Thirty-eight (38) cities representing the Inland Empire Region as identified per the Municipal Management Association of Southern California (MMASC). Source: https://mmasc.org/163/Inland-Empire-Region

3 The Recommended Parking Rates (for Single-Family) consist of the base requirement of "2.00 spaces per unit" plus an additional 0.2 guest parking spaces per unit. Typically, guest spaces are not included in the parking rates for Single-Family homes since it is assumed that there is off-street parking available. However, in the Leal Master Plan, guest parking will be provided within each planning area. Hence, this recommended rate allows for one guest space for every five units.

Based on the research, the City of Eastvale's multifamily parking rates are consistently lower than the calculated 85th percentile parking rates from other cities in the Inland Empire. Therefore, to be conservative, the recommended parking rates for the multifamily land uses are based on the 85th percentile parking rates and would appropriately serve the proposed project.

The recommended single-family parking rate is higher than Eastvale's and 85th percentile parking rates. According to the Urban Land Institute (ULI) Third Edition Shared Parking, dated 2020, residential land uses utilize a 0.10 parking rate for visitors during the weekday and 0.15 during the weekend. The project utilizes an additional 0.20 guest parking spaces per unit as a conservative approach.

The following Tables summarize the parking calculations for each planning area and the required/provided parking for Phase B of the Leal Master Plan based on the 85th percentile parking standards.

Table 3: Leal Master Plan 2024 Planning Area 9 Parking Calculation

Table 4: Leal Master Plan 2024 Planning Area 11A Parking Calculation

Table 5: Leal Master Plan 2024 Planning Area 11B Parking Calculation

Table 6: Leal Master Plan 2024 Planning Area 11C Parking Calculation

Table 7: Leal Master Plan 2024 Phase B Required/Provided Parking Summary

As shown in **Table 7**, all Planning Areas of Phase B of the Leal Master Plan are expected to meet the 85th percentile parking standards. To ensure adequate parking is provided, the following parking management plan presented in this document will propose enforceable restrictions on guest and resident parking.

Table 3 | Leal Master Plan 2024 Planning Area 9 Parking Calculation

Dwelling Unit Type		Number of Dwelling Units	City of Eastvale Municipal Code 120.05.060 Parking Code	City of Eastvale Parking Requirements			85th Percentile Parking Rate[1]	85th Percentile Parking Requirements			Recommended Parking Rates[2]	Required Parking Requirements		
				Resident-Only Parking	Guest Parking	Total Required Parking		Resident-Only Parking (2-Car Garage)	Guest Parking	Total Required Parking		Resident-Only Parking (2-Car Garage)	Guest Parking	Total Required Parking
Multi-family	2 - Bed	1	"2.25 spaces per unit"	2	0	2	2.36	2	0	2	**2.36**	2	0	2
	3 - Bed	5	"2.75 spaces per unit"	10	4	14	2.90	10	5	15	**2.90**	10	5	15
	Subtotal	6	- -	12	4	16	- -	12	5	17	**- -**	**12**	**5**	**17**
Single-family (Attached)	2 - Bed	45	"2.00 spaces per unit"	90	0	90	2.00	90	0	90	**2.20**	90	9	99
	3 - Bed	5	"2.00 spaces per unit"	10	0	10	2.00	10	0	10	**2.20**	10	1	11
	4 - Bed	1	"2.00 spaces per unit"	2	0	2	2.00	2	0	2	**2.20**	2	0	2
	Subtotal	51	- -	102	0	102	- -	102	0	102	**- -**	**102**	**10**	**112**
		Blended Rate	**2.07 spaces per unit**				**2.09**				**2.26**			

[1] Sourced from 38 comparable cities in the San Bernardino / Riverside County areas.

[2] The recommended rates include the base "2.00 spaces per unit" along with an additional 0.2 spaces per unit for guest parking. Single-Family parking rates generally do not include guest spaces because it's assumed that off-street parking is available. Leal Master Plan does not allow intra-street parking; therefore, this rate allows one guest space for every 5 units.

Table 4 | Leal Master Plan 2024 Planning Area 11A Parking Calculation

Dwelling Unit Type		Number of Dwelling Units	City of Eastvale Municipal Code 120.05.060 Parking Code	City of Eastvale Parking Requirements			85th Percentile Parking Rate[1]	85th Percentile Parking Requirements			Recommended Parking Rates[2]	Required Parking Requirements		
				Resident-Only Parking	Guest Parking	Total Required Parking		Resident-Only Parking (2-Car Garage)	Guest Parking	Total Required Parking		Resident-Only Parking (2-Car Garage)	Guest Parking	Total Required Parking
Single-family (Attached)	3 - Bed	56	"2.00 spaces per unit"	112	0	112	2.00	112	0	112	**2.20**	112	11	123
	4 - Bed	35	"2.00 spaces per unit"	70	0	70	2.00	70	0	70	**2.20**	70	7	77
	Subtotal	91	- -	182	0	182	- -	182	0	182	**- -**	**182**	**18**	**200**
		Blended Rate	**2.00 spaces per unit**				**2.00**				**2.20**			

[1] Sourced from 38 comparable cities in the San Bernardino / Riverside County areas.

[2] The recommended rates include the base "2.00 spaces per unit" along with an additional 0.2 spaces per unit for guest parking. Single-Family parking rates generally do not include guest spaces because it's assumed that off-street parking is available. Leal Master Plan does not allow intra-street parking; therefore, this rate allows one guest space for every 5 units.

Table 5 | Leal Master Plan 2024 Planning Area 11B Parking Calculation

Dwelling Unit Type		Number of Dwelling Units	City of Eastvale Municipal Code 120.05.060 Parking Code	City of Eastvale Parking Requirements			85th Percentile Parking Rate[1]	85th Percentile Parking Requirements			Recommended Parking Rates[2]	Recommended Parking Requirements		
				Resident-Only Parking	Guest Parking	Total Required Parking		Resident-Only Parking (2-Car Garage)	Guest Parking	Total Required Parking		Resident-Only Parking (2-Car Garage)	Guest Parking	Total Required Parking
Multi-family	2 - Bed	25	"2.25 spaces per unit"	50	6	56	2.36	50	9	59	**2.36**	50	9	59
	3 - Bed	65	"2.75 spaces per unit"	130	49	179	2.90	130	59	189	**2.90**	130	59	189
	Subtotal	90	- -	180	55	235	- -	180	68	248	**- -**	**180**	**68**	**248**
		Blended Rate	**2.61 spaces per unit**				**2.76**				**2.76**			

[1] Sourced from 38 comparable cities in the San Bernardino / Riverside County areas.

Table 6 | Leal Master Plan 2024 Planning Area 11C Parking Calculation

Dwelling Unit Type		Number of Dwelling Units	City of Eastvale Municipal Code 120.05.060 Parking Code	City of Eastvale Parking Requirements			85th Percentile Parking Rate[1]	85th Percentile Parking Requirements			Recommended Parking Rates[2]	Required Parking Requirements		
				Resident-Only Parking	Guest Parking	Total Required Parking		Resident-Only Parking (2-Car Garage)	Guest Parking	Total Required Parking		Resident-Only Parking (2-Car Garage)	Guest Parking	Total Required Parking
Single-family (Attached)	3 - Bed	63	"2.00 spaces per unit"	126	0	126	2.00	126	0	126	**2.20**	126	13	139
	Subtotal	63	- -	126	0	126	- -	126	0	126	**- -**	**126**	**13**	**139**
		Blended Rate	**2.00 spaces per unit**				**2.00**				**2.20**			

[1] Sourced from 38 comparable cities in the San Bernardino / Riverside County areas.

[2] The recommended rates include the base "2.00 spaces per unit" along with an additional 0.2 spaces per unit for guest parking. Single-Family parking rates generally do not include guest spaces because it's assumed that off-street parking is available. Leal Master Plan does not allow intra-street parking; therefore, this rate allows one guest space for every 5 units.

Table 7 | Leal Master Plan 2024 Phase B Required/Parking Summary

Planning Area	No. of Units	Total Required Parking[1]	Parking Provided in Garages	Guest Parking Provided	Total Parking Provided	Surplus/ Deficit[2]
PA 9	57	129	114	16	130	1
PA 11A	91	200	182	43	225	25
PA 11B	90	248	180	81	261	13
PA 11C	63	139	126	87	213	74
Total	**301**	**716**	**602**	**227**	**829**	**113**

[1] Total required parking is based on the 85th percentile parking rate from 38 comparable cities in the San Bernardino / Riverside County areas.

[2] All Planning Areas of Phase B of the Leal Master Plan are expected to meet the 85th percentile parking standards. In any case, proposed parking management plan strategies will be enforced to ensure effective and efficient parking management.

PARKING MANAGEMENT PLAN

The following Parking Management Plan (PMP) applies to all Planning Areas within Phase B. It will be incorporated into the rules and regulations portion of the homeowner's association adopted Declaration of Covenants, Conditions, and Restrictions (CC&Rs). The PMP aims to outline the best practices (objectives, policies, and enforcement) to optimize parking for each residential planning area. Each dwelling unit will be equipped with a 2-car garage, which residents must use. All other parking spaces will be marked as parking spaces for guests only.

Definitions

The following definitions of terms are provided for this Parking Management Plan.

1. Association: Association means Association, which is the homeowners association formed under California Civil Code section 4080 to operate and manage the residential elements of the community, its successors and assigns.

2. Authorized Vehicle: The following vehicles are Authorized Vehicles: standard passenger vehicles including, without limitation, automobiles, passenger vans designed to accommodate ten (10) or fewer people, motorcycles and pickup trucks having a manufacturer's rating or payload capacity of one (1) ton or less.

3. Prohibited Vehicle: The following vehicles are "Prohibited Vehicles": (i) recreational vehicles (e.g., motorhomes, travel trailers, camper vans, boats, etc.), (ii) commercial-type vehicles (e.g., stake bed trucks, tank trucks, dump trucks, step vans, concrete trucks, limousines, etc.), (iii)

buses or vans designed to accommodate more than ten (10) people, (iv) vehicles having more than two (2) axles, (v) trailers, inoperable vehicles or parts of vehicles, (vi) aircraft, other similar vehicles or any vehicle or vehicular equipment deemed a nuisance by the Board, (vii) any vehicles or vehicular equipment deemed a nuisance by the Board, and (viii) any other vehicles not classified as an Authorized Vehicle.

4. Parking Permit: An Association issued vehicle specific permit to a Resident which, when properly applied to and displayed, authorizes a vehicle to park in the areas designed for parking by permit only.

5. Parking Pass: An Association-issued, and vehicle-specific, temporary parking permission for Guests, which, when properly applied to and displayed, authorizes a vehicle to temporarily park in the areas designed for guest parking.

6. Resident: Any owner, tenant, or resident of the Association

7. Guest: An authorized person visiting the property that does not reside in the community.

8. Safelist: The recording of specific vehicle information for the purpose of temporarily exempting a vehicle from enforcement measures related to selected parking restrictions for a predetermined period of time.

Parking Spaces

Parking spaces are classified as resident parking spaces and guest parking spaces. Generally, resident parking spaces occur within the resident's garage. Guest parking spaces are provided within common uncovered parking areas. Additionally, public parking spaces are provided within the community and available for public parking. The types of parking spaces are further described below.

Resident Parking Areas

Each dwelling unit includes an enclosed two-car garage for resident parking. The Association shall adopt and administer a parking inspection program to ensure resident garages are free and clear of obstructions and available for resident parking.

Guest Parking Areas

Guest parking areas are provided within uncovered surface parking areas within each Planning Area.

Pertaining to Planning Area 11C, 33 units are expected to have driveways, each providing two (2) additional parking spaces in addition to the two (2) spaces within the enclosed garage. These driveway spaces are intended to be used as guest parking.

Public Parking Areas

Residential collector streets Civita Way, Bootsma Boulevard, and Premier Place are public streets that allow for on-street parking during the daytime hours. The streets will be signed to prohibit overnight

parking. Vehicles in violation will be towed. The public parking on the collector streets is available to residents, guests, park users, and commercial users.

Resident Parking Restrictions

Residents shall register their Authorized Vehicles with the Association's management company. Residents will be provided with a resident Parking Permit to be displayed in accordance with the Association's rules and regulations (e.g., shall be affixed to the window or be displayed from the vehicle's rear-view mirror). The validity of a Parking Permit which has been issued by the Association shall depend on adherence to the Association's rules and regulations. The issuance of Parking Permits shall be vehicle and property address specific. Parking Permits shall be renewed annually or less frequently as may be set forth in the Association's rules and regulations.

Residents shall park in their enclosed garage spaces. Residents shall not be permitted to park in guest parking spaces. Residents with a valid resident Parking Permit may park in the private recreation/park parking area during the daytime hours, generally 6AM to 10PM. Any Resident parking in a guest parking space at any time, or in the private recreation/park parking area during nighttime hours, is subject to citation and/or towing.

Guest Parking Restrictions

Parking in guest parking areas is not permitted without the Authorized Vehicle being registered on the Safelist and the vehicle displaying a valid parking pass. To register an Authorized Vehicle on the Safelist, a Resident must contact the Association's management company and provide the vehicle make, model, color, and license plate number of the guest vehicle. The management company will provide the Resident a temporary parking pass to be displayed on the dashboard of the Guest vehicle. Residents shall be permitted to safelist an Authorized Vehicle a maximum of ten (10) times (days) per calendar month. Special exceptions will be made for Residents during the "moving in" period. During this period, a Resident vehicle may be placed on the safelist for up to 60 days from the close of the escrow date or execution of the lease agreement date to create space in the garage for Resident parking.

An Authorized Guest Vehicle may park overnight in a guest parking space according to the term of the temporary parking pass. Guests are permitted to park in the private recreation/park parking areas between the hours of 9 AM to 9 PM. After 9 PM, vehicles parked in the private recreation/park parking areas are subject to enforcement actions including citation and/or towing.

The residential collector streets Civita Way, Bootsma Boulevard, and Premier Place will be marked for no overnight parking by any vehicle, including Authorized Guest Vehicles and Residents, and violators would be subject to citation and/or towing.

Enforcement

Patrols hired by the Association will occur at random days and times overnight in marked patrol vehicles. The officers will verify permits, check for violations, and issue citations or call for the towing of the vehicle.

1. In the event that any vehicle is found to be in violation of any provisions of these guidelines, or the Association's rules and regulations, such vehicle will be cited and immediately towed, without any further warning. No exceptions or grace periods will apply to "Immediate Tow Offenses".

2. In the event that any vehicle is found to be in violation of any provision of these guidelines other than those provisions specifically identified as an "Immediate Tow Offense", such vehicles will be subject to the following enforcement measures:

   - A written citation will be issued to the offending vehicle disclosing the nature of the violation, and that such vehicle is subject to towing at the vehicle owner's expense immediately upon discovery of the vehicle in subsequent violation of the same provision within the period as specified in the Association's rules and regulations (e.g., more than once within the same calendar year).

   - No less than 72-hours shall pass prior to the vehicle being subsequently observed for compliance with the originally violated provision.

   - In the event that the vehicle is again found to be in violation of the same provision or the guidelines within the period specified in the Association's rules and regulations, a second citation will be issued to the vehicle, at which time the vehicle may be immediately towed at the vehicle owner's expense without additional warning.

Additional Parking Management Features

The Parking Management Plan and additional parking management features, as described below, will help further reduce parking demand on the project site.

A. Available Public Transit

To reduce the demand for parking, the Leal Master Plan proposes recommendations for alternative modes of transportation. These may include public transit, bike lanes, and pedestrian routes. Leal Master Plan includes the buildout of internal sidewalks so pedestrians can access bus stops.

Based on the "Falling Transit Ridership: California and Southern California" report prepared for the Southern California Association of Government, dated January 2018, public transit accounted for approximately 5% of trips in the SCAG area in 2012. The availability of alternative modes of transportation would allow users to access the project without the need for a passenger car and individual parking space.

The report prepared for SCAG can be seen in **Appendix B**.

Riverside Transportation Authority (RTA) Bus Lines 3 and 29 have five (5) stops available within one-quarter (1/4) mile of the project site. Every RTA bus is equipped with at least two bike racks that are free to use and are accepted on a first-come, first-serve basis.

More information and specific bus schedules can be found at https://www.riversidetransit.com/index.php/riding-the-bus/maps-schedules.

Omnitrans Route 87 has two (2) stops located approximately one-half mile away from the project site. Omnitrans buses are also equipped with bicycle racks that are free to use and are accepted on a first-come, first-serve basis.

More information and specific bus schedules can be found at https://omnitrans.org/plan-atrip/routes-schedules/.

Leal Master Plan contemplates an additional bus stop within the project that will be serviced by the Riverside Transit Authority (RTA). Additional bus stops are at the discretion of the RTA, however, given the commercial activity center and number of residents, an additional stop appears warranted. This addition will further public transit access by the residents living in this community and will allow guests to be able to use the bus to visit.

B. Available Bike Racks

Based on a study by The League of American Bicyclists, dated 2021, approximately 0.71% of commuters bike in the County of Riverside. The project shall provide bicycle racks throughout the planning areas. This will encourage the use of alternative modes of transportation and reduce parking demand.

The study by The League of American Bicyclists can be seen in **Appendix C**.

C. Improve Transit Access, Safety, and Comfort

The California Air Pollution Control Officers Association (CAPCOA) released a handbook for quantifying greenhouse gas (and vehicle miles traveled) mitigation measures. From this handbook, measure SDT-1 is applicable to the project due to the buildout and improvement of the pedestrian network. The project will include pedestrian network improvements within the project site and connecting offsite in an urban/suburban area, therefore a 2% estimated VMT reduction is allowed per CAPCOA guidelines. Although this 2% is for VMT reduction, the same proportionality can be applied to reduce parking because of the increase in available alternative modes of transportation.

D. Resident Safelist

Residents cannot park in guest spaces as described in the Parking Management Plan, above.

E. Community Outreach/Online Portal

The project's Homeowners Association (HOA) shall provide an online portal with local transit and multi-modal transit facilities/infrastructure information, as well as current maps, routes, and schedules for public transit.

F. Two-Car Garage Features

Each residential dwelling is equipped with a 2-car garage. It is common for residents to use their garages for extra storage space or as an at-home gym which leads to insufficient space to park their vehicles. The design of the dwelling units incorporates storage in order to facilitate residents parking vehicles in the garage spaces. For example, the City of Eastvale requires a length of 36 feet for a tandem-style parking garage, however, the Leal Master Plan has designed garages to exceed minimum requirements at varying lengths. This allows for additional storage space to be utilized in every garage. Additionally, the garages have been designed to accommodate overhead storage racks and wall-mounted bicycle racks, which will also allow residents to maximize their garage space at their discretion.

G. Guest Safelist Program

The guest safelist program is described in the Parking Management Plan, above.

H. Ride Hailing Zones

Ride-Hailing Zones are anticipated to occur within the commercial portions of the Leal Master Plan area. The ride-hailing zones are designed to reduce congestion, improve safety, and enhance the overall ride-hailing experience for both drivers and passengers. This provides another alternative mode of transportation which is similar to public transit and will help reduce the overall parking demand for the project.

CONCLUSIONS

RK Engineering Group, Inc. has completed this Parking Review and Parking Management Plan for Phase B – Planning Areas 9, 11A, 11B, and 11C. Through this analysis, parking rates applicable to Phase B exceed the City of Eastvale's currently adopted parking standards. A Parking Management Plan places enforceable restrictions on guest and resident parking, ensuring adequate parking.

The HOA shall be responsible for clearly informing potential new residents of the parking rules and regulations in place by integrating PMP features into the community's CC&Rs.

The HOA will also be responsible for updating, managing, and enforcing all PMP features, whether through ongoing performance evaluations or program revisions. The HOA can enforce the PMP features by monitoring parking adequacy and issuing citations to violators. All residents must be informed of any changes to the rules and regulations.

RK Engineering Group, Inc. appreciates this opportunity to assist THE NEW HOME COMPANY on this project. If you have any questions regarding this review, or need further clarification, please contact us at (949) 474-0809.

Sincerely,
RK ENGINEERING GROUP, INC.

Rogier Goedecke
President

Michael Torres, T.E.
Engineer IV

Attachments

Exhibits

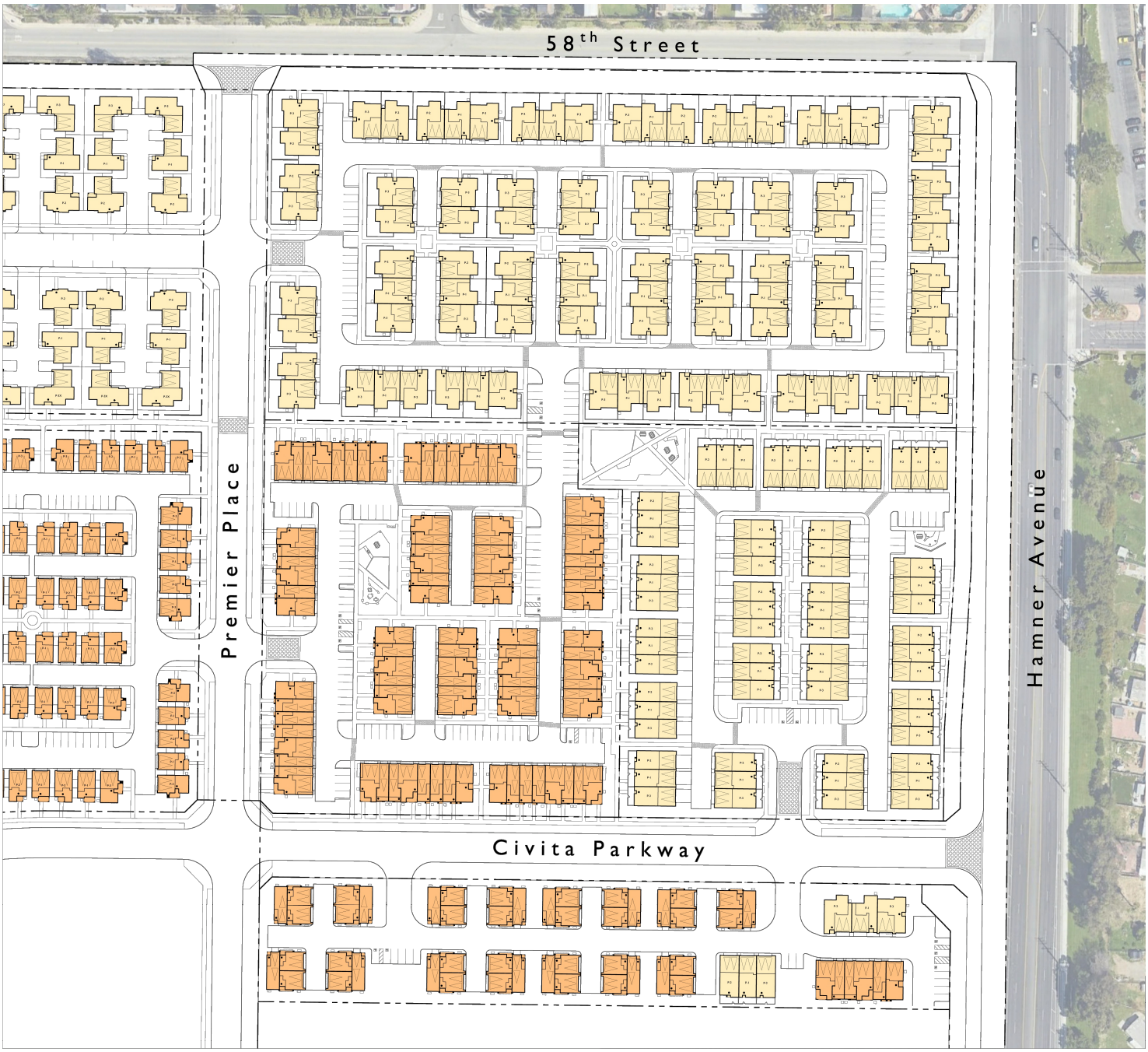

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Exhibit A

Leal Master Plan Phase B Planning Areas Site Plan

Appendices

Appendix A
Raw Parking Data from Surveyed Cities

Table 1: Inland Empire Cities[1] & Published Sources[2]
Single-Family Housing Parking Rates

Agency/Publication	County	Source	Parking Code	Parking Rate
1. Adelanto	San Bernardino	§17.65.060 - City of Adelanto, CA Municpal Code	"2-car enclosed garage for each unit."	2.0
2. Apple Valley	San Bernardino	§9.72.020 - City of Apple Valley, CA Municipal Code	"2-car enclosed garage per unit."	2.0
3. Banning	Riverside	§17.28.040 - City of Banning, CA Muncipal Code	"Two covered spaces within an enclosed garage."	2.0
4. Barstow	San Bernardino	§19.06.050 - City of Barstow, CA Municipal Code	"Each dwelling unit permitted in this district shall have on the same lot two enclosed parking spaces."	2.0
5. Beaumont	Riverside	§17.05.040 - City of Beaumont, CA Muncipal Code	"2 enclosed spaces/unit…"	2.0
6. Big Bear Lake	San Bernardino	§17.25.070 - City of Big Bear Lake, CA Municipal Code	"Single-family detached residential dwelling units in any zone shall be provided with a minimum of two parking spaces."	2.0
7. Calimesa	Riverside	§18.45.060 - City of Calimesa, CA Municipal Code	"2 covered spaces within an enclosed garage."	2.0
8. Canyon Lake[3]	Riverside			
9. Chino	San Bernardino	§20.18.030 - City of Chino, CA Municipal Code	"2 garage spaces per dwelling"	2.0
10. Chino Hills	San Bernardino	§16.34.060 - City of Chino Hills, CA Muncipal Code	"Up to 3,100 SF - 4 spaces (2 must be in a garage) 3,101 - 6,000 SF - 5 spaces (3 must be in a garage) 6,001 and above - 6 spaces (4 must be in a garage)"	4.0
11. Colton	San Bernardino	§18.12.170 - City of Colton, CA Muncipal Code	"There shall be no less than two parking spaces in the form of a garage for every dwelling unit…"	2.0
12. Corona	Riverside	§17.76.030 - City of Corona, CA Muncipal Code	"2 covered spaces within an enclosed garage"	2.0
13. Fontana	San Bernardino	§30-685 - City of Fontana, CA Municipal Code	"Two-car garage, for up to four-bedrooms Three-car garage, for five and six bedrooms and one garage space for every two bedrroms over six bedroooms."	2.0
14. Grand Terrace	San Bernardino	§18.60.030 - City of Grand Terrace, CA Municipal Code	"Two parking spaces for each residential unit…"	2.0
15. Hemet	Riverside	§90-1423 - City of Hemet, CA Municpal Code	"2 spaces in a garage or carport"	2.0
16. Hesperia	San Bernardino	§16.20.080 - City of Hesperia, CA Municipal Code	"1-4 bedrooms: 2-car garage 5 or more bedrooms: 3-car garage"	2.0
17. Highland	San Bernardino	§15.52.030 - City of Highland, CA Municipal Code	"2.0 spaces per unit."	2.0
18. Jurupa Valley	Riverside	§9.240.120 - City of Jurupa Valley, CA Municipal Code	"2 spaces/dwelling unit"	2.0
19. Lake Elsinore	Riverside	§17.148.030 - City of Lake Elsinore, CA Municipal Code	" Two spaces per dwelling unit in a garage, plus two open spaces"	2.0
20. Loma Linda	San Bernardino	§17.24.060 - City of Loma Linda, CA Municipal Code	"One-family dwellings shall be provided with two garage spaces."	2.0
21. Menifee	Riverside	§9.215.040 - City of Menigee, CA Development Code	"2 spaces per dwelling unit"	2.0
22. Montclair	San Bernardino	§11.66.010 - City of Montclair, CA Municipal Code	"2 covered spaces within an enclosed garage."	2.0
23. Moreno Valley	Riverside	§9.11.040 - City of Moreno Valley, CA Municipal Code	"2/unit"	2.0
24. Murrieta	Riverside	§16.34.040 - City of Murrieta, CA Municipal Code	"Two spaces in a fully enclosed garage."	2.0
25. Norco	Riverside	§18.38.10 - City of Norco, CA Municipal Code	"A private garage, accommodating not less than two parking spaces for each dwelling."	2.0
26. Ontario	San Bernardino	§9-1.3010 - City of Ontario, CA Municipal Code	"2 spaces within an enclosed garage"	2.0
27. Perris	Riverside	§19.69.020 - City of Perris, CA Municipal Code	"a. Single-family 1. Light agricultural zone: Two spaces, one within a garage. 2. Rural residential/agricultural zone: Two spaces, one within a garage. 3. Detached residential, R-4 zone: Two garage spaces. 4 . Detached Residential, R-7 zone: Two garage spaces."	2.0
28. Rancho Cucamonga	San Bernardino	§17.64.050 - City of Rancho Cucamonga, CA Municipal Code	"2 per unit"	2.0
29. Redlands	San Bernardino	§18.164.080 - City of Redlands, CA Municipal Code	"there shall be not less than two (2) covered parking spaces in a garage or carport for every dwelling unit."	2.0
30. Rialto	San Bernardino	§18.58.060 - City of Rialto, CA Municipal Code	" Two parking spaces within an enclosed garage.	2.0
31. Riverside	Riverside	§19.580.060 - City of Riverside, CA Municipal Code	"2 spaces within a private garage/dwelling unit"	2.0
32. San Bernardino	San Bernardino	§19.24.040 - City of San Bernardino, CA Municipal Code	"2 covered spaces within an enclosed garage"	2.0
33. San Jacinto	Riverside	§17.330.050 - City of San Jacinto, CA Off-Street Parking and Loading Standards	"2 enclosed spaces for up to 4 bedrooms, and 3 enclosed spaces for 5 or more bedrooms."	2.0
34. Temecula	Riverside	§17.24.040 - City of Temecula, CA Municipal Code	"2 enclosed spaces"	2.0
35. Upland	San Bernardino	§17.11.030 - City of Upland, CA Municipal Code	"2 within a garage"	2.0
36. Victorville	San Bernardino	§16-3.21.030 - City of Victorville, CA Municipal Code	"2 spaces within an enclosed garage"	2.0
37. Wildomar	Riverside	§17.188.030 - City of Wildomar, CA Municipal Code	"2 spaces per dwelling unit in an enclosed garage or covered carport onsite"	2.0
38. Yucaipa[3]	San Bernardino			
39. Urban Land Institute (ULI)[2,3]	- -	- -	- -	- -
40. Institute of Transportation Engineers (ITE)[2]	- -	- -	- -	- -
			Average Single-Family Housing Parking Rate	2.06
			85th Percentile Single-Family Housing Parking Rate	2.00
			95th Percentile Single-Family Housing Parking Rate	2.00
			City of Eastvale Municipal Code §120.05.060 Parking Rate	2.00

[1] Cities representing the Inland Empire Region as identified per the Municipal Management Association of Southern California (MMASC) Source: https://mmasc.org/163/Inland-Empire-Region
[2] ULI Source: Shared Parking, Third Edition, Urban Land Institute, February 2020;

Table 2: Inland Empire Cities[1] & Published Sources[2]
Multi-Family Housing (1-Bedroom) Dwelling Unit Parking Rates

Agency/Publication	County	Source	Parking Code	Resident Parking Rate	Visitor Parking Rate	Net Parking Rate
1. Adelanto	San Bernardino	§17.65.060 - City of Adelanto, CA Municpal Code	"2 spaces per unit,…plus 1 guest space for every 2 dwelling units"	2.0	0.5	2.5
2. Apple Valley	San Bernardino	§9.72.020 - City of Apple Valley, CA Municipal Code	"a. Small Projects (2-8 units): A two (2) car garage, plus 1 uncovered guest space per unit. b. Medium Projects (9-15 units): 1 covered and 1.5 uncovered space per unit c. Large Projects (16 units or greater): 1 covered and 1.25 uncovered guest spaces per units."	1.0	1.25	2.25
3. Banning	Riverside	§17.28.040 - City of Banning, CA Muncipal Code	"One covered parking space per unit, plus one uncovered guest space for every 4 units"	1.0	0.25	1.25
4. Barstow	San Bernardino	§19.06.050 - City of Barstow, CA Municipal Code	"Each dwelling unit permitted with one or more bedrooms in this district shall have on the same lot two parking spaces…An additional ten percent of the required parking shall be set aside for visitor parking."	2.0	0.2	2.2
5. Beaumont	Riverside	§17.05.040 - City of Beaumont, CA Muncipal Code	"1.25 spaces per unit..."	1.25	0.0	1.25
6. Big Bear Lake	San Bernardino	§17.25.070 - City of Big Bear Lake, CA Municipal Code	"d. Parking for Large-Scale Multiple Family Residential Uses (Six or More Dwelling Units). 1. Multiple-family residential projects with six or more dwelling units…shall provide a minimum of one parking space for each…one-bedroom unit; 2. In addition to required parking for residents, each multiple family project shall provide a minimum of two guest parking spaces for each four units up to twelve (12) units; one space for each four units for the thirteenth (13th) to the forty-eight (48th) unit; and one space for each additional six units above forty-eight (48) units."	1.0	Units (1-12): 0.5 Units (13-48): 0.25 Units (48+): 0.17	1.5 1.25 1.17
7. Calimesa	Riverside	§18.45.060 - City of Calimesa, CA Municipal Code	"1 covered space per unit plus 1 uncovered guest space for each 5 units."	1.0	0.2	1.2
8. Canyon Lake	Riverside	§9.20.040 City of Canyon Lake, CA Development Standards	"(j) Parking standards (1) SRO/efficiency, studio, and 1-bedroom units: one covered parking space. (5) Multi-family developments of ten or more dwelling units shall provide one visitor space for every ten dwelling units."	1.0	Units (<9): 0 Units (10+): 0.10	0 1.10
9. Chino	San Bernardino	§20.18.030 - City of Chino, CA Municipal Code	"1-Bedroom Units: 1.5 covered spaces per dwelling, Guest Parking: 1 space for every 10 dwelling units"	1.5	0.1	1.6
10. Chino Hills	San Bernardino	§16.34.060 - City of Chino Hills, CA Muncipal Code	"2-car garage or carport for each unit, plus one guest space for every 2 dwelling units"	2.0	0.5	2.5
11. Colton	San Bernardino	§18.16.180 - City of Colton, CA Muncipal Code	"a minimum one car garage or carport… Where there are six or more Dwelling Units on one lot, there shall be an additional one-half Unenclosed Space per Dwelling Unit for Guest parking."	1.0	Units (<6): 0 Units (6+): 0.5	1.0 1.5
12. Corona	Riverside	§17.76.030 - City of Corona, CA Muncipal Code	"2 covered spaces/unit, plus 1 uncovered guest space/5 units"	2.0	0.2	2.2
13. Fontana	San Bernardino	§30-685 - City of Fontana, CA Municipal Code	"One garage space with one-half open parking space is required for each unit... Guest parking: One parking space is required for each three units, with a minimum of three parking spaces provided"	1.5	0.33	1.83
14. Grand Terrace	San Bernardino	§18.60.030 - City of Grand Terrace, CA Municipal Code	"Two parking spaces for each one-, two- or three bedroom unit. Guest parking shall be provided at a ratio of 0.25 spaces for each residential unit"	2.0	0.25	2.25
15. Hemet	Riverside	§90-1423 - City of Hemet, CA Municpal Code	"1.5 spaces for…each 1-bedroom unit…Plus 1 uncovered space for each 5 dwelling units for visitors."	1.5	0.2	1.7
16. Hesperia	San Bernardino	§16.20.080 - City of Hesperia, CA Municipal Code	"1 bedroom: 1.75 spaces/unit Guest parking: 0.25 spaces/unit"	1.75	0.25	2.0
17. Highland	San Bernardino	§15.52.030 - City of Highland, CA Municipal Code	"1 bedroom: 1.5 spaces per unit Guest parking: 0.3 space per unit"	1.5	0.3	1.8
18. Jurupa Valley	Riverside	§9.240.120 - City of Jurupa Valley, CA Municipal Code	"Single bedroom…unit: 1.25 spaces/unit"	1.25	0.0	1.25
19. Lake Elsinore	Riverside	§17.148.030 - City of Lake Elsinore, CA Municipal Code	"one covered space, plus two-thirds open space per dwelling unit"	1.67	0.0	1.67
20. Loma Linda	San Bernardino	§17.24.060 - City of Loma Linda, CA Municipal Code	"One-bedroom unit, 1.5 parking spaces per unit;… In addition, a minimum of 0.25 spaces per bedroom shall be provided for guest parking."	1.5	0.25	1.75
21. Menifee	Riverside	§9.215.040 - City of Menigee, CA Development Code	"1.00 spaces per unit… Residential guest: 1 space per each 10 dwelling units"	1.0	0.1	1.1
22. Montclair	San Bernardino	§11.66.010 - City of Montclair, CA Municipal Code	"For each one-bedroom unit, one and one-fourth spaces"	1.25	0.0	1.25
23. Moreno Valley	Riverside	§9.11.040 - City of Moreno Valley, CA Municipal Code	"1.5/unit… Guest parking is required for all units at 0.25 spaces/unit."	1.5	0.25	1.75
24. Murrieta	Riverside	§16.34.040 - City of Murrieta, CA Municipal Code	"1.5 spaces for each unit… guest parking equal to 25% of the total number of units."	1.5	0.25	1.75
25. Norco	Riverside	§18.38.10 - City of Norco, CA Municipal Code	"Not less than two roofed parking spaces for each dwelling unit."	2.0	0.0	2.0
26. Ontario	San Bernardino	§9-1.3010 - City of Ontario, CA Municipal Code	"1.75 spaces per unit… Guest Parking (3-50 units): 1 space per 4 units (51-100 units): 1 space per 5 units (100+ units): 1 space per 6 units"	1.75	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	1.75 2.0 1.95 1.92
27. Perris	Riverside	§19.69.020 - City of Perris, CA Municipal Code	"One bedroom unit: 1.5 spaces… One guest parking space per five units."	1.5	0.2	1.7
28. Rancho Cucamonga	San Bernardino	§17.64.050 - City of Rancho Cucamonga, CA Municipal Code	"One bedroom: 1.5 per unit… Visitor parking <50 units: 1 per 3 units >50 units: 1 per 5 units"	1.5	0.33 0.20	1.83 1.7
29. Redlands	San Bernardino	§18.164.080 - City of Redlands, CA Municipal Code	"1 bedroom unit: 1 In addition, all multiple residential projects containing more than two (2) uits per lot of record shall provide one uncovered off-street parking space for each two (2) units or fraction thereof."	1.0	0.5	1.5
30. Rialto	San Bernardino	§18.58.060 - City of Rialto, CA Municipal Code	" A minimum of two parking spaces for each dwelling unit… In addition to the parking required…there there shall be a minimum of one guest parking space for every four dwelling units."	2.0	0.25	2.25
31. Riverside	Riverside	§19.580.060 - City of Riverside, CA Municipal Code	"1.5 spaces/dwelling unit"	1.5	0.0	1.5
32. San Bernardino	San Bernardino	§19.24.040 - City of San Bernardino, CA Municipal Code	"1.5 covered and 1 uncovered guest space for every 5 units."	1.5	0.2	1.7
33. San Jacinto	Riverside	§17.330.050 - City of San Jacinto, CA Off-Street Parking and Loading Standards	"1.5 spaces per unit… Guest Parking 0-10 units - none required 11-30 units - 0.25 spaces per unit 31-60 units - 0.20 spaces per unit 61 units and over - 0.166 spaces per unit"	1.5	0 0.25 0.20 0.166	1.5 1.75 1.7 1.666
34. Temecula	Riverside	§17.24.040 - City of Temecula, CA Municipal Code	"1 covered parking space plus 0.5 uncovered space parking space…in addition, 1 guest space for every 6 units."	1.5	0.17	1.67
35. Upland	San Bernardino	§17.11.030 - City of Upland, CA Municipal Code	"1 for each unit in a garage… Guest Parking: 3-50 units: 1 per 4 units; 51-100 units: 1 per 5 units; 100 + units: 1 per 6 units"	1.0	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	1.0 1.25 1.20 1.17
36. Victorville	San Bernardino	§16-3.21.030 - City of Victorville, CA Municipal Code	"2 spaces per unit - 1 space shall be covered"	2.0	0.0	2.0
37. Wildomar	Riverside	§17.188.030 - City of Wildomar, CA Municipal Code	"1.25 spaces/unit… Visitor parking: 15% of total required spaces"	1.25	0.19	1.44
38. Yucaipa	San Bernardino	§88.01305 - City of Yucaipa, CA Municipal Code	" Each one…bedroom dwelling shall be provided with two parking spaces… One open parking space for each two dwelling units shall be provided for guest parking."	2.0	0.5	2.5
39. Urban Land Institute (ULI)	- -	- -	- -	0.9	0.1	1.0
40. Institute of Transportation Engineers (ITE)	- -	- -	"Multifamily Housing (Low-Rise) (220) Peak Period Parking Demand vs: Bedrooms On a : Weekday (Monday - Friday)"	0.66	0.0	0.66
			Average 1-Bedroom Dwelling Unit Parking Rate	1.49	0.23	1.72
			85th Percentile 1-Bedroom Dwelling Unit Parking Rate	2.00	0.36	2.36
			95th Percentile 1-Bedroom Dwelling Unit Parking Rate	2.00	0.50	2.50
			City of Eastvale Municipal Code §120.05.060 Parking Rate	1.25	0.00	1.25

[1] Cities representing the Inland Empire Region as identified per the Municipal Management Association of Southern California (MMASC) Source: https://mmasc.org/163/Inland-Empire-Region
[2] ULI Source: Shared Parking, Third Edition, Urban Land Institute, February 2020;
ITE Source: Parking Generation Manual 5th Edition, Institute of Transportation Engineers January 2020.

Table 3: Inland Empire Cities[1] & Published Sources[2]
Multi-Family Housing (2-Bedroom) Dwelling Unit Parking Rates

	Agency/Publication	County	Source	Parking Code	Resident Parking Rate	Visitor Parking Rate	Net Parking Rate
1.	Adelanto	San Bernardino	§17.65.060 - City of Adelanto, CA Municpal Code	"2 spaces per unit,…plus 1 guest space for every 2 dwelling units"	2.0	0.5	2.5
2.	Apple Valley	San Bernardino	§9.72.020 - City of Apple Valley, CA Municipal Code	"a. Small Projects (2-8 units): A two (2) car garage, plus 1 uncovered guest space per unit. b. Medium Projects (9-15 units): 1 covered and 1.5 uncovered space per unit c. Large Projects (16 units or greater): 1 covered and 1.25 uncovered guest spaces per units."	1.0	1.25	2.25
3.	Banning	Riverside	§17.28.040 - City of Banning, CA Muncipal Code	"Two covered parking spaces per unit, plus one uncovered guest parking space for every 4 units."	2.0	0.25	2.25
4.	Barstow	San Bernardino	§19.06.050 - City of Barstow, CA Municipal Code	"Each dwelling unit permitted with one or more bedrooms in this district shall have on the same lot two parking spaces…An additional ten percent of the required parking shall be set aside for visitor parking."	2.0	0.2	2.2
5.	Beaumont	Riverside	§17.05.040 - City of Beaumont, CA Muncipal Code	"2 spaces per unit"	2.00	0.0	2.00
6.	Big Bear Lake	San Bernardino	§17.25.070 - City of Big Bear Lake, CA Municipal Code	"d. Parking for Large-Scale Multiple Family Residential Uses (Six or More Dwelling Units). 1. Multiple-family residential projects with six or more dwelling units…shall provide a minimum of...two parking spaces per each two or three bedroom unit 2. In addition to required parking for residents, each multiple family project shall provide a minimum of two guest parking spaces for each four units up to twelve (12) units; one space for each four units for the thirteenth (13th) to the forty-eight (48th) unit; and one space for each additional six units above forty-eight (48) units."	2.0	Units (1-12): 0.5 Units (13-48): 0.25 Units (48+): 0.17	2.5 2.25 2.17
7.	Calimesa	Riverside	§18.45.060 - City of Calimesa, CA Municipal Code	"2 covered spaces per unit plus 1 uncovered guest space for each 5 units."	2.0	0.2	2.2
8.	Canyon Lake	Riverside	§9.20.040 City of Canyon Lake, CA Development Standards	"(j) Parking standards (2) Two-bedroom units: one covered parking space plus one uncovered parking space. (5) Multi-family developments of ten or more dwelling units shall provide one visitor space for every ten dwelling units."	2.0	Units (<9): 0 Units (10+): 0.10	0 2.10
9.	Chino	San Bernardino	§20.18.030 - City of Chino, CA Municipal Code	"2 or more bedroom units: 2 covered spaces per dwelling... Guest Parking: 1 space for every 10 dwelling units"	2.0	0.1	2.1
10.	Chino Hills	San Bernardino	§16.34.060 - City of Chino Hills, CA Muncipal Code	"2-car garage or carport for each unit, plus one guest space for every 2 dwelling units"	2.0	0.5	2.5
11.	Colton	San Bernardino	§18.16.180 - City of Colton, CA Muncipal Code	"There shall be no less than two parking spaces, in the form of enclosed garages, for every dwelling unit... Where there are six or more Dwelling Units on one lot, there shall be an additional one-half Unenclosed Space per Dwelling Unit for Guest parking."	2.0	Units (<6): 0 Units (6+): 0.5	2.0 2.5
12.	Corona	Riverside	§17.76.030 - City of Corona, CA Muncipal Code	"2 covered spaces/unit, plus 1 uncovered guest space/5 units"	2.0	0.2	2.2
13.	Fontana	San Bernardino	§30-685 - City of Fontana, CA Municipal Code	"Two garage spaces is required for each unit… Guest parking: One parking space is required for each three units, with a minimum of three parking spaces provided"	2.0	0.33	2.33
14.	Grand Terrace	San Bernardino	§18.60.030 - City of Grand Terrace, CA Municipal Code	"Two parking spaces for each one-, two- or three bedroom unit. Guest parking shall be provided at a ratio of 0.25 spaces for each residential unit"	2.0	0.25	2.25
15.	Hemet	Riverside	§90-1423 - City of Hemet, CA Municpal Code	"2 spaces for each 1-bedroom unit with den or more bedroom units…Plus 1 uncovered space for each 5 dwelling units for visitors."	2.0	0.2	2.2
16.	Hesperia	San Bernardino	§16.20.080 - City of Hesperia, CA Municipal Code	"2 bedroom: 2.25 spaces/unit Guest parking: 0.25 spaces/unit"	2.25	0.25	2.5
17.	Highland	San Bernardino	§15.52.030 - City of Highland, CA Municipal Code	"2 bedroom: 1.9 spaces per unit Guest parking: 0.3 space per unit"	1.9	0.3	2.2
18.	Jurupa Valley	Riverside	§9.240.120 - City of Jurupa Valley, CA Municipal Code	"Two bedrooms/dwelling unit: 2.25 spaces/unit"	2.25	0.0	2.25
19.	Lake Elsinore	Riverside	§17.148.030 - City of Lake Elsinore, CA Municipal Code	"For two or more bedrooms: one covered space, plus one and one-third open space per dwelling unit."	2.33	0.0	2.33
20.	Loma Linda	San Bernardino	§17.24.060 - City of Loma Linda, CA Municipal Code	"One-bedroom unit, 1.5 parking spaces per unit; Each additional bedroom, 0.5 additional parking spaces per bedroom. In addition, a minimum of 0.25 spaces per bedroom shall be provided for guest parking."	2.0	0.25	2.25
21.	Menifee	Riverside	§9.215.040 - City of Menigee, CA Development Code	"1.50 spaces per unit… Residential guest: 1 space per each 10 dwelling units"	1.5	0.1	1.6
22.	Montclair	San Bernardino	§11.66.010 - City of Montclair, CA Municipal Code	"for each two-bedroom dwelling unit, one and one-half spaces"	1.50	0.0	1.50
23.	Moreno Valley	Riverside	§9.11.040 - City of Moreno Valley, CA Municipal Code	"2.0/unit… Guest parking is required for all units at 0.25 spaces/unit."	2.0	0.25	2.25
24.	Murrieta	Riverside	§16.34.040 - City of Murrieta, CA Municipal Code	"Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2… guest parking equal to 25% of the total number of units."	2.0	0.25	2.25
25.	Norco	Riverside	§18.38.10 - City of Norco, CA Municipal Code	"Not less than two roofed parking spaces for each dwelling unit."	2.0	0.0	2.0
26.	Ontario	San Bernardino	§9-1.3010 - City of Ontario, CA Municipal Code	"2 spaces per unit… Guest Parking (3-50 units): 1 space per 4 units (51-100 units): 1 space per 5 units (100+ units): 1 space per 6 units"	2.0	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	2.0 2.25 2.2 2.17
27.	Perris	Riverside	§19.69.020 - City of Perris, CA Municipal Code	"Two bedroom unit: 2 spaces… One guest parking space per five units."	2.0	0.2	2.2
28.	Rancho Cucamonga	San Bernardino	§17.64.050 - City of Rancho Cucamonga, CA Municipal Code	"Two bedroom: 2 per unit… Visitor parking <50 units: 1 per 3 units >50 units: 1 per 5 units"	2.0	0.33 0.20	2.33 2.2
29.	Redlands	San Bernardino	§18.164.080 - City of Redlands, CA Municipal Code	"2 bedroom unit: 1.5 In addition, all multiple residential projects containing more than two (2) uits per lot of record shall provide one uncovered off-street parking space for each two (2) units or fraction thereof."	1.5	0.5	2.0
30.	Rialto	San Bernardino	§18.58.060 - City of Rialto, CA Municipal Code	" A minimum of two parking spaces for each dwelling unit… In addition to the parking required…there there shall be a minimum of one guest parking space for every four dwelling units."	2.0	0.25	2.25
31.	Riverside	Riverside	§19.580.060 - City of Riverside, CA Municipal Code	"2 spaces/dwelling unit with 2 or more bedrooms"	2.0	0.0	2.0
32.	San Bernardino	San Bernardino	§19.24.040 - City of San Bernardino, CA Municipal Code	"2 covered and 1 uncovered guest space for every 5 units."	2.0	0.2	2.2
33.	San Jacinto	Riverside	§17.330.050 - City of San Jacinto, CA Off-Street Parking and Loading Standards	"1.75 spaces per unit… Guest Parking 0-10 units - none required 11-30 units - 0.25 spaces per unit 31-60 units - 0.20 spaces per unit 61 units and over - 0.166 spaces per unit"	1.75	0 0.25 0.20 0.17	1.75 2.0 1.95 1.92
34.	Temecula	Riverside	§17.24.040 - City of Temecula, CA Municipal Code	"1 covered parking space plus 1 uncovered parking space for 2 bedroom units. In addition, 1 guest space for every 6 units."	2.0	0.17	2.17
35.	Upland	San Bernardino	§17.11.030 - City of Upland, CA Municipal Code	"2 for each unit in a garage… Guest Parking: 3-50 units: 1 per 4 units; 51-100 units: 1 per 5 units; 100 + units: 1 per 6 units"	2.0	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	2.0 2.25 2.20 2.17
36.	Victorville	San Bernardino	§16-3.21.030 - City of Victorville, CA Municipal Code	"2 spaces per unit - 1 space shall be covered"	2.0	0.0	2.0
37.	Wildomar	Riverside	§17.188.030 - City of Wildomar, CA Municipal Code	"2.25 spaces/unit… Visitor parking: 15% of total required spaces"	2.25	0.34	2.59
38.	Yucaipa	San Bernardino	§88.01305 - City of Yucaipa, CA Municipal Code	"Each one or two bedroom dwelling shall be provided with two parking spaces… One open parking space for each two dwelling units shall be provided for guest parking."	2.0	0.5	2.5
39.	Urban Land Institute (ULI)	- -	- -	- -	1.65	0.1	1.8
40.	Institute of Transportation Engineers (ITE)	- -	- -	"Multifamily Housing (Low-Rise) (220) Peak Period Parking Demand vs: Bedrooms On a : Weekday (Monday - Friday)"	1.32	0.0	1.32
				Average 2-Bedroom Dwelling Unit Parking Rate	1.95	0.23	2.18
				85th Percentile 2-Bedroom Dwelling Unit Parking Rate	2.00	0.36	2.36
				95th Percentile 2-Bedroom Dwelling Unit Parking Rate	2.25	0.50	2.75
				City of Eastvale Municipal Code §120.05.060 Parking Rate	2.25	0.00	2.25

[1] Cities representing the Inland Empire Region as identified per the Municipal Management Association of Southern California (MMASC) Source: https://mmasc.org/163/Inland-Empire-Region
[2] ULI Source: Shared Parking, Third Edition, Urban Land Institute, February 2020;
ITE Source: Parking Generation Manual 5th Edition, Institute of Transportation Engineers January 2020.

Table 4: Inland Empire Cities[1] & Published Sources[2]
Multi-Family Housing (3-Bedroom) Dwelling Unit Parking Rates

	Agency/Publication	County	Source	Parking Code	Resident Parking Rate	Visitor Parking Rate	Net Parking Rate
1.	Adelanto	San Bernardino	§17.65.060 - City of Adelanto, CA Municpal Code	"2 spaces per unit,…plus 1 guest space for every 2 dwelling units"	2.0	0.5	2.5
2.	Apple Valley	San Bernardino	§9.72.020 - City of Apple Valley, CA Municipal Code	"a. Small Projects (2-8 units): A two (2) car garage, plus 1 uncovered guest space per unit. b. Medium Projects (9-15 units): 1 covered and 1.5 uncovered space per unit c. Large Projects (16 units or greater): 1 covered and 1.25 uncovered guest spaces per units."	1.0	1.25	2.25
3.	Banning	Riverside	§17.28.040 - City of Banning, CA Muncipal Code	"Three or more bedrooms: Three covered parking spaces per unit, plus one uncovered guest parking space for every 4 units"	3.0	0.25	3.25
4.	Barstow	San Bernardino	§19.06.050 - City of Barstow, CA Municipal Code	"Each dwelling unit permitted with one or more bedrooms in this district shall have on the same lot two parking spaces…An additional ten percent of the required parking shall be set aside for visitor parking."	2.0	0.2	2.2
5.	Beaumont	Riverside	§17.05.040 - City of Beaumont, CA Muncipal Code	"2 spaces per unit"	2.00	0.0	2.00
6.	Big Bear Lake	San Bernardino	§17.25.070 - City of Big Bear Lake, CA Municipal Code	"d. Parking for Large-Scale Multiple Family Residential Uses (Six or More Dwelling Units). 1. Multiple-family residential projects with six or more dwelling units…shall provide a minimum of…two parking spaces per each two or three bedroom unit 2. In addition to required parking for residents, each multiple family project shall provide a minimum of two guest parking spaces for each four units up to twelve (12) units; one space for each four units for the thirteenth (13th) to the forty-eight (48th) unit; and one space for each additional six units above forty-eight (48) units."	2.0	Units (1-12): 0.5 Units (13-48): 0.25 Units (48+): 0.17	2.5 2.25 2.17
7.	Calimesa	Riverside	§18.45.060 - City of Calimesa, CA Municipal Code	"2 covered spaces per unit plus 1 uncovered guest space for each 5 units."	2.0	0.2	2.2
8.	Canyon Lake	Riverside	§9.20.040 City of Canyon Lake, CA Development Standards	"(j) Parking standards (3) Three- and four-bedroom units: one covered parking space and one and one-half uncovered parking space. (5) Multi-family developments of ten or more dwelling units shall provide one visitor space for every ten dwelling units."	2.5	Units (<9): 0 Units (10+): 0.10	2.50 2.60
9.	Chino	San Bernardino	§20.18.030 - City of Chino, CA Municipal Code	"2 or more bedroom units: 2 covered spaces per dwelling... Guest Parking: 1 space for every 10 dwelling units"	2.0	0.1	2.1
10.	Chino Hills	San Bernardino	§16.34.060 - City of Chino Hills, CA Muncipal Code	"2-car garage or carport for each unit, plus one guest space for every 2 dwelling units"	2.0	0.5	2.5
11.	Colton	San Bernardino	§18.16.180 - City of Colton, CA Muncipal Code	"There shall be no less than two parking spaces, in the form of enclosed garages, for every dwelling unit... Where there are six or more Dwelling Units on one lot, there shall be an additional one-half Unenclosed Space per Dwelling Unit for Guest parking."	2.0	Units (<6): 0 Units (6+): 0.5	2.0 2.5
12.	Corona	Riverside	§17.76.030 - City of Corona, CA Muncipal Code	" Three or more bedroom unit: 2 covered and 1 uncovered spaces/unit, plus 1 uncovered guest space/5 units"	3.0	0.2	3.2
13.	Fontana	San Bernardino	§30-685 - City of Fontana, CA Municipal Code	"Two garage spaces and one-half open parking space is required for each unit... Guest parking: One parking space is required for each three units, with a minimum of three parking spaces provided"	2.5	0.33	2.83
14.	Grand Terrace	San Bernardino	§18.60.030 - City of Grand Terrace, CA Municipal Code	"Two parking spaces for each one-, two- or three bedroom unit. Guest parking shall be provided at a ratio of 0.25 spaces for each residential unit"	2.0	0.25	2.25
15.	Hemet	Riverside	§90-1423 - City of Hemet, CA Municpal Code	"2 spaces for each 1-bedroom unit with den or more bedroom units…Plus 1 uncovered space for each 5 dwelling units for visitors."	2.0	0.2	2.2
16.	Hesperia	San Bernardino	§16.20.080 - City of Hesperia, CA Municipal Code	"2 bedroom: 2.25 spaces/unit Guest parking: 0.25 spaces/unit"	2.25	0.25	2.5
17.	Highland	San Bernardino	§15.52.030 - City of Highland, CA Municipal Code	"3 bedroom: 2.1 spaces per unit Guest parking: 0.3 space per unit"	2.1	0.3	2.4
18.	Jurupa Valley	Riverside	§9.240.120 - City of Jurupa Valley, CA Municipal Code	"Three or more bedrooms/dwelling unit: 2.75 spaces/unit"	2.75	0.0	2.75
19.	Lake Elsinore	Riverside	§17.148.030 - City of Lake Elsinore, CA Municipal Code	"For two or more bedrooms: one covered space, plus one and one-third open space per dwelling unit."	2.33	0.0	2.33
20.	Loma Linda	San Bernardino	§17.24.060 - City of Loma Linda, CA Municipal Code	"One-bedroom unit, 1.5 parking spaces per unit; Each additional bedroom, 0.5 additional parking spaces per bedroom. In addition, a minimum of 0.25 spaces per bedroom shall be provided for guest parking."	2.5	0.25	2.75
21.	Menifee	Riverside	§9.215.040 - City of Menigee, CA Development Code	"Three or more bedrooms: 2.50 spaces per unit… Residential guest: 1 space per each 10 dwelling units"	2.5	0.1	2.6
22.	Montclair	San Bernardino	§11.66.010 - City of Montclair, CA Municipal Code	"for each dwelling unit with three or more bedrooms, two spaces."	2.00	0.0	2.00
23.	Moreno Valley	Riverside	§9.11.040 - City of Moreno Valley, CA Municipal Code	"2.5/unit… Guest parking is required for all units at 0.25 spaces/unit."	2.5	0.25	2.75
24.	Murrieta	Riverside	§16.34.040 - City of Murrieta, CA Municipal Code	"Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2… guest parking equal to 25% of the total number of units."	2.5	0.25	2.75
25.	Norco	Riverside	§18.38.10 - City of Norco, CA Municipal Code	"Not less than two roofed parking spaces for each dwelling unit."	2.0	0.0	2.0
26.	Ontario	San Bernardino	§9-1.3010 - City of Ontario, CA Municipal Code	"Three or more bedroom Unit: 2.5 spaces per unit… Guest Parking (3-50 units): 1 space per 4 units (51-100 units): 1 space per 5 units (100+ units): 1 space per 6 units"	2.5	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	2.5 2.75 2.7 2.67
27.	Perris	Riverside	§19.69.020 - City of Perris, CA Municipal Code	"Three bedroom unit or more: 2.5 spaces… One guest parking space per five units."	2.5	0.2	2.7
28.	Rancho Cucamonga	San Bernardino	§17.64.050 - City of Rancho Cucamonga, CA Municipal Code	"Three bedroom: 2 per unit… Visitor parking <50 units: 1 per 3 units >50 units: 1 per 5 units"	2.0	0.33 0.20	2.33 2.2
29.	Redlands	San Bernardino	§18.164.080 - City of Redlands, CA Municipal Code	"3 or more bedroom unit: 2 In addition, all multiple residential projects containing more than two (2) uits per lot of record shall provide one uncovered off-street parking space for each two (2) units or fraction thereof."	2.0	0.5	2.5
30.	Rialto	San Bernardino	§18.58.060 - City of Rialto, CA Municipal Code	" A minimum of two parking spaces for each dwelling unit… In addition to the parking required…there there shall be a minimum of one guest parking space for every four dwelling units."	2.0	0.25	2.25
31.	Riverside	Riverside	§19.580.060 - City of Riverside, CA Municipal Code	"2 spaces/dwelling unit with 2 or more bedrooms"	2.0	0.0	2.0
32.	San Bernardino	San Bernardino	§19.24.040 - City of San Bernardino, CA Municipal Code	"2.5 covered and 1 uncovered guest space for every 5 units."	2.5	0.2	2.7
33.	San Jacinto	Riverside	§17.330.050 - City of San Jacinto, CA Off-Street Parking and Loading Standards	"2 spaces per unit… Guest Parking 0-10 units - none required 11-30 units - 0.25 spaces per unit 31-60 units - 0.20 spaces per unit 61 units and over - 0.166 spaces per unit"	2.00	0 0.25 0.20 0.17	2 2.25 2.2 2.17
34.	Temecula	Riverside	§17.24.040 - City of Temecula, CA Municipal Code	"2 covered parking spaces and 0.5 uncovered parking space for three bedroom (or more) units. In addition, 1 guest space for every 6 units."	2.5	0.17	2.67
35.	Upland	San Bernardino	§17.11.030 - City of Upland, CA Municipal Code	"2.5 for each unit in a garage… Guest Parking: 3-50 units: 1 per 4 units; 51-100 units: 1 per 5 units; 100 + units: 1 per 6 units"	2.5	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	2.5 2.75 2.7 2.67
36.	Victorville	San Bernardino	§16-3.21.030 - City of Victorville, CA Municipal Code	"2 spaces per unit - 1 space shall be covered"	2.0	0.0	2.0
37.	Wildomar	Riverside	§17.188.030 - City of Wildomar, CA Municipal Code	"2.50 spaces/unit… Visitor parking: 15% of total required spaces"	2.50	0.38	2.88
38.	Yucaipa	San Bernardino	§88.01305 - City of Yucaipa, CA Municipal Code	"Each dwelling unit with three or more bedrooms shall be provided with two and one-half parking spaces… One open parking space for each two dwelling units shall be provided for guest parking."	2.5	0.5	3.0
39.	Urban Land Institute (ULI)	- -	- -	- -	2.5	0.1	2.6
40.	Institute of Transportation Engineers (ITE)	- -	- -	"Multifamily Housing (Low-Rise) (220) Peak Period Parking Demand vs: Bedrooms On a : Weekday (Monday - Friday)"	1.98	0.0	1.98
				Average 3-Bedroom Dwelling Unit Parking Rate	2.24	0.23	2.47
				85th Percentile 3-Bedroom Dwelling Unit Parking Rate	2.50	0.40	2.90
				95th Percentile 3-Bedroom Dwelling Unit Parking Rate	2.79	0.50	3.29
				City of Eastvale Municipal Code §120.05.060 Parking Rate	2.75	0.00	2.75

[1] Cities representing the Inland Empire Region as identified per the Municipal Management Association of Southern California (MMASC)Source: https://mmasc.org/163/Inland-Empire-Region
[2] ULI Source: Shared Parking, Third Edition, Urban Land Institute, February 2020;
ITE Source: Parking Generation Manual 5th Edition, Institute of Transportation Engineers January 2020.

Table 5: Inland Empire Cities[1] & Published Sources[2]
Multi-Family Housing (4-Bedroom) Dwelling Unit Parking Rates

	Agency/Publication	County	Source	Parking Code	Resident Parking Rate	Visitor Parking Rate	Net Parking Rate
1.	Adelanto	San Bernardino	§17.65.060 - City of Adelanto, CA Municpal Code	"2 spaces per unit,…plus 1 guest space for every 2 dwelling units"	2.0	0.5	2.5
2.	Apple Valley	San Bernardino	§9.72.020 - City of Apple Valley, CA Municipal Code	"a. Small Projects (2-8 units): A two (2) car garage, plus 1 uncovered guest space per unit. b. Medium Projects (9-15 units): 1 covered and 1.5 uncovered space per unit c. Large Projects (16 units or greater): 1 covered and 1.25 uncovered guest spaces per units."	1.0	1.25	2.25
3.	Banning	Riverside	§17.28.040 - City of Banning, CA Muncipal Code	"Three or more bedrooms: Three covered parking spaces per unit, plus one uncovered guest parking space for every 4 units"	3.0	0.25	3.25
4.	Barstow	San Bernardino	§19.06.050 - City of Barstow, CA Municipal Code	"Each dwelling unit permitted with one or more bedrooms in this district shall have on the same lot two parking spaces…An additional ten percent of the required parking shall be set aside for visitor parking."	2.0	0.2	2.2
5.	Beaumont	Riverside	§17.05.040 - City of Beaumont, CA Muncipal Code	"2 spaces per unit"	2.00	0.0	2.00
6.	Big Bear Lake	San Bernardino	§17.25.070 - City of Big Bear Lake, CA Municipal Code	"d. Parking for Large-Scale Multiple Family Residential Uses (Six or More Dwelling Units). 1. Multiple-family residential projects with six or more dwelling units…shall provide a minimum of…three parking spaces for each unit with four or more bedrooms. 2. In addition to required parking for residents, each multiple family project shall provide a minimum of two guest parking spaces for each four units up to twelve (12) units; one space for each four units for the thirteenth (13th) to the forty-eight (48th) unit; and one space for each additional six units above forty-eight (48) units."	3.0	Units (1-12): 0.5 Units (13-48): 0.25 Units (48+): 0.17	3.5 3.25 3.17
7.	Calimesa	Riverside	§18.45.060 - City of Calimesa, CA Municipal Code	"2 covered spaces per unit plus 1 uncovered guest space for each 5 units."	2.0	0.2	2.2
8.	Canyon Lake	Riverside	§9.20.040 City of Canyon Lake, CA Development Standards	"(j) Parking standards (3) Three- and four-bedroom units: one covered parking space and one and one-half uncovered parking space. (5) Multi-family developments of ten or more dwelling units shall provide one visitor space for every ten dwelling units."	2.5	Units (<9): 0 Units (10+): 0.10	2.50 2.60
9.	Chino	San Bernardino	§20.18.030 - City of Chino, CA Municipal Code	"2 or more bedroom units: 2 covered spaces per dwelling... Guest Parking: 1 space for every 10 dwelling units"	2.0	0.1	2.1
10.	Chino Hills	San Bernardino	§16.34.060 - City of Chino Hills, CA Muncipal Code	"2-car garage or carport for each unit, plus one guest space for every 2 dwelling units"	2.0	0.5	2.5
11.	Colton	San Bernardino	§18.16.180 - City of Colton, CA Muncipal Code	"There shall be no less than two parking spaces, in the form of enclosed garages, for every dwelling unit... Where there are six or more Dwelling Units on one lot, there shall be an additional one-half Unenclosed Space per Dwelling Unit for Guest parking."	2.0	Units (<6): 0 Units (6+): 0.5	2.0 2.5
12.	Corona	Riverside	§17.76.030 - City of Corona, CA Muncipal Code	" Three or more bedroom unit: 2 covered and 1 uncovered spaces/unit, plus 1 uncovered guest space/5 units"	3.0	0.2	3.2
13.	Fontana	San Bernardino	§30-685 - City of Fontana, CA Municipal Code	"Two garage spaces and one-half open parking space is required for each unit... Guest parking: One parking space is required for each three units, with a minimum of three parking spaces provided"	2.5	0.33	2.83
14.	Grand Terrace	San Bernardino	§18.60.030 - City of Grand Terrace, CA Municipal Code	"Three parking spaces for each four-bedroom unit or more…Guest parking shall be provided at a ratio of 0.25 spaces for each residential unit"	3.0	0.25	3.25
15.	Hemet	Riverside	§90-1423 - City of Hemet, CA Municpal Code	"2 spaces for each 1-bedroom unit with den or more bedroom units…Plus 1 uncovered space for each 5 dwelling units for visitors."	2.0	0.2	2.2
16.	Hesperia	San Bernardino	§16.20.080 - City of Hesperia, CA Municipal Code	"2 bedroom: 2.25 spaces/unit Guest parking: 0.25 spaces/unit"	2.25	0.25	2.5
17.	Highland	San Bernardino	§15.52.030 - City of Highland, CA Municipal Code	"4 bedroom: 2.4 spaces per unit Guest parking: 0.3 space per unit"	2.4	0.3	2.7
18.	Jurupa Valley	Riverside	§9.240.120 - City of Jurupa Valley, CA Municipal Code	"Three or more bedrooms/dwelling unit: 2.75 spaces/unit"	2.75	0.0	2.75
19.	Lake Elsinore	Riverside	§17.148.030 - City of Lake Elsinore, CA Municipal Code	"For two or more bedrooms: one covered space, plus one and one-third open space per dwelling unit."	2.33	0.0	2.33
20.	Loma Linda	San Bernardino	§17.24.060 - City of Loma Linda, CA Municipal Code	"One-bedroom unit, 1.5 parking spaces per unit; Each additional bedroom, 0.5 additional parking spaces per bedroom. In addition, a minimum of 0.25 spaces per bedroom shall be provided for guest parking."	3.0	0.25	3.25
21.	Menifee	Riverside	§9.215.040 - City of Menigee, CA Development Code	"Three or more bedrooms: 2.50 spaces per unit… Residential guest: 1 space per each 10 dwelling units"	2.5	0.1	2.6
22.	Montclair	San Bernardino	§11.66.010 - City of Montclair, CA Municipal Code	"for each dwelling unit with three or more bedrooms, two spaces."	2.00	0.0	2.00
23.	Moreno Valley	Riverside	§9.11.040 - City of Moreno Valley, CA Municipal Code	"2.5/unit… Guest parking is required for all units at 0.25 spaces/unit."	2.5	0.25	2.75
24.	Murrieta	Riverside	§16.34.040 - City of Murrieta, CA Municipal Code	"Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2… guest parking equal to 25% of the total number of units."	3.0	0.25	3.25
25.	Norco	Riverside	§18.38.10 - City of Norco, CA Municipal Code	"Not less than two roofed parking spaces for each dwelling unit."	2.0	0.0	2.0
26.	Ontario	San Bernardino	§9-1.3010 - City of Ontario, CA Municipal Code	"Three or more bedroom Unit: 2.5 spaces per unit… Guest Parking (3-50 units): 1 space per 4 units (51-100 units): 1 space per 5 units (100+ units): 1 space per 6 units"	2.5	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	2.5 2.75 2.7 2.67
27.	Perris	Riverside	§19.69.020 - City of Perris, CA Municipal Code	"Three bedroom unit or more: 2.5 spaces… One guest parking space per five units."	2.5	0.2	2.7
28.	Rancho Cucamonga	San Bernardino	§17.64.050 - City of Rancho Cucamonga, CA Municipal Code	"Four or more bedrooms: 2.5 per unit… Visitor parking <50 units: 1 per 3 units >50 units: 1 per 5 units"	2.5	0.33 0.20	2.83 2.7
29.	Redlands	San Bernardino	§18.164.080 - City of Redlands, CA Municipal Code	"3 or more bedroom unit: 2 In addition, all multiple residential projects containing more than two (2) uits per lot of record shall provide one uncovered off-street parking space for each two (2) units or fraction thereof."	2.0	0.5	2.5
30.	Rialto	San Bernardino	§18.58.060 - City of Rialto, CA Municipal Code	" A minimum of two parking spaces for each dwelling unit… In addition to the parking required…there there shall be a minimum of one guest parking space for every four dwelling units."	2.0	0.25	2.25
31.	Riverside	Riverside	§19.580.060 - City of Riverside, CA Municipal Code	"2 spaces/dwelling unit with 2 or more bedrooms"	2.0	0.0	2.0
32.	San Bernardino	San Bernardino	§19.24.040 - City of San Bernardino, CA Municipal Code	"2.5 covered and 1 uncovered guest space for every 5 units."	2.5	0.2	2.7
33.	San Jacinto	Riverside	§17.330.050 - City of San Jacinto, CA Off-Street Parking and Loading Standards	"2 spaces per unit… Guest Parking 0-10 units - none required 11-30 units - 0.25 spaces per unit 31-60 units - 0.20 spaces per unit 61 units and over - 0.166 spaces per unit"	2.00	0 0.25 0.20 0.17	2 2.25 2.2 2.17
34.	Temecula	Riverside	§17.24.040 - City of Temecula, CA Municipal Code	"2 covered parking spaces and 0.5 uncovered parking space for three bedroom (or more) units. In addition, 1 guest space for every 6 units."	2.5	0.17	2.67
35.	Upland	San Bernardino	§17.11.030 - City of Upland, CA Municipal Code	"2.5 for each unit in a garage… Guest Parking: 3-50 units: 1 per 4 units; 51-100 units: 1 per 5 units; 100 + units: 1 per 6 units"	2.5	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	2.5 2.75 2.7 2.67
36.	Victorville	San Bernardino	§16-3.21.030 - City of Victorville, CA Municipal Code	"2 spaces per unit - 1 space shall be covered"	2.0	0.0	2.0
37.	Wildomar	Riverside	§17.188.030 - City of Wildomar, CA Municipal Code	"2.50 spaces/unit… Visitor parking: 15% of total required spaces"	2.50	0.38	2.88
38.	Yucaipa	San Bernardino	§88.01305 - City of Yucaipa, CA Municipal Code	"Each dwelling unit with three or more bedrooms shall be provided with two and one-half parking spaces… One open parking space for each two dwelling units shall be provided for guest parking."	2.5	0.5	3.0
39.	Urban Land Institute (ULI)	- -	- -	- -	2.5	0.1	2.6
40.	Institute of Transportation Engineers (ITE)	- -	- -	"Multifamily Housing (Low-Rise) (220) Peak Period Parking Demand vs: Bedrooms On a : Weekday (Monday - Friday)"	1.98	0.0	1.98
				Average 4-Bedroom Dwelling Unit Parking Rate	2.34	0.25	2.59
				85th Percentile 4-Bedroom Dwelling Unit Parking Rate	2.86	0.43	3.29
				95th Percentile 4-Bedroom Dwelling Unit Parking Rate	3.00	0.50	3.50
				City of Eastvale Municipal Code §120.05.060 Parking Rate	2.75	0.00	2.75

[1] Cities representing the Inland Empire Region as identified per the Municipal Management Association of Southern California (MMASC) Source: https://mmasc.org/163/Inland-Empire-Region
[2] ULI Source: Shared Parking, Third Edition, Urban Land Institute, February 2020;
ITE Source: Parking Generation Manual 5th Edition, Institute of Transportation Engineers January 2020.

Table 6: Inland Empire Cities[1] & Published Sources[2]
Multi-Family Housing (5-Bedroom) Dwelling Unit Parking Rates

	Agency/Publication	County	Source	Parking Code	Resident Parking Rate	Visitor Parking Rate	Net Parking Rate
1.	Adelanto	San Bernardino	§17.65.060 - City of Adelanto, CA Municpal Code	"2 spaces per unit,…plus 1 guest space for every 2 dwelling units"	2.0	0.5	2.5
2.	Apple Valley	San Bernardino	§9.72.020 - City of Apple Valley, CA Municipal Code	"a. Small Projects (2-8 units): A two (2) car garage, plus 1 uncovered guest space per unit. b. Medium Projects (9-15 units): 1 covered and 1.5 uncovered space per unit c. Large Projects (16 units or greater): 1 covered and 1.25 uncovered guest spaces per units."	1.0	1.25	2.25
3.	Banning	Riverside	§17.28.040 - City of Banning, CA Muncipal Code	"Three or more bedrooms: Three covered parking spaces per unit, plus one uncovered guest parking space for every 4 units"	3.0	0.25	3.25
4.	Barstow	San Bernardino	§19.06.050 - City of Barstow, CA Municipal Code	"Each dwelling unit permitted with one or more bedrooms in this district shall have on the same lot two parking spaces…An additional ten percent of the required parking shall be set aside for visitor parking."	2.0	0.2	2.2
5.	Beaumont	Riverside	§17.05.040 - City of Beaumont, CA Muncipal Code	"2 spaces per unit"	2.00	0.0	2.00
6.	Big Bear Lake	San Bernardino	§17.25.070 - City of Big Bear Lake, CA Municipal Code	"d. Parking for Large-Scale Multiple Family Residential Uses (Six or More Dwelling Units). 1. Multiple-family residential projects with six or more dwelling units…shall provide a minimum of…three parking spaces for each unit with four or more bedrooms. 2. In addition to required parking for residents, each multiple family project shall provide a minimum of two guest parking spaces for each four units up to twelve (12) units; one space for each four units for the thirteenth (13th) to the forty-eight (48th) unit; and one space for each additional six units above forty-eight (48) units."	3.0	Units (1-12): 0.5 Units (13-48): 0.25 Units (48+): 0.17	3.5 3.25 3.17
7.	Calimesa	Riverside	§18.45.060 - City of Calimesa, CA Municipal Code	"2 covered spaces per unit plus 1 uncovered guest space for each 5 units."	2.0	0.2	2.2
8.	Canyon Lake	Riverside	§9.20.040 City of Canyon Lake, CA Development Standards	"(j) Parking standards (3) Three- and four-bedroom units: one covered parking space and one and one-half uncovered parking space. (5) Multi-family developments of ten or more dwelling units shall provide one visitor space for every ten dwelling units."	2.5	Units (<9): 0 Units (10+): 0.10	2.50 2.60
9.	Chino	San Bernardino	§20.18.030 - City of Chino, CA Municipal Code	"2 or more bedroom units: 2 covered spaces per dwelling... Guest Parking: 1 space for every 10 dwelling units"	2.0	0.1	2.1
10.	Chino Hills	San Bernardino	§16.34.060 - City of Chino Hills, CA Muncipal Code	"2-car garage or carport for each unit, plus one guest space for every 2 dwelling units"	2.0	0.5	2.5
11.	Colton	San Bernardino	§18.16.180 - City of Colton, CA Muncipal Code	"There shall be no less than two parking spaces, in the form of enclosed garages, for every dwelling unit... Where there are six or more Dwelling Units on one lot, there shall be an additional one-half Unenclosed Space per Dwelling Unit for Guest parking."	2.0	Units (<6): 0 Units (6+): 0.5	2.0 2.5
12.	Corona	Riverside	§17.76.030 - City of Corona, CA Muncipal Code	" Three or more bedroom unit: 2 covered and 1 uncovered spaces/unit, plus 1 uncovered guest space/5 units"	3.0	0.2	3.2
13.	Fontana	San Bernardino	§30-685 - City of Fontana, CA Municipal Code	"Two garage spaces and one-half open parking space is required for each unit... Guest parking: One parking space is required for each three units, with a minimum of three parking spaces provided"	2.5	0.33	2.83
14.	Grand Terrace	San Bernardino	§18.60.030 - City of Grand Terrace, CA Municipal Code	"Three parking spaces for each four-bedroom unit or more…Guest parking shall be provided at a ratio of 0.25 spaces for each residential unit"	3.0	0.25	3.25
15.	Hemet	Riverside	§90-1423 - City of Hemet, CA Municpal Code	"2 spaces for each 1-bedroom unit with den or more bedroom units…Plus 1 uncovered space for each 5 dwelling units for visitors."	2.0	0.2	2.2
16.	Hesperia	San Bernardino	§16.20.080 - City of Hesperia, CA Municipal Code	"2 bedroom: 2.25 spaces/unit Guest parking: 0.25 spaces/unit"	2.25	0.25	2.5
17.	Highland	San Bernardino	§15.52.030 - City of Highland, CA Municipal Code	"4 bedroom: 2.4 spaces per unit Guest parking: 0.3 space per unit"	2.4	0.3	2.7
18.	Jurupa Valley	Riverside	§9.240.120 - City of Jurupa Valley, CA Municipal Code	"Three or more bedrooms/dwelling unit: 2.75 spaces/unit"	2.75	0.0	2.75
19.	Lake Elsinore	Riverside	§17.148.030 - City of Lake Elsinore, CA Municipal Code	"For two or more bedrooms: one covered space, plus one and one-third open space per dwelling unit."	2.33	0.0	2.33
20.	Loma Linda	San Bernardino	§17.24.060 - City of Loma Linda, CA Municipal Code	"One-bedroom unit, 1.5 parking spaces per unit; Each additional bedroom, 0.5 additional parking spaces per bedroom. In addition, a minimum of 0.25 spaces per bedroom shall be provided for guest parking."	3.5	0.25	3.75
21.	Menifee	Riverside	§9.215.040 - City of Menigee, CA Development Code	"Three or more bedrooms: 2.50 spaces per unit… Residential guest: 1 space per each 10 dwelling units"	2.5	0.1	2.6
22.	Montclair	San Bernardino	§11.66.010 - City of Montclair, CA Municipal Code	"for each dwelling unit with three or more bedrooms, two spaces."	2.00	0.0	2.00
23.	Moreno Valley	Riverside	§9.11.040 - City of Moreno Valley, CA Municipal Code	"2.5/unit… Guest parking is required for all units at 0.25 spaces/unit."	2.5	0.25	2.75
24.	Murrieta	Riverside	§16.34.040 - City of Murrieta, CA Municipal Code	"Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2… guest parking equal to 25% of the total number of units."	3.5	0.25	3.75
25.	Norco	Riverside	§18.38.10 - City of Norco, CA Municipal Code	"Not less than two roofed parking spaces for each dwelling unit."	2.0	0.0	2.0
26.	Ontario	San Bernardino	§9-1.3010 - City of Ontario, CA Municipal Code	"Three or more bedroom Unit: 2.5 spaces per unit… Guest Parking (3-50 units): 1 space per 4 units (51-100 units): 1 space per 5 units (100+ units): 1 space per 6 units"	2.5	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	2.5 2.75 2.7 2.67
27.	Perris	Riverside	§19.69.020 - City of Perris, CA Municipal Code	"Three bedroom unit or more: 2.5 spaces… One guest parking space per five units."	2.5	0.2	2.7
28.	Rancho Cucamonga	San Bernardino	§17.64.050 - City of Rancho Cucamonga, CA Municipal Code	"Four or more bedrooms: 2.5 per unit… Visitor parking <50 units: 1 per 3 units >50 units: 1 per 5 units"	2.5	0.33 0.20	2.83 2.7
29.	Redlands	San Bernardino	§18.164.080 - City of Redlands, CA Municipal Code	"3 or more bedroom unit: 2 In addition, all multiple residential projects containing more than two (2) uits per lot of record shall provide one uncovered off-street parking space for each two (2) units or fraction thereof."	2.0	0.5	2.5
30.	Rialto	San Bernardino	§18.58.060 - City of Rialto, CA Municipal Code	" A minimum of two parking spaces for each dwelling unit… In addition to the parking required…there there shall be a minimum of one guest parking space for every four dwelling units."	2.0	0.25	2.25
31.	Riverside	Riverside	§19.580.060 - City of Riverside, CA Municipal Code	"2 spaces/dwelling unit with 2 or more bedrooms"	2.0	0.0	2.0
32.	San Bernardino	San Bernardino	§19.24.040 - City of San Bernardino, CA Municipal Code	"2.5 covered and 1 uncovered guest space for every 5 units."	2.5	0.2	2.7
33.	San Jacinto	Riverside	§17.330.050 - City of San Jacinto, CA Off-Street Parking and Loading Standards	"2 spaces per unit… Guest Parking 0-10 units - none required 11-30 units - 0.25 spaces per unit 31-60 units - 0.20 spaces per unit 61 units and over - 0.166 spaces per unit"	2.00	0 0.25 0.20 0.17	2 2.25 2.2 2.17
34.	Temecula	Riverside	§17.24.040 - City of Temecula, CA Municipal Code	"2 covered parking spaces and 0.5 uncovered parking space for three bedroom (or more) units. In addition, 1 guest space for every 6 units."	2.5	0.17	2.67
35.	Upland	San Bernardino	§17.11.030 - City of Upland, CA Municipal Code	"2.5 for each unit in a garage… Guest Parking: 3-50 units: 1 per 4 units; 51-100 units: 1 per 5 units; 100 + units: 1 per 6 units"	2.5	(3-50 units): 0.25 (51-100 units): 0.20 (100+ units): 0.17	2.5 2.75 2.7 2.67
36.	Victorville	San Bernardino	§16-3.21.030 - City of Victorville, CA Municipal Code	"2 spaces per unit - 1 space shall be covered"	2.0	0.0	2.0
37.	Wildomar	Riverside	§17.188.030 - City of Wildomar, CA Municipal Code	"2.50 spaces/unit… Visitor parking: 15% of total required spaces"	2.50	0.38	2.88
38.	Yucaipa	San Bernardino	§88.01305 - City of Yucaipa, CA Municipal Code	"Each dwelling unit with three or more bedrooms shall be provided with two and one-half parking spaces… One open parking space for each two dwelling units shall be provided for guest parking."	2.5	0.5	3.0
39.	Urban Land Institute (ULI)	- -	- -	- -	2.5	0.1	2.6
40.	Institute of Transportation Engineers (ITE)	- -	- -	"Multifamily Housing (Low-Rise) (220) Peak Period Parking Demand vs: Bedrooms On a : Weekday (Monday - Friday)"	1.98	0.0	1.98
				Average 5-Bedroom Dwelling Unit Parking Rate	2.36	0.25	2.61
				85th Percentile 5-Bedroom Dwelling Unit Parking Rate	2.86	0.43	3.29
				95th Percentile 5-Bedroom Dwelling Unit Parking Rate	3.08	0.50	3.58
				City of Eastvale Municipal Code §120.05.060 Parking Rate	2.75	0.00	2.75

[1] Cities representing the Inland Empire Region as identified per the Municipal Management Association of Southern California (MMASC) Source: https://mmasc.org/163/Inland-Empire-Region
[2] ULI Source: Shared Parking, Third Edition, Urban Land Institute, February 2020;
ITE Source: Parking Generation Manual 5th Edition, Institute of Transportation Engineers January 2020.

Appendix B

"Falling Transit Ridership: California and Southern California"
Prepared for the Southern California Association of Governments (SCAG)

Falling Transit Ridership:

California and Southern California

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Prepared for the Southern California Association of Governments
January 2018

UCLA ITS INSTITUTE OF TRANSPORTATION STUDIES

SB1 REBUILDING CALIFORNIA

SCAG INNOVATING FOR A BETTER TOMORROW

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EXECUTIVE SUMMARY

In the last ten years transit use in Southern California has fallen significantly. This report investigates that falling transit use. We define Southern California as the six counties that participate in the Southern California Association of Governments (SCAG) – Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial. We examine patterns of transit service and patronage over time and across the region, and consider an array of explanations for falling transit use: declining transit service levels, eroding transit service quality, rising fares, falling fuel prices, the growth of Lyft and Uber, the migration of frequent transit users to outlying neighborhoods with less transit service, and rising vehicle ownership. While all of these factors probably play some role, we conclude that the most significant factor is increased motor vehicle access, particularly among low-income households that have traditionally supplied the region with its most frequent and reliable transit users.

Transit service and use trends in Southern California

Long associated with the automobile, in the last 25 years Southern California has invested heavily in public transportation. Since 1990, the SCAG region has added over 100 miles of light and heavy rail in Los Angeles County, and over 530 miles of commuter rail region-wide. These investments, however, have not been matched by increases in transit ridership. Transit ridership in the SCAG region reached its postwar peak in 1985. Through the 1990s and 2000s ridership rose and fell modestly, but never again reached its 1985 level. Figure ES-1 shows that per capita trips have been mostly declining in the SCAG region since 2007, and have fallen consistently since 2013.

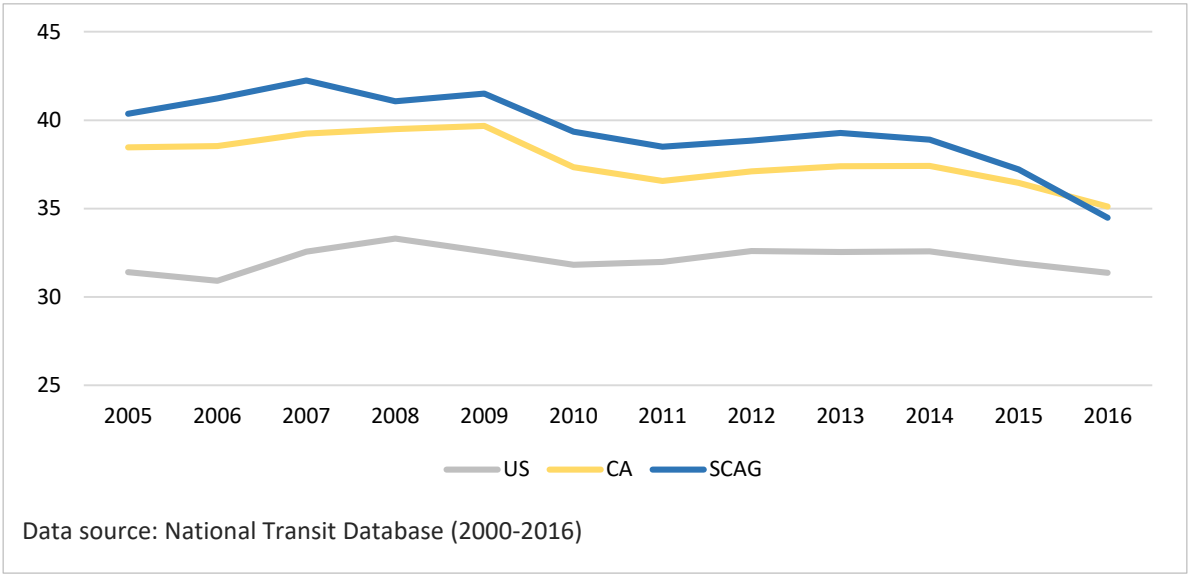


Figure ES 1. Transit trips per capita. *Relatively flat nationally, but down in California since 2009.*

This decline spans modes; it is not simply a case of bus ridership falling while rail ridership increases. Rail ridership, on net, is also down. Further, these aggregate numbers mask large asymmetries in transit service and use. Transit use in particular is heavily concentrated among a relatively small segment of the population, in a small number of the region's neighborhoods, and on a small share of the region's transit systems. As a result of these asymmetries, even small changes in these households, neighborhoods, or transit systems can have an outsized effect on regional transit use.

A few people make most of the trips

The average resident of the SCAG-region made about 35 transit trips in 2016, but the median resident made none. Only a minority of the population rides transit very frequently or even occasionally. About two percent of the population rides transit very frequently (averaging 45 trips/month), another 20 percent of the population rides transit occasionally (averaging 12 trips/month), and more than three-quarters of SCAG-region residents ride transit very little or not at all (averaging less than 1 trip/month). Heavy transit use, moreover, is concentrated among the low-income population, and especially low-income foreign born residents.

A few neighborhoods generate most of the trips

Ten percent of all of the people who commuted to and from work on transit in 2015 lived in 1.4 percent of the region's census tracts, which covered just 0.2 percent of the region's land area; the average number of transit commuters in these few tracts was almost 12 times the regional average. Fully 60 percent of the region's transit commuters lived in 21 percent of the region's census tracts, which occupied 0.9 percent of the region's land area. Overall, the most urban and transit-friendly neighborhoods in the SCAG region comprise less than one percent of the region's land area. These neighborhoods hold about 17 percent the

region's population, but 45 percent of its transit commuters. So while the region's transit systems are increasingly diverse and far reaching, transit riders remain highly concentrated.

A few operators carry most of the passengers

The SCAG region has over 100 transit operators, but just a few them carry the vast majority of riders. Figure ES-2 shows that nine percent of the region's operators are responsible for 60 percent of the region's transit service and carry about 80 percent of all transit riders.

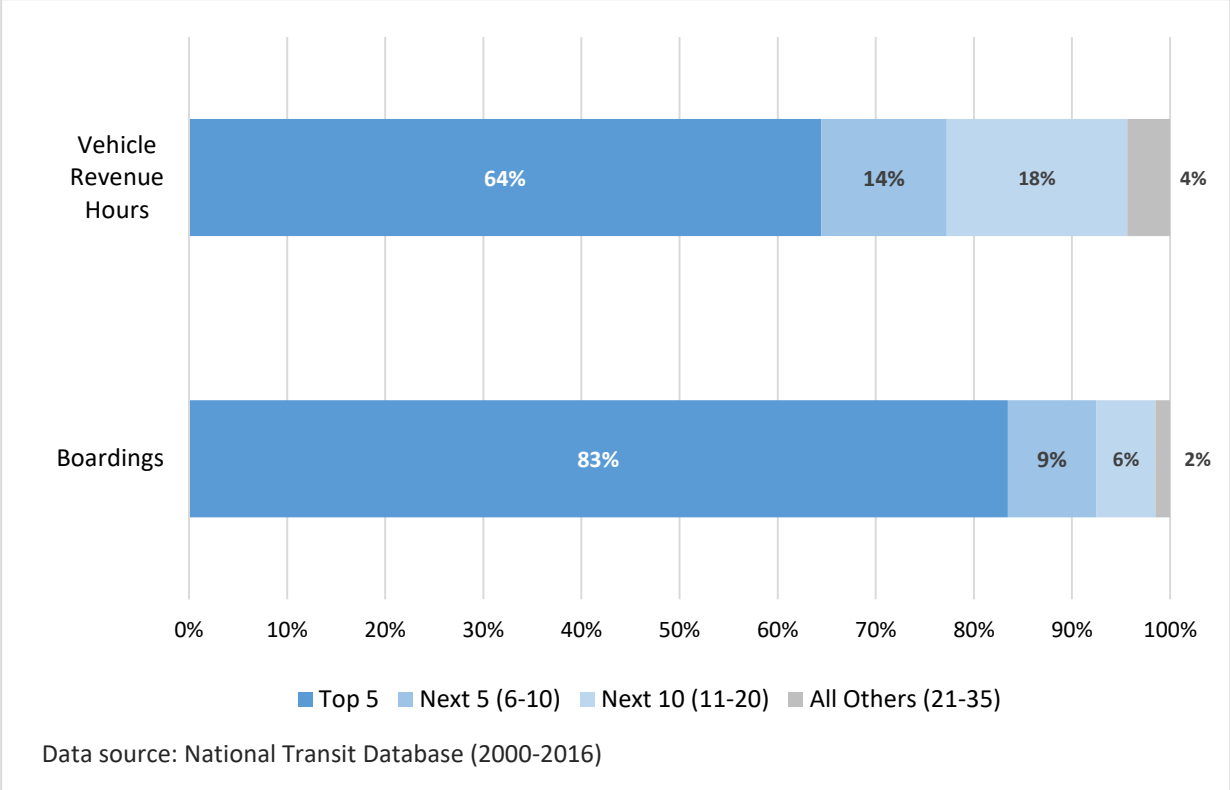


Figure ES 2. Key metrics by operating grouping. *14% of operators carry 83% of the trips.*

Because service and riders are concentrated on the largest systems, ridership losses are concentrated on these systems as well. Four SCAG-region operators—LA Metro, Orange County Transportation Authority (OCTA), Los Angeles Department of Transportation (LADOT), and the Santa Monica Big Blue Bus—accounted for 88 percent of the state's ridership losses between 2010 and 2016. LA Metro by itself accounted for a remarkable 72 percent of the state's losses. Because LA Metro's losses are themselves highly concentrated, a dozen *routes* in LA County account for 38 percent of all the lost ridership in California. In fact, half of California's total lost ridership is accounted for by 17 LA Metro routes (14 bus and 3 rail lines) and one OCTA route.

Possible causes of eroding transit use

Why is transit use falling? We consider a number of potential explanations, and review our findings below.

Changes in transit service and fares have mostly followed and not led falling ridership

Transit use can fall if transit becomes harder to use: if service declines, or fares rise. It does not appear, however, that these factors played a large role in the SCAG region's falling ridership. While transit fare increases are never popular, they are occasionally necessary to keep pace with rising costs. Figure ES-3 shows the inflation-adjusted trends in average fare paid per mile of transit travel between 2002 and 2016 in the U.S., California, and the SCAG region. Fares in Southern California are lower than those in the rest of the state and the country and have been remarkably flat over time.

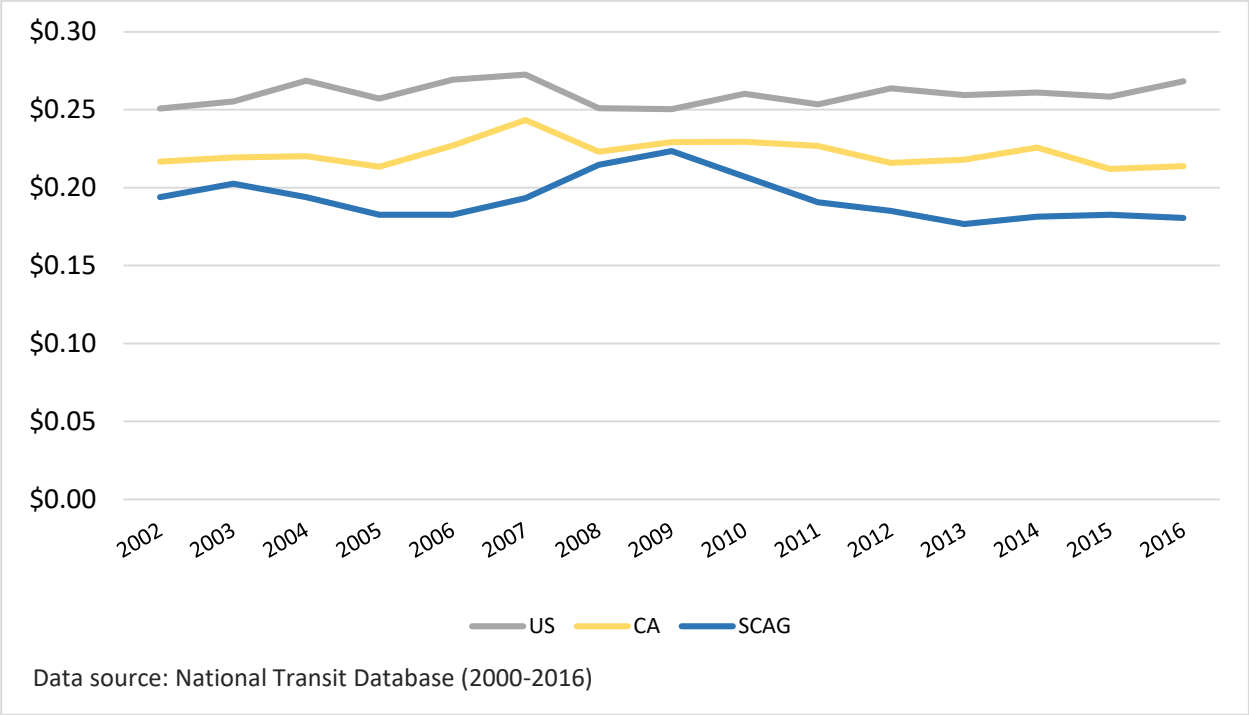


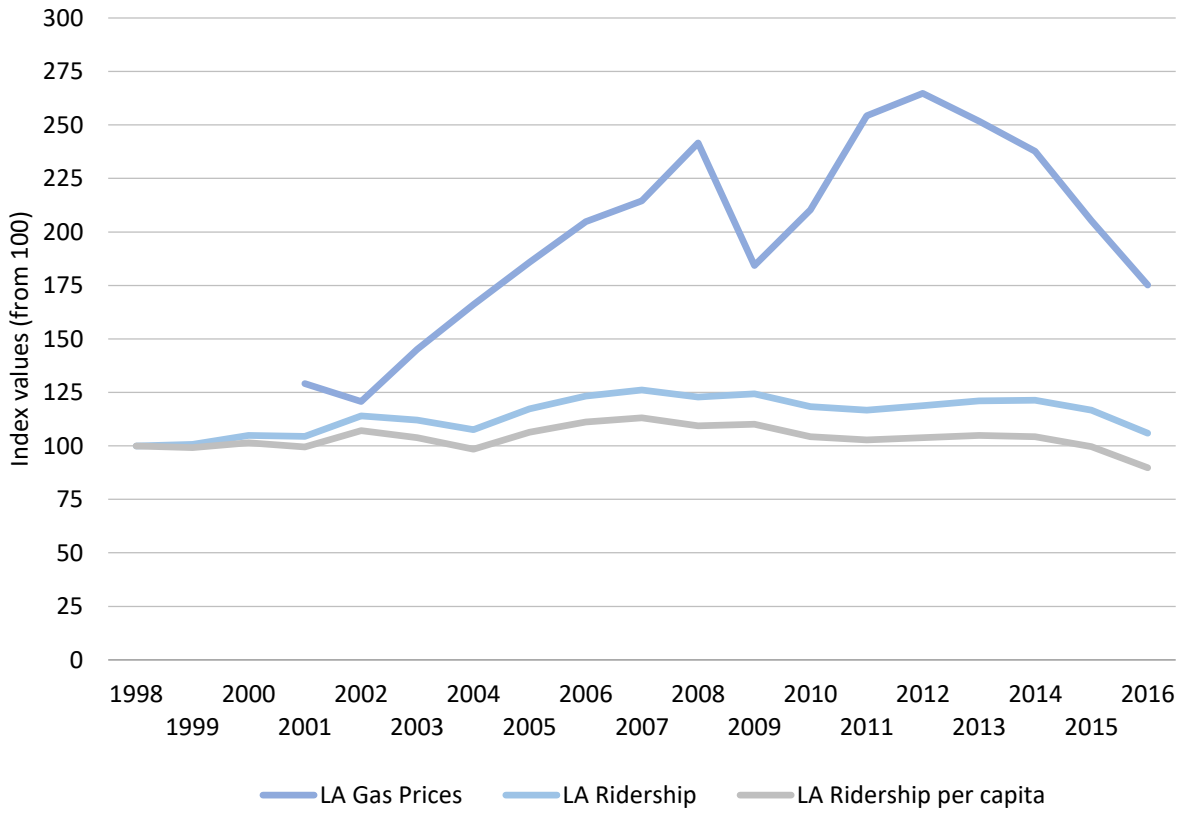
Figure ES 3. Average fare per passenger mile traveled in 2015 dollars. *Average fare per PMT remained fairly consistent and even declined a little since 2009.*

These regional averages can mask significant variation among transit operators. In particular, inflation-adjusted fares per boarding for both OCTA and the Big Blue Bus increased by about 50 percent between 2002 and 2016 — to nearly $1.25 and $0.75 per boarding respectively. So while fares have probably not caused significant ridership declines across the region, they may have played a role at operators like OCTA and Big Blue.

Transit service in the SCAG region, moreover, mostly rose while ridership was falling, and ridership fell even on routes that maintained excellent on-time records. These circumstances suggest that service quantity and reliability were not large factors in falling transit use. There is some evidence, admittedly limited, that riders felt unsafe on transit vehicles in recent years, which may have contributed to the ridership decline.

Fuel prices have likely played a contributing, but not leading role

Fuel prices have been volatile since 1998, but have fallen substantially since peaking in 2012. Figure ES-4 compares trends in fuel prices and transit use in the Los Angeles metropolitan area. While there is a generally positive relationship (as fuel prices rise so too does ridership), it is a relatively weak one – fuel prices rise and fall much more dramatically than transit patronage. The timing of transit's decline, moreover, is not conducive to a fuel price explanation. Per capita transit use in Southern California has been mostly falling since 2007, and it fell between 2009 and 2011 when fuel prices were rising sharply.



Data sources: National Transit Database (2000-2016), US Energy Information Administration

Figure ES 4. Transit ridership and gas prices in Los Angeles Metropolitan Area.

The Transportation Network Companies do not appear to have cannibalized transit

We have very little data that lets us directly measure the effect of transportation network companies (TNCs, like Lyft and Uber) on transit use. What evidence we do have suggests that most TNC trips are probably not replacing large numbers of transit trips. The typical TNC user does not resemble the typical transit rider, the typical TNC trip does not occur when and where most transit trips occur, and most TNC users report no change in their travel by other modes. However, if the pool of TNC users continues to expand, the effect of TNCs on transit use — both positive and negative — may expand as well.

Evidence about neighborhood change and migration of lower-income people is mixed, but suggestive

Transit is heavily-supplied in a small proportion of places, and heavily used by a small proportion of people. If the neighborhoods where transit quality is high change, and become less likely to hold the small group of people who use transit regularly, then transit use could fall. We find some evidence consistent with the idea that neighborhood change has been associated with less transit use. Areas that were heavily populated with transit commuters in the year 2000 became, in the next 15 years, slightly less poor, and significantly less foreign born. Perhaps most important, the share of households without vehicles in these neighborhoods fell notably. All these factors align with a narrative where a transit-using populace is replaced by people who are more likely to drive. We emphasize, however, that this relationship is not one we can measure with precision, and it would be premature to declare neighborhood change a large culprit in falling transit ridership.

Private vehicle access increased substantially from 2000 forward

A defining attribute of regular transit riders is their relative lack of private vehicle access. But between 2000 and 2015, households in the SCAG region, and especially lower-income households, dramatically increased their levels of vehicle ownership. Census data show that from 1990 to 2000 the region added 1.8 million people but only 456,000 household vehicles (or 0.25 vehicles per new resident). From 2000 to 2015, the SCAG region added 2.3 million people and 2.1 million household vehicles (or 0.95 vehicles per new resident).

The growth in vehicle access has been especially dramatic among subsets of the population that are among the heaviest users of transit. Between 2000 and 2015, the share of households in the region with no vehicles fell by 30 percent, and the share of households with fewer vehicles than adults fell 14 percent. Among foreign-born residents, zero-vehicle households were down 42 percent, and those with fewer vehicles than adults were down 22 percent. Finally, among foreign-born households from Mexico, the share of households without vehicles declined an astonishing 66 percent, while households with more adults than vehicles dropped 27 percent. Living in a household without a vehicle is perhaps the strongest single predictor of transit use; the decline of these households has powerful implications for transit in Southern California.

Vehicle ownership is not, of course, the only determinant of regional transit ridership—income, race, age, and nativity, to name a few, also matter. But vehicle access may well be the largest factor. We demonstrate the strong association between vehicle access and transit ridership by building a series of statistical models of transit ridership. The models cover the SCAG region, all of California, Los Angeles

County, and the SCAG region outside of LA County. Each model compares two predicted outcomes: the change in transit use we would expect to see based on due to changes in socioeconomic attributes *other than* vehicle ownership, and the change we would expect to see if we account, in addition, for changes in vehicle access. In short, we compare a scenario where incomes, nativity, racial composition, and various other attributes change the way they did from 2000-2015, but where vehicle access is unchanged, to a scenario where vehicle access changes as well.

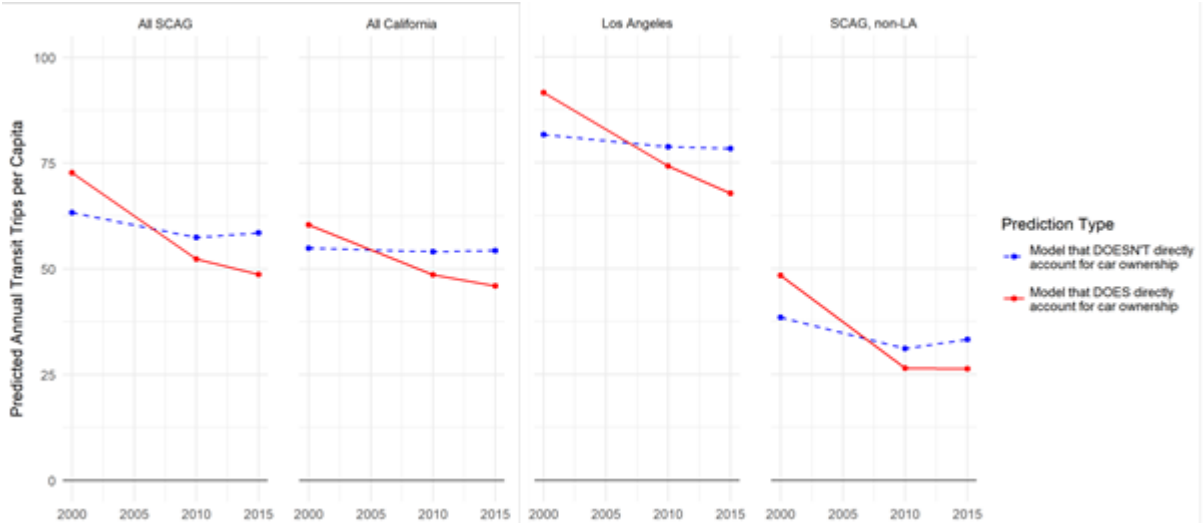


Figure ES 5. Transit use changes based on area.

Figure ES-5 shows the results of these models. The dotted blue line in each case is an estimate of transit ridership trends between 2000 and 2015 based on changes in the region's income, nativity, and so on, but assuming no change in vehicle ownership. The solid red lines represent these same models, but with the region's observed changes in vehicle access included. In all cases the blue line predicts transit use starting at a lower point and declining only modestly, while the red line shows transit use starting at a higher point and falling sharply, more in line with what we are actually observing. The models reinforce the idea that vehicle access is the decisive factor in transit use: income, age, and many other factors matter, but they matter largely because they predict the ability to access and use motor vehicles. In Southern California since 2000, that ability has increased, and transit use has fallen.

Conclusion

Public transportation is unlikely to fare well when Southern California is flooded with additional vehicles, especially when those vehicles are owned disproportionately by transit's traditional riders. Much of the region's built environment is designed to accommodate the presence of private vehicles and to punish their absence. Extensive street and freeway networks link free parking spaces at the origin and destination of most trips. Driving is relatively easy, while moving around by means other than driving is not. These circumstances give people strong economic and social incentives to acquire cars, and — once they have cars — to drive more and ride transit less.

The advantages of automobile access, which are particularly large for low-income people with limited mobility, suggest that transit agencies should not respond to falling ridership by trying to win back former riders who now travel by auto. A better approach may be to convince the vast majority of people who rarely or never use transit to begin riding occasionally instead of driving. This task is unquestionably more difficult than serving frequent-riding transit dependents, and it would likely require weakening or removing some of the state's and region's entrenched subsidies for motor vehicle use. But the opportunity is substantial. The SCAG region, between 2012 and 2016, lost 72 million transit rides annually. That number seems daunting, but the region has a population of 18.8 million, and about 77 percent of those people (roughly 14.5 million), ride transit rarely or never. If one out of every four of those people replaced a single driving trip with a transit trip once every two weeks, annual ridership would grow by 96 million — more than compensating for the losses of recent years. The future of public transit in the SCAG region, then, will be shaped less by the mobility needs of people who do not own vehicles, and more by policy decisions that encourage vehicle-owning households to drive less and use transit more.

FALLING TRANSIT RIDERSHIP: CALIFORNIA AND SOUTHERN CALIFORNIA

In the last 15 years Americans have supported public transportation more and demanded it less. California, the nation's most populous state, is in many ways emblematic of this pattern. Motivated by concerns about congestion and climate change, California's state and local governments have invested heavily in transit, often with the explicit approval of voters. This investment is particularly evident in Southern California. Since 1990, the six-county Southern California Association of Governments (SCAG) region has added over 100 miles of light and heavy rail in Los Angeles County, and over 530 miles of commuter rail region-wide. In November 2016, voters in LA County approved a $120 billion sales tax measure for transportation, with a plurality of the funding dedicated to expanding and improving transit (Measure M: Metro's Plan to Transform Transportation in LA 2016). This measure marked the third such countywide tax increase since 1990, and the fourth one overall. Other SCAG counties have also routinely passed sales tax measures for transportation and transit improvements.

Over the same period, however, California's transit use (depending on how one measures it) has varied from modest increases to relative stagnancy to—in more recent years—steep decline. Southern California is again illustrative. Despite its heavy investments in transit, in absolute terms the region's transit ridership reached its postwar peak in 1985. Through the 1990s and mid-2000s ridership rose and fell modestly, never reaching 1985 levels, and in 2012 it began declining. In per capita terms, ridership has fallen more steadily since the 1980s. Ridership per capita was flat in the early 2000s, but started trending down again in 2007. In California overall, per capita ridership was flat until 2009, when it began a decline from which it has not recovered (The National Transit Database (NTD), 2015).

Why is transit ridership falling? The question is not merely academic. The combination of rising supply and falling demand has profound fiscal implications for transit operators, since it substantially increases the public cost of moving each passenger. Increased transit supply has meant increased public investment, particularly in new rail services. Measured as a ten-year rolling average of capital and operating costs, transit investment in both the US and California rose almost 50 percent between 2000 and 2015. These rising expenditures, when combined with falling patronage, yield falling productivity. Between 2005 and 2016, transit productivity —measured as passenger boardings per vehicle revenue hour (VRH) —has fallen 5 percent in California and 14 percent in the SCAG region. Falling productivity is not sustainable; it usually ends with more subsidies or less service.

Beyond fiscal concerns, falling ridership calls into question a number of California's ambitious environmental goals. California's aggressive agenda for combatting climate change is predicated in part on many people using transit more and driving less. The carbon reduction targets set out in Senate Bill 375, California's landmark climate reduction bill of 2008, involve large mode shifts to transit and away from driving, while the California Department of Transportation's current Strategic Management Plan includes an explicit goal of doubling the state's transit mode share by 2020 (California Department of Transportation, 2015). But transit ridership, despite heavy transit investment, is trending very much in the opposite direction.

This report assesses California's, and particularly Southern California's, recent ridership downturn. We emphasize Southern California because — as we will show — California's falling ridership is in many ways Southern California's falling ridership. Had transit use not fallen in the SCAG region through 2016, it would not have fallen statewide.

Our study considers the years from 2000 to 2015 or 2016 (depending on data availability). While widespread concern about falling transit use did not begin until ridership began falling absolutely in 2012, we focus on the per capita decline that began about five years before that. The falling absolute ridership of the last few years is important, and we do pay outsized attention to it. But we view it as a particularly acute manifestation of the longer-run per capita decline, not as a phenomenon in itself. Absolute declines in ridership are at once more noticeable and less important than per capita declines. Ridership numbers that are not adjusted for population lack context, and focusing only on absolute ridership declines can for that reason yield incomplete or misleading results.

For example, since 2012 gas prices have fallen sharply, transportation network companies (TNCs) like Lyft and Uber have expanded dramatically, undocumented immigrants have been granted drivers' licenses, and the economy has rebounded from the Great Recession. All these factors may have depressed transit use, but all of them also occurred well *after* per capita transit ridership began to decline. Thus none of them, individually or in combination, can fully explain Southern California's, or California's, transit patronage losses.

Our analysis faces data limitations common to examinations of transit. Aggregate data on transit use are widely available through the National Transit Database (NTD), but users of NTD data can never be entirely sure of the data's accuracy.[1] NTD records are compiled from the reports of individual transit operators to the federal government, and for a variety of reasons — from failure to report to mistakes in reporting to errors in correcting those mistakes— NTD data do not always match up with operator data. We have checked some of the NTD data used in this report against operator data and been satisfied that they reasonably conform, but checking all the data would be impossible. We emphasize that this problem is almost universal in transit studies: all data are imperfect, but the NTD is the nation's standard source for transit data.

A second issue is that while data on transit use are easy to find, data on transit *users* are not. Public transportation is used by a small and hard-to-track subset of the population, making riders (and especially former riders) hard to study. The U.S. Census, in its annual American Community Survey (ACS), provides detailed economic and demographic information about transit commuters, but commutes are a minority of transit trips, and commuters (as we will show) are a minority of transit riders. More detailed data on transit users can be found in the California Household Travel Survey (CHTS) which provides an in-depth look at travel of all types by Californians, and complements those travel data with extensive person-level

[1] Transit operators who receive funding from the Federal Transit Administration's Urbanized Area Formula Program, or its Rural Formula program, must submit data to the NTD on the financial and operating conditions of their systems, as well as the conditions of their assets and rolling stock. Just over 660 operators receive such funding and report to the NTD. See https://www.transit.dot.gov/ntd

socioeconomic information. But the CHTS is a one-year snapshot, only available for 2012. As a result, we have a data mismatch: excellent data for a single year, but a research question – why is transit ridership declining? – that demands data on changes over time.

A last data obstacle is that the determinants of transit use are varied, ranging from gas prices to auto ownership to the quality of transit service, and no single data set contains all of them. Some factors thought to influence transit use, like the availability of free parking, are not systematically tracked at all.

To work around these limitations, we draw on an array of spatial, person-level, and administrative data. At different points we use the U.S. Census summary files, the Integrated Public Use Microdata (IPUMS) of the Census,[2] state and national travel diary data, gas price and economic data from the Energy Information Agency and the Bureau of Labor Statistics, and data and rider surveys conducted by some of Southern California's larger transit operators. One operator—the Los Angeles County Metropolitan Transportation Authority (Metro, or LA Metro)—by itself accounts for most of the region's transit use and has ample public data available. As a result, at different points in the report when data for the entire region is lacking, we draw on data specific to LA Metro.

Largely because of these data constraints, the case we build is circumstantial; we offer no definitive proof of cause-and-effect. But the evidence is nevertheless compelling. The primary factor we identify is automobile ownership. In the last 15 years, household vehicle access in the SCAG region has grown dramatically. Vehicle ownership has grown particularly sharply among subgroups most likely to use transit, such as the low-income and the foreign born from Latin America. The steep rise in vehicle access among these groups that occurred as transit ridership began to fall is not direct proof, but it is a smoldering if not a smoking gun. Public transportation is unlikely to fare well when Southern California is flooded with additional vehicles. Much of the region's built environment is designed to accommodate the presence of private vehicles and to punish their absence. Extensive street and freeway networks link free parking spaces at the origin and destination of most trips. These circumstances give people strong incentives to acquire cars, and — once they have cars — to drive more and ride transit less.

The surge in vehicle ownership does not explain all of the transit decline. And it may well have been reinforced by falling gas prices and the rise of TNCs— though again we note that increasing vehicle ownership and declining transit use began before TNCs existed and when gas prices were still high. But increased vehicle ownership by itself probably explains much of Southern California's lost transit ridership.

Our findings accord with previous research about transit patronage. Giuliano (2005) has shown that compared to Americans at large, the poor use transit more but like it less. The typical low-income rider wants to graduate to automobiles, while the typical driver might view transit positively but have little interest in using it (Manville & Cummins, 2015). These facts, coupled with the falling ridership of recent years, raise questions about transit's future.

Transit ridership is not, by itself, a legitimate goal of public policy. Transit use is instead a means to achieve other public ends. Traditionally, transit's goals have been twofold: Providing mobility to disadvantaged people who lack it, and mitigating the social and environmental costs of private automobiles by providing alternatives to them. The first goal has long accounted for more of transit's ridership, while the second

[2] The IPUMS data are from Ruggles et al (2017).

has accounted for more of its rhetoric. Throughout the United States, and particularly in Southern California, public transportation advocates have emphasized transit's potential to manage traffic and reduce pollution. In practice, however, transit has functioned overwhelmingly as a social service for low-income people with little private mobility (Taylor & Morris, 2015).

Because transit has primarily carried low-income people, rising vehicle ownership among those people suggests a future where public transportation's core ridership could dramatically shrink. While this outcome poses a grave problem for transit operators, it is not obvious that transit operators should try to win these low-income riders back, at least not to the very high levels at which they rode transit previously. With very few exceptions, acquiring an automobile in Southern California makes life easier along multiple dimensions, dramatically increasing access to jobs, educational institutions and other opportunities (Kawabata & Shen, 2006). As a result, pulling low-income former riders out of their cars and back onto trains and buses could make transit agencies healthier but the region poorer. If transit agencies want to protect their fiscal health while also increasing social welfare, they may need to convince the vast majority of people who never use transit to begin riding occasionally instead of driving. This task is unquestionably more difficult than serving a large pool of people who have few alternatives to transit. Convincing some drivers to start using transit would likely require weakening or removing some of the state's and region's entrenched subsidies for motor vehicle use. But transit is unlikely to grow substantially, to accomplish its environmental goals, if driving remains artificially inexpensive.

THE SPATIAL AND DEMOGRAPHIC DISTRIBUTION OF AMERICAN PUBLIC TRANSPORTATION

Public transportation use in the United States is distributed unevenly across people and places. Transit accounts for about two percent of all passenger miles travelled (PMT), and about two percent of personal trips overall (NHTS 2009). These small overall numbers, however, conceal transit's outsized importance to some people in some places. The average U.S. resident made about 32 transit trips in 2016 (Neff & Dickens, 2017; U.S. Census Bureau, 2016), but the modal resident made zero trips, and a small number of people rely on transit extensively. Chu (2012) shows that 20 percent of Americans live in neighborhoods without transit, while 60 percent live in neighborhoods with transit but have not used it in the previous month. Another 11 percent uses transit less than ten times per month, while eight percent take ten or more trips monthly.

The small share of people who use transit frequently is concentrated in a handful of metropolitan areas. In 2016, 65 percent of all transit boardings occurred on the nation's ten largest transit operators; the 15 systems in the New York region by themselves account for over 40 percent of the country's transit trips (FTA, 2016). Even within these transit-heavy areas, however, most people do not use transit regularly, because most transit use occurs in the central cities, and specifically among lower-income and foreign-

born people in these cities. And even within these subgroups, whose members are *more likely* to ride transit, *most* people do not use transit.

Why is transit use so rare? In the broadest terms, travelers will choose to ride transit when they believe transit has the lowest relative costs – in money, time, or risk and uncertainty – of the various transportation modes available to them. These factors help explain why so much transit use occurs in New York City. New Yorkers ride transit as much as they do not only because transit service is frequent and extensive, but also because riding a subway across Manhattan is often cheaper, faster and more reliable than driving. Manhattan's streets are clogged with unpredictable congestion and parking is scarce and expensive.[3] In most other places, driving is a faster door-to-door option, and one that people also believe is safer (Yoh, Iseki, Smart, & Taylor, 2011). Driving in these places is also more reliable: when congestion is low and transit service is sparse, riding transit might involve more time waiting at stops and transferring between vehicles, which make trips seem unpredictable, complicated and burdensome (Iseki & Taylor, 2009). For this reason, outside New York and a handful of other urban places, most transit users are people who for various reasons do not have the option of travelling by car.

The fact that so few people use transit regularly is important but often overlooked, especially in discussions about why ridership might fall. Per capita transit use can fall when current riders ride less, when the number of people who never ride grows, or both. Strictly speaking, there is no difference between these root causes. A person who rides and stops is a lost transit rider, but so is a person who moves to a transit service area and never rides. The decision to stop and the failure to start both reduce per capita transit use.

In practice, however, concerns about falling per capita ridership are rarely concerns about new residents who never start riding, and are instead concerns about current riders who leave. This dynamic is understandable, as riders who leave are easier to notice. But it is important to remember that transit riders leave transit regularly, even when ridership is stable or growing. If riders who leave are replaced by others, their departure from transit is less noticeable, and ridership might remain unchanged. For that matter, ridership can remain unchanged even when riders leave and are *not* replaced by other people. If an existing rider stops taking her daily trip and drives instead, but another frequent rider adds a daily trip, the number of riders falls but per capita ridership does not. Conversely, if two riders who take three trips a day each start taking two, the number of riders won't change but ridership will. Riders are not equivalent to ridership; stable ridership can conceal large churn among riders, and vice-versa.

The Spatial Concentration of Transit in California and Southern California

As it is in the nation at large, public transit use in California is unevenly distributed: a small share of people and places account for a large share of overall rides. Northern Californians use transit more intensively than Southern Californians, largely as a result of high ridership in San Francisco and its surrounding areas, but most of California's transit use occurs in Southern California, where a majority of the state's

[3] Manhattan also has relatively few highway lane-miles, which contributes to its surface-street congestion.

population lives (Figure 1). Transit accounts for 6 percent of all trips in the Bay Area, as opposed to 5 percent in the SCAG region, but the SCAG region – because it is so large – accounts for 52 percent of California's transit trips, while the Bay Area accounts for 28 percent. Southern California thus exerts a large influence on California's overall transit use.

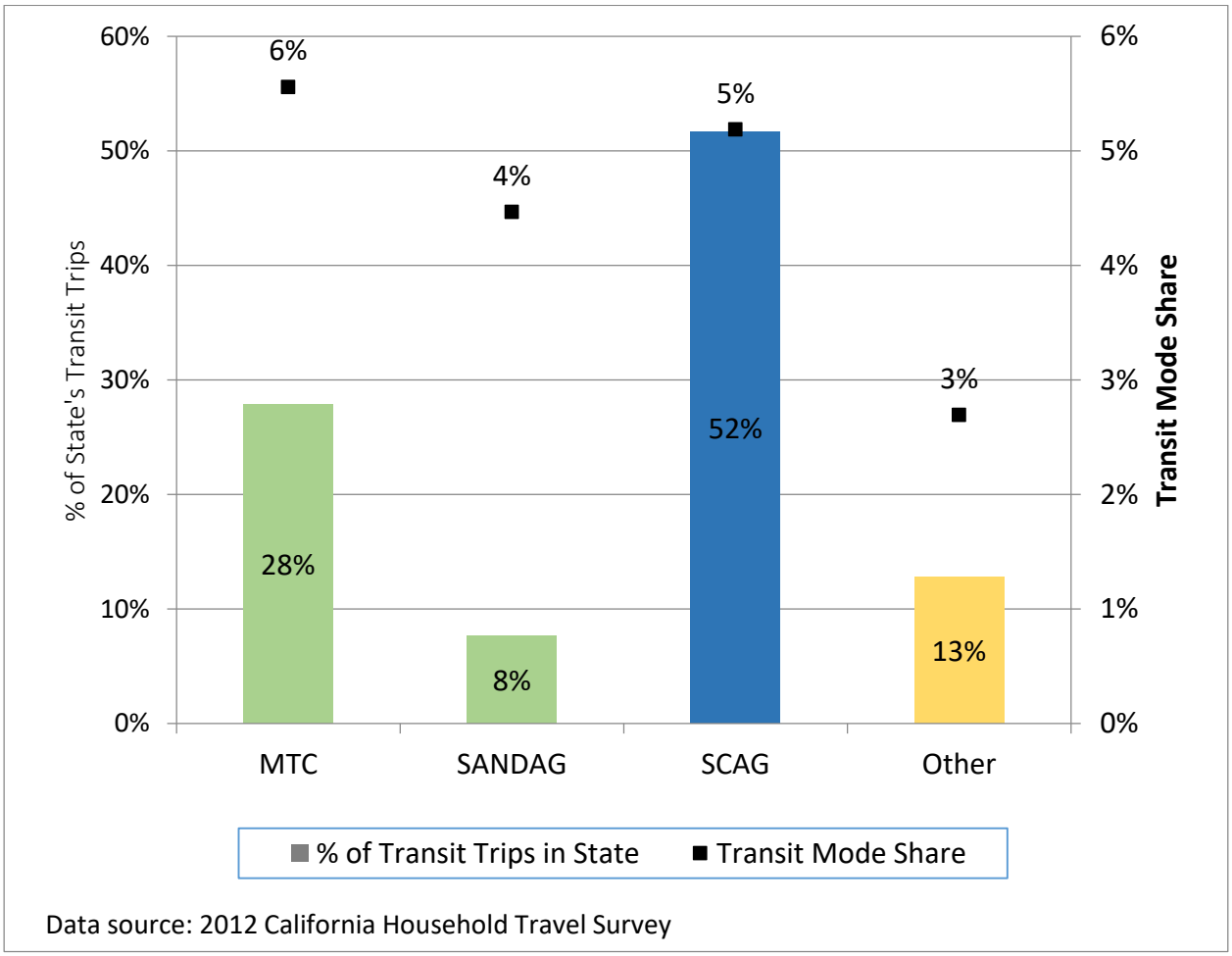


Figure 1. Transit mode share and distribution of transit trips by California region.

Figures 2 and 3 show the trend in transit boardings nationwide, in California, and the SCAG region between 2000 and 2016, first in absolute and then in relative terms. Absolute ridership was largely flat over this time in all three geographies. In relative terms ridership grew steadily between 2004 and 2007 (SCAG region), 2008 (the U.S.), and 2009 (California). This period of growth was followed by patronage losses from the start of the Great Recession through 2011, particularly in California. The recession's end brought a gradual transit patronage recovery, followed by steep declines from 2014 onward.

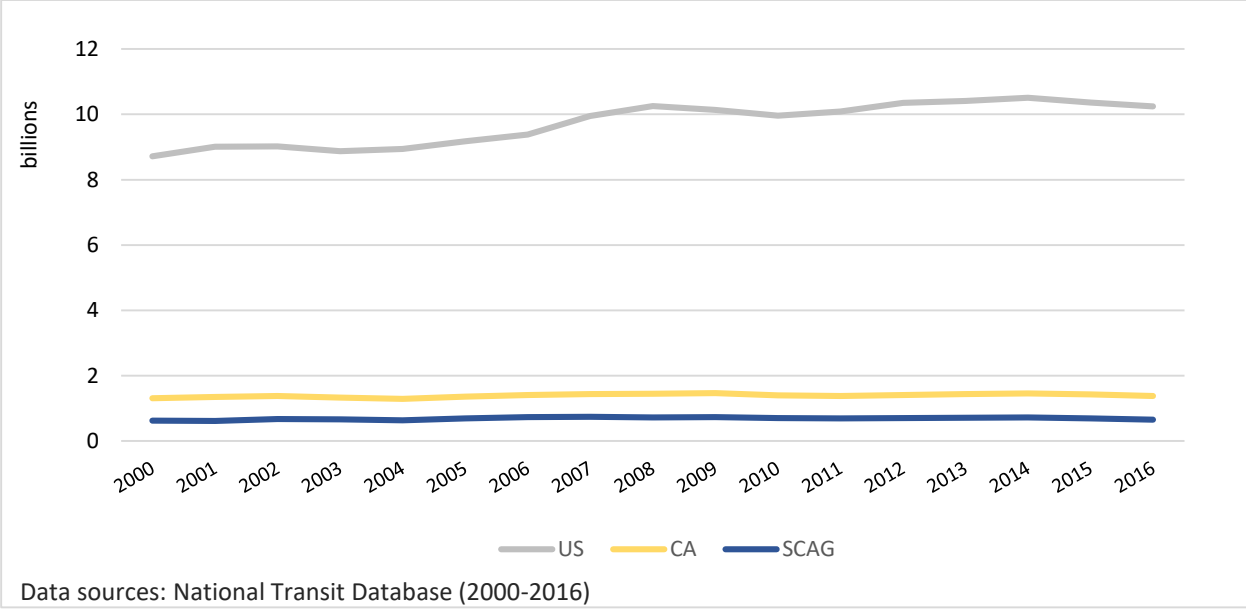


Figure 2. Boardings *(unlinked passenger trips). Growing nationwide, but relatively flat in California and SCAG.*

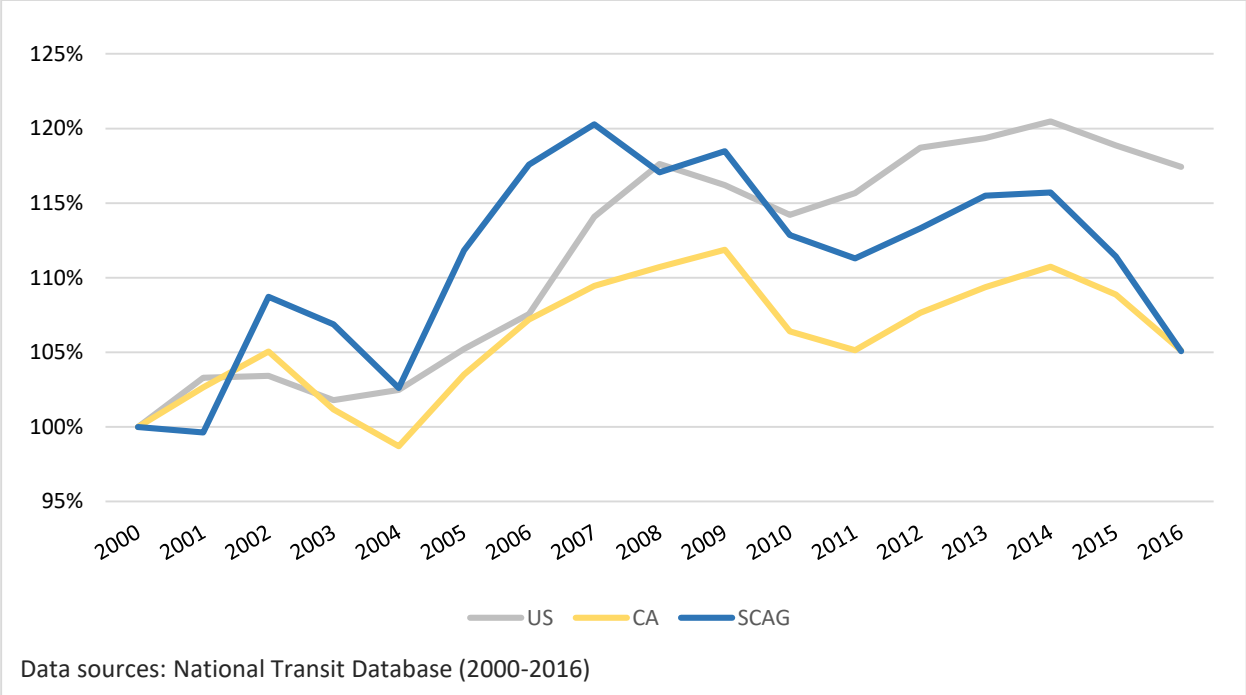


Figure 3. Indexed boardings. *Growing nationwide, but California and SCAG face steeper declines, returning to 2000 levels.*

Figure 4 expresses these ridership trends in per capita terms. Between 2005 and 2016, per capita ridership peaked in California in 2009, in the nation in 2008, and in the SCAG region in 2007. Since 2007, per capita transit use in the SCAG region has been mostly falling—before the recession, the rise of Lyft and Uber, or the post-2012 drop in fuel prices.

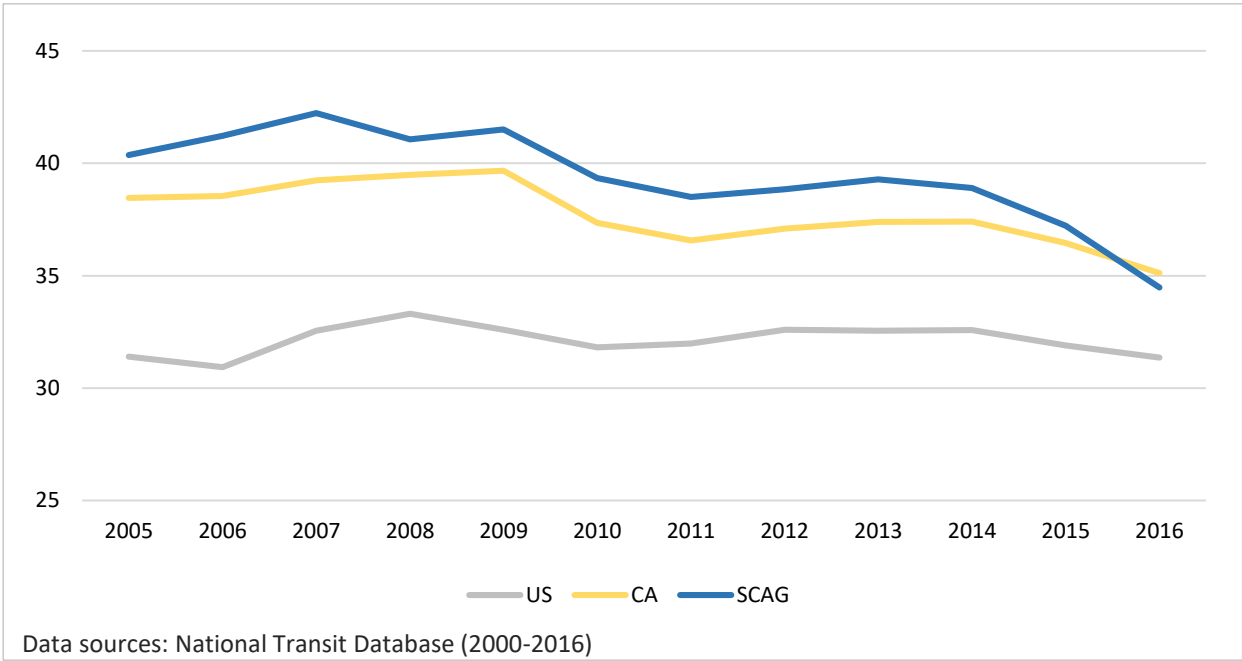


Figure 4. Transit trips per capita. *Relatively flat nationally, but down in California since 2009.*

Because the SCAG region accounts for so much of California's ridership, and because in recent years its decline has been so steep, losses in the SCAG region from 2012 to 2016 actually account for all of California's ridership losses during that time. Figure 5 shows changes in transit ridership across California from 2012 to 2016. During this time annual transit boardings statewide fell by 62.2 million. The SCAG region, however, lost *72 million* annual rides, or 120 percent of the state's total losses. Ridership outside the SCAG region actually rose 20 percent, largely as a result of gains made by transit systems in San Francisco. The Bay Area Rapid Transit District (BART) alone accounted for 28.4 percent of the state's increased transit ridership (although by 2017 ridership on BART, and in California outside the SCAG region, had also started to fall).

Figure 5. CA net change in ridership (2012-2016). *Losses in CA are driven by losses from the largest operators in the SCAG region, while Bay Area region saw growth in ridership.*

Within the SCAG region, transit trips (and lost trips) are similarly geographically concentrated. We can illustrate this concentration in a number of ways. For example, the CHTS shows that in 2012 82 percent of the transit trips in the SCAG region were in Los Angeles County. Another 8 percent were in Orange County, and the remaining ten percent were spread over the other four counties.

A second way to measure concentration, which allows us to examine smaller levels of geography, is to use census data and map the location of the region's transit commuters. While commuters are not the majority of transit riders, they do tend to use transit frequently and intensively, and we have high-quality data about their residential locations. Those locations are intensely concentrated. In 2000, 2010, and 2015, 60 percent of the SCAG region's transit commuters lived in 20 percent of its census tracts, which represented (depending on the year) one to three percent of the region's land area. In all three years, ten percent of the region's transit commuters lived in one percent of the region's census tracts, which accounted for two-tenths of one percent (0.2%) of the region's land area.[4] (Note that even in these tracts, *most* workers do not commute via transit – 7 out of 10 use some other means.) Unsurprisingly, these tracts are overwhelmingly located in LA County, followed by Orange County.

A third way to illustrate the concentration of transit use is to examine transit trips by operator. Figure 6 shows that the ten largest transit agencies in the SCAG region account for 60 percent of all transit service

[4] Calculated from summary file data of the Decennial Census 2000, and the 2010 and 2015 ACS.

(measured in vehicle-revenue hours), and 80 percent of all transit trips. The smallest 60 transit operators, by contrast, account for just over 6 percent of service and just over two percent of trips.

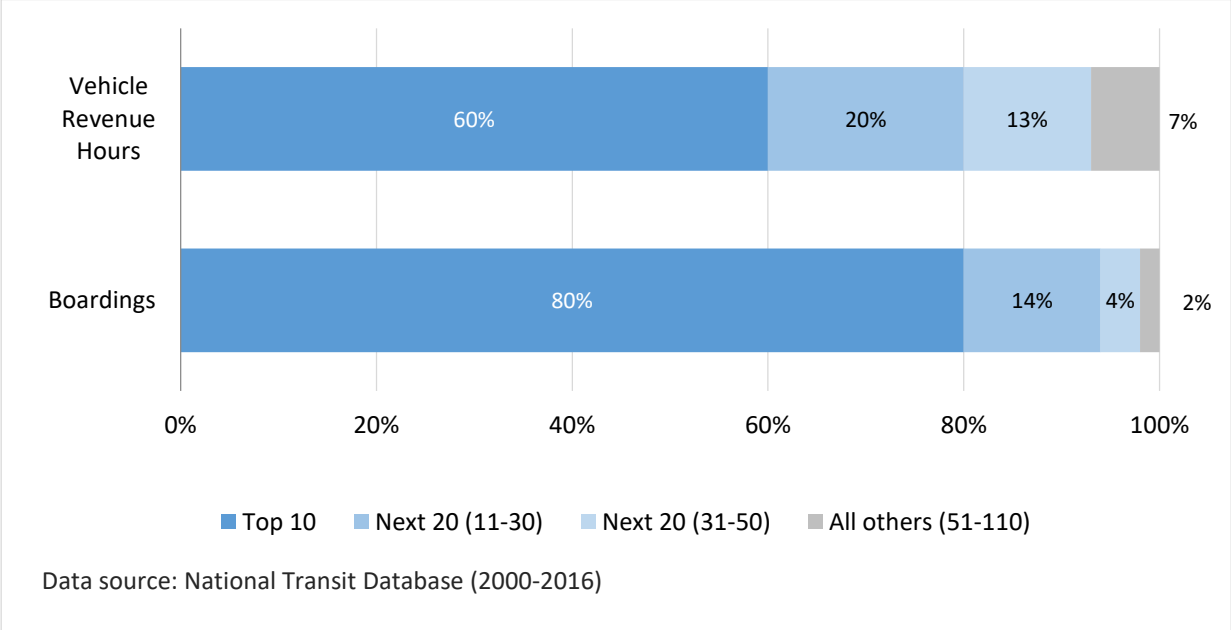


Figure 6. Key metrics by operator grouping. *9% of operators carry 80% of the trips*

Digging still deeper, the distribution of service and trips within these large operators is also highly skewed. LA Metro accounts for most of the SCAG region's trips, and LA Metro's ridership is itself highly concentrated. The agency has over 100 transit routes, but in both 2012 and 2016 over half of its total rides took place on 20 of those routes.[5] Metro's busiest routes are also, unsurprisingly, where the agency has suffered the largest ridership declines. A dozen Metro lines accounted for 53 percent of all the agency's lost rides between 2012 and 2016.

Putting all this information together, we see that declining transit patronage through 2016 in California is essentially declining patronage in Southern California, and that Southern California's ridership declines are themselves remarkably concentrated. As a result, the state's lost ridership can be traced to a small number of Southern California transit operators. Four SCAG operators (LA Metro, the Orange County Transportation Authority (OCTA), the Los Angeles Department of Transportation (LA DOT), and the Santa Monica Big Blue Bus) accounted for 88 percent of the state's ridership losses, and LA Metro by itself accounted for a remarkable 72 percent of the state's losses. Because LA Metro's losses are themselves highly concentrated, a dozen *routes* from LA Metro account for 38 percent of all the lost ridership in California. Half of California's total lost ridership is accounted for by 17 LA Metro routes (14 bus and 3 rail lines) and one OCTA route.

[5] Calculated from Metro ridership-by-line data, 2012 and 2016.

If we examine these routes more closely (Figures 7 and 8), we see that they include both bus and rail. Transit agencies nationwide – LA Metro included – have made substantial investments in rail service, but the bus remains the workhorse of public transit in the US, the SCAG region and LA County. Bus trips are 78 percent of all transit trips in California and 86 percent of transit trips in the SCAG region.[6] Given that buses carry the most passengers, it is not surprising that they have also seen the largest ridership declines, accounting for 84 percent of the lost rides between 2012 and 2016. While some bus routes gained ridership, the bus routes that lost riders lost more than the growing routes gained. The five bus lines with the largest declines were urban routes that travel in and out of downtown LA, while the five lines that gained the most ridership ran more outlying and circumferential routes.

Two Metro rail lines, meanwhile – the Gold and Expo – opened extensions after 2012, and partly as a result their ridership grew. But Metro's remaining rail lines, most of which also travel into downtown LA, saw steep ridership losses that exceeded the Gold and Expo Line's gains. The SCAG transit decline thus spans modes; it is not a simple story of buses falling behind while rail surges. Instead major routes that run into the heart of the city – the sort of routes where transit is traditionally strongest – are losing riders precipitously.

[6] Calculated from the 2012 California Household Travel Survey.

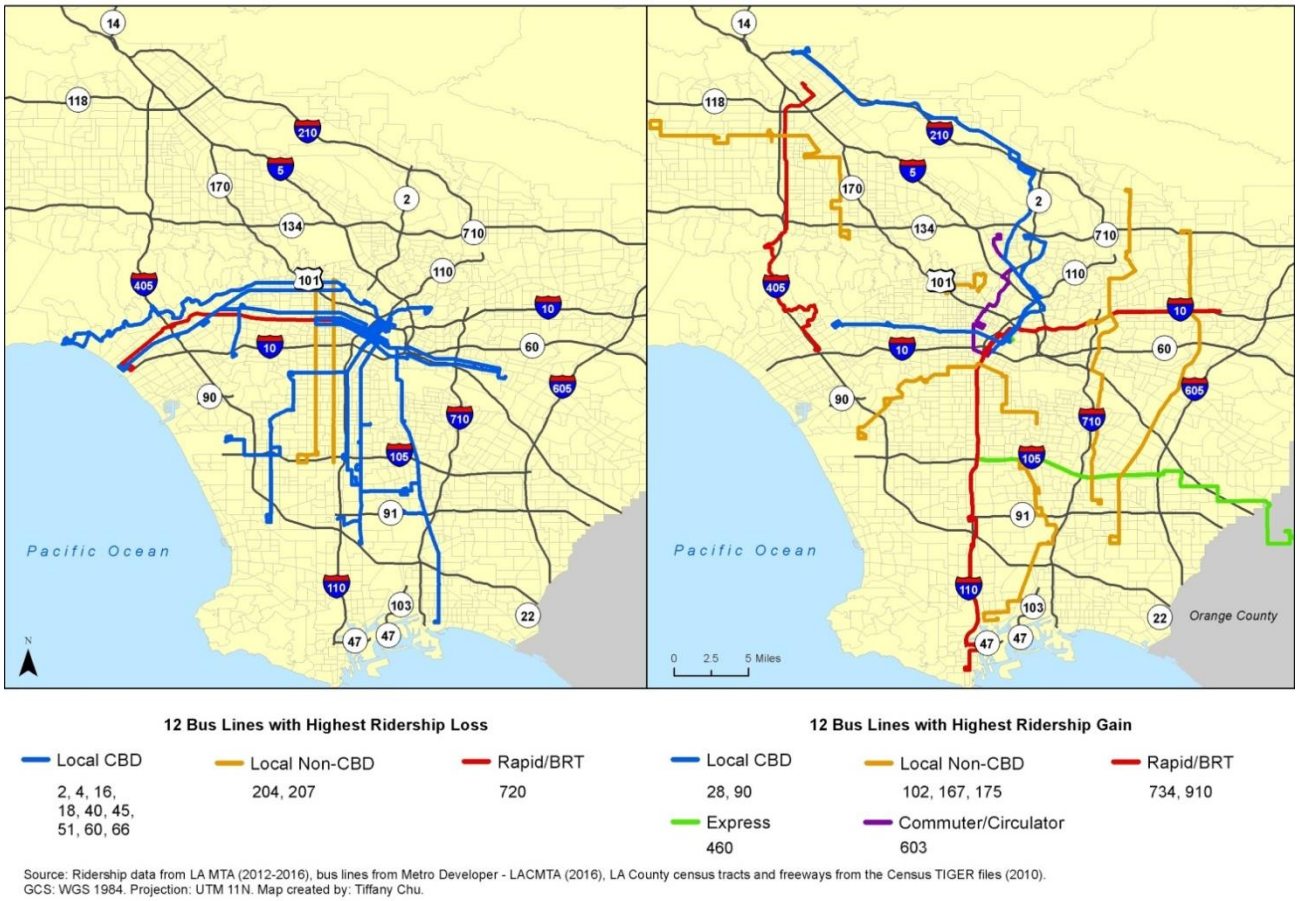


Figure 7. LA MTA: Bus lines with the most ridership change (2012-2016).

Figure 8. LA MTA: Net change in Ridership (2013-2016) by mode. *Buses made up 84% of loss and rail made up 12%.*

The Demographic Concentration of Transit Use in Southern California

Transit use in the SCAG region is concentrated among a small group of people as well as a small number of places. People ride transit for different reasons, but a common thread running through regular transit users is lack of access to a private vehicle. This trait is not universal; many commuter rail passengers, for example, could make their trips by car and choose not to, but commuter rail is a small portion of overall transit ridership. In general, transit ridership is powerfully associated with lack of vehicle access (Taylor & Fink, 2013). Note again, however, that this relationship is not symmetrical. While most regular transit users lack vehicle access, most people without vehicle access do not regularly use transit, in part because transit is unavailable in many places.

Lack of vehicle access might arise for economic reasons, for medical reasons, or out of personal preference or habit (Brown, 2017). The relationship between vehicle access and transit use could also run two ways. People might ride transit because they do not have a car (either they cannot afford a car or cannot use

one for medical or legal reasons) or they may not have access to a car *because* they ride transit (they live and work near high-quality transit and so need not spend money on vehicles).[7]

Non-economic reasons for lacking a vehicle include disabilities or medical conditions that prevent driving, and legal sanctions that forbid it (e.g. losing a license as a result of traffic infractions, or being in the country illegally). In Southern California, perhaps the largest non-economic source of low vehicle access is immigration. Even controlling for income, immigrants are less likely than the native born to have vehicles, and more likely to use public transportation. Why this is so remains something of a puzzle. Scholars have proposed various explanations, including immigrants' tendency to live in dense areas; their tendency to live in close-knit communities that allow for more communal resources, including sharing of cars; a habit of not driving carried over from the native country; and – if the immigrant is undocumented – legal barriers to owning and operating automobiles (Blumenberg & Smart, 2014; Chatman & Klein, 2009, 2013; Liu & Painter, 2012). The evidence suggests, however, that driving less and riding transit more is not universal among the foreign born – immigrants from some countries, particularly Mexico and many countries in Central America, are less likely than others to drive and more likely to ride (Chatman, Klein, & DiPetrillo, 2010). There is also substantial evidence that over time immigrants assimilate and begin to travel more like the native born, with more driving and less transit use (Blumenberg & Evans, 2010). Thus transit ridership cannot be sustained by immigration alone; it requires a steady stream of new immigrants from particular countries, who will arrive with a transit habit and replace those earlier arrivals who assimilate driving.

Economic reasons for lacking vehicle access can include both low incomes and the high cost of driving. In some parts of California, such as northeastern San Francisco, a combination of heavy congestion, high tolls, and scarce and expensive parking make the price of owning and operating a vehicle high, and encourage even affluent people to ride transit (notably, the same density that makes the city congested can makes transit service more effective by putting large numbers of trip origins and destinations within steps of transit stops). Yet there are few places in Southern California where driving is challenging in this way. Congestion is severe, but parking is abundant and often inexpensive if not free, and low-to-moderate densities make transit less able to effectively link many places. As a result, income becomes the principal determining factor in vehicle access, and thus of transit use.

Figure 9 uses CHTS data to illustrate the disproportionate propensity to use transit among the low-income, the foreign-born, and households with limited vehicle access. The figure's dashed vertical line represents the overall average of daily unlinked transit trips in the SCAG region, and the circle associated with each subgroup indicates its relative size in the overall population. The figure shows, in short, that transit use is more common among smaller segments of the population. African Americans and Hispanics ride transit about three times as much as Whites and Asians. Immigrants who have been in the country less than ten years ride substantially more than both the native-born and longtime immigrants who have been in the country longer. Households earning under $25,000 per year ride more than twice as much as households earning $25,000 to $50,000, and these households in turn ride twice as much as households earning over $50,000 annually. By far the largest differences, however, are those that represent vehicle availability. Households without vehicles take almost five times as many transit trips as households with one vehicle,

[7] These reasons might interact. People who cannot afford vehicles might choose to live near transit because of their lack of vehicle access (Glaeser, Kahn, & Rappaport, 2008).

and households with one vehicle take twice as many trips as households with two. If we measure vehicles per adult, households with one vehicle for every two adults take twice as many trips as households with one vehicle per adult. Finally, people without driver's licenses take many more transit trips than licensed residents.

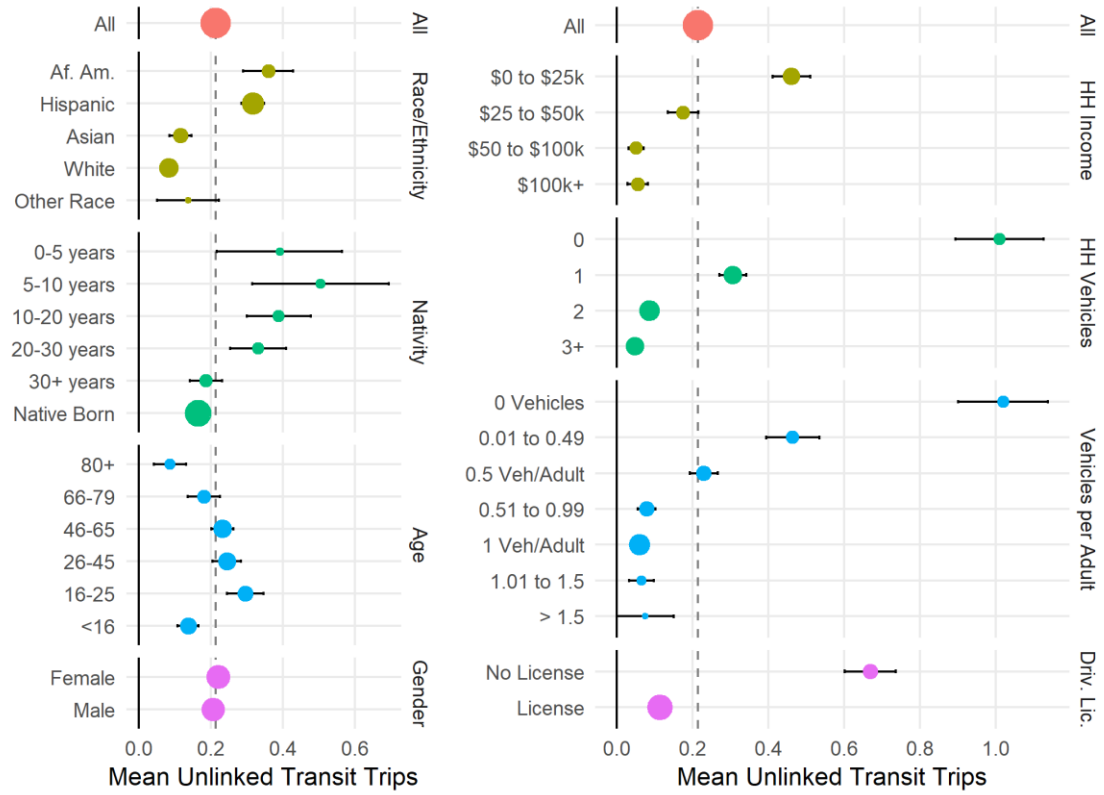


Figure 9. Mean transit trips by socio-economic characteristics and automobile access (CHTS).

The drawback of the CHTS, as we have mentioned before, is that it provides only one year of data. Table 1 uses LA Metro's annual rider surveys to show that the prevalence of people with low incomes and limited vehicle access on transit extends across years. We examine the 2005 survey (the earliest available) and then annual surveys from 2010 to 2016. Across both bus and rail riders, at least 69 percent of transit users (and often closer to 80%) report not having a vehicle available to make their trip. These proportions are higher for bus riders than rail riders, but even among rail riders between 58 and 65 percent (depending on the year) report not having a vehicle. The share of riders reporting not having a vehicle, furthermore, has grown over time.

In addition to limited vehicle access, Metro riders generally have low incomes and are strongly dependent on transit. Close to half of all surveyed LA Metro riders in each year have household incomes under $15,000. The median household income of riders hovers near $16,000, and the average income barely exceeds $25,000 in most years. In most years a strong majority of riders are habitual (riding over 4 days a

week) and a majority are longtime users (riding over 5 years). The riders are also overwhelmingly nonwhite.

All these characteristics make Metro riders – who are, again, most of SCAG's transit users – strikingly different from the population at large. The CHTS shows that in 2012, 73 percent of LA County residents took transit only occasionally or never, and the 2016 Census ACS shows that LA County residents are 26 percent non-Hispanic white, and that county median household income is $62,000. Only 5 percent of the county's households earn less than $15,000 per year. Thus SCAG's largest transit operator has for over a decade been dominated by low-income, nonwhite people with little vehicle access, people who live and move very differently from the typical Southern Californian.

	2005	2010	2012	2013	2014	2015
Share No Vehicle Available (%)	69	75	81	79	69	78
Bus Only	73	76	82	80	70	82
Rail Only	50	64	63	63	58	65
Share Earning Under $15k/Year			51	45	47	47
Median Household Income ($)			14,706	16,316	15,910	15,918
Mean Household Income ($)			26,025	25,540	23,223	25,747
Share White		8	9	10	9	9
Share Riding 5+ Days/Week		56	67	67	67	68
Share Riding 5+ Years		49	53	52	59	57

Source: Metro Rider Surveys. Not all questions asked every year. Dollars are nominal. "No vehicle" indicates that respondents lack access to a vehicle for the current trip.

Table 1. Characteristics of LA Metro riders, 2005-2015.

The importance of vehicle access is reinforced by evidence from other transit operators. A small operator in the SCAG region, the Montebello Bus Lines, surveyed residents (not just riders) in 2016. Most respondents did not ride transit, and 55 percent of non-riders said they would only ride if they lost access to their car. Most people who did ride did not have access to a vehicle (Diversified Transportation Solutions 2015). In 2016, the OCTA also surveyed Orange County residents about their travel behavior. The results were similar. Only three percent of people who always had vehicle access listed transit as their primary travel mode, compared to 33 percent of people who never had a vehicle (True North Research 2015).[8]

The OCTA survey also stands out for usefully disaggregating "lack of vehicle access," and demonstrating that vehicle access is not the same as vehicle ownership. Over 70 percent of OCTA transit users had a car in their household, but the car was not available to them. In most instances it was being used by someone else, but 19 percent of current riders were unable to drive, and another eight percent reported having a vehicle that was not working (True North Research 2015). People in households with vehicles can still lack

[8] Note that 2/3 of people without vehicle access still did not use transit regularly.

vehicle access. If a household has more adults than vehicles, and if most adults move around on most days, then someone is without a car, and the odds of using public transportation rise.

We emphasize again, however, that most people simply do not use public transportation very often. The four panels of Figure 10 use 2012 CHTS data to divide the California, Southern California, and LA County populations into three groups: *Transit Commuters* (respondents who use transit for the journey to work); *Transit Non-Commuters* (respondents who used transit in the week prior to the survey but do not use transit for the journey to work); and *Infrequent Transit Users* (respondents who do not use transit for the journey to work and did not use it in the previous week).

In general, and unsurprisingly, transit use is more intensive in the SCAG region than in California, and more intensive in LA County than in the SCAG region. Beyond this difference, the patterns relating to these three types of users are generally consistent across the three geographies. *Transit Commuters*, who garner perhaps the most attention from public officials and transit planners, ride most frequently (44 to 49 trips per month), but are a very small share (2% to 3%) of the population; as a result, they account for just 25 percent to 30 percent of all transit trips taken, despite their frequent use. *Transit Non-Commuters* ride transit less frequently (11 to 16 trips per month) than *Transit Commuters,* but account for a much larger share (20% to 23%) of the population, and as a result they actually account for over half (54% to 57%) of all transit trips. Finally, *Infrequent Transit Users* ride little or not at all, averaging only 0.9 to 1.5 trips per month across the three geographies. This group, however, comprises about three-quarters (73% to 78%) of the population, and because of this large base, *Infrequent Transit Users* account for better than one in seven (16% to 18%) of all transit trips.

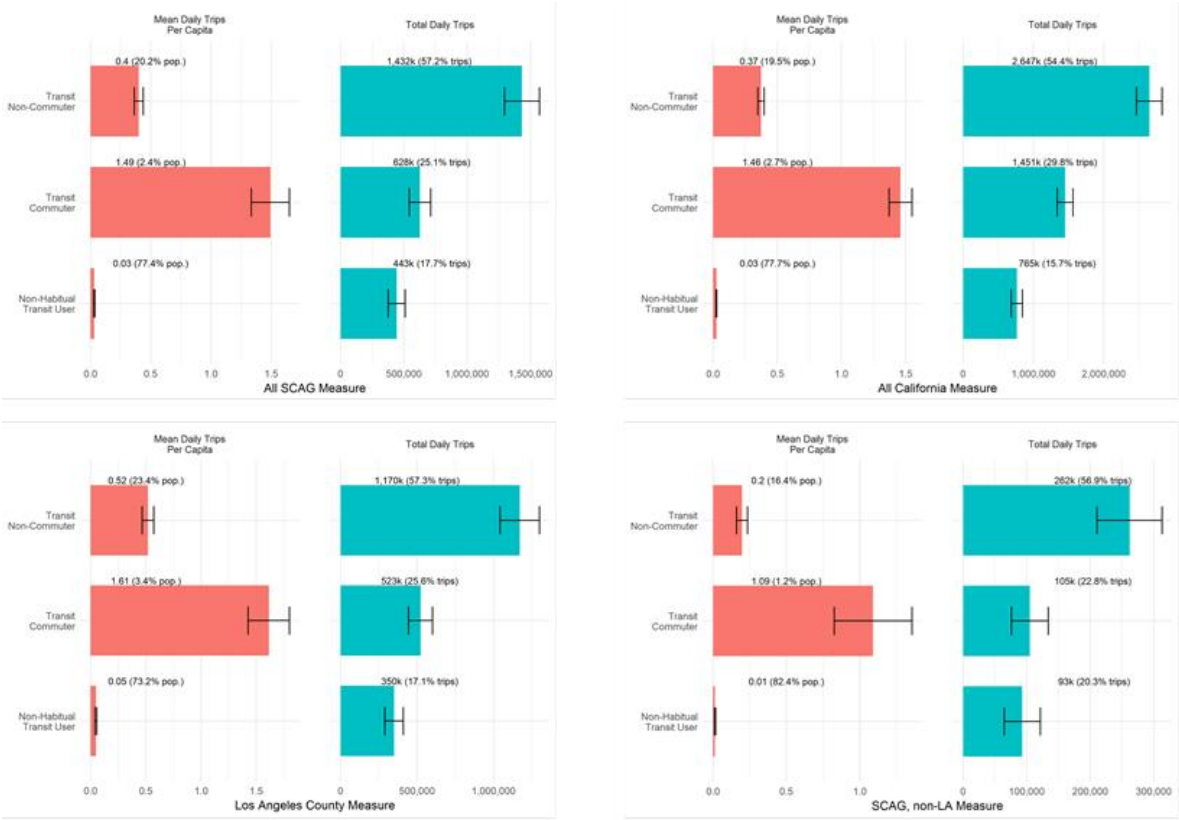


Figure 10. Mean and total daily trips by transit user group for the SCAG region, California, Los Angeles County, and non-Los Angeles SCAG region.

This snapshot of transit users is a picture of asymmetry, and this asymmetry suggests how transit ridership can fall dramatically and seemingly suddenly. The people who ride transit regularly are a narrow segment of the population. They come disproportionately from households with two or more adults per available vehicle, and especially from households with no vehicles. They have lower incomes, on average, and are more likely immigrants, young adults, and African-American or Latino. Many of them do *not* ride transit to or from work; transit commuters are just three percent of the population, and 13 percent of regular transit riders. The transit industry is thus heavily-dependent on a small subset of people, and very sensitive to even small changes in how those people choose to move around.

EXAMINING SOUTHERN CALIFORNIA'S DECLINE IN TRANSIT USE

Transit ridership can fall for multiple reasons. For convenience we divide these reasons into two categories: factors that transit operators (funding permitting) can control, and factors they cannot. We take these up in turn.

Factors Within Transit Operators' Control

The Quantity and Quality of Transit Service

People will ride transit less if service is slow, infrequent, or unreliable, and/or if rides are difficult or dangerous to take. As the quantity or quality of service falls, ridership should fall as well.

The Quantity of Transit Service

Some observers contend that recent drops in transit ridership can be tied directly to declining service quantity. For example, Hertz (2015) ties falling transit ridership to cuts in bus service, and articles in both the Wall Street Journal (Harrison, 2017) and New York Times(Rosenthal, Fitzsimmons, & LaForgia, 2017) make similar arguments. Freemark (2017) argues that LA's declining bus ridership is a function of Metro's falling service levels, and observes that average bus speeds fell 13 percent between 2005 and 2013.

Service levels certainly have a strong influence on ridership, even controlling for reverse causality – the fact that places with more riders often add more service (Alam, Nixon, & Zhang, 2015; Taylor, Miller, Iseki, & Fink, 2009). But service levels can be measured in many ways; two of the most common metrics are vehicle revenue miles (VRMs) and vehicle revenue hours (VRHs). VRM measures the distance transit vehicles cover while in service, while VRH measures the amount of time vehicles are in service. Both Hertz (2015) and Harrison (2017), in relating falling ridership to service declines, measure service using VRM. VRM alone, however, can be a problematic measure of transit service. In practical terms, VRM differentiates faster, longer-distance commuter services from lower speed local service. VRH, in contrast, measures the supply of different kinds of services (local bus service, bus rapid transit, rail transit, express bus, commuter rail, etc.) more similarly. VRH differentiates less among modes and service area types because the time between stops often varies far less than the distance travelled between them. A dozen stops spaced far apart in uncongested outlying suburbs can take a similar amount of time to serve as a dozen closely-spaced stops in a congested urban environment. The miles covered on the two routes will vary greatly, but the time required to serve them may not.

As a result, falling VRM *can* indicate service cuts, but can also reflect transit vehicles operating in higher levels of congestion, or agencies increasing local service rather than express service, or agencies redirecting service from outlying areas to central areas.

For example, if a transit agency shifts service from outlying suburban routes that travel longer distances at higher speeds to shorter, slower urban routes, VRM would almost certainly fall, as would average speed. But VRH may not change. Vehicles moved to dense areas typically cover less ground, but also move more slowly, stop more frequently, and dwell longer at each stop to allow more people to board and alight. In this case a "cut" in VRM would not necessarily be associated with a cut in VRH, and could actually deliver more service to more people.

In short, falling VRM is hard to interpret without also examining VRH. If VRM and VRH fall at roughly the same rate, then service is likely falling absolutely. But VRM falling substantially more than VRH suggests a change in service deployment or operating conditions (such as worsening congestion), rather than a service cut.

With this as background, we can consider the SCAG region's recent trends in VRM and VRH; we will show that rates of change in VRM and VRH have generally not been in concert. Figure 11 shows the relative trends in total VRM for the US, California, the SCAG region, and the SCAG region excluding LA Metro or OCTA between 2000 and 2016.

While VRM has increased across all four geographies, it has grown faster in the SCAG region than the U.S. or California as a whole, and faster still among SCAG's smaller transit operators – suggesting a relative shift in service delivery from LA Metro and OCTA to the smaller operators.

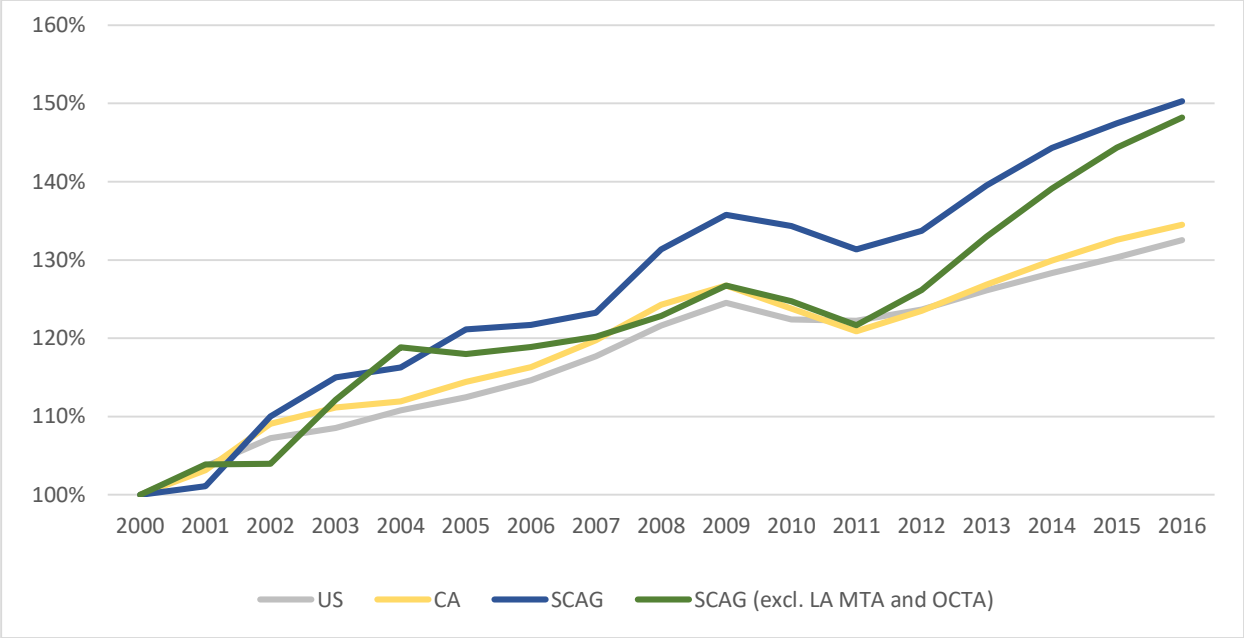


Figure 11. Indexed vehicle revenue miles. *Growth in service in the SCAG region outpaces national and state trends; within the SCAG region, all other operators have collectively added service at a faster rate than LA MTA or OCTA.*

This pattern is confirmed if we examine absolute VRM trends in the SCAG region separately for LA Metro, OCTA, and the remaining SCAG operators (Figure 12). Overall transit VRM has been growing for all three groups, but growing faster at the smaller operators.

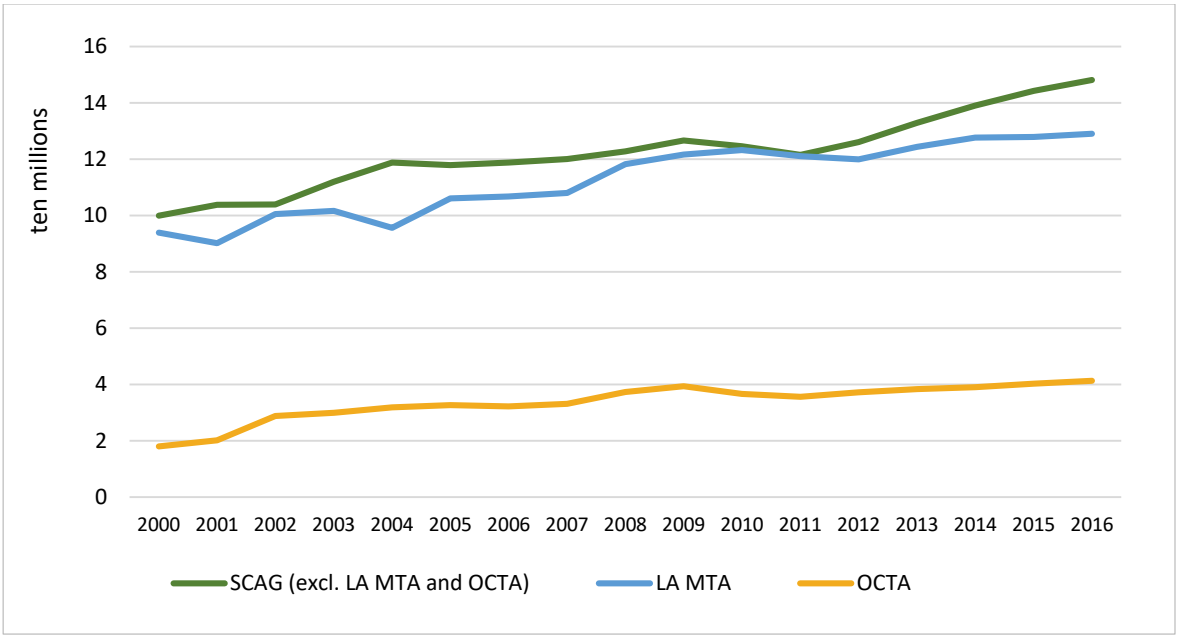


Figure 12. Vehicle revenue miles. *Service levels for LA MTA matches aggregate service provision for all other operators in the region (minus OCTA). Service is growing faster in the SCAG area excluding LA MTA and OCTA than at LA MTA or OCTA.*

While VRM rose in the aggregate from 2000 and 2016, it has not been climbing for all modes. Figure 13 shows the roller coaster that has been the VRM trend for local bus service over this period: Significant growth between 2000 and 2005, little change between 2005 and 2009, a steep drop between 2009 and 2013, and slow growth from 2014 to 2016. Rail service, in contrast, has been steadily rising, especially light rail (Figure 14).

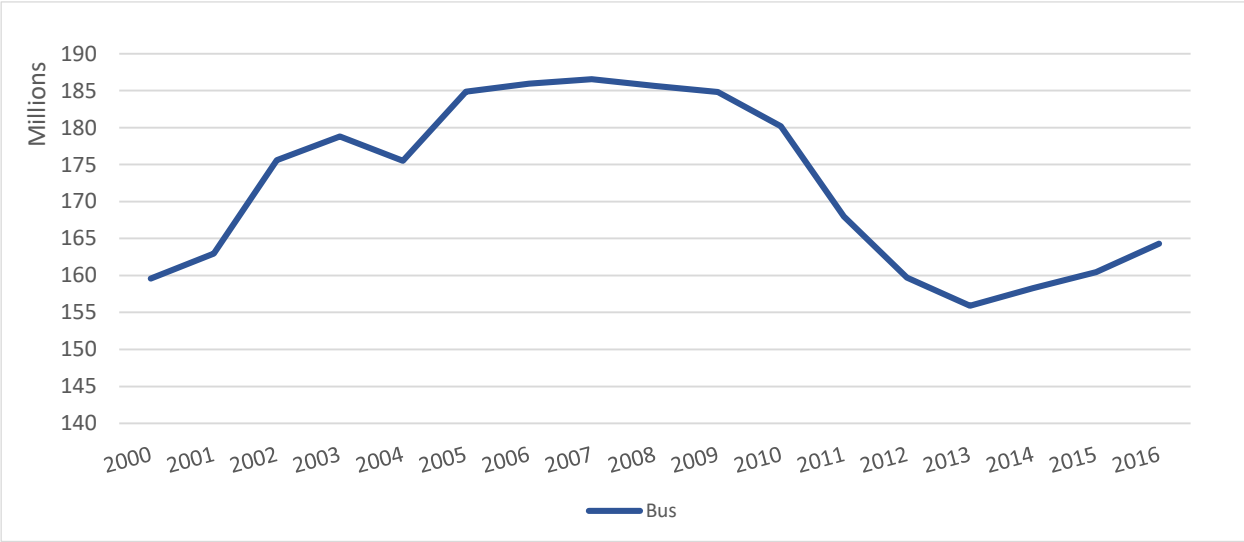


Figure 13. SCAG region: VRM for bus. *Service in miles traveled dropped by 15% between 2007 and 2013. Service has increased since. Hours of service has also declined, but not as rapidly as miles of service, indicating that service is cut on suburban bus lines.*

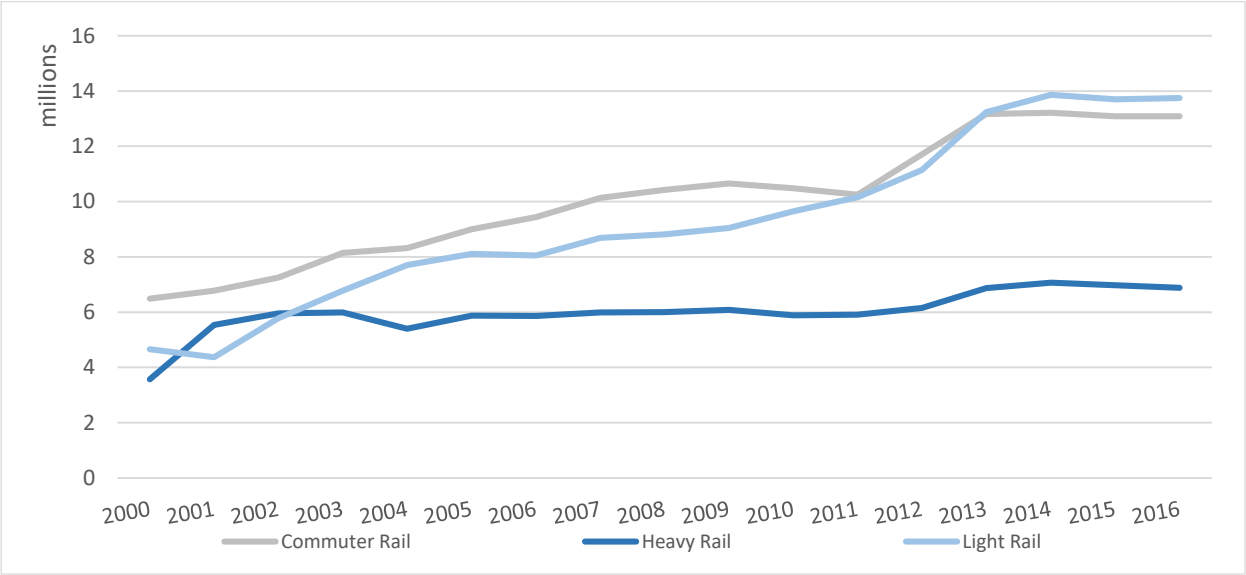


Figure 14. SCAG region: VRM for rail. *Substantial service increases for all commuter and light rail since 2000.*

If we examine service hours (VRH), we see similar aggregate trends. VRH rose from 2000 to 2009 in the US, California, and the SCAG region, fell from 2009 to 2011 during the Great Recession, and then climbed again across all three geographies through 2016 (Figure 15).

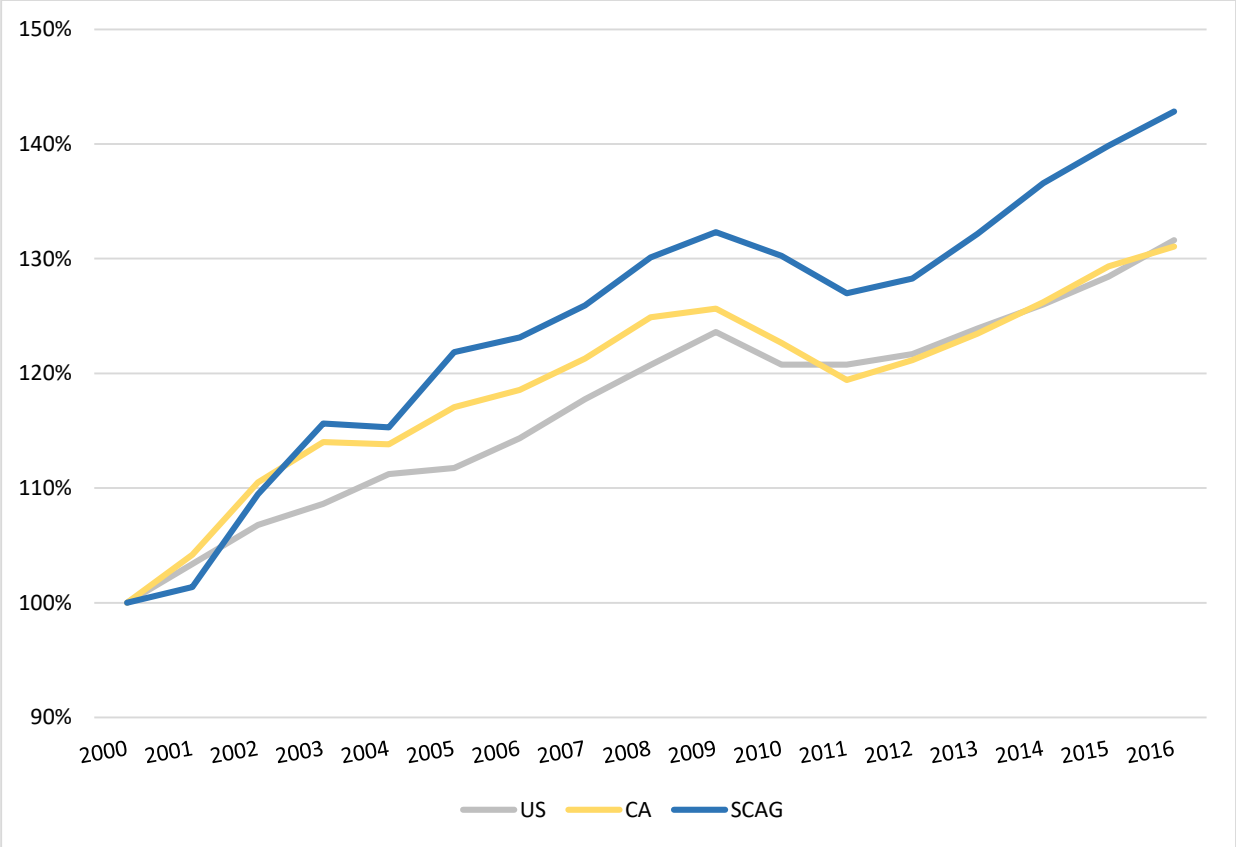


Figure 15. Indexed vehicle revenue hours. *Growth in service in the SCAG region outpaces national and state trends.*

Figure 16 shows the percent change in vehicle revenue hours over two time periods – 2005 to 2016 and 2010 to 2016 – across three geographies (US, California, SCAG region) and across four types of SCAG-region transit operators (Largest, Large, Medium, and Small). The figure shows that VRH increased during both time periods across all three geographies and all four operator types. It also shows, however, that VRH grew least among the largest operators that have lost the most riders, while it increased much more among the smaller operators.

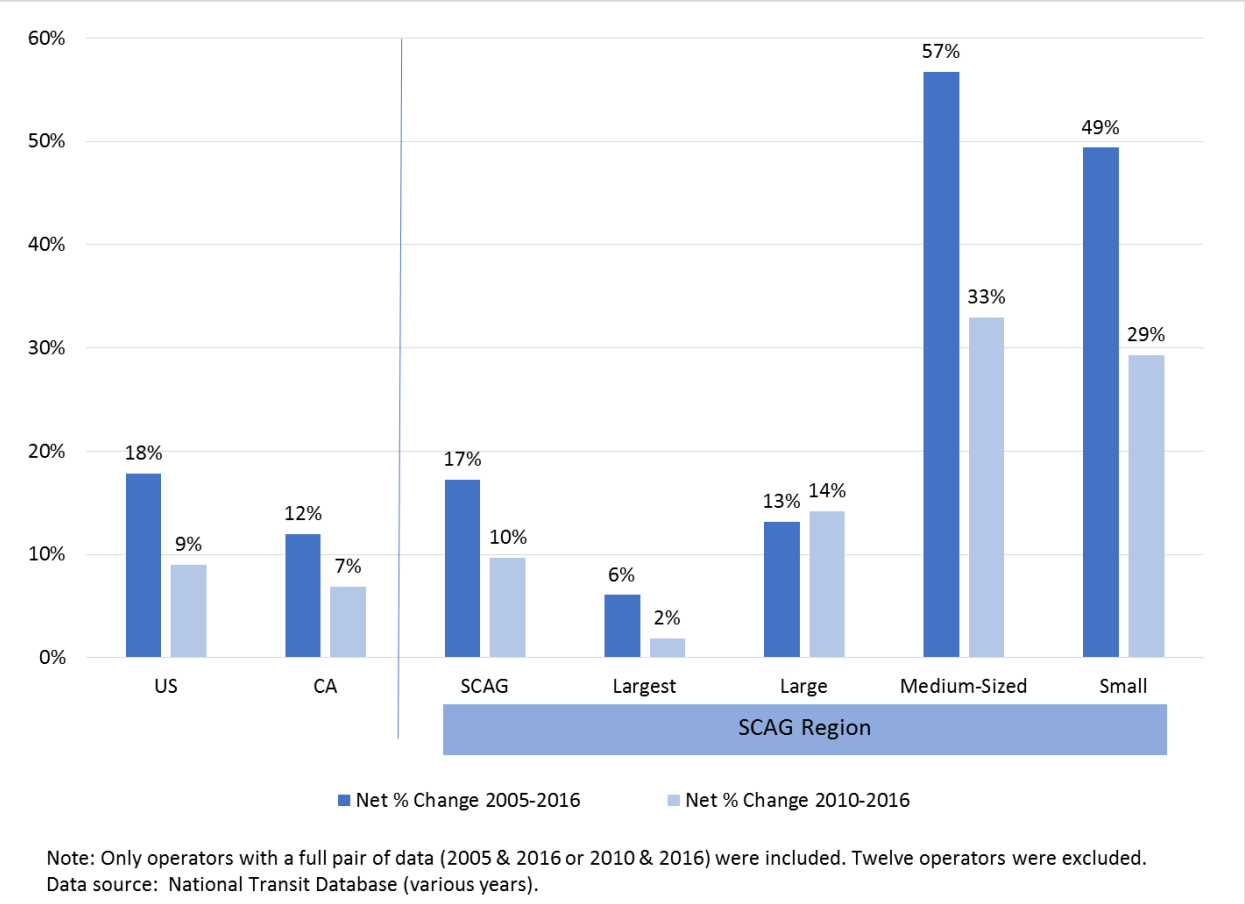


Figure 16. Changes in indexed vehicle revenue hours by region and SCAG transit operator size: 2005-2016 & 2010-2016. *Service growth among the largest SCAG operators was lower than national, state, or regional averages, and much small than smaller SCAG-region operators.*

Finally, Figures 17 and 18 show the absolute and relative changes in VRM and VRH by mode between 2010 and 2016.[9] The figures show substantial overall shifts in service among modes, with local bus, rapid bus and demand response taxi service declining, while rail, commuter bus, and vanpool service increased. In absolute terms, local and rapid bus service declined most, while commuter bus and vanpool grew most; in relative terms, rail transit grew most while demand response fell most.

[9] Note that because Figure 17 shows absolute changes in both VRM and VRH on the same Y-axis, the VRM changes appear to be substantially larger than the proportional differences shown in Figure 16. These apparently large differences are mostly an artifact of transit service moving anywhere from about 6 (for the slowest urban bus service) to 40 (for the fastest commuter rail service) miles per hour, on average. This means that, for example, a one million VRH increase might be expected to have a corresponding 10 million or more VRM increase.

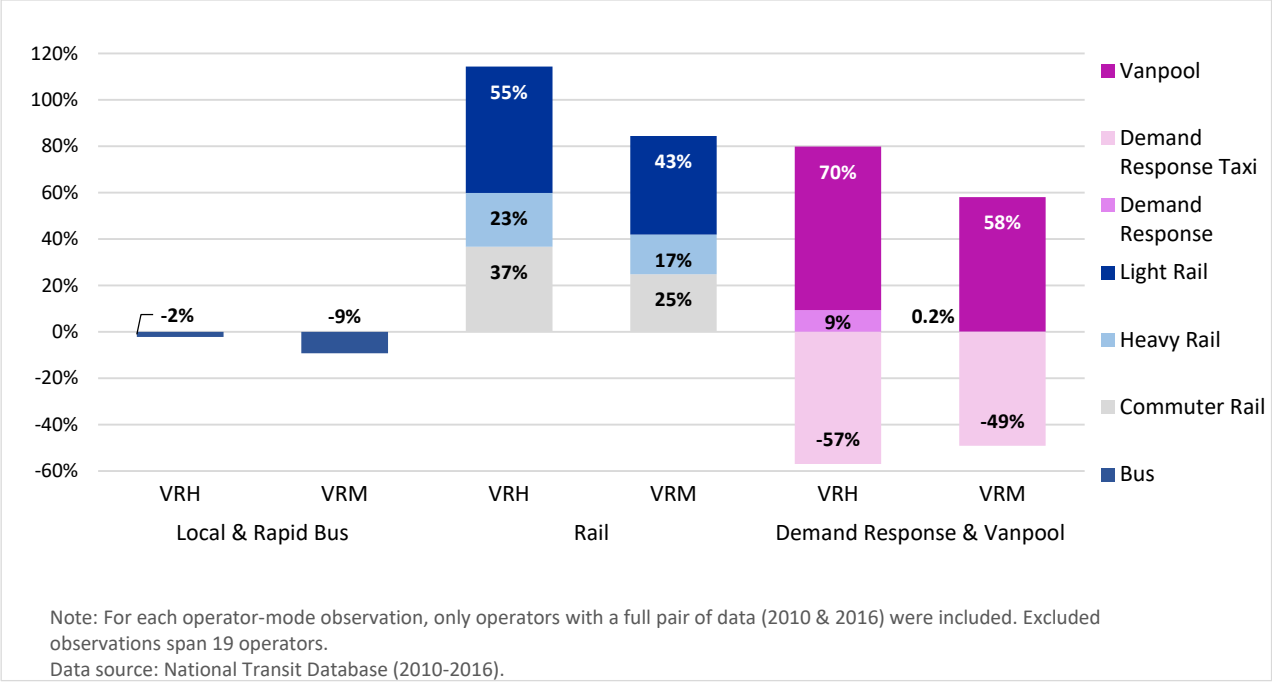


Figure 17. Percent change in service (hours and miles) by mode: SCAG region 2010-2016. *Rail and vanpool have largest % gains, and service is added in the urban core, rather than to outlying areas. Bus service hours were slightly reduced, and came from outlying areas.*

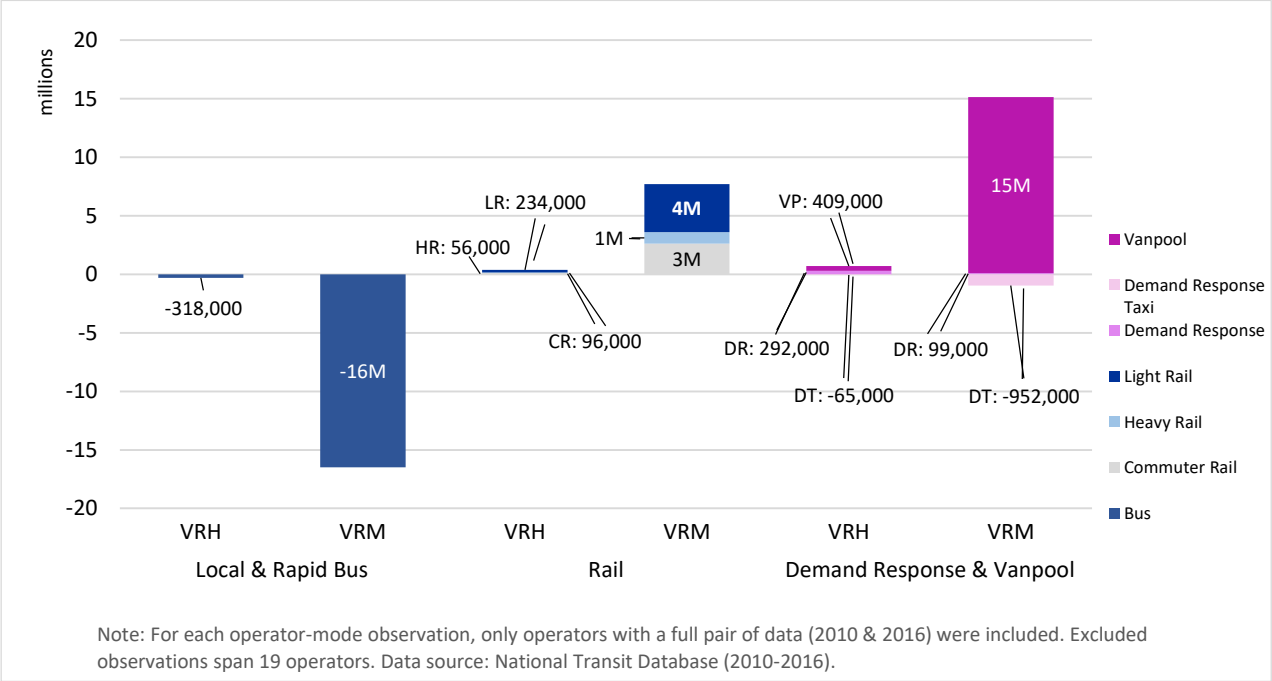
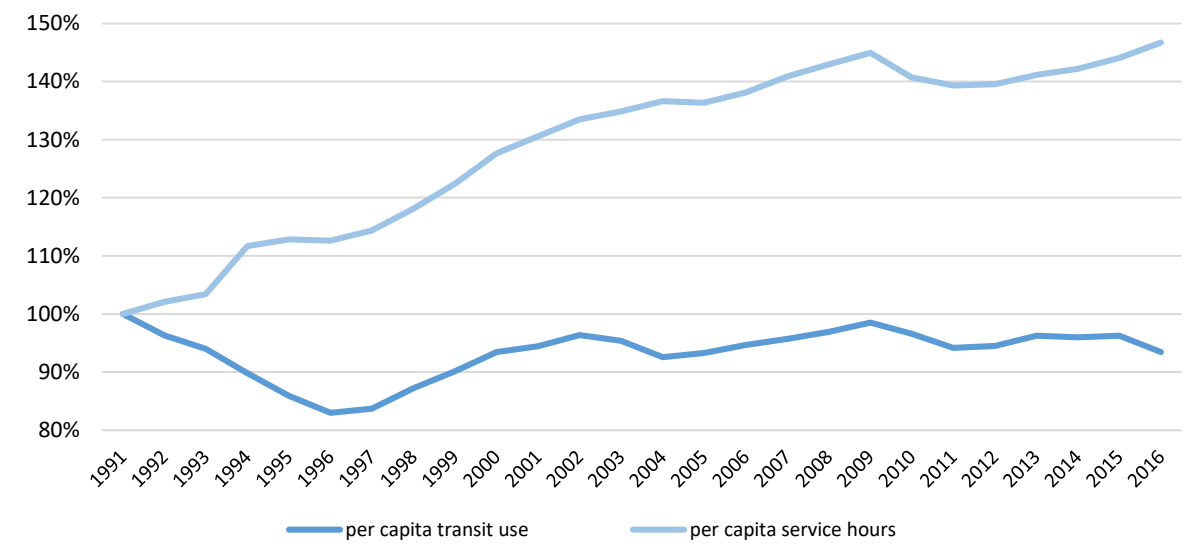


Figure 18. Change in service (hours and miles) by mode: SCAG region 2010-2016. *A 9% reduction in bus service miles is equivalent to 16.5 million bus service miles cut. Vanpool had the most service miles added, reflecting the longer commutes that vanpool serves.*

Overall, these shifts in service provision reflect both the choices and mandates of public policy. For better than three decades Southern California, and Los Angeles County in particular, has chosen to invest heavily in new rail services. As these new services have come on line, they account for a growing share of the region's transit service. Second, federal civil rights legislation, in the form of the Americans with Disabilities Act, has mandated the delivery of both accessible and demand-response transportation services to a growing and aging population. In combination, these choices and mandates have shifted transit service away from buses and toward rail and van services.[10]

What do these changes in transit service supply mean for transit patronage? First, Figure 19 shows the trends per capita VRH and per capita transit boardings over the past quarter century in the SCAG region. Transit service supply has been mostly climbing in the SCAG region for better than a quarter century, while transit use has never reached the 1991 levels. Given this, there is no *prima facie* case that faltering transit service supply is driving down patronage.



Source: NTD, 1991-2016; US Census Intercensal Monthly Population Estimates, 1991-2016

Figure 19. Transit trips and transit supply (1991-2016). *Per capita transit supply has increased 34% since 1991, while per capita transit use has not changed much.*

[10] Though not directly relevant to our question, these shifts have significant budgetary implications beyond just the deployment of various services (Taylor, Garrett, & Iseki, 2000). Local bus and bus rapid transit services (with the exception of those operating in exclusive rights-of-way) tend to be the cheapest to deliver and require the smallest per passenger subsidies. By contrast, the annualized capital plus operating expenses of rail transit tend to be substantially greater per passenger, while the per passenger subsidies for ADA demand response services tend to be the highest of all.

As a final way to examine the relationship between service levels and ridership, we examine the shifts between modes that occurred within the region's largest transit operator, LA Metro. Doing so allows us to address the possibility that aggregate increases in services are masking drops in those types of services— such as buses— that most transit riders rely on. The figures below show the indexed trends in boardings, service (VRH), and productivity (boardings/VRH) for LA Metro bus (Figure 20) and rail (Figure 21) service from 2000 to 2016, and demand response service (Figure 22) since 2008. For local bus and BRT service, transit service supply has tended to follow, rather than lead, changes in ridership — at least through 2014. Beginning in 2014, bus service rose slightly while boardings plunged. Rail service, not surprisingly, has increased more than 150 percent since 2000, and ridership has increased as well, though more slowly. Both service and patronage have tailed off since 2014, but largely in concert— there is no obvious sign of one leading the other. Finally, demand response and van service supply has grown steadily since 2008; boardings increased steadily, albeit more slowly than service, through 2015. Over the past year, service continued to gradually climb, while patronage began to fall.

Collectively, these data offer little evidence that service cuts are driving away customers. Instead service expansion has been accompanied by less ridership, with the main result being lost productivity, particularly for rapidly expanding rail and van services. Rail and van productivity (measured as boardings per VRH) has eroded steadily since 2009, while the service effectiveness of local bus and BRT service began dropping later (and more precipitously) in 2014. Falling service does not seem to be the culprit for falling ridership; falling ridership, in concert with expanding service, is the culprit for falling productivity.

Figure 20. LA MTA: Indexed bus and BRT boardings, service, and productivity. *Declining ridership since 2007, with services' slow growth in the post-recession period leading to declining productivity.*

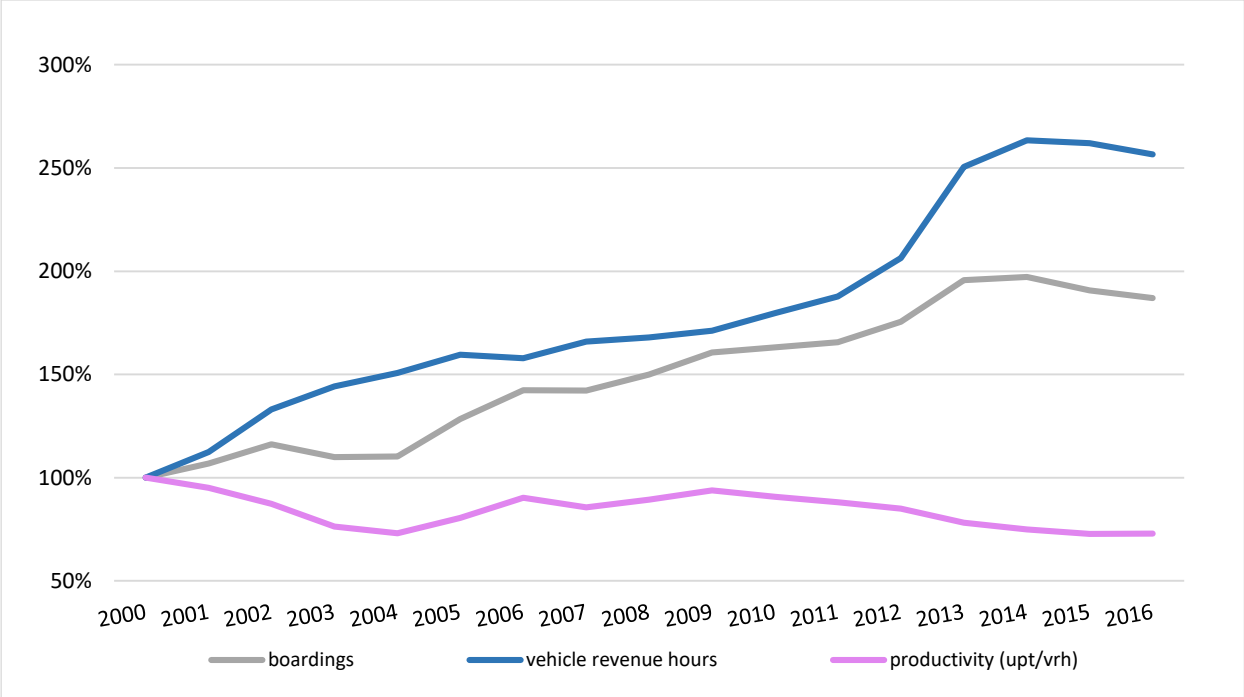


Figure 21. LA MTA: Indexed rail boardings, service, and productivity. *Light rail service doubles with the opening of the Expo Line. Boardings do increase, but slower than the amount of service added.*

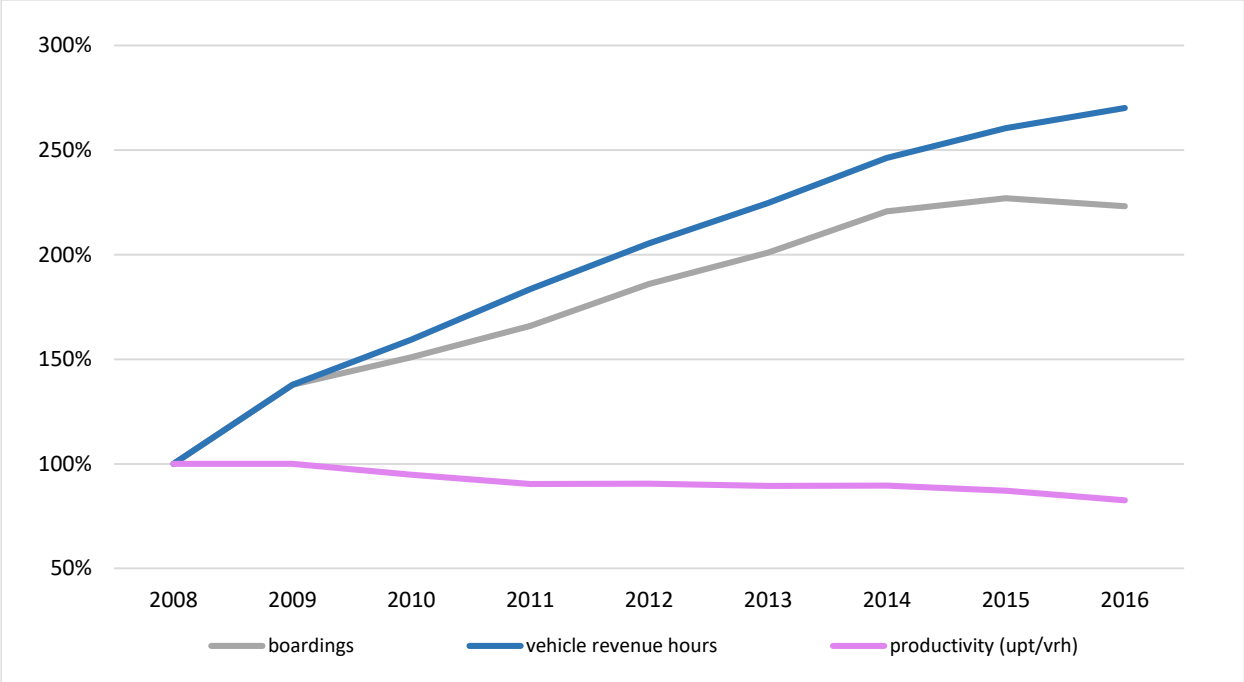


Figure 22. LA MTA: Indexed demand response boardings, service, productivity.
Ridership more than doubled, while service increased by 2.8x.

The Quality of Transit Service

Even if transit quantity does not change, transit quality might. Transit quality has no specific definition, but we can divide it into speed, reliability, and experience. Speed measures how quickly transit vehicles move throughout the region. Reliability is a measure of on-time performance: Do vehicles arrive and depart when they are supposed to? Experience is a measure of how safe or comfortable people feeling during their transit journey, including the time they spend waiting for and transferring among their buses and trains.

Local bus and BRT service in the SCAG region has been slowing down over time. This slowdown is likely a result of many factors, including worsening congestion, shifts from faster suburban to slower urban service, shorter stop spacing, and longer stop "dwell" times to load and unload passengers. Whatever the underlying causes, region-wide bus vehicle speeds declined five percent between 2000 and 2010, and another eight percent between 2010 and 2016, for a total drop in speed of nearly 13 percent over 16 years. By comparison, rail transit speeds were down only two percent between 2000 and 2016.

Falling speeds slow travel times, and if operators do not counteract falling speed by adding more vehicles, then headways (the time between vehicle arrivals at a stop) will rise. Rising headways make transit less attractive by increasing average wait times at stops and lengthening the times of transfers among vehicles. Research has shown that transit passengers find waiting for busses and trains to be especially burdensome, so increased headways can undermine the quality of transit service even if the quantity (in terms of vehicle revenue hours of service) stays unchanged (Iseki & Taylor, 2009).

The SCAG region has 41 transit agencies that operate fixed-route general public service, and on-time performance naturally varies across them.[11] Measuring reliability for all or even most of these operators is therefore beyond the scope of this report. We can, however, examine reliability for LA Metro, which again accounts for the lion's share of the SCAG region's transit trips and lost trips.

Historically, Metro has been unreliable relative to other large transit agencies. A 2008 study by the agency showed that compared to 9 peer operators, Metro had both a lower on-time target and a lower on-time percentage (a vehicle is considered "on-time" if it is less than 5 minutes late). Metro aimed to have 70 percent of its vehicles arrive on time, and attained a rate of 63 percent. In comparison, New York attempted an 83 percent on-time rate and attained an 82 percent rate (Flowers & Snoble, 2008). Metro's reliability problems occur almost entirely on buses, which can easily become trapped in congestion (and which, of course, can also exacerbate congestion).

In the intervening years, however, Metro's on-time performance appears to have improved substantially. An analysis of Metro data by local reporters (Mendelson, 2015) suggests that from 2010 to 2015 Metro rail maintained a 99 percent on-time rate (with subways being late 1 stop out of 200, and light rail 1 stop out of 50), while the buses improved their on-time rate to 81 percent. We say "appears" because this discussion comes with an important caveat: Reliability is a function of the conditions in which buses and trains operate, the efficacy of the bus and train operations, and the schedule that sets the performance expectations. Controlling for conditions or operations, schedules that assume few traffic disruptions and little layover or recovery times can be difficult to meet, while those that assume slower speeds and provide generous layover and recovery times at the ends of routes are easier to meet.

As a result, transit operators can improve measured reliability in two ways. The first involves steps like better field supervision, quicker boarding and alighting procedures that reduce dwell times, and giving buses their own lanes in chronically congested districts. All these steps can change operations, and lower the variability of travel times. But the second way to improve reliability is to change the schedule, by factoring in more slack. Doing so is not necessarily disingenuous, and may simply reflect the challenges of operating in heavy congestion. Adding slack to schedules can allow vehicles to maintain performance even in the face of disruptions (severe congestion, crashes, crowds of people boarding or alighting at particular stops, and so on). The downside to this approach, however, is that too much slack in the schedule might increase reliability on paper but manifest as poorer-quality service in the eyes of riders. As slack increases average vehicle speeds fall, headways rise, and so do timepoint holds (instances where vehicles wait at stops so as not to run ahead of schedule). A service that is on-time because its schedule makes it less frequent is not a high-quality service.

We could not, with the data and time available to us, determine if Metro's schedule adherence improved because its buses met the existing schedule more often, or because schedules themselves were changed. If bus performance improved on the street as opposed to on paper, then we would have little reason to think service reliability was a large factor in falling ridership – bus ridership would have fallen even as schedule adherence increased. But we cannot say for certain that this occurred. We do know, however,

[11] With another 69 systems operating demand-response and other types of transit services, for a total of 110 regional transit service providers.

that rail ridership fell even as rail maintained a near-perfect on-time record. So we have some reason to think that service reliability did not play a large role in the ridership downturn.

We should also note that the advent of mobile apps that track transit vehicles in real time may have diminished the problems caused by unreliable buses. Unreliability is a larger problem when it strands people at stops with little idea of when a vehicle will arrive. To the extent people can follow vehicles in real time and adjust their departures to minimize waiting, some of the worst aspects of irregular transit vehicle arrivals can be mitigated (Yoh et al., 2011). LA Metro has next bus and next train information at its rail stations and BRT stops, and real time information about local and express buses is available on multiple smartphone applications. Metro's 2016 rider survey shows that 51 percent of bus riders have a smartphone, and that 66 percent of these riders use the phone "very often" or "occasionally" to get information about Metro rides.

A transit vehicle that arrives on time can still have poor service quality, if the experience of using the vehicle – which includes walking to the stop, waiting at the stop, and riding – is unpleasant. Specifically, if people using transit feel unsafe or uncomfortable, ridership could fall (Delbosc & Currie, 2012; Iseki & Taylor, 2009). Safety perceptions are often gendered (Loukaitou-Sideris, 2015), and a slight majority of transit users in the SCAG region are women. Note that perceptions of safety are different from, and probably more important than, safety itself. Many behaviors that are not crimes, and that do not directly threaten other people, may nevertheless disturb people nearby, and can discourage them from using transit (Ellickson, 1996; Fink, 2012).

There is some reason to think that transit vehicles, stations, and stops in the SCAG region – and particularly along LA Metro routes – came to feel less safe to riders in recent years. In 2016, LA Metro surveyed former riders, and 28 percent said that the primary reason they stopped riding transit was that they felt either unsafe or uncomfortable. Unfortunately, this survey is not conclusive. Former transit riders are a hard group to reach, and there are responses in the survey that suggest that the overall sample may not have been representative. As a result, we cannot be certain that safety actually loomed so large for former riders. At the same time, even if the survey inflated safety concerns by a factor of two, a nontrivial share of former riders (14 percent) report leaving transit because they felt unsafe. And considerable anecdotal evidence suggests that in recent years transit users started to feel less safe — such reports prompted Metro to completely revamp its security procedures in 2017.

What might explain riders' perceptions that transit is less safe? Possibly some riders have *always* felt unsafe, and what changed was not conditions on transit but the option to leave (if people got access to vehicles or TNCs, for example). We do not discount this possibility, but will take it up later in this report. If we assume that perceptions of safety really did decline in recent years, one potential (and admittedly speculative) reason involves LA County's dramatic increase in homelessness after 2010. Table 2 shows changes in the LA County homeless population from 2005 to 2017, based on homeless counts done by the Los Angeles County Housing Services Administration. Homeless counts, and especially counts of the unsheltered homeless, are for obvious reasons prone to error. Nevertheless, the table suggests that homelessness, while not as severe today as it was in 2005, has in recent years both risen sharply and changed in composition. The unsheltered chronic homeless (people who are not just homeless but also have some sort of disabling condition) became a larger proportion of the homeless overall.

Year	All Homeless		Share	Chronic Homeless		Share
	Total	Unsheltered	Unsheltered	Total	Unsheltered	Unsheltered
2005	65,287	53,429	81.8%			
2007	59,956	39,168	74.0%			
2009	38,602	21,073	54.6%			
2011	39,153	20,157	52.4%			
2013	39,463	25,136	63.7%	7,475	6,652	89.0%
2015	44,359	31,025	69.9%	13,356	nd	nd
2016	46,874	34,701	74.0%	14,644	13,746	93.9%
2017	57,794	42,828	74.1%	17,531	13,321	93.1%
Pct Change, 2005-2017	-13.0%	-24.8%	-10.4%			
Pct Change, 2009-2017	33.2%	50.8%	26.3%			
Pct Change, 2013-2017	46.5%	70.4%	16.3%	57.4%	59.2%	4.4%

Source: Los Angeles Homeless Counts, Los Angeles Almanac
https://www.lahsa.org/homeless-count/reports
http://www.laalmanac.com/social/so14.php

Table 2. Changes in LA County homeless population, 2005-2017.

Homelessness— the simple condition of people being without housing— often arises from high housing prices that push some people out of the housing market (O'Flaherty, 1998). Chronic homelessness, however, which tends to be much more visible (in part because the chronic homeless are less likely to be sheltered) often has different underlying causes related to addiction or mental illness. In conversations with transit operators during the writing of this report, some mentioned the impact of California's prison realignment program, which led to many inmates being released from prisons and jails. The state's carceral institutions have traditionally held many mentally ill persons, and discharging them without any corresponding increase in other social services may have increased the number of people with addictions and disabilities living on the streets. No government entity tracks prison realignment's impact on homelessness, but some advocates estimate that up to 20 percent of the state prisoners discharged, and up to 10 percent of county jail inmates, have now become homeless(Holland, 2015). There is also small body of evidence, some academic and some journalistic, suggesting that the unsheltered homeless gather disproportionately around transit facilities. Transit vehicles can provide shelter and protection, while transit stops can provide a roof or even just a bench (Emmons, 2013; National Academies of Sciences, Engineering, and Medicine, Transportation Research Board, Transit Cooperative Research Program, & Boyle, 2016; Trevor, n.d.; Voorhees Center for Neighborhood and Community Improvement, 2016). To the extent some of these people use transit stops and transit vehicles as ad hoc shelters, and to the extent their presence or behavior disturbs others, realignment may have played a role in making transit seem less safe, and reducing ridership. We emphasize again that this line of thinking is quite speculative and warrants further research.

Transit Fares

Potential transit riders weigh the quality of a ride against its price. Like most goods, transit, even at constant quality, will become less attractive if its price rises, and more attractive if the price falls. The postwar high-water mark for transit in Los Angeles County occurred during a three-year program that cut bus fares in half from 1982 to 1985. When this program ended and bus fares returned to their previous levels, transit ridership fell substantially (Southern California Rapid Transit District, 1986).

The inverse relationship between fares and use, however, is complicated by two factors. First, the people who use transit the most – lower-income people with limited or no vehicle access – are generally more price sensitive in that they have less income, but *less* price sensitive in that they have few viable alternatives to transit. As a result, many transit riders are less sensitive to fare increases than one might expect given their incomes. Second, although every transit operator has a posted one-way fare, relatively few riders actually pay that rate, because agencies offer a variety of discounts and bulk payment mechanisms, including daily, weekly or monthly passes, youth and elderly discount passes, and so on that offer substantial discounts to particular classes of riders, including those who ride frequently (Yoh, Taylor, & Gahbauer, 2016). Heavy users who buy monthly passes will typically pay a per-ride rate much lower than the advertised fare. LA Metro's 2016 rider survey showed nearly half (49%) used a daily, weekly, or monthly pass, while about 25 percent paid a discounted fare.

Further complicating this issue is that transit fares can be calculated on a per-trip or per-mile basis. Arguably the most intuitive way to think about fare increases is per-trip: How much does a person pay to get aboard a vehicle? But once a passenger is on board, what follows might be a local bus trip of two blocks or a light rail trip of 22 miles. With the exception of commuter rail and some express bus routes, transit fares generally do not change with distance travelled. If the average fare to board a vehicle rises less quickly than the average distance of a trip, the per-mile fare could fall more than the per-trip fare rises, and transit may in a real sense become less expensive. For our purposes, the fare per trip is probably more relevant, as it is likely more salient to potential riders, but it remains worthwhile to consider both.

This wide array of payment methods and rates, and ways of considering these rates, makes calculating the actual fare paid by different classes of users beyond the scope of this report. We can, however, easily determine the average fare paid per boarding for a given system and the SCAG region, by simply dividing total fare revenues collected by either total boardings or passenger miles. While these metrics will fail to capture some of the nuances of fare payment among different types of users (they cannot completely control, for instance, the bulk discounts for heavy users of different lines) they are a measure of the fare payments actually made by people when they ride.

Figure 23 below displays the average inflation-adjusted fare paid per boarding across all transit systems in the US, California, and the SCAG region between 2002 and 2015. The figure shows, first, that the average transit fare paid is lower in the SCAG region than for California as a whole, which in turn is lower than the average transit fare paid nationwide. Second, the figure shows that the average inflation-adjusted fare paid per boarding in California began creeping up in 2012, and to a lesser extent in the US since 2013 and the SCAG region since 2015. Overall, however, the average inflation-adjusted fare per boarding in the SCAG region has been remarkably flat since 2002.

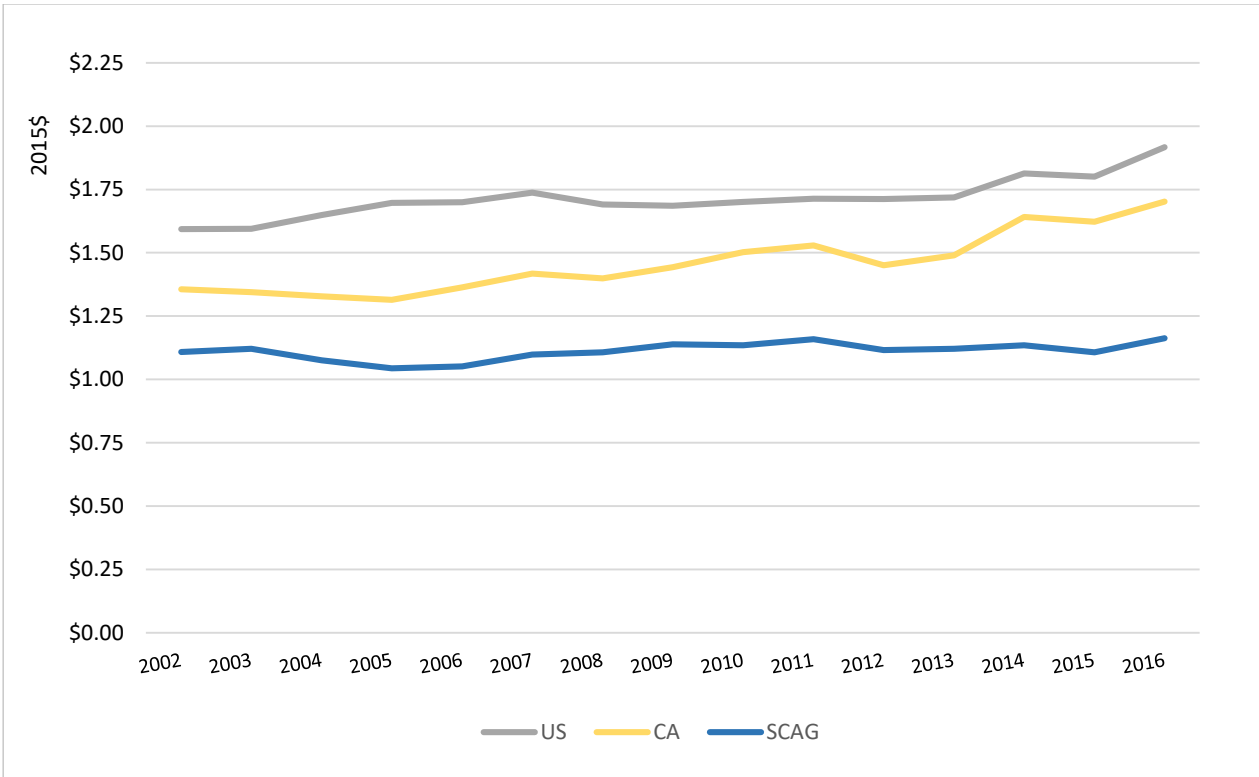


Figure 23. Average fare per boarding in 2015 dollars. *Average fare per boarding has stayed relatively constant in the SCAG region.*

National, state, and regional averages, of course, can mask considerable variation in fares paid across transit systems, services, and riders. Figure 24 shows the same inflation-adjusted trend in fares paid per boarding since 2002 for each of the six largest transit operators in the SCAG region. Focusing on these larger operators tells a different story. With the exception of Long Beach Transit, inflation-adjusted fare payments have been increasing over time on these operators. In particular, inflation-adjusted fares per boarding at both OCTA and the Big Blue Bus increased by about 50 percent between 2002 and 2016 — to nearly $1.25 and $0.75 per boarding respectively. Foothill transit had (in 2016) the highest average fares paid (at $1.25 per boarding), followed in order by OCTA, LA MTA, the Big Blue Bus and Long Beach Transit, while LA DOT had the lowest average fare paid (at just over $0.50 per boarding).

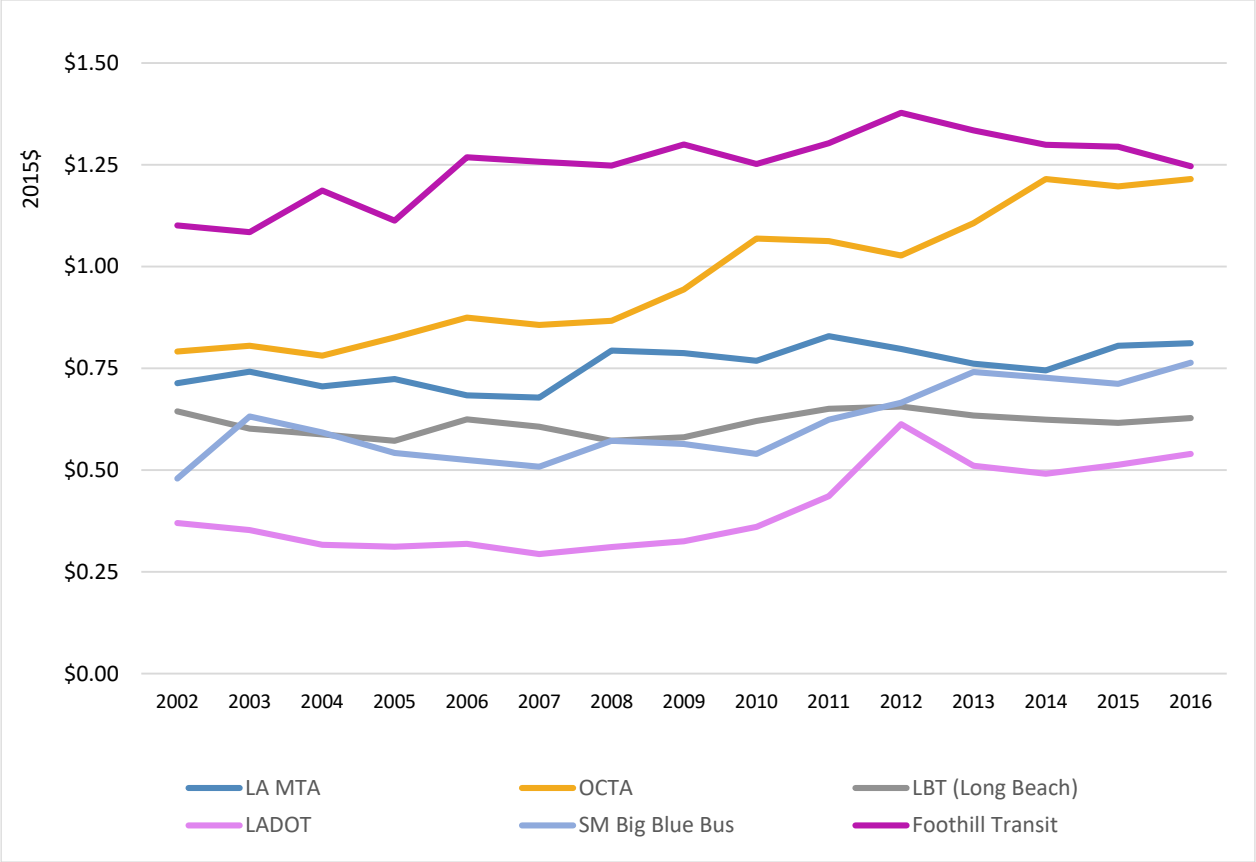


Figure 24. SCAG: Average fare per boarding for largest operators in 2015 dollars. *Inflation-adjusted average fares per boarding have increased the most rapidly for OCTA and LADOT.*

Figure 25 shows the 14-year trend in real average fare paid per mile for the nation, California, and the SCAG region. Here we see that average fares paid per mile have remained largely unchanged in the U.S. and California, and in the SCAG region they have actually fallen. Despite being lower than average per mile fares in the state and nation, average per mile fares in the SCAG region have declined about 20 percent since 2009.

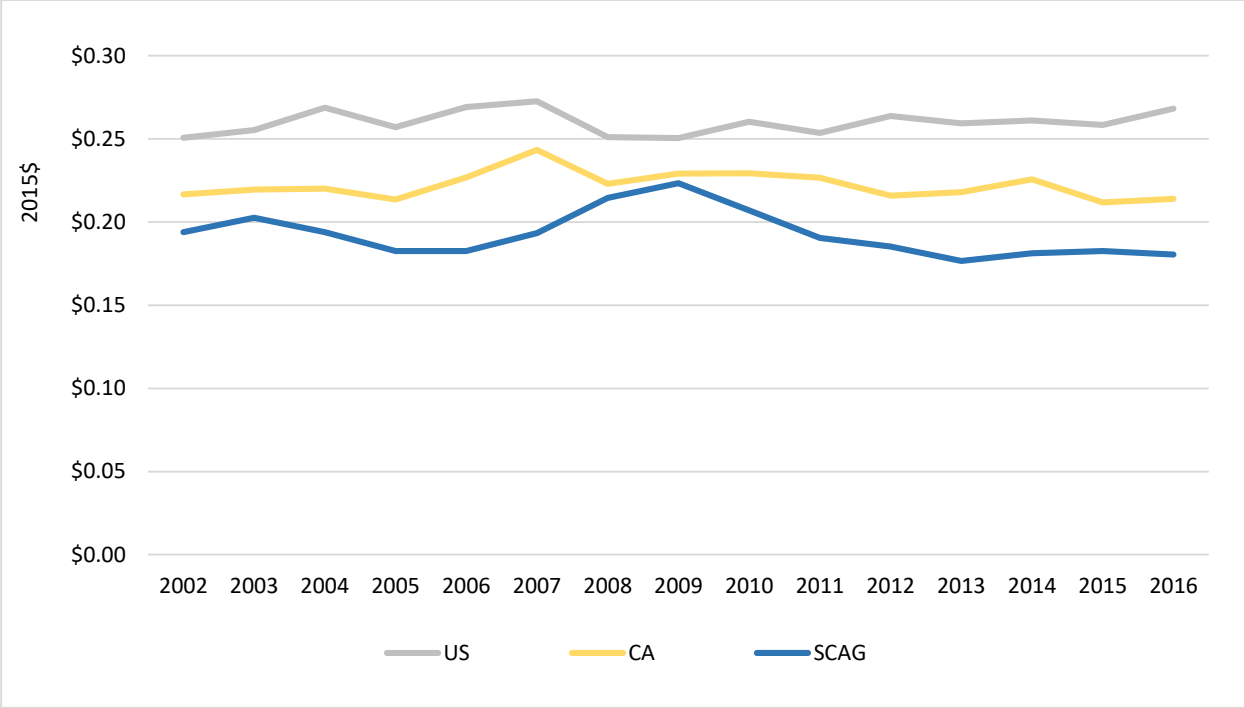


Figure 25. Average fare per passenger mile traveled in 2015 dollars. *Average fare per PMT remained fairly constant, and even declined a little since 2009.*

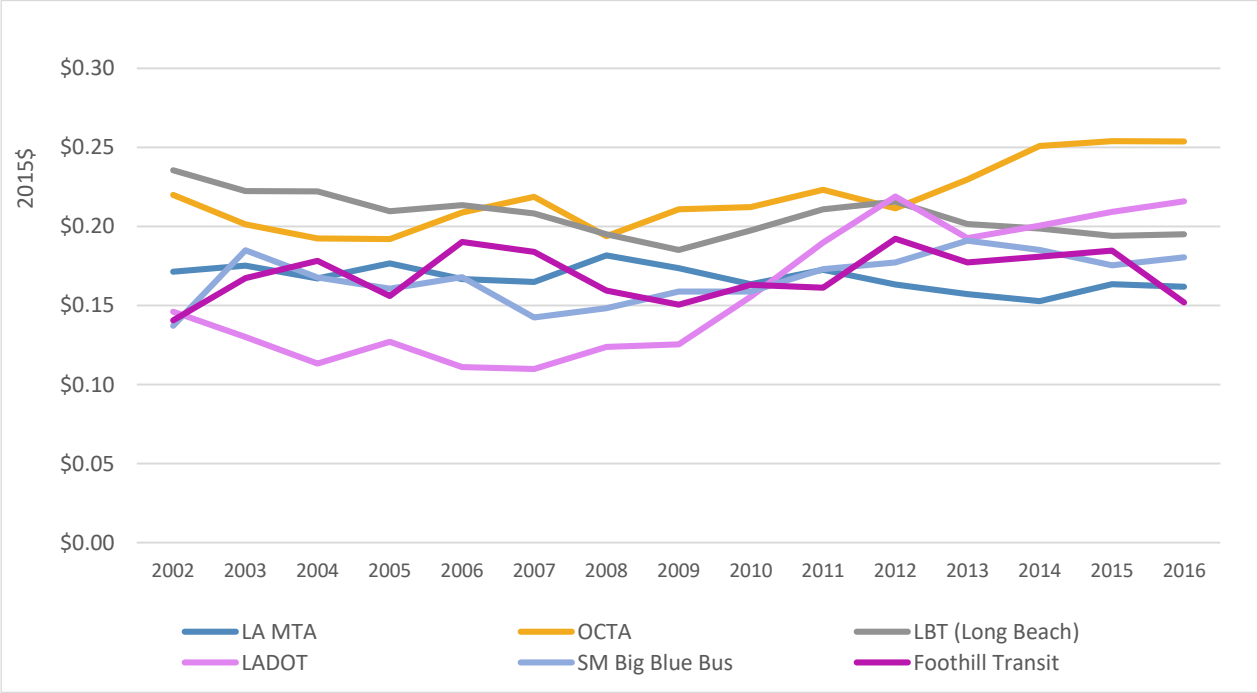


Figure 26. SCAG: Average fare per PMT for largest operators in 2015 dollars. *Average fare per PMT increased the most rapidly (about $0.07 per mile) for LADOT and slightly for OCTA ($0.04 per mile).*

If we zoom in on the six largest transit operators in the SCAG region, we see that inflation-adjusted fares per mile rose notably at two systems — LA DOT (+$0.07/mile) and OCTA (+$0.04/mile). On the Big Blue Bus and Foothill Transit per mile fares rose modestly, and at Long Beach Transit and LA Metro they fell (despite Metro's 2014 fare increase).

The most notable attribute of the figures above is the steep increase in fares for OCTA. OCTA's fares have risen over 50 percent since 2002, and OCTA is also the transit operator that has suffered the sharpest decline in ridership (about 35% since 2007). The transit industry's rule of thumb (sometimes called the Simpson-Curtin rule) suggests that a 10 percent increase in fares will be associated with about a 3 percent reduction in ridership. By this heuristic, OCTA's fare increases should have resulted in a 17 percent ridership decline.

To help isolate the association between fare increases and transit use, we estimated a multivariate regression statistical model using data for each transit operator in the SCAG region for each year between 2002 and 2016. Full details of this model are in the Appendix, but we used fixed effects to control for the panel nature of the data, and controlled for the level of service each operator provided, the average time between each bus or train arrival, and the density, size and population of the service area.

We find, after controlling for these factors, that higher fares are indeed associated with lower ridership, but by less than industry rules of thumb might suggest. Across the SCAG region over this time period, a 10 percent fare increase was associated with a roughly 1.6 percent decrease in ridership. This relationship is relatively "inelastic" (i.e. it suggests people are not very sensitive to prices) though it falls within the range of findings from other studies of how fare increases influence ridership (Cervero, 1990; Linsalata & Pham, 1991). Based on these results, we would expect OCTA patronage to have fallen about 8 percent since 2002, as a result of its fare increases.

It seems plausible, in light of these data, to suggest that fare increases played some role in OCTA's lost transit trips. But OCTA's losses, as large as they are, account for a small fraction of the SCAG region's total losses. The bulk of those losses were from LA Metro, and it is harder to suggest that fare increases played a big role in Metro's ridership decline.

Factors Outside Transit Operators' Control

Fuel Prices

Fuel prices are a large and highly salient operating cost of driving. As fuel prices rise people drive less, and as they fall people drive more. In general, a ten percent increase in the price of gasoline is associated with a long-run (5 year) one to three percent reduction in vehicle travel (Goodwin, Dargay, & Hanly, 2004). Driving more, however, is not the same as using transit less, since (again) the typical driver almost never uses transit. People who drive less when gas prices are high often walk, carpool, stay home, or drive to nearer destinations (e.g. a restaurant that is 2 miles away instead of 10). Similarly, for many regular transit riders changes in the price of gasoline are immaterial, because many transit users do not have access to private vehicles. As a result of these factors, much of the adjustment to fluctuating fuel gas prices that occurs in the U.S. has no bearing on transit use, and the relationship between fuel prices and transit ridership tends to be weaker than the relationship between fuel prices and driving.

"Weaker," however, is not "nonexistent," and in both Southern California and nationwide, fuel prices rose and fell sharply from the late 1990s through 2015. Prices increased at a record pace from 1998 to 2008, declined, and then rose sharply again until 2013, after which they plunged (Figure 27). Transit ridership also fell steeply from 2013 to 2016. It is reasonable to think that falling gas prices could contribute to falling transit ridership. A steep drop in gas prices could have lured some of the minority of transit riders who do have vehicles away from transit use. Even among riders without vehicles available, falling fuel prices could have an indirect impact. When fuel is cheap rides in cars become more available: Friends or family members who become more likely to drive, and people who might otherwise have used transit might start carpooling for some trips.

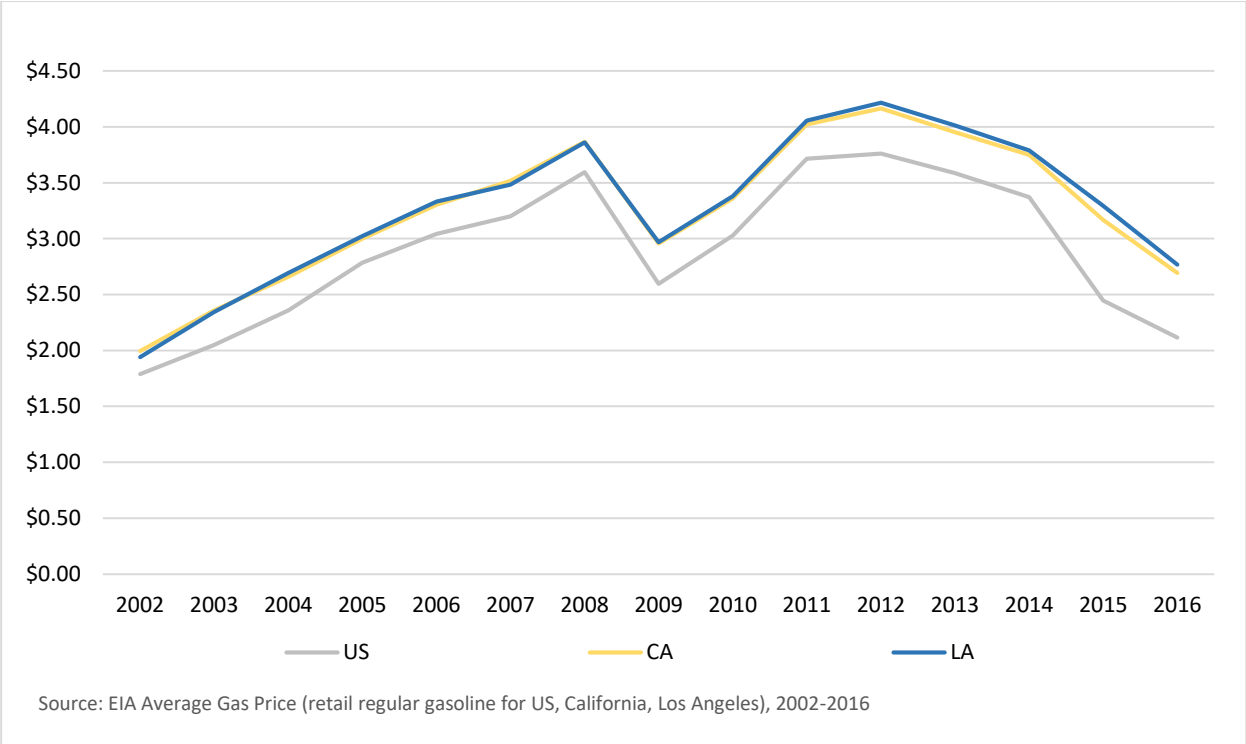
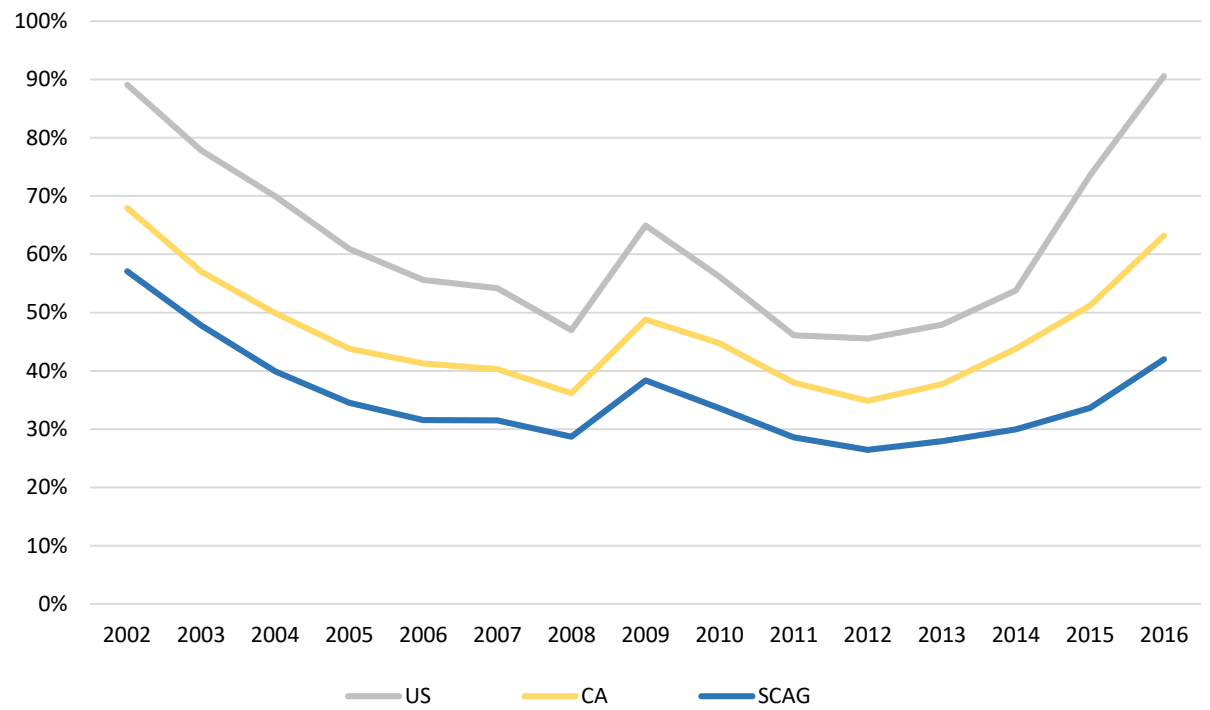


Figure 27. Average gas per gallon in 2015 dollars.

As to how much a steep drop in fuel prices might undermine transit use: the research literature reports a fairly wide array of elasticities (estimates of transit's sensitivity to gas price changes). These range from relatively large effects for commuter rail (0.37, when gasoline costs more than $3 per gallon) (Nowak & Savage, 2013) to much lower average estimates for bus ridership that range from -0.05 to 0.22 (Blanchard, 2009; Iseki & Ali, 2014; Mattson, 2008). Blanchard (2009) used gas price changes in LA County to estimate a bus ridership elasticity of 0.092, a subway elasticity of 0.011, a commuter rail elasticity of 0.126, and light rail elasticity of 0.071. Lane (2010), also studying LA, found similar results. All these estimates suggest that a 10 percent change in fuel prices is associated with about a half-percent change in transit use in the near term, and a 1 to 1.8 percent change in the longer-term. Gas prices fell 30 percent from 2012 to 2016,

which would imply a 3 percent reduction in bus ridership, and larger losses in rail and commuter rail, all else equal.

One way to consider this relationship of fuels prices to fares is to compare the ratio of average fare paid per boarding with the average price of gasoline in the SCAG region over this period (Figure 28). As with fares generally, we see that this fares-to-gas ratio is lower in the SCAG region than in California as a whole, and lower in California than the nation as a whole. Further, while the price of a transit trip relative to a gallon of gas has been climbing across all three geographies since about 2012, the ratio in the SCAG region today remains substantially lower than it was in 2002.



Source: NTD, 2002-2016; EIA Average Gas Price (retail regular gasoline), 2002-2016.
Note: Average LA gas prices are used for the SCAG region.

Figure 28. Average fare as a percent of region's average gas per gallon. *Average fare is consistently less than the cost of a gallon of gas, even as gas prices have been falling since 2014.*

Figure 29 plots the trend in gas prices against the trend in absolute and per capita transit ridership in the SCAG region (we use the Los Angeles Metropolitan Statistical Area average gas prices). The graph suggests a real but fairly modest relationship: Transit use does rise and fall with fuel prices, with a small lag. The response does not appear to be large, however, especially for ridership per capita. But with only one data point per year, we can only say so much about the role of gasoline prices. It would be surprising if falling gas prices did not contribute to the decline in transit ridership, but it is difficult to quantify their precise role. Overall, we consider falling fuel prices to be a real but probably minor driver in falling transit use.

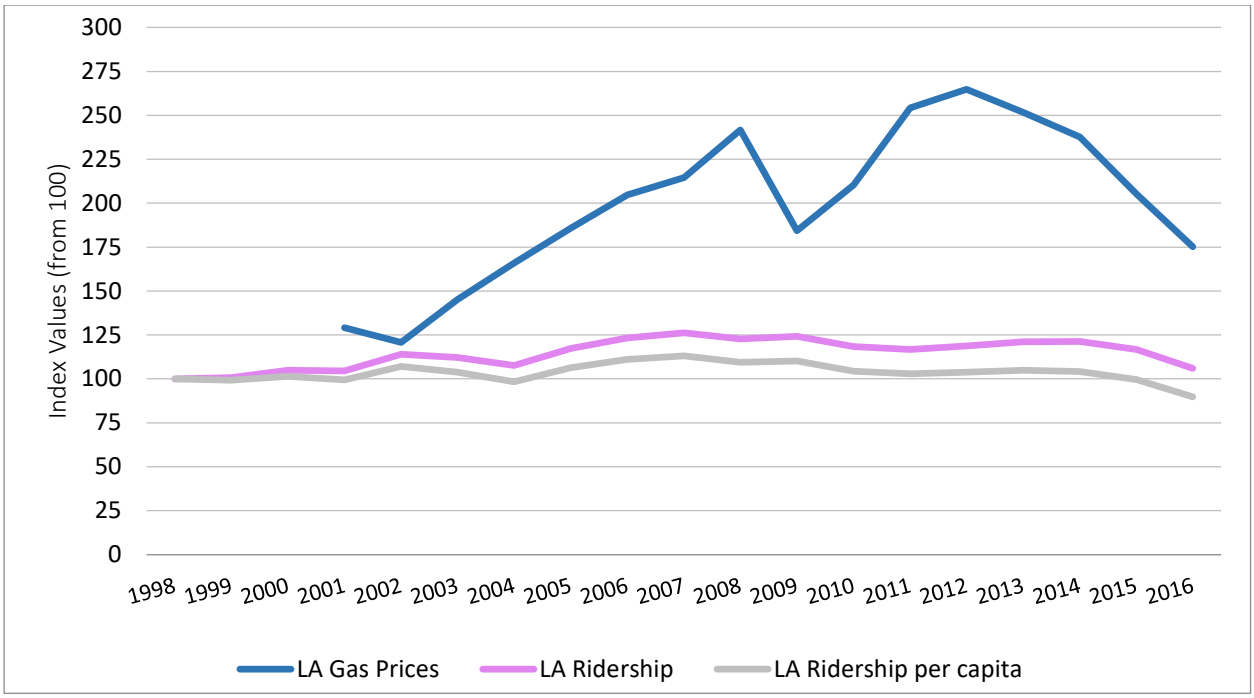


Figure 29. Transit ridership and gas prices in Los Angeles.

The Transportation Network Companies

The large absolute decline in transit ridership coincided not just with falling gas prices but also with the rise of Transportation Network Companies (TNC) like Lyft and Uber. TNCs are a plausible culprit in transit's decline. TNCs can offer the convenience of automobile travel to people who do not own automobiles, and could therefore become viable substitutes for public transportation. Any explanation for falling transit use that hinges on TNCs, however, faces a timing problem: TNCs began operating in Southern California in 2009, and did not begin serving people in large numbers until 2012. Per capita transit ridership began falling in 2007. So while the TNCs may affect transit use, they cannot by themselves explain transit's recent patronage decline.

Moreover, TNCs' influence on mode choice is theoretically ambiguous. On the one hand, TNCs let people purchase vehicle trips *a la carte*. If those trips are inexpensive, then TNCs can be a faster, more direct, less-crowded, and more comfortable substitute for transit. While some TNC trips are substantially more expensive than transit fares, the TNC shared ride services, like Lyft Line and Uber Pool, have sometimes seen fares fall low enough to be competitive with one-way transit fares. Given the speed and convenience these services offer, they could draw some riders away from transit, provided those riders have smartphones and credit cards.

On the other hand, TNCs could also *increase* transit use. TNCs could help solve first-mile/last mile problems, and get people to transit stops that are beyond walking distance. TNCs could also provide transit riders a form of insurance – if some people don't take transit because they worry an emergency might arise where they need a car (for instance, getting a sick child home from school) the option of calling

a TNC during one of those emergencies can lower the perceived risk of taking public transportation, and make it more attractive.

Finally, since most people in most regions do not use transit or even consider doing so, the average TNC trip may have little impact on transit ridership. If the typical Uber passenger has never used a bus and never considered doing so, Uber's growth cannot be blamed for transit's decline.

Because TNCs provide almost no operating data to the public, we do not have sufficient evidence to adjudicate between these scenarios. We do not know even basic information — such as the total number of TNC trips in the SCAG region year over year, or the general areas where those trips originate — that could cast light on the relationship between TNCs and public transportation (Transportation Research Board, & National Academies of Sciences, Engineering, and Medicine, 2016).[12]

What little evidence we do have suggests that most TNC trips do not replace transit trips. Surveys done by independent researchers and organizations suggest that the typical TNC user does not resemble the typical transit rider (TNC users are disproportionately college-educated and affluent), and that the most common times and places for TNC rides are Friday and Saturday nights in popular commercial districts, and trips to airports (Clewlow & Mishra, 2017; Feigon & Murphy, 2016; Rayle, Dai, Chan, Cervero, & Shaheen, 2016). Large surveys by Clewlow and Mishra (2017) and APTA (Murphy 2016) suggest that most TNC trips occur between 10 p.m. and 4 a.m., when transit runs infrequently and carries few riders. Clewlow and Mishra (2017) find that the majority of TNC users report no change in their use of other modes. All this evidence suggests little impact on transit.

The caveat attached to these findings, however, is that the subgroups most likely to take transit – low-income racial and ethnic minorities – are also difficult to survey. Even very large, well-funded surveys often struggle to get adequate coverage of poorer households. As such, we cannot rule out the possibility that actual TNC use in some poorer neighborhoods is higher than the current data suggest.

Moreover, as the pool of TNC users continues to expand, the TNCs' effect on transit use – both positive and negative – may well increase. These amplified effects will be still more likely if TNC prices fall, and TNC use grows disproportionately in dense, high transit ridership areas populated by residents with relatively low levels of household motor vehicle access. For this reason, the relationship between TNCs and transit should be monitored, and there may well be a public interest in letting transit agencies see at least basic data about the location and volume of TNC trips. But relatively little evidence suggests that TNCs are a big player in the current transit decline. The timing, again, does not match up well.

Neighborhood Change and Migration

Transit is heavily-supplied in a small proportion of places, and heavily used by a small proportion of people. This situation creates a potential matching problem. If the small group of people who use transit a lot becomes less likely to live in the small number of places that offers a lot of service, transit use could

[12] TNCs are required under California law to report a host of data on rides given, disability access, and drivers to the California Public Utilities Commission. Unlike transit data in the NTD, however, these TNC data are not public. The CPUC cannot easily turn those data over to the public or public agencies. Such conditions are common throughout the United States. For more - http://www.cpuc.ca.gov/General.aspx?id=3989

fall. Such a mismatch could occur for a number of reasons. The highest-profile explanation is gentrification-driven displacement. If gentrification pushes transit-riding lower-income households away from transit-rich neighborhoods, and replaces them with higher-income residents, transit use may fall. The new higher-income residents may use transit more than they did previously, but less than the lower-income residents they replace (Dominie, 2012).[13]

Gentrification and displacement, however, account for only a small portion of moves by poor and immigrant households. Most moves by such households are by choice, or for reasons unrelated to in-migration by the affluent—for example, a low-income resident might lose a job and be forced to move (either to find new work, or to find a place with lower rent), even if neighborhood rents are not rising (Freeman 2005; Freeman and Braconi 2004; Newman and Wyly 2006; Vigdor 2002). The relevant fact is that in recent years many poor households, when they move for whatever reason, relocate to the suburbs. As poor households suburbanize, they move farther from transit on average (Farrell, 2016; Kneebone, 2014; Kneebone & Garr, 2010; Singer, 2011; Zimmerman, Restrepo, Kates, & Joseph, 2015). Upon arriving in the suburbs, low-income people may well use transit more than other suburbanites, but less than they had used it when they lived in central-city neighborhoods. If they are not replaced in central-city neighborhoods by other people who ride at high rates, then as a result of their migration overall transit use could fall.

Ideally we could examine the extent to which migration influences transit use by following low-income households and their travel behavior over time and across neighborhoods. Unfortunately, the data that would allow us do this do not exist. What we can do instead is use census-tract level data to examine changes in the spatial location of transit commuters and in the characteristics of residents living in high-transit commuting neighborhoods. We approach this task in two ways: identifying tracts with transit-friendly built environments and seeing how they change over time, and identifying tracts with high levels of transit commuting, and examining change within those places over time. These approaches have limits, as we will explain, but in combination they show a decline in the number of transit commuters in many high-transit use neighborhoods in 2010 and 2015, a decline in transit mode share in these neighborhoods (particularly from 2000 to 2010), and a shift in the characteristics of neighborhood residents in ways that help to explain declining transit use.

We have two methods available to identify areas that are highly conducive to transit use. These are areas that, regardless of who lives in them, are transit-friendly, either because of their levels of transit service or attributes of their built environment. Our first measure of transit-conduciveness is SCAG's High Quality Transit Area designation. SCAG defines a High Quality Transit Area as an area within one-half mile of a fixed guideway transit stop or a bus transit corridor where buses arrive at a frequency of every 15 minutes or less during peak commuting hours. SCAG last identified existing High Quality Transit Areas using data for 2012. These High Quality Transit Areas are located in 762 census tracts—about 45 percent of the region's total Census tracts.

Our second measure of transit-conduciveness comes from a typology of neighborhoods developed at the UCLA Institute of Transportation Studies for the US Federal Highway Administration (Voulgaris, Taylor, Blumenberg, Brown, & Ralph, 2016), using data from 2010-2013 (Ramsey & Bell, 2014; Voulgaris et al.,

[13] This outcome could well result in lower transit ridership but also lower VMT and GHG, because the higher income in-migrants are more likely to replace driving with their transit trips (see Chapple et al. 2016, Chapter 4).

2016). This typology characterizes neighborhoods based on their built environment and transportation system characteristics (e.g. density, land use mix, age of housing stock, resident turnover, street network characteristics, and transit supply), but not on the characteristics of the people living in these neighborhoods. In this way the typology can capture how transit-friendly a neighborhood's built environment is. We focus in particular on one neighborhood type called "Old Urban," which indicates very-high density neighborhoods with high-levels of transit supply. Old Urban neighborhoods are much less common than SCAG High Quality Transit Areas—in 2010 there were 719 Old Urban neighborhoods in the region.

For our purposes, the limitations of both the SCAG designation and the Old Urban designation are that the data used to construct them are from 2010 or after. As a result, we can track changes in these neighborhoods from 2010-2015, but we do not have a good measure of tract-level transit supply or transit-conduciveness from 2000 to 2010, the time period when transit use in the SCAG region began to fall.

To examine changes from 2000 forward, we examine the clustering of transit commuters. This method is imperfect, since as we have shown commuters are a minority of transit users, but we assume for this exercise that as regular transit users, commuters tend to cluster in areas conducive to transit use. This assumption is contestable, but we have no other Census tract-level data on transit use that stretches back to 2000. We identify high-transit commuter neighborhoods with data on transit commuters by Census tract from the 2000 Decennial Census, and the 2010 and 2015 ACS.[14] For each year, we rank order tracts by the number of transit commuters in them. As we discussed earlier, transit commuters are highly concentrated in a very small fraction of the SCAG region's land area; eighty percent of transit commuters live on less than five percent of the land area and in less than 40 percent of census tracts. This distribution changed very little from 2000 to 2015.

We examine changes over time using the rank-ordered transit commuting data from the 2000 Census. We identified the census tracts that most intensively host transit commuters; these tracts, which are 1.43 percent of all census tracts in the region and 0.02 percent of the region's land area, hold ten percent of the region's transit commuters. We call these "10% Tracts." The mean number of transit commuters in these tracts is almost 12 times the regional average. For comparison, we also extracted data on the tracts where the top 60 percent of transit commuters live; these neighborhoods comprise 20.6 percent of all census tracts and 0.86 percent of the land area. We call these "60% Tracts." The mean number of transit commuters in these neighborhoods is 4.5 times the regional average. The number of ten percent tracts is extremely small: in 2000, just 48. The number of tracts that hold 60 percent of the commuters, in contrast, is 743—roughly the same number as are in the Old Urban designation.

The tracts in the 10% and 60% designations in 2000 strongly overlap with the SCAG High Quality Transit Area and Old Urban designations. If we take the 10% Tracts in 2000 and follow them forward, we see that about 85 percent are Old Urban tracts, and all of them are SCAG High Quality Transit tracts. Similarly, of the tracts in the 60% designation in 2000, in 2010 55 percent of them are Old Urban, and 85 percent are

[14] Because we are using tract-level data, the ACS data are from the 5-year samples. The 2010 data are from the 2006-2010 ACS, and the 2015 data are from the 2011-2015 ACS.

High Quality Transit. As such, following the trajectory of the 10% and especially the 60% Tracts may be a rough-but-reasonable proxy for following the trajectory of transit-rich areas.

As a first step, we follow three of these four tract designations – 60% Tracts, Old Urban, and High Quality Transit – over time, to the extent we can. For the latter two designations, this means only tracking changes from 2000 to 2015. We follow the year 2000 60% Tracts from 2000 to 2010, and then to 2015. (We use the 60% Tracts, rather than the 10% Tracts, because their numbers are more comparable to the Old Urban tracts).

Figure 30 summarizes the results. Essentially, the 60% Tracts saw substantial changes between 2000 and 2010, and these changes are consistent with the idea that the people most likely to use transit migrated away from transit-rich areas. From 2000 to 2010, the poverty rate in these tracts fell by four percentage points, the share foreign born fell from 48 percentto 45 percent, and the share of households without vehicles fell from 23 percent to 17 percent. From 2010 to 2015, in contrast, relatively little changed, and that same pattern holds if we examine Old Urban tracts and SCAG High Quality Transit Areas. Across all three neighborhood typologies, poverty rose slightly, the share of foreign born fell slightly, and – perhaps most important, given the importance of vehicle access to transit use – the share of households without vehicles stayed at the point it had fallen to. (The same general pattern holds for the 10% Tracts, although to conserve space these are not shown in the figure).

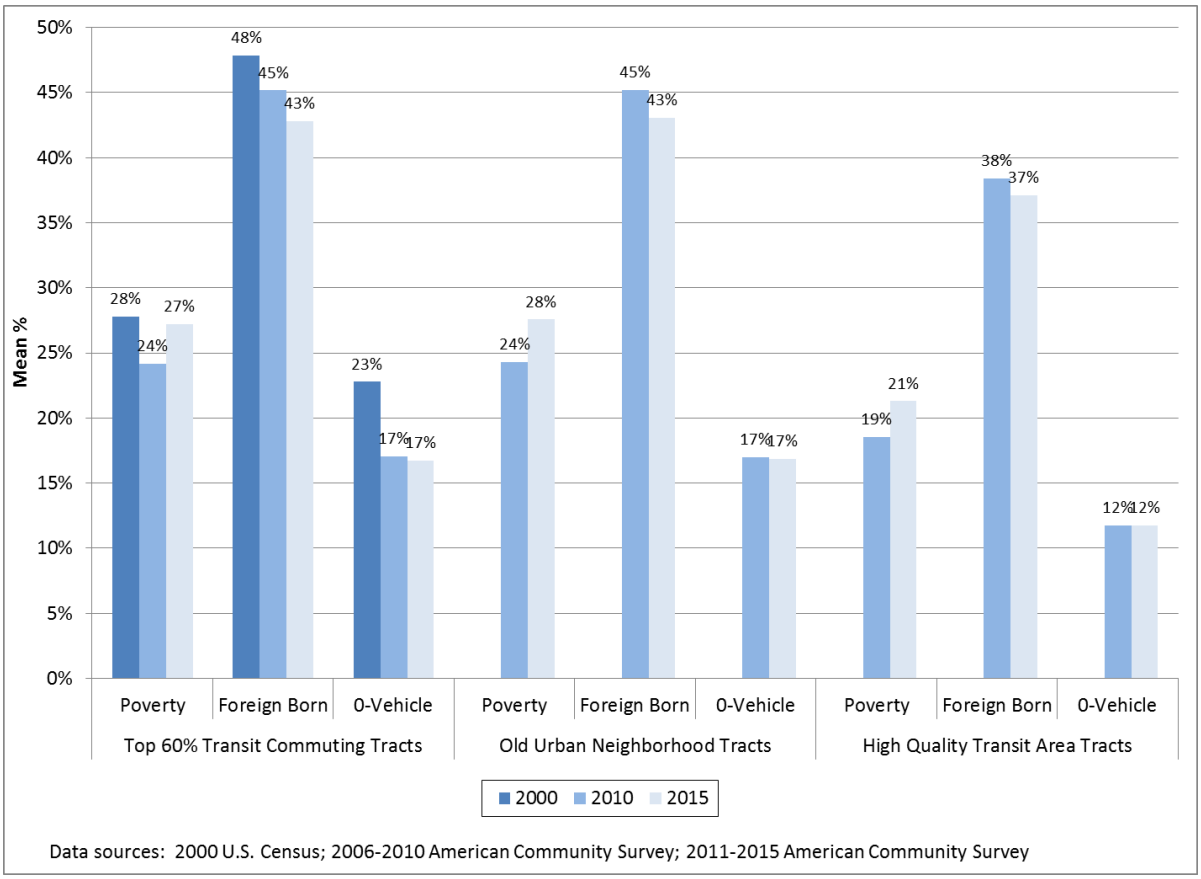
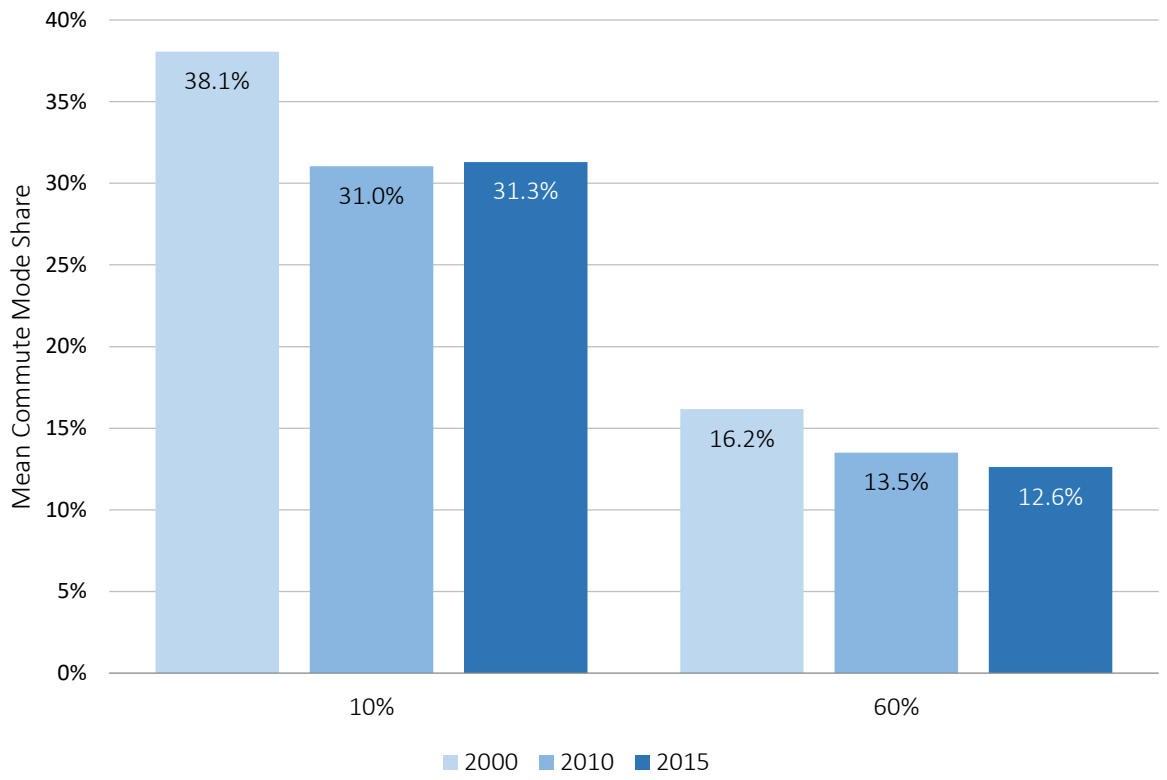


Figure 30. Characteristics of high-transit areas, 2000, 2010, and 2015 (2000 Census tracts over time)

Some additional data also suggest neighborhoods changing in ways not conducive to transit use. Figure 31, for example, shows that in both the 10% and 60% Tracts the transit commute mode share fell between 2000 and 2015 (with most of the decline occurring between 2000 and 2010.) Although not shown graphically, Census data also indicate that in these tracts, both the number of workers and overall earnings for workers rose, but earnings did *not* rise for those commuters using transit to get to work.



Data sources: 2000 U.S. Census, 2010 and 2015 American Community Surveys

Figure 31. Mean transit commute mode share in high-transit neighborhoods, SCAG Region by year.

In summary, then, we observe changes in census tracts that in the year 2000 were most heavily-populated by transit commuters. These tracts, in turn, overlap substantially with tracts that we know in 2010 were rich in transit supply and/or had transit-friendly built environments, letting us infer (albeit with some uncertainty) that these neighborhoods were transit-rich in 2000 as well. Particularly between 2000 and 2010, in these neighborhoods we see falling transit commuting, falling population, a falling share of immigrants, falling poverty, more vehicle ownership, and higher earnings for workers overall but not those workers who commute via transit. All of this evidence is consonant with these neighborhoods becoming

more affluent, with that affluence being associated with less transit use, and with people left out of that affluence remaining on transit.

We emphasize that this story is far from conclusive. For the reasons we discussed above, the relationship between neighborhood change and transit use is very hard to measure. The data we have are consistent with neighborhood changes in the most transit-friendly SCAG-region neighborhoods contributing to falling transit use, but they are not conclusive. This is an area that warrants substantial further research.

Rising Vehicle Ownership

The defining attribute of regular transit riders is often a lack of vehicle access. Between 2000 and 2015, vehicle access in the SCAG region became much more common. Households in the SCAG region, and especially lower-income households, dramatically increased their levels of vehicle ownership. Census summary file data show that from 2000 to 2015, the SCAG region added 2.3 million people and 2.1 million household vehicles (or 0.95 vehicles per new resident). To put that growth in perspective, from 1990 to 2000 the region added 1.8 million people but only 456,000 household vehicles (0.25 vehicles per new resident). The growth of household vehicles in the last 15 years has been astonishing.

There are strong reasons to believe that this surge in vehicle ownership is largely responsible for the decline in transit use. A back of the envelope calculation can illustrate the magnitude of the problem this vehicle surge could pose for transit operators. Data from the US Consumer Expenditure Survey show that from 2000 to 2015, the average expenditure per household vehicle in LA County was about $3,729.[15] Since SCAG residents added 2.1 million vehicles in this time, a midrange estimate of private expenditures on household vehicle growth is $7.8 billion. Over the same period of time, LA Metro and Metrolink combined to spend about $6.4 billion opening new rail service, and about $7.4 billion on combined rail and Bus Rapid Transit service. Thus even a conservative estimate of private investment in vehicle growth shows it easily outpacing public investment in fixed-route, dedicated right-of-way transit— the type of transit that is supposed to be most competitive with driving. This level of increased vehicle ownership is in many ways incommensurate with robust transit use.

To be sure, much of this vehicle growth would not influence transit use. Because most SCAG residents had never used transit, increased vehicle ownership in most SCAG households would not contribute to transit's decline. The 2000s were when the Millennials, a demographically large cohort, reached ages when many would buy automobiles. Millennial car-buying could help explain the bulge in vehicle acquisition, but unless those Millennials would otherwise be on transit these additional vehicles would not necessarily explain falling transit use.

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[15] The Consumer Expenditure Survey tracks the average net outlay per vehicle purchased. Data are not available for the other SCAG counties, but the average net outlays are probably similar across Southern California. Moreover, the $3,729 figure is the average of each annual average. Since more vehicles were purchased in the early to mid-2000s, and at higher prices, this figure likely underestimates the true average. See https://www.bls.gov/cex/csxmsa.htm

Some additional evidence, however, suggests that vehicle ownership did play a role in reducing ridership. When the OCTA surveyed its former riders in 2015, for example, 70 percent reported leaving transit because they had acquired a car (True North Research 2015).

Moreover, we have reason to think that the increase in vehicle ownership occurred disproportionately among populations that are more likely to take transit. Census data show that vehicle access increased most among lower-income households (we return to this point below, in Figure 40). Vehicle access also rose disproportionately among the foreign born. Table 4 shows changes in both zero-vehicle households and those with a vehicle "deficit" (that is, fewer vehicles than adults). Across the entire SCAG region, the share of households without vehicles fell 30 percent between 2000 and 2015, while the share of households with a vehicle deficit fell 14 percent. Among foreign-born households, these percent declines were larger — 42 percent and 22 percent — and among the foreign born from Mexico they were larger still. Among the foreign born from Mexico, the share of households without vehicles fell by two-thirds between 2000 and 2015, and the share with a vehicle deficit fell 28 percent. Thus car ownership rose across-the-board, but rose fastest among subgroups with a high propensity to ride transit. And these changes largely occurred between 2000 and 2010, which aligns with the timing of the transit downturn that began in 2007.

	All SCAG Share Households With:		Foreign Born Share Households With:		Mexican Foreign Born Share Households With:	
	No Vehicles	Vehicle Deficit	No Vehicles	Vehicle Deficit	No Vehicles	Vehicle Deficit
2000	10.2	30.1	14.1	47.1	15.7	57.2
2010	7.7	26.1	9.4	38.9	7.0	46.0
2015	7.1	25.9	8.2	36.6	5.4	41.6
Pct Change	-0.30	-0.14	-0.42	-0.22	-0.66	-0.27

Table 4. Vehicle ownership trends, SCAG region (US Census, Census IPUMs).

To refine our understanding of the association between vehicle ownership and transit use, we estimated a multivariate regression model. As a result of the data constraints we discussed earlier, this process involved two steps. Recall that our fundamental data obstacle was a mismatch between the availability of detailed, person-level information about travel behavior and our need to answer a question about changes over time. The CHTS provides detailed travel behavior, as well as demographic and socioeconomic data, but only for the year 2012. The Census provides detailed annual data, but for almost every category *except* travel behavior and transit use.

We resolve this problem by first using the CHTS to build a model that predicts total unlinked trips as a function of different demographic, socioeconomic, and neighborhood attributes. Importantly, all of these attributes – such as sex, nativity, income, vehicle ownership, and so on – are also tracked in 2000, 2010 and 2015 Census IPUMS microdata. This symmetry allows us to take the parameters of the CHTS model and apply them to time-series data from the Census. We use the CHTS, in short, to estimate the relationship between transit use and different social and economic characteristics, and then use the

Census to track how those characteristics have changed. Once we have measured that change in the Census, we can use the CHTS results to estimate how transit use would have changed as a result.

A core assumption of this approach is that the relationships between transit use and the socioeconomic and demographic attributes, which we can only measure in 2012, are relatively constant across time. We assume that changes in transit use from 2000 to 2015 are driven primarily by changes in the composition of the population, and not by changes in the propensity to use transit by people in different population groups. Our approach is more valid, for example, if transit use changes because there are more or fewer people in poverty, or with vehicles, and not because poor people or people with vehicles become more or less likely to use transit. The latter scenario is possible, but we cannot measure it.

We constructed models for California, the SCAG region, Los Angeles, and the SCAG region outside of Los Angeles. Figure 38 shows results from the first stage of our analysis: the major predictors of transit trips in in the SCAG region. Unsurprisingly, transit trips are highly associated with automobile ownership and access, even accounting for other potential determinants of transit use. Beyond automobile access, transit use is associated with lack of a driver's license, being nonwhite, and being foreign-born — especially being foreign-born and a new arrival.[16]

[16] While we experimented with different functional forms for the regression, we settled on a zero-inflated negative binomial regression. A negative binomial regression is a standard tool for analyzing overdispersed count data, and the zero-inflation corrects for bias that might otherwise be introduced when the value of the dependent variable is frequently zero, as it is with personal transit trips.

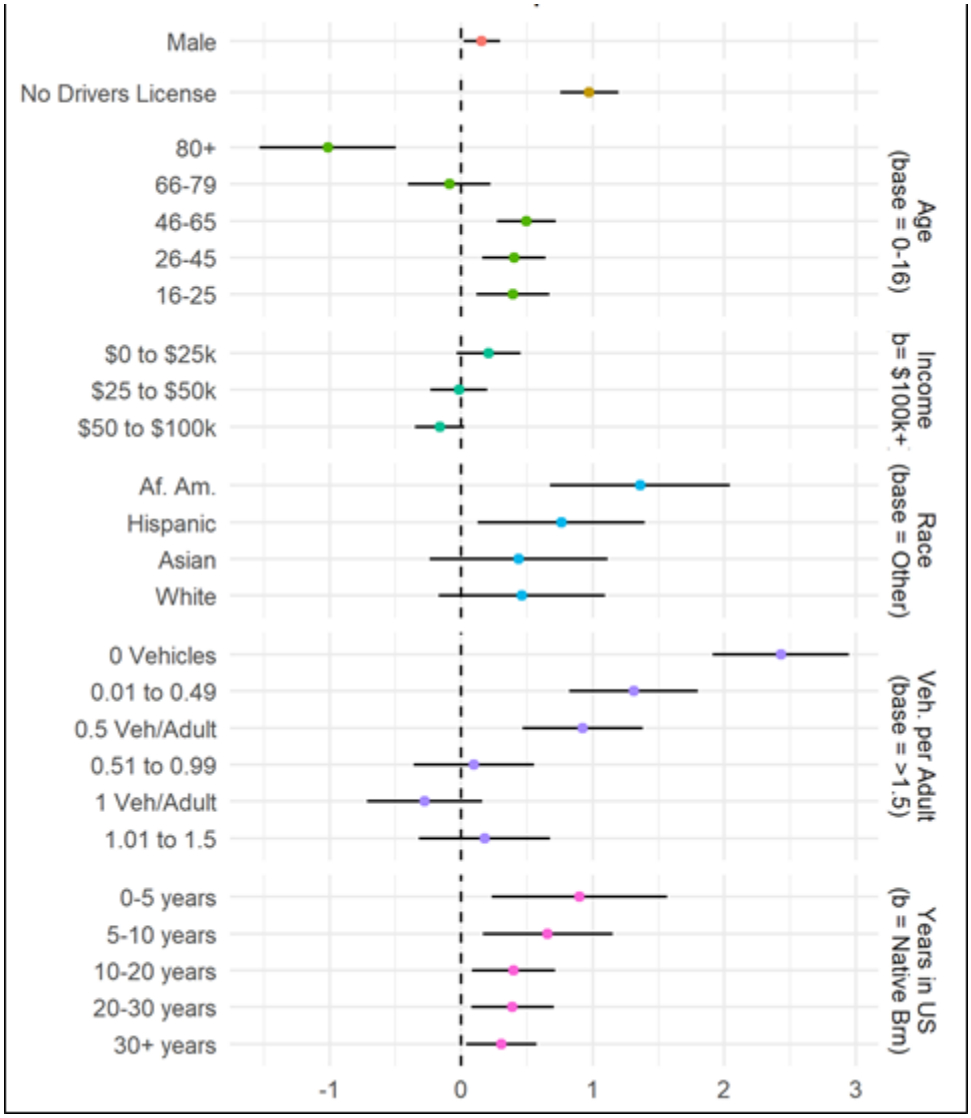

Figure 32. All SCAG unlinked trip predictors (CHTS).

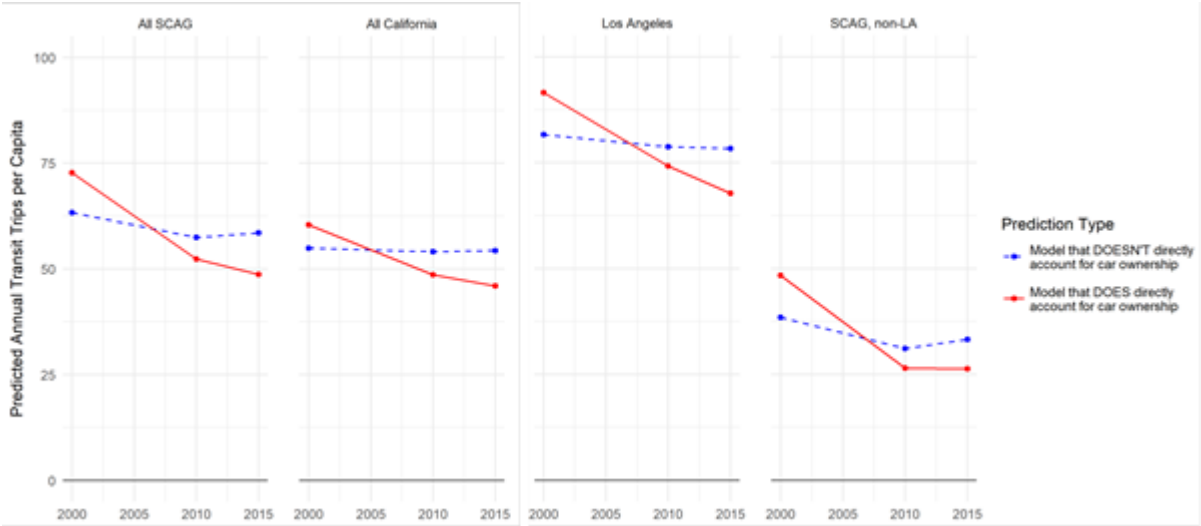

Figure 33. Relationship between increased vehicle ownership and falling transit trips (CHTS and US Census Bureau).

When we apply these parameters to Census IPUMS data from 2000, 2010 and 2015,[17] we see a powerful association between rising household vehicle access and falling transit trips. Figure 39 illustrates this relationship by graphing the results of two models. The first model, represented by the dashed line, predicts the change in county transit trips based on changes in all factors *except* vehicle access. In the SCAG region, the line has a mild negative slope from 2000 to 2010 and then a small positive slope from 2010 to 2015, suggesting that changes in these demographic, economic, and geographic factors would be associated with a small decline in transit use since 2000, albeit with a modest uptick between 2010 and 2015. The graphs for Los Angeles County and the SCAG region outside LA County suggest that this predicted modest uptick (which did not actually occur) would have taken place in SCAG's outlying counties. In Los Angeles County, transit trips were predicted to keep declining through 2015.

The second model, represented by the solid line, is identical to the first model but includes changes in automobile access. The difference in results is dramatic. This line starts at a higher point and falls sharply to a lower point, both of which suggest the important role automobile access has in influencing transit use. An absence of automobiles is associated with much more use, and the acquisition of automobiles is associated with much less. The line also suggests that many socioeconomic attributes play an essentially the intermediary role in mode choice. Income, nativity, age, location within the region, and many other factors can influence transit use, but they do so primarily by predicting people's access to private cars.

[17] A natural concern is that the CHTS might measure nativity, income, etc. differently than the Census. We validated our approach by first using the Census independent variables to replicate the CHTS estimates, suggesting this is not a problem.

Income alone, for example, does not take people off buses. Income helps people buy automobiles, and it is auto access that fuels an exodus from transit.[18]

Why did vehicle ownership rise so much? We cannot answer this question definitively, but as we discussed earlier in this report, vehicle ownership has both economic and non-economic determinants. The non-economic determinants include the growth or decline of immigrant groups who are less likely to acquire vehicles, and changes in licensure laws or other laws that surround owning and operating vehicles. The economic reasons can themselves be divided into two categories: changes in personal spending power, and changes in the price of vehicles themselves.

Since the foreign-born, and particularly the recently-arrived foreign-born, are less likely than the native-born to own vehicles, one possibility is that number or composition of immigrants changed. In absolute terms, the foreign-born population in the SCAG region grew between 2000 and 2015. However, it did not grow as fast as the overall population, so the region's share of foreign-born fell, albeit modestly (from 31% to just over 30%). This proportional decline occurred entirely within LA County, which has the most transit service. Every other SCAG county saw its share of foreign-born rise.

	Imperial	Los Angeles	Orange	Riverside	San Bernardino	Ventura	All SCAG
2000	32.2%	36.2%	29.9%	19.0%	18.6%	20.7%	31.0%
2010	31.9%	35.6%	30.5%	22.4%	21.6%	22.9%	31.0%
2015	32.6%	34.7%	30.5%	22.0%	21.3%	22.8%	30.4%
% Change	1.2%	-4.3%	2.0%	13.7%	12.6%	9.2%	-2.0%

Table 5. Share foreign born residents, Southern California counties (2000-2015). US Census.

The *composition* of immigrants, however, changed more dramatically. Table 6 shows that between 2000 and 2015 (and especially between 2000 and 2010), the share of the foreign-born from Asia rose 23 percent, while the share from Central America fell ten percent, and the share from Mexico fell over 13 percent. In 2000, 48 percent of SCAG immigrants were from Mexico, while by 2015 only 41 percent were. Because existing evidence suggests that immigrants from Mexico and Central America are less likely to have automobiles and drive than immigrants from other origin countries, this shift could contribute to rising auto use, especially among the foreign born (US Census ACS 2015).

[18] We should note that these models are *not* predictive models – their purpose is not to yield output that precisely matches the observed transit ridership in the SCAG region (and in fact our predictions do not match observed ridership). We do not build a predictive model for two reasons. First, we are not using the correct data to do so. Regional ridership counts come from annual reporting to the NTD. Because we need person-level data that includes socioeconomic attributes, we are using one-day travel diary data from the 2012 CHTS, and then matching that to person-level data from three Census years. Second and more important, the goal of the regressions is to test a particular hypothesis – that vehicle access is the decisive factor in transit use – not to predict transit ridership. Our output thus yields an estimate of the relative magnitude of the importance of auto access, *not* a precise measure of how many trips each additional increment of auto access actually cost the SCAG region.

	2000	2010	2015	Change
Asia	28.7%	33.9%	35.3%	23.0%
Americas	63.7%	59.1%	57.7%	-9.4%
Latin America	62.4%	58.0%	56.5%	-9.5%
Central America	58.8%	54.5%	53.0%	-9.9%
Mexico	47.7%	42.4%	41.3%	-13.4%
South America	2.6%	2.7%	2.7%	3.8%

Source: US Census Summary File Data. US Census Bureau classifies Mexico as part of Central America. Data on Caribbean Americas omitted.

Table 6. Composition of SCAG immigrants (2010-2015).

Moreover, among both the foreign-born overall and the foreign-born from Mexico, in data from the US Census IPUMs we see both an assimilation effect and a cohort effect reinforcing the trend toward more vehicles. More recent waves of immigrants are more likely to have vehicles shortly after arrival, and those who do not are faster to acquire them as time goes on.

In the year 2000, for example, 31 percent of the foreign-born households in the SCAG region that had emigrated from Mexico between 1990 and 1999 had no household vehicle, and 74 percent had a vehicle deficit. By 2010, just 9.3 percent of this same cohort of immigrant households had no vehicle, and only 51 percent had a vehicle deficit. By 2015, these figures were 7 percent and 41 percent. This is the assimilation effect; as time passes, immigrants begin to behave more like the native -born.

The cohort effect, however, is more notable. The more recent waves of immigrants to Southern California are more likely to own vehicles shortly after arrival, and as such they have not fully replenish the stock of zero-vehicle households that shrank as existing immigrants assimilated toward cars. In 2010, only 17 percent of the Mexican immigrant households in the SCAG region that had arrived in the US between 2000 and 2009 had no vehicles, compared to 31 percent for those that arrived between 1990 and 1999 in the year 2000. Similarly, only 62 percent of these 2000-2010 arrivals had a vehicle deficit in 2010; in 2000, 74 percent of Mexican immigrants who had arrived since 1990 had a vehicle deficit. By 2015 the share of zero-vehicle households in thepost-2000 cohort was down to 10 percent, and the share with vehicle deficits down to 49 percent. And by in 2015, only 11 percent of Mexican immigrant households that had arrived in 2010 or after did not have a vehicle. A similar pattern holds for the foreign-born overall. More recent waves of immigrants acquired more vehicles more quickly, meaning that as previous waves of immigrants acquired cars, the ranks of the carless were shrinking rather than being replenished.

In sum, immigrants overall are now a slightly smaller share of the population, but also more likely to own vehicles, and to own them earlier after arrival. Mexican immigrants, who are a mainstay of transit ridership in Southern California, remain more likely than the foreign-born overall to live in households without vehicles, but since 2000 they have both added household vehicles and become a smaller share of total immigrants.

It is not clear *why* the foreign-born began adding more cars. In 2015, California began issuing driver's licenses to undocumented immigrants. While licensure may have increased vehicle ownership, for a variety of reasons we do not think it played a large role. First, a license makes a vehicle more useful, but not more affordable; if the barrier to acquiring a vehicle is price, a license does little to overcome that. One might argue in response that legality and not price was the actual barrier, but existing evidence suggests this is simply not the case: many undocumented immigrants, even without licenses, were already driving (Lovejoy & Handy, 2008). Indeed, the prevalence of undocumented driving was the primary motivation for the law that authorized licensure. The decision to issue licenses was justified primarily on safety, not mobility, grounds – there were concerns, for example, that unlicensed undocumented drivers would flee the scene of accidents. It is possible that undocumented immigrants drove *less* – and took transit more – before being licensed, and that licensing did help depress transit use. Even this scenario, however, has its limits. A law that took effect in 2015 cannot explain a per capita ridership decline that began in 2007 or an explosion in vehicle ownership that began in the early 2000s.

Ruling out legal changes brings us to possible economic factors for increased vehicle ownership: Perhaps immigrants (and others) began acquiring more cars because they had more money. A small but persuasive literature on personal consumption shows that poorer people tend to convert even small increases in income into vehicle purchases – a testament to how valuable vehicle access can be (Aaronson, Agarwal, & French, 2012; Adams, Einav, & Levin, 2009; Leininger, Levy, & Schanzenbach, 2010; Parker, Souleles, Johnson, & McClelland, 2013; Souleles, 1999).

The 2000-2015 period was volatile economically, as the economy grew steadily before cratering during the Great Recession. During most of this time, furthermore, median wages and incomes were stagnant. Median household income in LA County, for example, was about $59,000 in both 2000 and 2015, and was slightly lower during the recession in 2010. The Census suggests that newer waves of immigrants are if anything slightly poorer than the cohorts that came before them: In 2000 average incomes of immigrants that had arrived since 1990 was slightly higher than the average income of immigrants in 2010 who had arrived after 2000. Finally, we can see in Figure 40 that vehicle growth occurred across all income groups, for both the foreign-born and the native-born. In 2000 just under 40 percent of households earning less than $25,000 per year had a vehicle-deficit, as did 60 percent of immigrant households in the same income bracket. In 2015 less than 30 percent of native-born households in the same income bracket had a vehicle-deficit, as did just over 50 percent of immigrant households. The pattern holds for households earning $25,000 to $50,000, and for more affluent households.

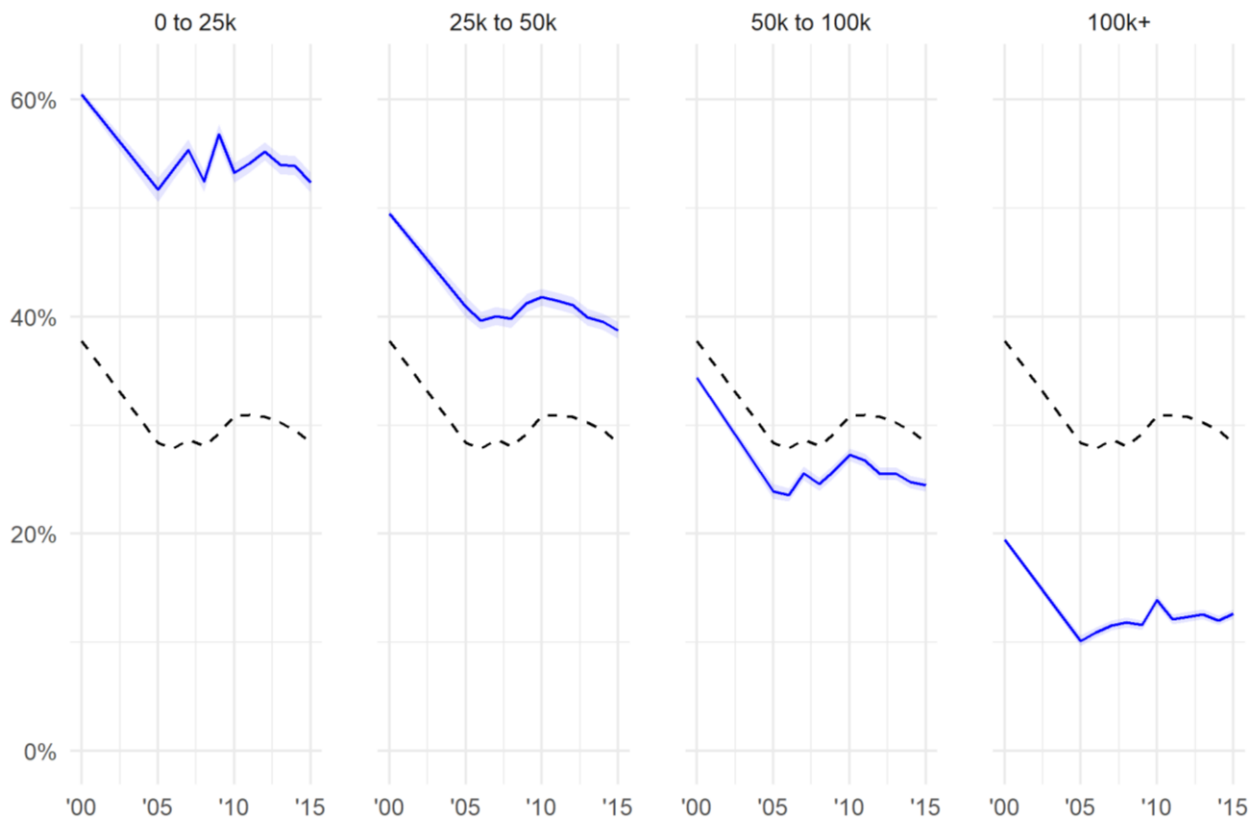

Figure 34. Share of households with vehicle deficits, by income and nativity, 2000-2015, US Census (solid line = foreign born, dashed line = native born).

It is therefore not obvious that rising incomes played a large role in rising vehicle ownership. Certainly the macro-economy played some role in changing levels of transit use. Transit use contracted during the Great Recession: A robust economy puts more people to work, which increases both commuting and discretionary travel. A faltering economy does the reverse. But these same economic trends do not appear to explain why people acquired so many more vehicles than they had in previous periods.

Even at constant incomes, households can acquire more vehicles if the effective price of those vehicles falls. The effective price reflects not the sticker price, but the actual outlay required of a consumer to drive the vehicle home. A large part of this outlay is often a down payment, meaning that vehicles can become more affordable not just if their price declines, but also if financing that price becomes easier.

Some evidence does suggest that vehicle finance became easier during this time. Although lost somewhat in the shadow of easy home-lending credit, automobile credit also surged in the run-up to the Great Recession. And unlike home lending, which tightened considerably after the crash, automobile lending has remained relatively loose. Consumers with good credit scores (typically above 700) can find auto loans with low- and sometimes even zero-interest rates. Since the recession, the share of SCAG-region residents with credit scores below 660 (considered subprime) has fallen (Figure 41), suggesting that consumers have gotten better access over time to low-interest loans (Federal Reserve Bank of New York and Equifax, various). Subprime auto loans also remain prevalent, allowing consumers with poor credit histories or low

incomes to finance vehicle purchases. U.S. auto loan originations among subprime consumers increased 140 percent from 2010 to 2015 (New York Fed Consumer Credit Panel / Equifax). We do not have local-level data on vehicle debt, but inflation-adjusted per capita vehicle debt in California rose 91 percent between 2000 and 2015 (Federal Reserve Bank of New York).[19]

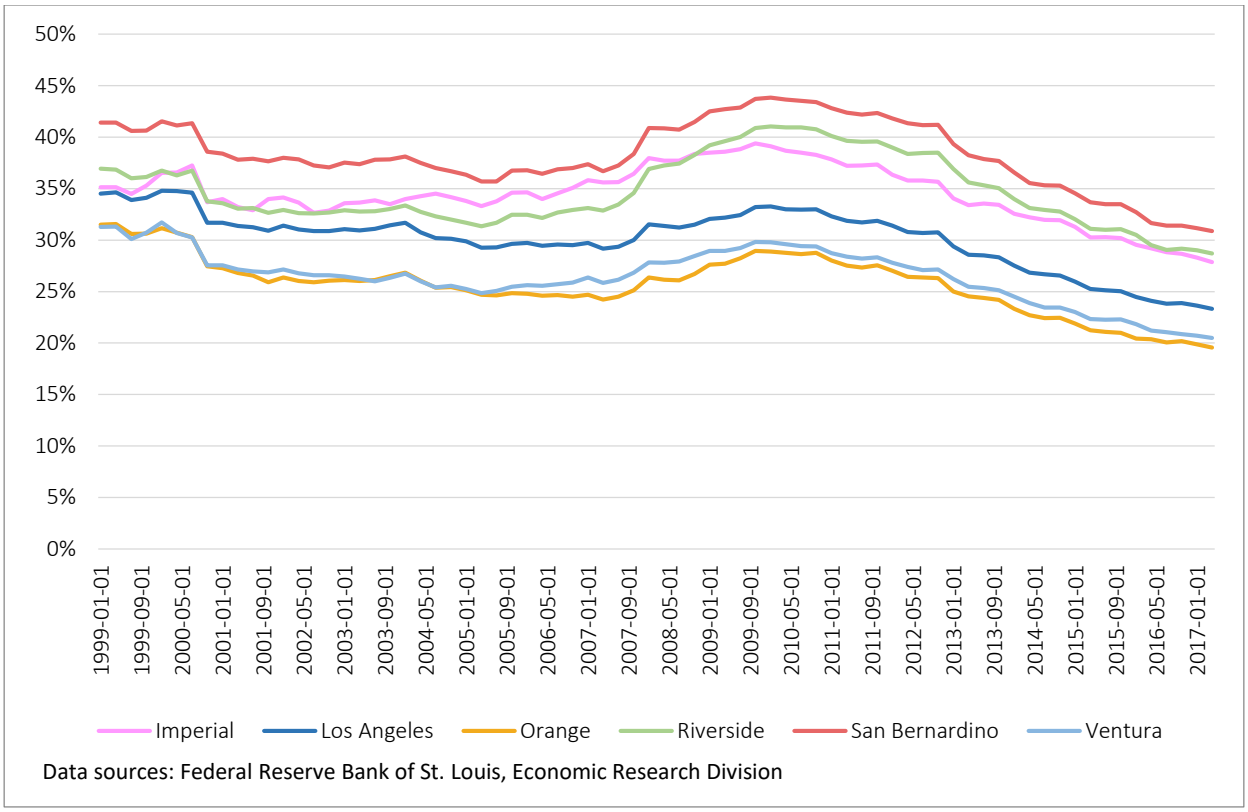

Figure 35. Percent of sample with credit scores below 660, by county in SCAG region.

CONCLUSION

Per capita transit ridership, long sluggish in Southern California, began to fall in 2007. In 2012 that per capita decline accelerated, and manifested as a more noticeable and more alarming absolute decline. The precise reasons for this decline are almost certainly manifold, and hard to disentangle. Gas prices fell sharply after rising steeply. The explosive growth of Uber and Lyft provided new mobility options to some people who had been mobility-constrained. In Orange County, fares rose substantially. On LA Metro, by at least some accounts, feelings of danger increased. Some of the people most likely to use transit moved to areas where transit was less prevalent. Especially in recent years, all these factors most likely contributed to transit's downturn.

[19] Data come from the New York Federal Reserve Bank's Consumer Credit Panel.

But in weighing the evidence, the overwhelming factor appears to be a dramatic increase in the stock of private automobiles. Between 2000 and 2015 Southern Californians acquired vehicles at nearly four times the rate they had between 1990 and 2000. This growth of the private vehicle stock lines up—in timing, in magnitude, and in theory—with the region's falling transit use. Vehicle access grew across all income levels and groups, but disproportionately among those groups, like the low-income and foreign-born, who are most likely to ride transit. Transit ridership in the SCAG region has long depended on a sizable minority of people who did not, largely for economic reasons, have access to cars. After 2000, many of these people acquired cars, and it should not surprise us that they started riding transit less.

To be sure, the case we build in reaching this conclusion is circumstantial. For reasons we have already enumerated, the data available to examine transit riders are scarce and fragmented, which leaves alternative explanations possible if not plausible. Certainly future research should emphasize more data collection. Given the data available today, however, in our judgement rising vehicle ownership is the best explanation for falling transit ridership.

If this explanation is sound, it poses a daunting problem for transit operators. When lower-income people graduate from transit to driving, transit agencies bear a cost, but the other side of that cost is a large benefit for both the people who start driving *and* for society overall. In the aggregate, Southern Californians drive too much, once the various costs of pollution, congestion and crashes are accounted for. But some Southern Californians – the poorest of them – drive *too little*, and both their lives and the region as a whole would be improved if they drove a bit more. The low-income person who acquires a vehicle often makes fewer trips than an affluent person (driving is expensive) and the trips they make are often essential, and have social benefits that exceed their social costs. A car trip by a low-income household is more likely than one by an affluent household to involve finding and keeping work, getting to school, or accessing better health and daycare options. These trips might modestly increase congestion and pollution, but they have large paybacks in employment, earnings, and overall well-being that exceed those costs. Affluent households, in contrast, make many more trips, and more trips whose social value is lower (they might increase congestion and pollution not just by driving to work, but also by driving to lunch, or to visit friends).

Given the powerful difference a car can make in the lives of low-income people, efforts by transit agencies to recapture low-income riders can have a perverse impact: they would target some of the highest-value vehicle trips in the region. Ideally, of course, transit agencies would pull people away from lower-value vehicle trips. It makes little sense to deprive a low-income person of their trip to work at a location poorly served by transit, when affluent people routinely drive for errands and visits that they could easily complete by foot or transit. A quick trip to a store a half mile away (or a trip to a store a mile away when a comparable store is a quarter mile away) is more likely to have social costs that exceed its benefits. And these trips are abundant.

Given this situation, and given the ambitious greenhouse gas reduction goals that California has assigned to transit, planners and operators may need to expand transit's target market. Transit should by no means abdicate its social service mission, but as we stated in the introduction, per capita transit use falls when current riders stop riding, and when new residents don't start. Transit today relies on a high rate of use by a narrow base of people. But if that narrow base of people is acquiring vehicles, transit's healthy future lies in reversing those circumstances, and striving for at least a low rate of use by a broad base of people. The SCAG region lost 72 million transit rides annually from 2012 to 2016. This number seems daunting,

but the region has 18.8 million people. According to the CHTS, about 77 percent of those people (roughly 14.5 million), ride transit rarely or never. Herein lies vast untapped potential. If one out of every four of those people replaced a single driving trip with a transit trip once every two weeks, annual ridership would grow by 96 million—more than compensating for the losses of recent years.

The obstacle to this outcome, however, is large and beyond the direct control of transit operators: driving is too cheap. The large subsidies given to transit in recent years pale next to the longstanding subsidies for automobiles that are hidden in unpriced road use, unpriced or underpriced street parking, high minimum parking requirements, and taxpayer- and developer-financed road-widenings. If public policy does not adequately confront underpriced driving, then transit ridership will likely continue to falter, and transit will not meet its ambitious environmental goals.

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Appendix A

Fare regression output.

Descriptive Data (data are in panel form; observations are agency-years). Route coverage = route miles/service area. Headways = route miles/ (revenue miles/service miles). The service area is in square miles. Service area and service population are the difference between UZA average level of service and service area/ service population.

Absolute Levels

	mean	sd	n
unlinked passenger trips	15,213,380	130,300,000	9,030
vehicle revenue hours	395,268	1,659,684	9,037
headway	33.07	51.01	6,954
route coverage	3.18	6.32	6,922
service area	713.2	8,963.3	9,793
service population	718,549	1,729,745	9,794
fare (2015$)	$1.71	$2.52	8,647

Change from Prior Year

	mean	sd	n
change in unlinked passenger trips	170,442	6,338,137	8,037
change in vehicle revenue hours	5,015	87,867	8,047
change in headway	0.02	18.81	6,277
change in route coverage	-0.07	5.45	6,255
change in service area	0.0	0.4	8,852
change in service population	0	0	8,853
change in fare (2015$)	$0.01	$0.64	7,702

Regression Output:
The regressions are linear and all variables are naturally log-transformed.
Models were run with the dependent variables being levels and changes.
Model 4 is the model discussed in the text.

* change from the prior year is calculated using absolute levels

y=passenger trips	(1)	(2)	(3)	(4)
VARIABLES	OLS	OLS	OLS	FE
vehicle revenue hours	1.264***	1.312***	1.289***	0.754***
	(0.00974)	(0.00950)	(0.00947)	(0.0108)
headway	-0.155***	-0.193***	-0.209***	-0.0152*
	(0.0128)	(0.0129)	(0.0116)	(0.00833)
route coverage	0.0416***	0.0635***	0.0824***	0.0164***
	(0.00809)	(0.00815)	(0.00697)	(0.00555)
service area (miles^2)	-0.126***	0.00594		
	(0.0129)	(0.0104)		
service pop	0.214***		0.139***	0.0380***
	(0.0128)		(0.0102)	(0.00679)
fare (2015$)	-0.0270**	-0.0105	-0.0249**	-0.162***
	(0.0106)	(0.0108)	(0.0107)	(0.00677)
Constant	0.0223	-0.434***	-0.134	5.708***
	(0.0918)	(0.0895)	(0.0910)	(0.123)
Observations	6,767	6,767	6,767	6,767
R-squared	0.868	0.862	0.866	0.498
Number of agencies				620

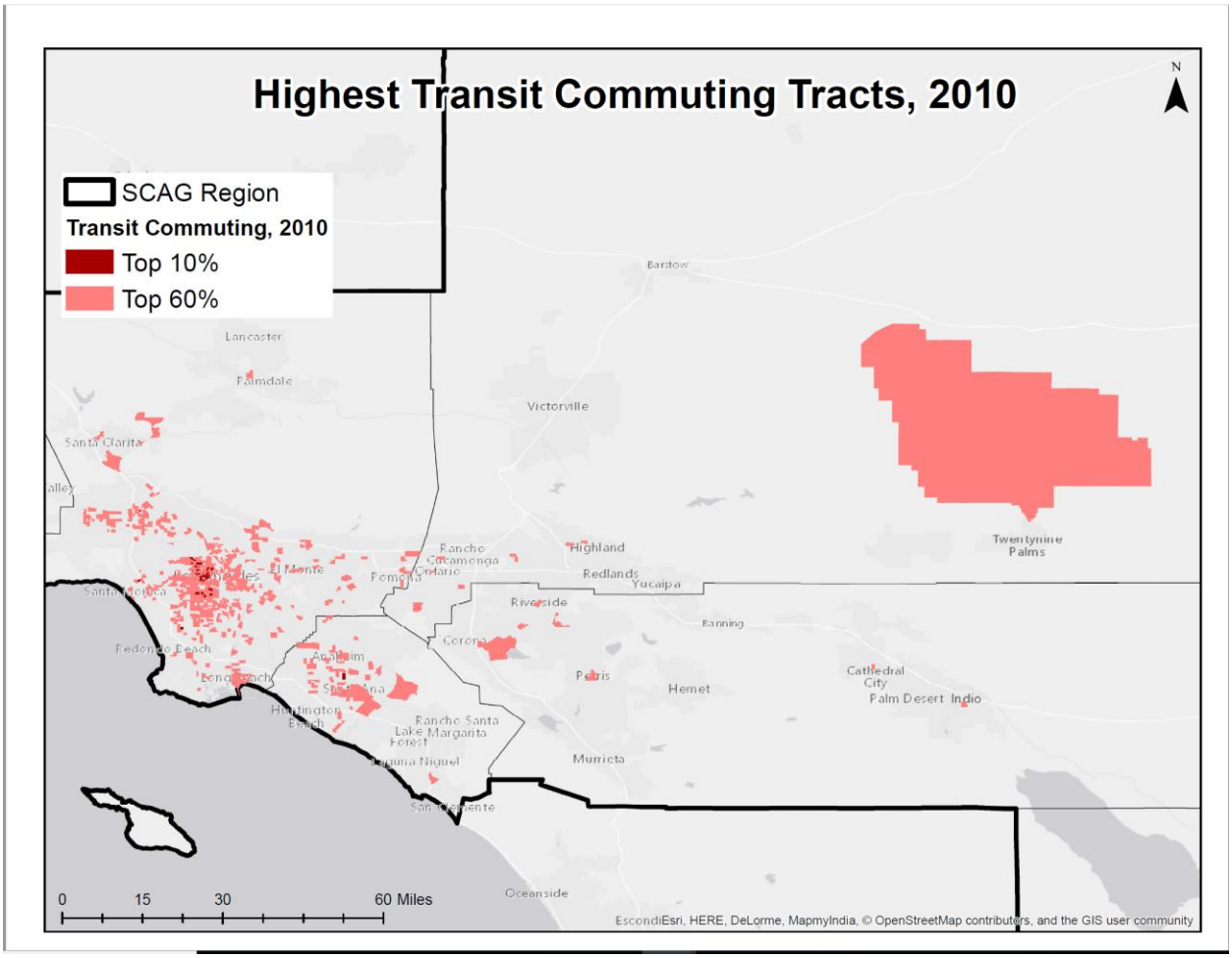
Standard errors in parentheses
*** p<0.01, ** p<0.05, * p<0.1

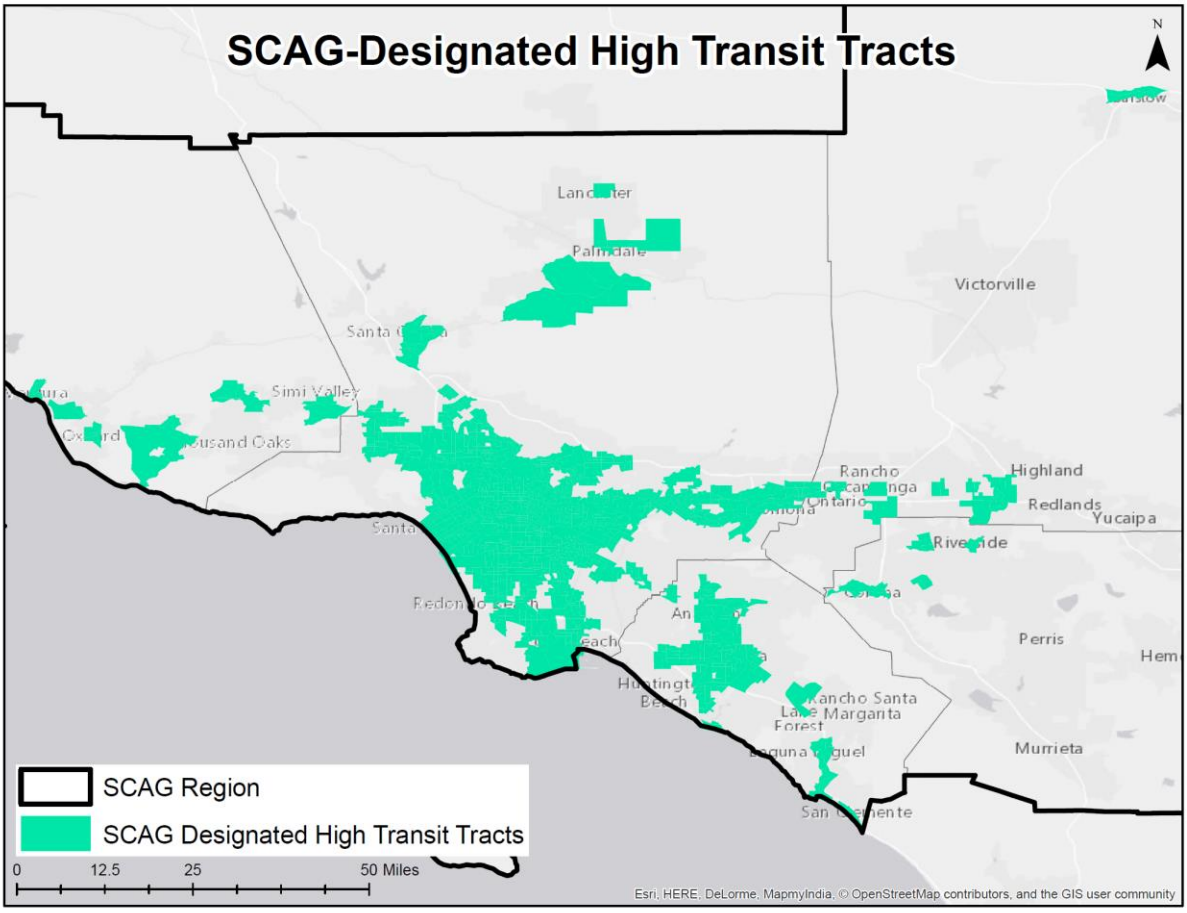
y=change in passenger trips	(1)	(2)	(3)	(4)
VARIABLES	OLS	OLS	OLS	FE
change in VRH	32.08***	32.08***	32.08***	27.19***
	(1.096)	(1.096)	(1.096)	(1.147)
change in headway	-12,979**	-12,973**	-13,133**	-9,162
	(5,995)	(5,994)	(5,981)	(6,095)
change in route coverage	28,528	28,498	29,237	18,718
	(20,642)	(20,637)	(20,554)	(21,703)
change in service area (miles^2)	-98,385	-95,007		
	(263,173)	(259,378)		
change in service pop	19,953		3,401	
	(262,368)		(258,587)	
change in fares (2015$)	-287,046*	-286,709*	-287,167*	-301,584*
	(172,940)	(172,869)	(172,928)	(178,218)
Constant	31,160	31,496	31,138	59,982
	(86,058)	(85,937)	(86,052)	(84,787)
Observations	6,102	6,102	6,102	6,102
R-squared	0.124	0.124	0.124	0.094
Number of agencies				602

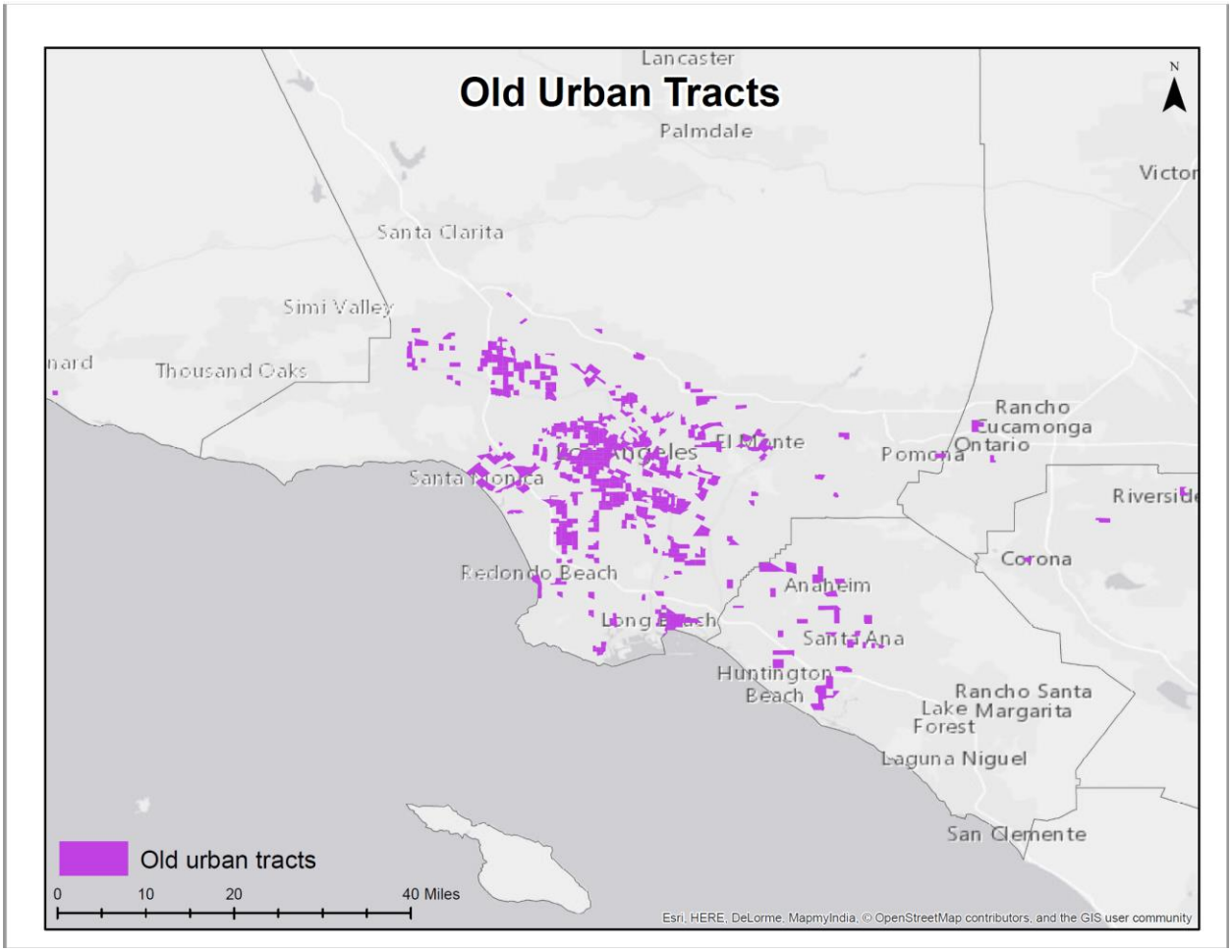
Standard errors in parentheses
*** p<0.01, ** p<0.05, * p<0.1

Appendix B

Neighborhood change attributes and locations.




SCAG-Designated High Transit Tracts
N
Victorville
Highland
Redlands
Yucaipa
Perris
Murrieta
SCAG Region
SCAG Designated High Transit Tracts
0
12.5
25
50 Miles
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

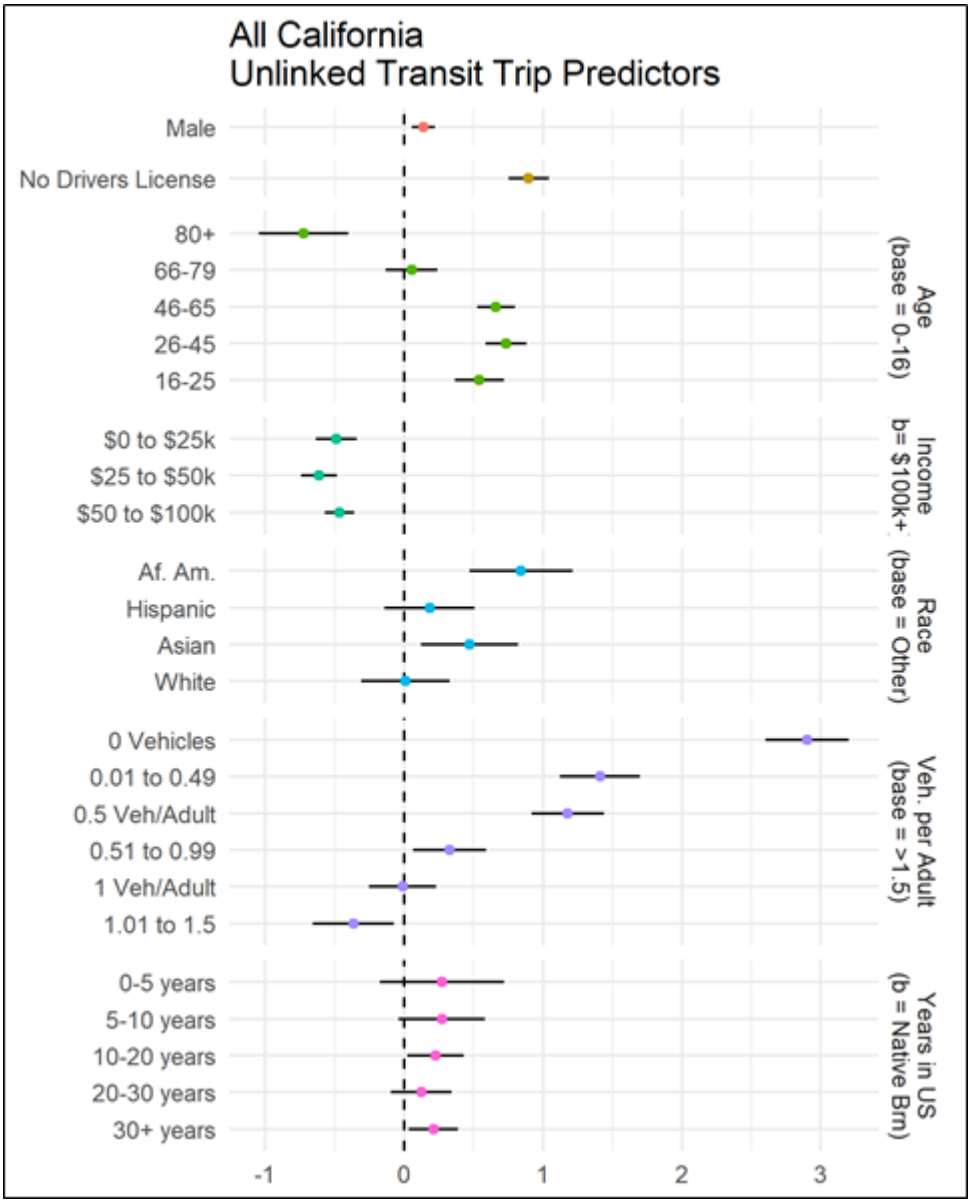


Mean Characteristics of Transit-Rich Neighborhoods:
Change over time in Tracts with High Concentrations of Transit Commuters in 2000

10 Percent	**2000**	**2010**	**2015**
% Transit Use	38%	33%	33%
% Poverty	38%	32%	36%
% Foreign Born	63%	62%	57%
% 0-Vehicle Households	43%	34%	34%
% NH White	9%	10%	8%
N Tracts	48	48	48
% of All Tracts in Region	1.4%	1.2%	1.2%
Total Tracts	3,393	3,954	3,953
60 Percent	**2000**	**2010**	**2015**
% Transit Use	16%	14%	13%
% Poverty	27.79	23.13	26.55
% Foreign Born	47.84	44.31	42.10
% 0-Vehicle Households	22.78%	15.76%	15.68%
% NH White	14.39	17.42	15.86
N Tracts	691	691	691
% of All Tracts in Region	20.4%	17.5%	17.5%
Total Tracts	3,393	3,954	3,953

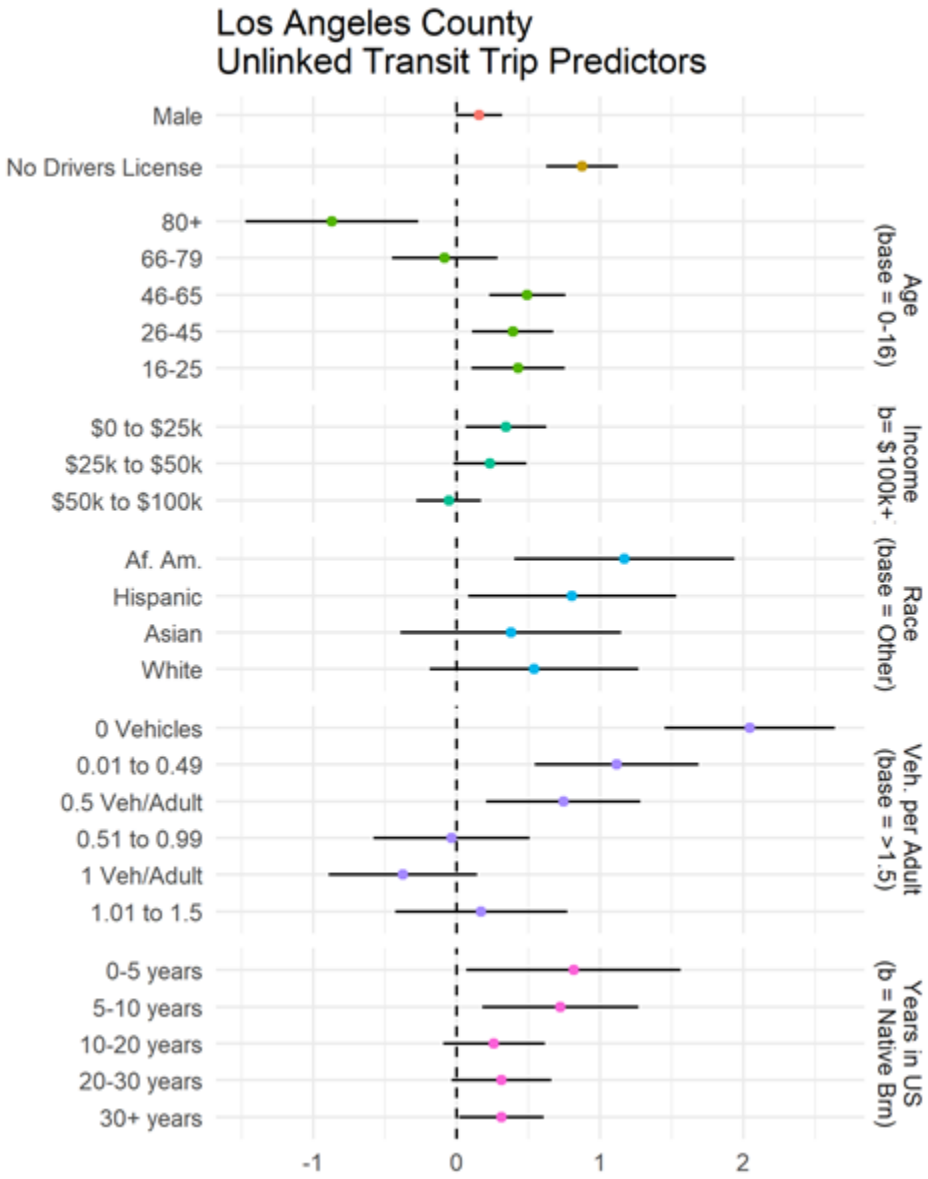
Sources: US Census 2000, ACS 2006-2010, ACS 2011-2015

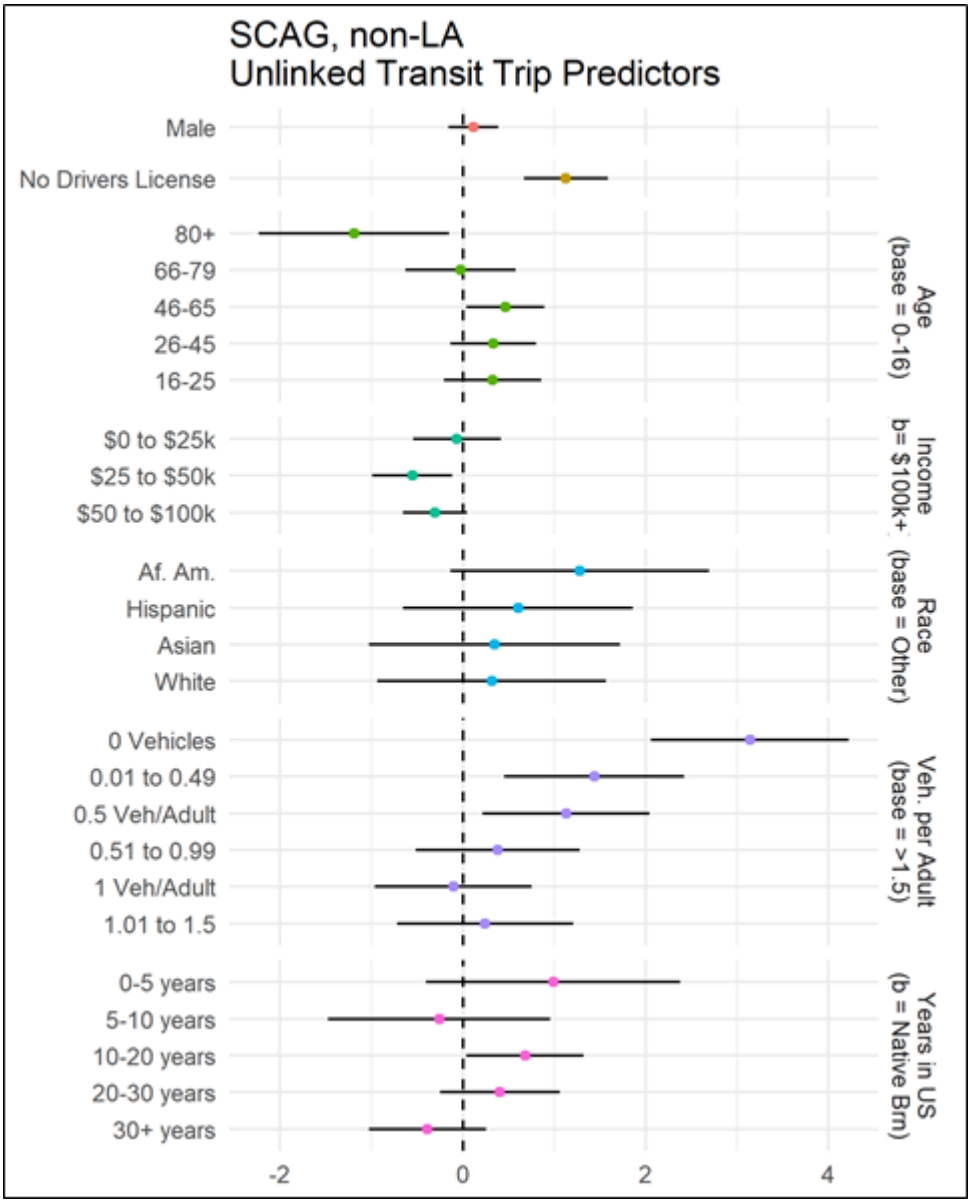
Appendix C

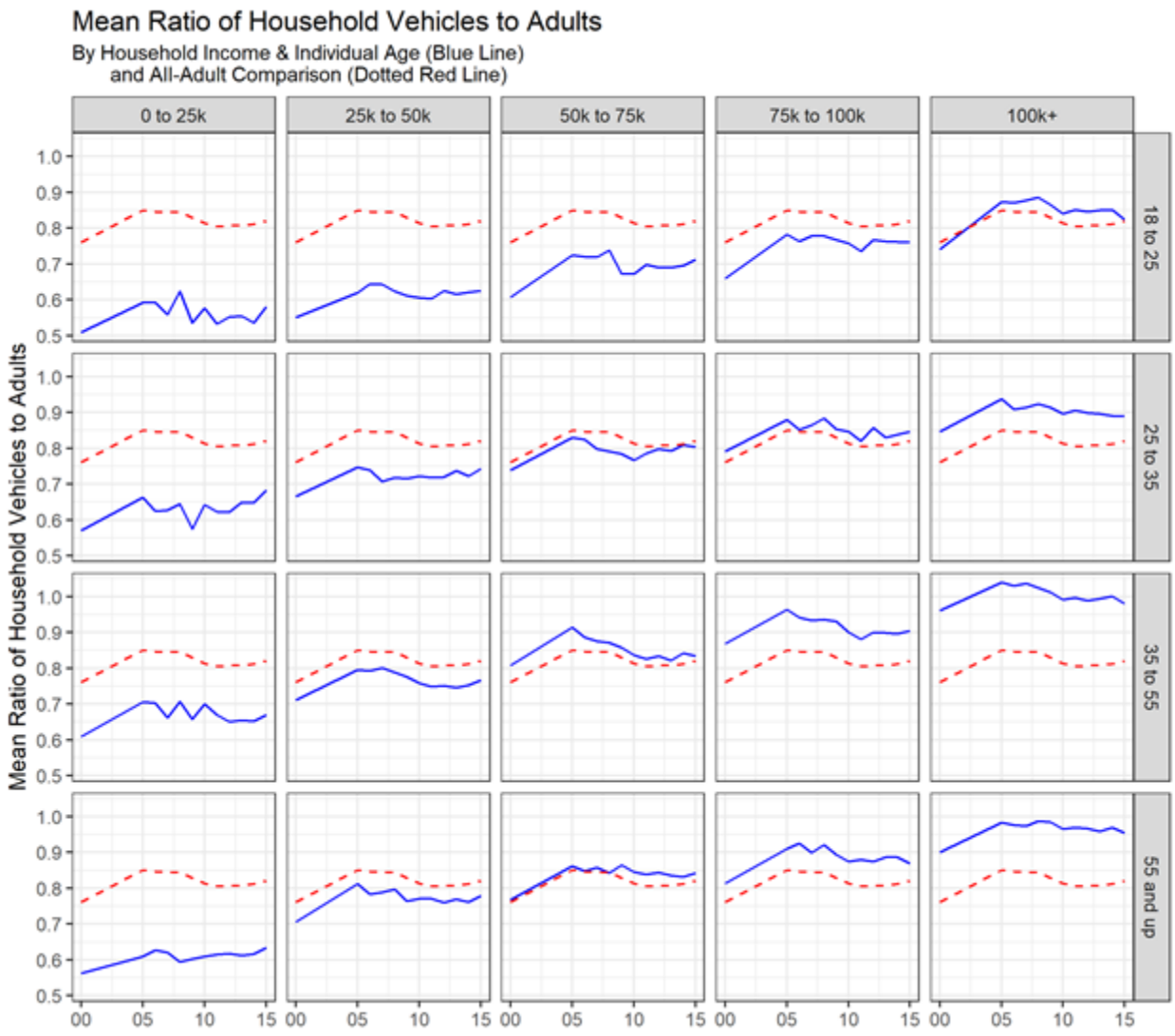

All California
Unlinked Transit Trip Predictors
Male
No Drivers License
80+
66-79
46-65
26-45
16-25
Age
(base = 0-16)
$0 to $25k
$25 to $50k
$50 to $100k
Income
b= $100k+
Af. Am.
Hispanic
Asian
White
Race
(base = Other)
0 Vehicles
0.01 to 0.49
0.5 Veh/Adult
0.51 to 0.99
1 Veh/Adult
1.01 to 1.5
Veh. per Adult
(base = >1.5)
0-5 years
5-10 years
10-20 years
20-30 years
30+ years
Years in US
(b = Native Brn)
-1
0
1
2
3

Appendix D

Additional trip predictors and descriptive data.




SCAG, non-LA
Unlinked Transit Trip Predictors
Male
No Drivers License
80+
66-79
46-65
26-45
16-25
Age
(base = 0-16)
$0 to $25k
$25 to $50k
$50 to $100k
Income
b= $100k+
Af. Am.
Hispanic
Asian
White
Race
(base = Other)
0 Vehicles
0.01 to 0.49
0.5 Veh/Adult
0.51 to 0.99
1 Veh/Adult
1.01 to 1.5
Veh. per Adult
(base = >1.5)
0-5 years
5-10 years
10-20 years
20-30 years
30+ years
Years in US
(b = Native Brn)
-2
0
2
4


Mean Ratio of Household Vehicles to Adults
By Household Income & Individual Age (Blue Line)
and All-Adult Comparison (Dotted Red Line)
0 to 25k
25k to 50k
50k to 75k
75k to 100k
100k+
18 to 25
25 to 35
35 to 55
55 and up
Mean Ratio of Household Vehicles to Adults
1.0
0.9
0.8
0.7
0.6
0.5
00
05
10
15

Appendix C

Fall 2021 Report Card for Riverside, CA
By The League of American Bicyclists

BICYCLE FRIENDLY COMMUNITY
Fall 2021
BRONZE
THE LEAGUE OF AMERICAN BICYCLISTS

RIVERSIDE, CA

TOTAL POPULATION
324,722

TOTAL AREA *(sq. miles)*
81.54

POPULATION DENSITY
3982

OF LOCAL BICYCLE FRIENDLY BUSINESSES 2

OF LOCAL BICYCLE FRIENDLY UNIVERSITIES 1

10 BUILDING BLOCKS OF A BICYCLE FRIENDLY COMMUNITY

	Average Silver	*Riverside*
High Speed Roads with Bike Facilities	35%	51%
Total on- and off-road Bicycle Network Mileage to Total Road Network Mileage	48%	21%
Bicycle Education in Schools	GOOD	VERY GOOD
Share of Transportation Budget Spent on Bicycling	11%	10%
Bike Month and Bike to Work Events	GOOD	AVERAGE
Active Bicycle Advocacy Group	YES	YES
Active Bicycle Advisory Committee	MEETS EVERY TWO MONTHS	MEETS AT LEAST MONTHLY
Bicycle–Friendly Laws & Ordinances	GOOD	NEEDS IMPROVEMENT
Bike Plan is Current and is Being Implemented	YES	YES
Bike Program Staff to Population	1 PER 78K	1 PER 216.5K

CATEGORY SCORES

ENGINEERING *Bicycle network and connectivity*	4.7/10
EDUCATION *Motorist awareness and bicycling skills*	3.9/10
ENCOURAGEMENT *Mainstreaming bicycling culture*	3.6/10
EVALUATION & PLANNING *Setting targets and having a plan*	5.0/10

KEY OUTCOMES

	Average Silver	*Riverside*
RIDERSHIP *Percentage of Commuters who bike*	2.7%	0.71%
SAFETY MEASURES **CRASHES** *Crashes per 10k bicycle commuters*	537	758
SAFETY MEASURES **FATALITIES** *Fatalities per 10k bicycle commuters*	6.3	9.5

KEY STEPS TO SILVER

» Congratulations on recently adopting the Riverside PACT, including a Complete Streets Ordinance that directs transportation planners and engineers to routinely design and operate the entire right-of-way to enable safe access for all users. It is important to ensure that there is a strong implementation and compliance process for this new policy going forward. The PACT's components will serve as a blueprint for improvements and together have many great recommendations for a more connected network of safe and comfortable bicycle facilities.

» Continue to improve and expand the low-stress bike network for all ages and abilities, and ensure that your community follows a bicycle facility selection criteria that increases separation and protection of bicyclists based on levels of motor vehicle speed and volume.

» Increase the amount of high quality bicycle parking throughout the community. Conduct a bike parking study or audit to determine current conditions of bike parking, both in terms of quality and quantity. Develop community-wide Bicycle Parking Standards to ensure that APBP-compliant bicycle parking is available in areas near transit and urban activity centers. (See www.apbp.org/bicycle-parking-solutions)

» Continue efforts to re-launch a new public bike share system to replace the system that recently ceased operations. Bike sharing is a convenient, cost effective, and healthy way of encouraging locals and visitors to make short trips by bike, make bicycling more accessible to all, and to bridge the 'last mile' between public transit and destinations.

KEY STEPS CONTINUED ON PAGE 2...

RIVERSIDE, CA

Fall 2021

KEY STEPS TO SILVER CONTINUED

» Improve bicycle safety education for students of all ages by incorporating more on-bicycle education opportunities and by expanding the program to all K-12 schools. Providing bicycles in schools for on-bike education ensures that all students can learn to safely ride a bicycle regardless of the availability of a bicycle in their household. Work with the school district, local bicycle groups, and interested parents to expand and improve the Safe Routes to School program.

» Expand bicycle education opportunities for adults. Consider ways to target demographics who currently do not feel safe riding with classes or events that address their concerns and create an inclusive, welcoming environment.

» Host a League Cycling Instructor (LCI) seminar to increase the number of local LCIs in your community. Having several active instructors in the area will enable you to expand cycling education for youth and adults, recruit more knowledgeable cycling ambassadors, deliver Bicycle Friendly Driver education to motorists, and have experts available to assist in encouragement programs.

» Increase the amount of staff time spent on improving conditions for people who bike and walk, either by creating a new Bicycle & Pedestrian Coordinator position or expanding the responsibilities of current staff.

» Continue to develop a bicycle count program that utilizes several methods of data collection including automated bicycle counters to provide long-term data on bicycle use at fixed points and mobile counters to provide periodic or before/after data related to changes in your community's road or bicycle network. Observational counts and surveys can supplement automated data in order to collect demographic information and examine social equity goals.

» Adopt a goal to eliminate traffic fatalities and serious injuries and support this goal with a comprehensive road safety plan or a Vision Zero policy to identify specific strategies to reduce traffic crashes and deaths for all road users, including bicyclists and pedestrians. Introducing low stress bikeway facilities and lowering vehicle speeds through traffic calming treatments are important engineering components for addressing roadway safety.

» Continue efforts to examine and reconsider the City's policies regarding non-exclusively human powered devices on trails so that electric pedal assist bicycles can be used more freely on trails throughout the community.

MORE RESOURCES FOR IMPROVING YOUR COMMUNITY:

» **League of American Bicyclists: https://www.bikeleague.org**

» **Guide to the BFC Report Card: https://bikeleague.org/sites/default/files/Guide_to_the_Bicycle_Friendly_Community_Report_Card.pdf**

» **Resources for Building a Bicycle Friendly Community: https://bikeleague.org/BFC_Resources**

» **Building Blocks of a Bicycle Friendly Community: https://bikeleague.org/content/building-blocks-bicycle-friendly-communities**

» **About the BFC Application Process: https://bikeleague.org/content/about-bfc-application-process**

» **The Five E's: https://bikeleague.org/5-es**

» **Tips for Current and Aspiring BFCs: https://bikeleague.org/BFC-tips**

» **Smart Cycling Program: https://bikeleague.org/ridesmart**

» **Advocacy Reports and Resources: https://bikeleague.org/reports**

» **Bicycle Friendly Business Program: https://bikeleague.org/business**

» **National Bike Month: https://bikeleague.org/bikemonth**

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE OVERALL SITE PLANNING, MASTER LANDSCAPING, STREETSCAPE DESIGN, AND OPEN SPACE AMENITIES OF PHASE B (TENTATIVE TRACT MAP NO. 38595) OF THE NEW HOME DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF LIMONITE AVENUE AND HAMNER AVENUE, ASSESSOR'S PARCEL NUMBERS 164-030-044.

WHEREAS, the Planning Department of the City of Eastvale received an application (PLN24-20069) on August 20, 2024, from The New Home Company (the "Applicant") requesting Major Development Review for the overall site planning, master landscaping, streetscape design, and open space amenities of Tentative Tract Map No. 38595, referred as Phase B of the New Home Development (the "Project"); and

WHEREAS, the proposed project (Project No. PLN24-20069) is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and

WHEREAS, review of the proposed project with respect to the proposed uses was evaluated in the Addendum to the Program Environmental Impact Report (State Clearinghouse No. 2015031028) certified by City Council on May 11, 2022, for the Leal Master Plan project; therefore, no additional environmental analysis is necessary; however, a Notice of Determination will be filed following any action taken on the project; and

WHEREAS, on March 9, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN24-20069 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 19, 2025. In addition, on March 6, 2025, a public hearing notice was also mailed to commercial tenants and residents within a 600-foot radius of the projects site indicating time, date, and place of the public hearing for PLN24-20069; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 19, 2025, at which time it received public testimony concerning Project NO. PLN24-20069 and considered the proposed Major Development Review for the overall site planning, master landscaping, streetscape design, and open space amenities for Phase B (Tentative Tract Map 38595) of The New Home development.

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

SECTION 1. ENVIRONMENTAL FINDINGS

Pursuant to the California Environmental Quality Act, including Public Resources Code Sections 21080(e) and 21082.2, and based on the record and/or as provided at the public hearing,

the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines, as supported by the following Findings and Evidence:

Finding 1: The proposed project is exempt from further environmental review requirements.

Evidence: On May 11, 2022, the Eastvale City Council adopted an Addendum to the previously Certified Program Environmental Impact Report (PEIR) for approval of a Leal Master Plan Amendment, Tentative Tract Map 38290, and Major Development Review. The California Environmental Quality Act (CEQA) Statutes and Guidelines states that when an environmental impact report (EIR) has been certified for a project, no subsequent EIR shall be prepared unless the lead agency determines so on the basis of substantial change in the project which would require major revisions in the EIR. The requested approval of PLN24-20069 requests Major Development Review for the overall site planning, master landscaping, streetscape design, and open space amenities for Phase B (Tentative Tract Map 38595) of The New Home. As such, the proposed project does not exceed the maximum development assumptions of the certified PEIR and would not represent an increased development intensity within the overall approved project area. As such, no further CEQA documentation would be warranted for the proposed project pursuant to CEQA Guidelines Section 15168.

SECTION 2. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN22-20088

Pursuant to Section 120.02.010(c)(6) of the Eastvale Municipal Code, and in light of the record before it, including the staff report dated March 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

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

Evidence: The General Plan land use designation of the proposed site is Leal Policy Area. The Leal Policy Area land use designation allows for the development of a downtown village with a mix of uses including retail, civic, residential, and recreational through heavily landscaped spaces, high-quality architecture and design, and ample access for pedestrians, bicyclist, and automobiles. Therefore, the proposed project would be consistent with the General Plan designation for the site and will further the objectives of the General Plan. Additionally, the proposed project is consistent with the Leal Master Plan Amendment site characteristics, design guidelines, and development standards for a vibrant mixed use downtown.

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

Evidence: The proposed project has been designed to comply with the development and design standards of the Leal Master Plan Amendment, such as providing memorable and enjoyable pedestrian experiences with the proposed urban forest and ample landscaping, wide sidewalks, multipurpose trails, decorative light fixtures, enhanced paving, and both active and passive open spaces. The proposed design is suitable for the mixed-use, downtown village, lifestyle center contemplated for the site in the General Plan and Leal Master Plan Amendment and will enhance the character of the neighborhood and community with novel architecture. For these reasons, the proposed project, as conditioned will enhance the character of the neighborhood and community.

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

Evidence: The proposed architecture, including the character and quality of the design, are suitable for the purposes of a mixed-use, downtown village, lifestyle center by establishing a clear, unparalleled design concept to Eastvale. The project is designed for the pedestrian experience with the proposed urban forest and ample landscaping, wide sidewalks, multipurpose trails, decorative light fixtures, enhanced paving, and both active and passive open spaces. As conditioned, the proposed project will complement traditional architectural styles and introduce novel design features that will enhance the character of the buildings on adjoining and nearby properties.

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

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have been designed to handle the type and quantity of vehicular traffic associated with the proposed project. Wide sidewalks, designated bike lanes, and changes in materials (i.e., asphalt, concrete, decorative pavers, and decomposed granite) clearly distinguish each mode of circulation reducing conflicts between motorized vehicles, pedestrians and bicyclist. Finally, the City Engineer and Riverside County Sheriff's Department have reviewed the proposed project access and on-site circulation design and do not have any concerns.

Finding 5: The proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The project site is not within the Chino Airport Influence Area.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the Planning Commission of the City of Eastvale hereby approves Major Development Review No. PLN 24-20069 for the overall site planning, master landscaping, streetscape design, and open space amenities for Phase B (Tentative Tract Map 38595) of The New Home development, subject to the conditions of approval.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2025.

_____
Josh Lee
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting held on the 19th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE MASTER SITE PLANNING AND ARCHITECTURE OF PLANNING AREA 9 (PA-9) OF THE LEAL MASTER PLAN TO ACCOMMODATE A 51-UNIT TRIPLEX AND ONE (1) 6-PLEX RESIDENTIAL COMMUNITY WITH ASSOCIATED PARKING AREAS AND LANDSCAPING LOCATED AT THE NORTHWEST CORNER OF LIMONITE AVENUE AND HAMNER AVENUE, ASSESSOR'S PARCEL NUMBER 164-030-044.

WHEREAS, the Planning Department of the City of Eastvale received an application (PLN24-20070) on August 20, 2024, from The New Home Company (the "Applicant") requesting Major Development Review for the master site planning and architecture of Planning Area 9 (PA-9) of the Leal Master Plan or Lots 30-34 of proposed Tentative Tract Map 38595, to accommodate a proposed 51-unit triplex and one (1) 6-plex residential community, with associated parking areas, and landscaping (the "Project"); and

WHEREAS, the proposed project (Project No. PLN24-20070) is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and

WHEREAS, review of the proposed project with respect to the proposed uses was evaluated in the Addendum to the Program Environmental Impact Report (State Clearinghouse No. 2015031028) certified by City Council on May 11, 2022, for the Leal Master Plan project; therefore, no additional environmental analysis is necessary; however, a Notice of Determination will be filed following any action taken on the project; and

WHEREAS, on March 9, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN24-20070 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 19, 2025. In addition, on March 6, 2025, a public hearing notice was also mailed to commercial tenants and residents within a 600-foot radius of the projects site indicating time, date, and place of the public hearing for PLN24-20070; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 19, 2025, at which time it received public testimony concerning Project NO. PLN24-20070 and considered the proposed Major Development Review for the master site planning and architecture of PA-9 of the Leal Master Plan.

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

Finding 1: The proposed project is exempt from further environmental review requirements.

Evidence: On May 11, 2022, the Eastvale City Council adopted an Addendum to the previously Certified Program Environmental Impact Report (PEIR) for approval of a Leal Master Plan Amendment, Tentative Tract Map 38290, and Major Development Review. The California Environmental Quality Act (CEQA) Statutes and Guidelines states that when an environmental impact report (EIR) has been certified for a project, no subsequent EIR shall be prepared unless the lead agency determines so on the basis of substantial change in the project which would require major revisions in the EIR. The requested approval of PLN24-20070 requests Major Development Review for the master site planning and architecture of PA-9 of the Leal Master Plan to accommodate a proposed 51-unit triplex and one (1) 6-plex residential community. As such, the proposed project does not exceed the maximum development assumptions of the certified PEIR and would not represent an increased development intensity within the overall approved project area. As such, no further CEQA documentation would be warranted for the proposed project pursuant to CEQA Guidelines Section 15168.

SECTION 2. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN24-20070

Pursuant to Section 120.02.010(c)(6) of the Eastvale Municipal Code, and in light of the record before it, including the staff report dated March 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

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

Evidence: The General Plan land use designation of the proposed site is Leal Policy Area. The Leal Policy Area land use designation allows for the development of attached single-family residential. Therefore, the proposed project would be consistent with the General Plan designation for the site and will further the objectives of the General Plan. Additionally, the proposed project is consistent with the Leal Master Plan Amendment site characteristics, design guidelines, and development standards for the attached single-family residential product time.

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

Evidence: The proposed project has been designed to comply with the development and design standards of the Leal Master Plan Amendment, such as providing identifiable entries with decorative paving, front entries oriented towards the street, paseos, and open space, building articulation with roof overhangs, balconies, and projections, and a consistent plant palette creating to an urban forest. The proposed architecture, site plan, and landscaping are suitable for the mixed-used downtown, lifestyle center contemplated for the site in the General Plan and Leal Master Plan Amendment and will enhance the character of the neighborhood and community with novel architecture. For these reasons, the proposed project, as conditioned will enhance the character of the neighborhood and community.

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

Evidence: The architecture of the proposed residential community has been designed to satisfy the development and design standards of the Leal Master Plan Amendment. The project displays articulated front building facades that promote individual unit identity and are oriented towards the street, paseos, and open space. All elevations of the building have been designed to create variation and visual interest with the use of various materials and colors. The residential units consist of Progressive Spanish, Transitional Farmhouse, and Progressive Farmhouse architectural styles with nine distinct color schemes. Additionally, decorative street lighting and enhanced pavement at pedestrian crossing and community entry points add to the high quality design of the community. For these reasons, the proposed architecture is well-suited and is consistent with the character of the buildings on adjoining and nearby properties.

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

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have been designed to handle the type and quantity of vehicular traffic associated with the proposed project. Wide sidewalks, designated bike lanes, and changes in materials (i.e., asphalt, concrete, decorative pavers, and decomposed granite) clearly distinguish each mode of circulation reducing conflicts between motorized vehicles, pedestrians and bicyclist. Finally, the City

Engineer and Riverside County Sheriff's Department have reviewed the proposed project access and on-site circulation design and do not have any concerns.

Finding 5: The proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The project site is not within the Chino Airport Influence Area.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the Planning Commission of the City of Eastvale hereby approves Major Development Review No. PLN 24-20070 for the master site planning and architecture of Planning Area 9 (PA-9) of the Leal Master Plan, subject to the conditions of approval.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2025.

_____
Josh Lee
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting held on the 19th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE MASTER SITE PLANNING AND ARCHITECTURE OF PLANNING AREA 11A (PA-11A) OF THE LEAL MASTER PLAN TO ACCOMMODATE A 91-UNIT DUPLEX AND TRIPLEX RESIDENTIAL COMMUNITY WITH ASSOCIATED PARKING AREAS AND LANDSCAPING LOCATED AT THE NORTHWEST CORNER OF LIMONITE AVENUE AND HAMNER AVENUE, ASSESSOR'S PARCEL NUMBER 164-030-044.

WHEREAS, the Planning Department of the City of Eastvale received an application (PLN24-20071) on August 20, 2024, from The New Home Company (the "Applicant") requesting Major Development Review for the master site planning and architecture of Planning Area 11A (PA-11A) of the Leal Master Plan or Lots 1-11 of proposed Tentative Tract Map 38595, to accommodate a proposed 91-unit duplex and triplex residential community, with associated parking areas, and landscaping (the "Project"); and

WHEREAS, the proposed project (Project No. PLN24-20071) is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and

WHEREAS, review of the proposed project with respect to the proposed uses was evaluated in the Addendum to the Program Environmental Impact Report (State Clearinghouse No. 2015031028) certified by City Council on May 11, 2022, for the Leal Master Plan project; therefore, no additional environmental analysis is necessary; however, a Notice of Determination will be filed following any action taken on the project; and

WHEREAS, on March 9, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN24-20071 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 19, 2025. In addition, on March 6, 2025, a public hearing notice was also mailed to commercial tenants and residents within a 600-foot radius of the projects site indicating time, date, and place of the public hearing for PLN24-20071; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 19, 2025, at which time it received public testimony concerning Project NO. PLN24-20071 and considered the proposed Major Development Review for the master site planning and architecture of PA-11A of the Leal Master Plan.

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

Finding 1: The proposed project is exempt from further environmental review requirements.

Evidence: On May 11, 2022, the Eastvale City Council adopted an Addendum to the previously Certified Program Environmental Impact Report (PEIR) for approval of a Leal Master Plan Amendment, Tentative Tract Map 38290, and Major Development Review. The California Environmental Quality Act (CEQA) Statutes and Guidelines states that when an environmental impact report (EIR) has been certified for a project, no subsequent EIR shall be prepared unless the lead agency determines so on the basis of substantial change in the project which would require major revisions in the EIR. The requested approval of PLN24-20071 requests Major Development Review for the master site planning and architecture of PA-11A of the Leal Master Plan to accommodate a proposed 91-unit duplex and triplex residential community. As such, the proposed project does not exceed the maximum development assumptions of the certified PEIR and would not represent an increased development intensity within the overall approved project area. As such, no further CEQA documentation would be warranted for the proposed project pursuant to CEQA Guidelines Section 15168.

SECTION 2. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN24-20071

Pursuant to Section 120.02.010(c)(6) of the Eastvale Municipal Code, and in light of the record before it, including the staff report dated March 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

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

Evidence: The General Plan land use designation of the proposed site is Leal Policy Area. The Leal Policy Area land use designation allows for the development of attached single-family residential. Therefore, the proposed project would be consistent with the General Plan designation for the site and will further the objectives of the General Plan. Additionally, the proposed project is consistent with the Leal Master Plan Amendment site characteristics, design guidelines, and development standards for the attached single-family residential product time.

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

Evidence: The proposed project has been designed to comply with the development and design standards of the Leal Master Plan Amendment, such as providing identifiable entries with decorative paving, front entries oriented towards the street, paseos, and open space, building articulation with roof overhangs, balconies, and projections, and a consistent plant palette creating to an urban forest. The proposed architecture, site plan, and landscaping are suitable for the mixed-used downtown, lifestyle center contemplated for the site in the General Plan and Leal Master Plan Amendment and will enhance the character of the neighborhood and community with novel architecture. For these reasons, the proposed project, as conditioned will enhance the character of the neighborhood and community.

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

Evidence: The architecture of the proposed residential community has been designed to satisfy the development and design standards of the Leal Master Plan Amendment. The project displays articulated front building facades that promote individual unit identity and are oriented towards the street, paseos, and open space. All elevations of the building have been designed to create variation and visual interest with the use of various materials and colors. The residential units consist of Progressive Spanish, Transitional Farmhouse, and Transitional Craftsman architectural styles with nine distinct color schemes. Additionally, decorative street lighting and enhanced pavement at pedestrian crossing and community entry points add to the high quality design of the community. For these reasons, the proposed architecture is well-suited and is consistent with the character of the buildings on adjoining and nearby properties.

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

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have been designed to handle the type and quantity of vehicular traffic associated with the proposed project. Wide sidewalks, designated bike lanes, and changes in materials (i.e., asphalt, concrete, decorative pavers, and decomposed granite) clearly distinguish each mode of circulation reducing conflicts between motorized vehicles, pedestrians and bicyclist. Finally, the City

Engineer and Riverside County Sheriff's Department have reviewed the proposed project access and on-site circulation design and do not have any concerns.

Finding 5: The proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The project site is not within the Chino Airport Influence Area.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the Planning Commission of the City of Eastvale hereby approves Major Development Review No. PLN 24-20071 for the master site planning and architecture of Planning Area 11A (PA-11A) of the Leal Master Plan, subject to the conditions of approval.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2025.

_____
Josh Lee
Chairman

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting held on the 19th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE MASTER SITE PLANNING AND ARCHITECTURE OF PLANNING AREA 11B (PA-11B) OF THE LEAL MASTER PLAN TO ACCOMMODATE A 90-UNIT 6 AND 8-PLEX RESIDENTIAL COMMUNITY WITH ASSOCIATED PARKING AREAS AND LANDSCAPING LOCATED AT THE NORTHWEST CORNER OF LIMONITE AVENUE AND HAMNER AVENUE, ASSESSOR'S PARCEL NUMBER 164-030-044.

WHEREAS, the Planning Department of the City of Eastvale received an application (PLN24-20072) on August 20, 2024, from The New Home Company (the "Applicant") requesting Major Development Review for the master site planning and architecture of Planning Area 11B (PA-11B) of the Leal Master Plan or Lots 12-21 of proposed Tentative Tract Map 38595, to accommodate a proposed 90-unit 6 and 8-plex residential community, with associated parking areas, and landscaping (the "Project"); and

WHEREAS, the proposed project (Project No. PLN24-20072) is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and

WHEREAS, review of the proposed project with respect to the proposed uses was evaluated in the Addendum to the Program Environmental Impact Report (State Clearinghouse No. 2015031028) certified by City Council on May 11, 2022, for the Leal Master Plan project; therefore, no additional environmental analysis is necessary; however, a Notice of Determination will be filed following any action taken on the project; and

WHEREAS, on March 9, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN24-20072 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 19, 2025. In addition, on March 6 2025, a public hearing notice was also mailed to commercial tenants and residents within a 600-foot radius of the projects site indicating time, date, and place of the public hearing for PLN24-20072; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 19, 2025, at which time it received public testimony concerning Project NO. PLN24-20072 and considered the proposed Major Development Review for the master site planning and architecture of PA-11B of the Leal Master Plan.

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

Finding 1: The proposed project is exempt from further environmental review requirements.

Evidence: On May 11, 2022, the Eastvale City Council adopted an Addendum to the previously Certified Program Environmental Impact Report (PEIR) for approval of a Leal Master Plan Amendment, Tentative Tract Map 38290, and Major Development Review. The California Environmental Quality Act (CEQA) Statutes and Guidelines states that when an environmental impact report (EIR) has been certified for a project, no subsequent EIR shall be prepared unless the lead agency determines so on the basis of substantial change in the project which would require major revisions in the EIR. The requested approval of PLN24-20072 requests Major Development Review for the master site planning and architecture of PA-11B of the Leal Master Plan to accommodate a proposed 90-unit 6 and 8-plex residential community. As such, the proposed project does not exceed the maximum development assumptions of the certified PEIR and would not represent an increased development intensity within the overall approved project area. As such, no further CEQA documentation would be warranted for the proposed project pursuant to CEQA Guidelines Section 15168.

SECTION 2. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN24-20072

Pursuant to Section 120.02.010(c)(6) of the Eastvale Municipal Code, and in light of the record before it, including the staff report dated March 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

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

Evidence: The General Plan land use designation of the proposed site is Leal Policy Area. The Leal Policy Area land use designation allows for the development of attached multi-family residential. Therefore, the proposed project would be consistent with the General Plan designation for the site and will further the objectives of the General Plan. Additionally, the proposed project is consistent with the Leal Master Plan Amendment site characteristics, design guidelines, and development standards for the attached multi-family residential product time.

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

Evidence: The proposed project has been designed to comply with the development and design standards of the Leal Master Plan Amendment, such as providing identifiable entries with decorative paving, front entries oriented towards the street, paseos, and open space, building articulation with roof overhangs, balconies, and projections, and a consistent plant palette creating to an urban forest. The proposed architecture, site plan, and landscaping are suitable for the mixed-used downtown, lifestyle center contemplated for the site in the General Plan and Leal Master Plan Amendment and will enhance the character of the neighborhood and community with novel architecture. For these reasons, the proposed project, as conditioned will enhance the character of the neighborhood and community.

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

Evidence: The architecture of the proposed residential community has been designed to satisfy the development and design standards of the Leal Master Plan Amendment. The project displays articulated front building facades that promote individual unit identity and are oriented towards the street, paseos, and open space. All elevations of the building have been designed to create variation and visual interest with the use of various materials and colors. The residential units consist of Transitional Mediterranean, Transitional Farmhouse, and Transitional Craftsman architectural styles with nine distinct color schemes. Additionally, decorative street lighting and enhanced pavement at pedestrian crossing and community entry points add to the high quality design of the community. For these reasons, the proposed architecture is well-suited and is consistent with the character of the buildings on adjoining and nearby properties.

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

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have been designed to handle the type and quantity of vehicular traffic associated with the proposed project. Wide sidewalks, designated bike lanes, and changes in materials (i.e., asphalt, concrete, decorative pavers, and decomposed granite) clearly distinguish each mode of circulation reducing conflicts between motorized vehicles, pedestrians and bicyclist. Finally, the City

Engineer and Riverside County Sheriff's Department have reviewed the proposed project access and on-site circulation design and do not have any concerns.

Finding 5: The proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The project site is not within the Chino Airport Influence Area.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the Planning Commission of the City of Eastvale hereby approves Major Development Review No. PLN 24-20072 for the master site planning and architecture of Planning Area 11B (PA-11B) of the Leal Master Plan, subject to the conditions of approval.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2025.

_____
Josh Lee
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting held on the 19th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING THE MASTER SITE PLANNING AND ARCHITECTURE OF PLANNING AREA 11C (PA-11C) OF THE LEAL MASTER PLAN TO ACCOMMODATE A 63-UNIT TRIPLEX RESIDENTIAL COMMUNITY WITH ASSOCIATED PARKING AREAS AND LANDSCAPING LOCATED AT THE NORTHWEST CORNER OF LIMONITE AVENUE AND HAMNER AVENUE, ASSESSOR'S PARCEL NUMBER 164-030-044.

WHEREAS, the Planning Department of the City of Eastvale received an application (PLN24-20073) on August 20, 2024, from The New Home Company (the "Applicant") requesting Major Development Review for the master site planning and architecture of Planning Area 11C (PA-11C) of the Leal Master Plan or Lots 22-29 of proposed Tentative Tract Map 38595, to accommodate a proposed 63-unit triplex residential community, with associated parking areas, and landscaping (the "Project"); and

WHEREAS, the proposed project (Project No. PLN24-20073) is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and

WHEREAS, review of the proposed project with respect to the proposed uses was evaluated in the Addendum to the Program Environmental Impact Report (State Clearinghouse No. 2015031028) certified by City Council on May 11, 2022, for the Leal Master Plan project; therefore, no additional environmental analysis is necessary; however, a Notice of Determination will be filed following any action taken on the project; and

WHEREAS, on March 9, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN24-20073 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 19, 2025. In addition, on March 6, 2025, a public hearing notice was also mailed to commercial tenants and residents within a 600-foot radius of the projects site indicating time, date, and place of the public hearing for PLN24-20073; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 19, 2025, at which time it received public testimony concerning Project NO. PLN24-20073 and considered the proposed Major Development Review for the master site planning and architecture of PA-11C of the Leal Master Plan.

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

Finding 1: The proposed project is exempt from further environmental review requirements.

Evidence: On May 11, 2022, the Eastvale City Council adopted an Addendum to the previously Certified Program Environmental Impact Report (PEIR) for approval of a Leal Master Plan Amendment, Tentative Tract Map 38290, and Major Development Review. The California Environmental Quality Act (CEQA) Statutes and Guidelines states that when an environmental impact report (EIR) has been certified for a project, no subsequent EIR shall be prepared unless the lead agency determines so on the basis of substantial change in the project which would require major revisions in the EIR. The requested approval of PLN24-20073 requests Major Development Review for the master site planning and architecture of PA-11C of the Leal Master Plan to accommodate a proposed 63-unit triplex residential community. As such, the proposed project does not exceed the maximum development assumptions of the certified PEIR and would not represent an increased development intensity within the overall approved project area. As such, no further CEQA documentation would be warranted for the proposed project pursuant to CEQA Guidelines Section 15168.

SECTION 2. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN24-20073

Pursuant to Section 120.02.010(c)(6) of the Eastvale Municipal Code, and in light of the record before it, including the staff report dated March 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

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

Evidence: The General Plan land use designation of the proposed site is Leal Policy Area. The Leal Policy Area land use designation allows for the development of attached multi-family residential. Therefore, the proposed project would be consistent with the General Plan designation for the site and will further the objectives of the General Plan. Additionally, the proposed project is consistent with the Leal Master Plan Amendment site characteristics, design guidelines, and development standards for the attached multi-family residential product time.

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

Evidence: The proposed project has been designed to comply with the development and design standards of the Leal Master Plan Amendment, such as providing identifiable entries with decorative paving, front entries oriented towards the street, paseos, and open space, building articulation with roof overhangs, balconies, and projections, and a consistent plant palette creating to an urban forest. The proposed architecture, site plan, and landscaping are suitable for the mixed-used downtown, lifestyle center contemplated for the site in the General Plan and Leal Master Plan Amendment and will enhance the character of the neighborhood and community with novel architecture. For these reasons, the proposed project, as conditioned will enhance the character of the neighborhood and community.

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

Evidence: The architecture of the proposed residential community has been designed to satisfy the development and design standards of the Leal Master Plan Amendment. The project displays articulated front building facades that promote individual unit identity and are oriented towards the street, paseos, and open space. All elevations of the building have been designed to create variation and visual interest with the use of various materials and colors. The residential units consist of Transitional Mediterranean, Transitional Farmhouse, and Transitional Farmhouse architectural styles with nine distinct color schemes. Additionally, decorative street lighting and enhanced pavement at pedestrian crossing and community entry points add to the high quality design of the community. For these reasons, the proposed architecture is well-suited and is consistent with the character of the buildings on adjoining and nearby properties.

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

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have been designed to handle the type and quantity of vehicular traffic associated with the proposed project. Wide sidewalks, designated bike lanes, and changes in materials (i.e., asphalt, concrete, decorative pavers, and decomposed granite) clearly distinguish each mode of circulation reducing conflicts between motorized vehicles, pedestrians and bicyclist. Finally, the City

Engineer and Riverside County Sheriff's Department have reviewed the proposed project access and on-site circulation design and do not have any concerns.

Finding 5: The proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The project site is not within the Chino Airport Influence Area.

SECTION 3. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 3, the Planning Commission of the City of Eastvale hereby approves Major Development Review No. PLN24-20073 for the master site planning and architecture of Planning Area 11C (PA-11C) of the Leal Master Plan, subject to the conditions of approval.

PASSED, APPROVED AND ADOPTED this 19th day of March, 2025.

_____
Josh Lee
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting held on the 19th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. PLN24-20069 - 20073 – Major Development Reviews (DR) for the overall site planning, master landscaping, streetscape design, and open space amenities of Phase B (Tentative Tract Map 38595) and the master site planning, architecture, landscaping, parking, and open space amenities of Planning Area 9, Planning Area 11A, Planning Area 11B, and Planning Area 11C of the Leal Master Plan, located at the northwest corner of Limonite Avenue and Hamner Avenue.
Assessor's Parcel Number: 164-030-044
Planning Commission Date March 19, 2025
Planning Commission Approval:

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Division. The signed statement of acceptance is required and must be returned to the Planning Division prior to submittal for Building and Grading Permits. Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City as provided for in the Development Agreement by and between the applicant and the City for the project (DA 003).	Ongoing	Planning Division	
3.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the **Project**.	Ongoing	Planning Division	

DRAFT

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
4.	PLN24-20069-20073 is granted for the time period as provided for in the Development Agreement by and between the applicant and the City for the project (DA 003).	Ongoing	Planning Division	
5.	All applicable Major Development Review, Tentative Tract Map 38290, and Development Agreement conditions of approval for PLN21-20039 shall be incorporated herein by reference.	Ongoing	Planning Division	
6.	The project shall be developed in accordance with the Major Development Review applications approved by the Planning Commission on March 19, 2025, including the approved site plan, architectural elevations, conceptual landscape plans, etc. The applicant may request modifications or revisions to the approved project as outlined in Section 120.01.050(2) of the Eastvale Zoning Code, as existing prior to May 11, 2022.	Ongoing	Planning Division	
7.	As applicable, conditions of approval for Tentative Tract Map 38594 shall be incorporated herein by reference.	Ongoing	Planning and Public Works Departments	
8.	The cover sheet of the building construction drawings shall include a blue line print of the City's conditions of approval and shall be attached to each set of plans submitted for City approval.	Ongoing	Planning Division	
9.	The applicant's deposit account with Public Works shall have a balance of at least $10,000 to cover staff time to follow-up, monitoring, and other post approval work by staff. The City reserves the right to request additional deposits to cover post approval staff work and to half work if the deposit account is exhausted.	Ongoing	Public Works Department	
Prior to Map Recordation (TTM 38595)				
10.	Right-of-way as shown on TTM38595 along the entire frontage as may be required to provide a property line at ultimate right-of-way in accordance	Prior to Map Recordation	Public Works Department	

DRAFT

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	with the City General Plan, any applicable Specific Plan and/or as requested by the City Engineer.			
11.	All public road dedications as part of this Conditions of Approval shall comply with the Leal Master Plan and Tentative Tract Map 38595.	Prior to Map Recordation	Public Works Department	
12.	Backbone streets shall consist of 76' of right-of-way developed as follows: 2' of landscaping, an 11' concrete dual purpose trail (evenly delineated by striping), 7' of landscaping, 36' for two (2) general purpose travel lanes, 7' of landscaping, an 5' concrete sidewalk, and 8' of landscaping.	Prior to Map Recordation	Public Works Department	
13.	Monument bond shall be posted with the City	Prior to Map Recordation	Public Works Department	
14.	The applicant shall enter into a Subdivision Improvement Agreement with the city, and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval.	Prior to Map Recordation	Public Works Department	
General **Prior to the Issuance of Grading Permit**				
15.	Grading in excess of 199 cubic yards will required performance security to be posted with the City.	Prior to Grading Permit	Public Works Department	
16.	A permit for the hauling of material to and from the project site shall be submitted to the City for approval.	Prior to Grading Permit	Public Works Department	
17.	Submit a California civil engineer prepared earthwork cut and fill certification letter to the Engineering Division for review. If the required earthwork in cubic yards is 50 CY or less, a Precise Grading/Paving Plan will not be required; however, the applicant is required to pull an	Prior to Grading Permit	Public Works Department	

DRAFT

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

DRAFT

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	shall be provided to the City Engineer. The General Construction Permit requires the developer's contractor to prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP"). The SWPPP requires all appropriate measures be implemented to prevent erosion and water pollution during construction.			
21.	A California registered Geotechnical Engineer prepared Geotechnical/Soils Report shall be required for and incorporated as an integral part of the grading/paving plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading/Paving Plan.	Prior to Grading Permit	Public Works Department	
22.	All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. All on-site City Engineer approved retention, or other facilities are required to contain the increase stormwater runoff generated from the proposed development. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. The City Engineer must approve the final retention basin sizing and other stormwater runoff mitigation measures determined upon review and approval of the hydrology and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The existing "pre-developed" condition compared to the proposed "developed" condition shall be used to calculate the volume of increased stormwater runoff to retain on-site under the 100-year frequency storm.	Prior to Grading Permit	Public Works Department	
23.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that	Prior to Grading Permit	Public Works Department	

DRAFT

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.			
24.	A site-specific air toxics pollutant analysis shall be conducted in accordance with the SCAQMD (2008) Final Localized Significance Threshold Methodology for operational activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures shall be identified in order to reduce potential impacts to a level that is less than significant. If it is the case that emissions remain in excess of SCAQMD localized significance thresholds despite the imposition of air toxic reduction measures, project- specific operations-related dispersion modeling acceptable to the SCAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter generated by heavy-duty haul trucks. If SCAQMD risk thresholds would be exceeded, additional mitigation measures shall be identified in the air toxics analysis to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and merchandise delivery schedule. The City shall ensure that operations include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds. Operations- generated air toxic pollutant mitigation measures may include but not be limited to: Redesigning the project site plan to locate proposed loading dock facilities as far from sensitive receptors as possible. Posting signage stating the State-mandated prohibition on all project trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle City of Eastvale Page 21 Leal Master Plan EIR Addendum No. 1 Idling Emission Reduction Program. Restricting the number of daily heavy-duty haul truck deliveries. *(Mitigation Measure 3.3.5b Air Quality)*	Prior to Grading Permit	Planning, Building and Safety, or Public Works Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
25.	The following Addendum No.1 to the Leal Master Plan EIR mitigation measures shall be implemented and specified on all project construction plans: Clearing and construction activities shall be conducted outside of 6:00 p.m. and 6:00 a.m. during the months of June through September, and outside of 6:00 p.m. and 7:00 a.m. during the months of October through May (Municipal Code Chapter 8.52, Noise Regulation). All construction equipment shall be kept properly tuned and use noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. Construction equipment staging areas shall be centrally located on the project site or located at the farthest distance possible from nearby residential land uses. All motorized construction equipment and vehicles shall be turned off when not in use. *(Mitigation Measure 3.6.4 Noise)*	Prior to Grading Permit	Planning Division	
26.	MM 3.7.1 All construction and clearing activities shall be conducted outside of the avian nesting season (January 15– August 31), when feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, special-status resident birds, and other migratory birds protected by the Migratory Bird Treaty Act shall be conducted by a qualified biologist, up to 3 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities	Prior to Grading Permit	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	taking place have the potential to disturb or otherwise harm nesting birds. If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The City shall be notified if altered exclusions zones widths are authorized by these agencies prior to the initiation of work. The exclusion zones shall remain in force until all young have fledged. *(Mitigation Measures 3.7.1 Biological Resources)*			
27.	If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities in the project area, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery. The City shall consider mitigation recommendations presented by a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and the project applicant of the site where the discovery is made shall consult and agree on implementation of a measure or measures that the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of cultural resources. *(Mitigation Measure 3.8.2 Cultural Resources)*	Prior to Grading Permit	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
28.	If human remains are discovered during any ground-disturbing activities in the project area, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and the Riverside County Coroner must be notified per California Public Resources Code Section 7050.5 and California Health and Safety Code Section 5097.98. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and I shall be followed. *(Mitigation Measure 3.8.3 Cultural Resources)*	Prior to Grading Permit	Planning Division	
29.	Prior to issuance of a grading permit, a certified professional paleontologist will be retained by the developer to provide professional paleontological services, which will include survey, education of construction workers, onsite construction monitoring, appropriate recovery, and reporting. A paleontological monitor shall be present during ground disturbing activities in the eastern half of the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation). The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols. The paleontological monitor shall be present full-time during ground disturbance in the eastern half of the Project, including but not limited to grading, trenching, utilities, and offsite easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.	Prior to Grading Permit	Planning Division	

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Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. In consultation with the qualified paleontologist the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared. If the discovery is significant the qualified paleontologist shall notify the CLIENT and CITY immediately. In consultation with the CLIENT and CITY the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find. For the remaining portions of the Project site, if any paleontological resources (fossils) are discovered during grading or construction activities in the project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist. The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. The City and the project applicant shall consult and agree on implementation of a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in			

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of paleontological resources. *(Mitigation Measure 3.8.4 Cultural Resources)*			
30.	The project applicant shall conduct a Phase II ESA and shall follow its recommendations to remediate any potentially contaminated soil or groundwater. On-site contaminants must be addressed to the satisfaction of either Cal/EPA or the Riverside County Waste Management Department, with their approval of completion of activities/remedial action plans (RAP) submitted to the Eastvale Department of Building and Construction prior to the issuance of a grading permit. *(Mitigation Measure 3.10.2b Hazards and Hazardous Materials)*	Prior to Grading Permit	Building and Planning Divisions	
31.	All trash and debris observed on-site shall be removed prior to construction activities and disposed of at a landfill or approved dumpsite. *(Mitigation Measure 3.10.2c Hazards and Hazardous Materials)*	Prior to Grading Permit	Building and Planning Divisions	
General **Prior to the Issuance of Encroachment Permit**				
32.	Landscape plans for all landscaping improvements within existing or future right-of-way shall be submitted to the Public Works and Planning Division for review and approval	Prior to Issuance of Encroachment Permit	Public Works Department	
33.	Traffic Control Plan prepared by a licensed civil/traffic engineer shall be submitted to the City Engineer for review and approval	Prior to Issuance of Encroachment	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
34.	The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to issuance of encroachment permit	Public Works Department	
General **Prior to the Issuance of Building Permit**				
35.	Nonglare glass shall be used in all nonresidential buildings to minimize and reduce impacts from glare. Buildings that are allowed to use semi-reflective glass must be oriented so that the reflections of sunlight is minimized Types of nonglare glass shall be specified on final development plans. *(Mitigation Measure 3.5.1 Aesthetics, Light, and Glare)*	Prior to Building Permit	Building Division	
36.	**Asbestos**. Prior to the issuance of any permit for the demolition or alteration of existing structures(s), a letter shall be provided to the Planning Department from a qualified asbestos abatement consultant indicating that no asbestos-containing materials (ACM) are present in the building. If ACMs are found to be present, they will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 and all other applicable state and federal rules and regulations. **Led Paint**. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Eastvale Building Safety and Inspection Department. Should lead-based paint materials be identified, standard	Prior to Building Permit	Building Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	handling and disposal practices shall be implemented pursuant to OSHA regulations. **Polychlorinated Biphenyls**. Prior to issuance of a demolition permit, a polychlorinated biphenyls (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulations governing PCB removal and disposal. (Mitigation Measure 3.10.2a Hazards and Hazardous Materials)			
37.	**NOI PDF-1** Prior to the issuance of building permits, the Project will demonstrate that building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units located along arterial roadways and/or adjacent to commercial uses, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways: • Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources. • Install double-paned or upgraded STC sound rated windows. • Provide sound insulating exterior walls and roofing systems. • Locate and/or design attic vents to minimize sound propagation into each home. • Provide forced-air ventilation systems. • Provide the necessary setbacks for dwelling units fronting along major	Prior to Building Permit	Building Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	roadways. **NOI PDF-2** The Project will comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g. floor/ceiling assemblies and demising walls). **NOI PDF-3** For proper acoustical performance, all exterior windows, doors, and sliding glass doors will have a positive seal and leaks/cracks must be kept to a minimum. **NOI PDF-4** The final building plans will ensure that HVAC units are not located within an area of the Project site that would contribute to a noise level exceedance at any adjacent property line, per the City of Eastvale Municipal Code requirements. To meet the City's noise standards the following measures should be followed: • All HVAC equipment shall be shielded or enclosed from the line of sight of adjacent residential uses. • The combined noise level of all units operating simultaneously shall not exceed the City of Eastvale daytime and nighttime exterior standards at the nearest surrounding property lines. **NOI PDF-5** Future residents, property management personnel, and commercial tenants will be required to comply with the City of Eastvale Municipal			

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Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Code Noise Regulations, Chapter 8.52, which specify that no person shall create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness. To help ensure compliance with the City's Noise Regulations, the following recommendations are provided: • Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (8 a.m. – 10 p.m.). • Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less. **NOI PDF-6** The Project will prepare a construction management plan and obtain a construction work permit from the City of Eastvale prior to starting construction. The construction management plan will ensure all contractors implement construction best management practices to reduce construction noise levels. Examples of best management practices may include the following: • All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields). • Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible. • If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators			

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	capable of providing variable load. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. • Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator. • Construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. to 7:00 a.m. during the months of October through May. **NOI PDF-7** The Project will not include pile driving or blasting activities during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment will be conducted prior to start of any activity.			
38.	The Precise Grading/Paving Plan shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of a grading permit.	Prior to building permit issuance	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
39.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to construction of any building foundation.	Prior to building permit issuance	Public Works Department	
40.	All construction shall comply with the most recently adopted City and State building codes: • 2022 California Building Code • 2022 California Residential Code • 2022 California Electrical Code • 2022 California Mechanical Code • 2022 California Plumbing Code • 2022 California Fire Code • 2022 California Green Code	Prior to building permit issuance	Building Division	
41.	Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC section 1704. Please contact the Building Division at the time of plan submittal to obtain an application for special inspections.	Prior to building permit issuance	Building Division	
42.	The Title Sheet of the plans shall include: • Occupancy Group • Occupant Load • Description of use • Type of Construction • Height of Building • Floor area of building(s) and/or occupancy group(s)	Prior to Building Permit	Building Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
43.	School impact fees shall be paid prior to building permit issuance.	Prior to Building Permit	Building Division	
44.	Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be dimensioned on the plot plan.	Prior to Building Permit	Building Division	
45.	The plot plan must show all property lines and easements, and a statement stating that such lines and easements are shown is required.	Prior to Building Permit	Building Division	
46.	The project design will conform to energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption, such as flow restrictions for toilets, low consumption light fixtures, and insulation. It shall also use drought tolerant landscaping to the extent feasible.	Prior to Building Permit	Building Division	
47.	Per the Business and Professions Code, a design professional will be required to prepare plans for proposed improvements at the time of construction drawings.	Prior to Building Permit	Building Division	
48.	Public and private site improvements shall be designed in accordance with the American with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slopes, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right-of-way and accessible parking to the building. The design professional shall ensure that the site accessibility plan is in compliance with the latest Federal and State regulations.	Prior to Building Permit	Building Division	
49.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD.	Prior to Building Permit	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
50.	Submit California registered civil engineer prepared sewer improvement plans to the JCSD/Engineering Division. The plans shall be JCSD approved prior to issuance of any building permits.	Prior to Building Permit	Public Works Department	
51.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to Building Permit	Public Works	
52.	Prior to the issuance of a Building Permit, the Developer shall pay all necessary fees as determined by the City Engineer including but not limited to Multiple Species Habitat Conservation Plan ("MSHCP") fees.	Prior to Building Permit	Public Works Department	
53.	The developer shall prepare an address blocking exhibit with the proposed addressing and street names for review and approval by the Planning Division. This plan, including updates to the plan, shall include addressing for buildings (primary address and units) and utilities such as but not limited to electrical/water/single/dual irrigation meter pedestal(s) or temporary power poles.	Prior to Building Permit	Planning and Building Division	
54.	The MDR has approved the overall architectural styles and enhanced elevations at specific location as identified on the site plan for each planning area. During plan check, the City may request minor adjustments/enhancements to limited aspects of the architectural details, without wholesale changes to the architectural style.	Prior to Building Permit	Planning Division	
55.	Construction and architectural detailing shall be in substantial conformance with the approved plans, including but not necessarily limited to elevation drawings and material/colors sample board submitted as a part of this application and as approved by the Planning Commission, except that any modification shall be subject to the discretion of the Community Development Director upon finding that	Prior to building permit	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	any changes are comparable in substance and quality to the original approval.			
56.	Any future modification to the building colors and materials approved by the Planning Commission shall be subject to review and approval by the Community Development Director. At the Community Development Director's discretion, proposed color and material modification may be referred to the Planning Commission for Major Development Plan review.	Prior to last building permit issuance of Phase B	Planning & Public Works Division	
57.	AC units shall be screened to the extent feasible with a healthy and thriving hedge at all times. Where room limitations exist, the applicant shall provide a decorative screen panel to screen AC units from the public right-of-way to the extent feasible to the satisfaction of the Community Development Director.	Prior to building permit	Planning Division	
58.	Sectional garage doors with automatic openers shall be required where face of garage is less than eighteen feet (18') from back of sidewalk or back of curb when sidewalks are not provided.	Prior to building permit	Planning Division	
59.	Any future monumentation into the development shall be subject to review and approval by the Community Development Director and City Engineer.	Prior to last building permit of Phase B	Planning & Public Works Divisions	
60.	All signs shall be in conformance with Section 120.05.070 Signs of the Eastvale Zoning Code and Chapter 4.4 Signage of the Leal Master Plan, as existing prior to May 11, 2022.	Prior to last building permit	Planning Division	
61.	All required parking area spaces shall meet the minimum dimensions of the Zoning Code Section 120.05.060, as existing prior to May 11, 2022.	Prior to building permit	Planning Division	
62.	All off and on-site lighting shall be decorative in nature. Final designs shall be approved by the City Engineer and Community Development Director.	Prior to building permit	Planning and Public Works Divisions	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
63.	Wall and fences shall meet the requirements of the Eastvale Zoning Code and Leal Master Plan, as existing prior to May 11, 2022. Block walls and fencing shall be appropriately finished with decorative capping and blocks subject to review and approval of the Community Development Director. Wall and fencing plan (or supplemental plan) shall distinguish patio/courtyard boundaries and identify public/open space vs. private areas. Subject to the Community Development Director, additional fencing and walls may be required for purposes of security and safety.	Prior to building permit	Planning Division	
64.	Landscape construction plans shall be submitted to the Planning Division for final review and approval. The plans shall be consistent with the Conceptual Landscape Plan approved by the Planning Commission on **March 19**, **2025**. The plan shall be certified by a licensed landscape architect as required, taking into account approved preliminary landscape plan (if any), adopted plant palette guides, applicable scenic and master/specific plan requirements, and water conservation measures. This submittal shall be made to the Planning Division with the appropriate application and fee.	Prior to building permit	Planning Division	
65.	Landscape construction plans shall be designed to match and align with current WQMP and Best Management Practices (BMP) Facilities. Plans shall be designed to reviewed to ensure improvements will not conflict with underground structures, depressed basin, or park improvements	Prior to Building Permit	Planning & Public Works Divisions	
66.	Landscape and civil construction plans shall be designed with any updated base (per the WQMP and BMP's) information. Applicant to include all maintenance access points such as vaults, manholes, etc. to verify their impact on planter areas.	Prior to building permit	Planning & Public Works Divisions	

Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
67.	Overall landscape square footage and corresponding percentage (versus total developed area) shall be provided for verification of meeting city minimum objective standards.	Prior to building permit	Planning & Public Works Division	
68.	To the extent tree species health and integrity are prioritized, mature specimen trees in 36-inch and/or 48-inch boxes shall be provided at prominent project entry statements and at major focal areas to the satisfaction of the Community Development Director.	Prior to building permit	Planning Division	
69.	A top mulch layer of approved wood bark mulch shall be applied to the soil a minimum of 3 inches deep.	Prior to building permit	Planning Division	
70.	To the extent tree species health and integrity are prioritized, root barriers shall be installed for all trees located within 5 feet of paving in 10-to-12-foot lengths. Trees located within 10 feet of curbs, city sidewalks, within planted parkways, and street medians shall utilize 20 lineal feet of root barrier.	Prior to building permit	Planning Division	
71.	A weather-based smart irrigation controller shall be installed. A rain shut off device or weather station shall be installed connected with irrigation controller.	Prior to building permit	Planning Division	
72.	All fertilizers and soil amendments used during planting preparations and installation shall be derived from organic based materials. Humate at 50 pounds per 1,000 square feet and mycorrihizae shall be included. Organic soil amendments at a ratio of 4 cubic yards per thousand square foot shall be incorporated into the planting preparation, unless otherwise recommended by the soil management plan.	Prior to building permit	Planning Division	
73.	No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities	Prior to Building Permit	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number.			
General **Prior/During Ground Disturbance and Construction**				
74.	The City Landscape Architect shall be contracted to meet with the job site superintendent and the landscape contractor for a pre-job meeting. A copy of the soil fertility recommendations utilizing humate, mycorrihizae, and organic fertilizer shall be presented prior to the meeting. No landscaping shall occur prior to the meeting.	Prior to initiation of landscape construction	Public Works Department	
General **Prior to Final Certificate of Occupancy**				
75.	Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to Certificate of Occupancy	Public Works Department	
76.	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Public Works Department	
77.	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise from a district where one is not currently in place.	Prior to Certificate of Occupancy	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
78.	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of DWG (AutoCAD draving file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of type and format of digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to Certificate of Occupancy	Public Works Department	
79.	RBBD, TUMF, ADP fee as applicable and vested under State law shall be paid prior to the issuance of certificate of occupancy.	Prior to Certificate of Occupancy	Public Works Department	
80.	Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to Certificate of Occupancy	Public Works Department	
81.	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to Certificate of Occupancy	Public Works Department	
82.	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to Final Certificate of Occupancy	Public Works Department	
83.	Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.	Prior to Certificate of Occupancy	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
84.	Update the street plans for Premier Place to remove the driveway adjacent to PA-9.	Prior to Certificate of Occupancy	Public Works Department	
85.	Reconstruct Hamner Avenue to the centerline of the Street. Edge cuts shall line up with lane lines. No additional crown lines shall be added to any public street. All public streets shall have consistent cross slope.	Prior to Certificate of Occupancy	Public Works Department	
86.	Reconstruct 58th Street to the centerline of the Street. Edge cuts shall line up with lane lines. No additional crown lines shall be added to any public street. All public streets shall have consistent cross slope.	Prior to Certificate of Occupancy	Public Works Department	
87.	Construct a raised and landscaped median island along frontage of property on Hamner Avenue in accordance with approved Street Improvement Plans and Leal Master Plan.	Prior to Certificate of Occupancy	Public Works Department	
88.	Construct a multipurpose trail along the interior "backbone" streets, as applicable to Phase B, to the satisfaction of the City Engineer and Community Development Director.	Prior to Certificate of Occupancy	Public Works Department	
89.	As applicable to Phase B, construct a multipurpose trail approved by the Public Works Department and Planning Division along the project perimeter on Hamner Avenue and 58th Street.	Prior to Certificate of Occupancy	Public Works Department	
90.	A decomposed granite (DG) trail of at least four (4) feet shall be constructed along the south side of 58th Street.	Prior to Certificate of Occupancy	Public Works Department	
91.	Install Class I bicycle lanes along Hamner Avenue as shown on the Leal Master Plan.	Prior to Certificate of Occupancy	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
92.	As applicable to Phase B, install decorative streetlights with sleeves along Hamner Avenue, 58th Street, and "Backbone" streets or as approved by the Public Works Department and Planning Division.	Prior to Certificate of Occupancy	Public Works Department	
93.	The master conceptual wall and fence plans approved by the Planning Commission as part of PLN24-20069-20073 shall serve as the master plan of development for community walls and fences within PA-9, PA-11A, PA 11B, and PA-11C. The final design and location of project walls and fences shall be subject to review and approval of the Community Development Director.	Prior to Certificate of Occupancy	Planning Division	
94.	The development shall be designed to include pet and animal waste receptacles along pedestrian pathways. Final design shall be approved by the Community Development Director.	Prior to Certificate of Occupancy	Planning Division	
95.	The final design of on and off-site amenities including, but not limited to benches, trashcans, bike racks, pet waste receptacles, lighting, playground equipment, art, furnishings, cabanas/shade structures, and outdoor play amenities, shall be approved by the City Engineer and Community Development Director	Prior to Certificate of Occupancy	Planning and Public Works Divisions	
96.	Developer shall post-performance and material bonds for Hamner, Limonite, and 58th Street, for its offsite street improvements.	Prior to Certificate of Occupancy	Public Works Department	
97.	Install License Plate Reader ("LPR") cameras to tie into the existing Citywide system at all signalized intersections servicing the property along the project frontage on Hamner Avenue and 58th Street.	Prior to Certificate of Occupancy	Public Works Department	
98.	As applicable to Phase B, relocate all necessary traffic signals and replace all necessary components to accommodate new street right-of-way along Hamner Avenue and 58th Street as shown on the Leal Master Plan.	Prior to Certificate of Occupancy	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
99.	Offsite street improvements along Hamner between Eastvale Gateway and 58th Street shall be completed prior to the first certificate of occupancy of Phase B.	Prior to Certificate of Occupancy	Public Works Department	
100.	The continuation of fiber conduit along Hamner between Eastvale Gateway and 58th Street shall be completed prior to the first certificate of occupancy of Phase B.	Prior to Certificate of Occupancy	Public Works Department	
101.	The developer shall be responsible for coordinating with Riverside Transit Authority(RTA) regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest RTA bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the RTA Shelters. The developer shall submit to Public Works verification from RTA acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines.	Prior to Certificate of Occupancy	Public Works Department	
102.	All street lighting shall meet the equipment and illumination standards of the City to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Planning Division	
103.	Mailboxes shall be designed, installed and located by the developer to the satisfaction of the Community Development Director.	Prior to Certificate of Occupancy	Planning Division	
104.	The development shall be designed to include pet and animal waste receptacles along pedestrian pathways. Final design shall be approved by the Community Development Director.	Prior to Certificate of Occupancy	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
105.	The Applicant shall submit a set of development plans, including a lighting plan, to the Eastvale Police Department for review and approval for appropriate safety measures including, but not limited to, the following: PROPERTY GATES AND KNOX BOX ENTRY a. The installation of the Knox Rapid Entry System if property gates are installed. This system permits law enforcement, fire, and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9225. ADDRESS NUMBERING: b. Prominently displayed address numbering in size and contrasting in color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping). SECURITY AND LIGHTING PLAN c. Adequate crime prevention measures to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional	Prior to Certificate of Occupancy	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	security measures should be added during that time frame of proposed construction. All exterior access points should be properly illuminated to make clearly visible any person on or about the premises during the hours of darkness. d. Residential units shall be equipped with solid core doors and quality dead bolt locking devices at entry points.			
106.	Premier Place and Civita Parkway shall be considered enhanced parkways and require double row planting of trees at least 20' to 30' on center to create sufficient shade along pedestrian walkways, depending on the tree species, and subject to review by the City's landscape architect.	Prior to Certificate of Occupancy	Planning & Public Works Division	
107.	Improved and decorative paving shall be provided at vehicular entry points, intersections, and areas of pedestrian connections to the satisfaction of the Community Development director.	Prior to Certificate of Occupancy	Planning & Public Works Divisions	
108.	Interior parking areas shall include one (1) tree planted for every five (5) parking spaces within parking areas	Prior to Certificate of Occupancy	Planning & Public Works Divisions	
109.	All trees shall be a mix of 24" box minimum and 36" and 48" box maximum based on the current matrix. • Minimum size being 24" box -50 percent total, 36" box-30 percent, and 48" box 20 percent of total = 100 percent The minimum shrub or vine size for all areas visible from the public right-of-way shall be a mix of 1 and 5 gallons depending on availability, except for ground covers (1 gallon) or adjustments based on setback requirements for clearance for walks or drives.	Prior to Certificate of Occupancy	Planning & Public Works Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
110.	Landscape plans shall be designed to include concrete mow curbs or other approved separations for areas of landscape where separations or changes in maintenance responsibility exist. This shall be clearly defined on the plans for the purposes of understanding maintenance responsibility.	Prior to Certificate of Occupancy	Planning & Public Works Division	
111.	Any trees that are in conflict shall be relocated to other areas of the site, subject to the review and approval of the Community Development Director	Prior to Certificate of Occupancy	Planning & Public Works Divisions	
112.	All landscape and irrigation plans shall be consistent with the City of Eastvale Zoning Code, with Section 5.4 Landscaping General Provisions, the City of Eastvale Design Standards and Guidelines, and the City of Eastvale Chapter 14.24 Water Efficient Landscape Regulations, WUCOLS, and other current applicable codes and guides, in effect prior to May 11, 2022.	Prior to Certificate of Occupancy	Planning Division	
113.	The applicant shall have the following items on permanent and prominent display in the construction office where applicable: a. A copy of the approved and recorded tract map; b. A copy of the approved Major Development Review plot plans; c. A copy of the approved landscape architecture plans; d. A copy of the approved residential parking management plan; e. A map showing the boundaries of those areas to be maintained by the Homeowners Association; f. Applicable Codes, Covenants, and Restrictions (CC&Rs).	Prior to Certificate of Occupancy	Planning Division	
114.	All required landscaping of Phase B shall be installed and verified prior to issuance of certificate of occupancy for the last residential unit of Phase B.	Prior to Certificate of Occupancy for	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
		last unit of Phase B		
115.	A minimum of ten percent (10%) of the parking area shall be landscaped. One tree shall be planted for every five (5) parking spaces within the parking area (tree diamonds may be used). Fifty percent of the trees shall be minimum size of fifteen (15) gallons and fifty percent of the trees shall be a minimum size of twenty-four (24) inch box, or as specified in the Master Plan	Prior to Certificate of Occupancy	Planning Division	
116.	The applicant shall submit to the City Engineer and Community Development Director for review and approval the Covenants, Conditions, and Restrictions ("CC&Rs") and/or a Property Owners Association document and shall contain language station compliance with the Leal Master Plan and Eastvale Zoning Code as existing prior to May 11, 2022. This condition does not apply to city-owned or controlled parcels.	Prior to Certificate of Occupancy	Planning Division	
117.	The CC&Rs shall address maintenance and operation of common areas and/or facilities including but not limited to, private parking areas, private utilities, and publicly maintained water quality basins. The CC&Rs shall also prohibit landscaping with H.O.A.-maintained areas from being modified, trimmed, or removed in any way by the homeowner, without express authorization by the H.O.A. This condition does not apply to city-owned or controlled parcels.	Prior to Certificate of Occupancy	Planning Division	
118.	The project CC&Rs shall prohibit the use of dedicated covered resident parking for personal storage or any use other than for the parking of operable motor vehicles at all times to the satisfaction of the City Attorney and Community Development Director.	Prior to Certificate of Occupancy	Planning Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
119.	Parking restrictions resultant of minimum width streets, no overnight parking, and permit parking shall be identified in the project CC&Rs.	Prior to Certificate of Occupancy	Planning Division	
120.	The applicant shall provide and future H.O.A shall enforce a parking management plan consistent with the Leal Master Plan Phase B Residential Parking Review and Parking Management Plan (PMP)- City of Eastvale, CA memorandum prepared by RK Engineering Group, Inc. dated January 29, 2025, for review and approval by the Community Development Director.	Prior to Certificate of Occupancy	Planning Division	
121.	The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Public Works Department prior to issuance of final Certificate of Occupancy. Any modification or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to final Certificate of Occupancy.	Prior to final Certificate of Occupancy for Phase B	Public Works Department	
122.	Mira Loma Road and Bridge Benefit Assessment District Fee ("MLRBA"), Transportation Unifrom Mitigation Fee (TUMF"), Area Drainage plan ("ADP") fee, and any other regional pass-through fees shall be paid prior to issuance of Certificate of Occupancy	Prior to Certificate of Occupancy	Planning Division	
123.	Prior to issuance of Certificate of Occupancy of final City approvals demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to Certificate of Occupancy	Public Works Department	
124.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm	Prior to last Certificate of Occupancy	Public Works Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be Public Works Staff recorded at the San Bernardino County Recorder's Office prior to issuance of a Certificate of Occupancy.			
General **Ongoing**				
125.	The quality and ongoing maintenance of decomposed granite shall be to the satisfaction of the City Engineer	Ongoing	Planning and Public Works Divisions	
126.	To reduce fugitive dust emissions, the contractor shall provide the City with sufficient proof of compliance with Rule 403 and other dust control measures including but not limited to: • Watering active sites three times daily. • Requiring the replacement of ground cover or the application of non-toxic soil stabilizers according to manufacturer specifications to unpaved roads and all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain). • Requiring trucks entering or leaving the site hauling dirt, sand, or soil or other loose materials on public roads to be covered. • Suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour. • Posting contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue(s), if valid, or implementation of corrective action(s) will occur within 48 to 72 hours of the time that the issues first arose.	Ongoing (during project construction)	Building and Public Works Division	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	• Sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets. • Posting and enforcement of traffic speed limits or 15 miles per hour or less on all unpaved roads. • Installing wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track-out. Paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless soil stabilizers are used.			
127.	All HOA maintained landscaping shall be perpetually maintained and be in a healthy and thriving manner consistent with the approved construction landscape plans. Any changes and modifications made to the approved landscape design and ground coverage shall be required to reviewed and approved by the Community Development Director.	Ongoing	Planning and Code Enforcement Divisions	
128.	All HOA amenities (such as but not limited to mailboxes, trashcans, landscape, lighting, signage, etc.) shall be continually maintained and operational in a manner consistent with the approved plans to the satisfaction of the Community Development Director.	Ongoing	Planning and Code Enforcement Divisions	
129.	Landscaped areas between buildings and garages shall be perpetually maintained with healthy and thriving landscaping. Such areas shall not be used for personal storage and shall be kept free from residential belongings, trash carts, as well as trash.	Ongoing	Planning and Code Enforcement Divisions	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
130.	Adequate exterior night lighting shall be provided adjacent to doors and windows to the satisfaction of the Community Development Director.	Ongoing	Planning Division	
131.	Provide street sweeping services for onsite and offsite within project frontages weekly	Ongoing	Public Works Department	
132.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
133.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
134.	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accord by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.	Ongoing	Public Works Department	
135.	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as referenced in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	
136.	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance with City of Eastvale Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete	Ongoing	Public Works Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.			
137.	Construction signing, lighting, and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 “Temporary Traffic Control” of the latest California Manual on Uniform Traffic Control Devices ("CA MUTCD"), or subsequent editions in effect at the time of construction.	Ongoing	Public Works Department	
138.	Street improvements for Hamner Avenue and 58th Street contiguous to Phase B and shall be included in one performance bond (Phase B Off-Site Performance Bond) prior to the first building permit in Phase B.	Ongoing	Public Works Divisions	
General **Jurupa Community Services District (JCSD)**				
139.	This project will be subject to compliance with Jurupa Community Services District’s (District) rules, regulations, conditions, requirements, and payment of applicable fees for the proposed project.	Prior to Building Permit	JCSD	
140.	The applicant is required to coordinate with Jurupa Community Services District during the entire development process for their project. The	Prior to Building Permit	JCSD	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	District provided a Board of Directors approved water and sewer availability letter dated 5/22/2023. The Developer is required to prepare the water, sewer, and recycled water improvement plans for the District's approval.			
General **Riverside County Fire Department**				
141.	A water system (residential hydrants with one 4" outlet and one 2-1/2" outlets) capable of delivering the required fire flow shall be provided in accordance with Appendix B and C of the California Fire Code shall be provided. On-site water supply must be available before any combustible material is placed on the construction site. No portion of a building can be more than 600 feet from a hydrant. Transportation fire hydrants on offsite streets shall be spaced not more than 1000 feet apart in accordance with Appendix C, CFC.	Prior to Building Permit	Riverside County Fire Department	
142.	Prior to building plan approval and construction, applicant/developer shall route a copy of the Water Improvement Plans (offsite) to the Fire Department for review of hydrant placement only. Water Improvement Plans (offsite) will not be reviewed or approved for the installation of onsite Private Fire Service Mains, private hydrants, or fire sprinkler system supplies. The private fire service main installing contractor shall submit a separate set of working plans designed in accordance with NFPA 13 and NFPA 24 to the Fire Department for a permit to install private water mains.	Prior to Building Permit	Riverside County Fire Department	
143.	The applicant must provide a fire hydrant system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the	Prior to Building Permit	Riverside County Fire Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	California Fire Code. Submit plans to the water district for review and approval prior to building permit issuance.			
144.	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Guideline OFM-01A. Access roads shall not have a grade more than 16% and shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80,000 thousand pounds. Apparatus weight is distributed as 55,000 pounds on tandem rear axles and 25,000 pounds on the front axle. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus.	Ongoing	Riverside County Fire Department	
145.	The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. A letter or statement, wet-stamped and signed by a registered engineer, shall be provided on the plans certifying that any new road meets this 80,000, all-weather requirement. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement.	Prior to Building Permit	Riverside County Fire Department	
146.	Parking is not permitted on fire apparatus access roads that are less than 32 feet in width. Parking on one side is permitted on a road that is at least 32 feet but less than 40 feet in width. Parking on two sides is permitted on a road that is 40 feet or more in width.	Ongoing	Riverside County Fire Department	
147.	Fire apparatus access roads shall be constructed with a surface to provide all-weather driving capabilities during construction. See Riverside County Fire Department Guideline OFM-01A, Section 9.	Ongoing	Riverside County Fire Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
148.	Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Ongoing	Riverside County Fire Department	
149.	Residential development: 150 single family homes or 200 multi-family homes, at least two access points are required (per Riverside County Fire Department Guideline OFM-01A).	Ongoing	Riverside County Fire Department	
150.	Driveway loops, fire apparatus access lanes and curb radius should be designed to adequately allow access of emergency fire vehicles (see Riverside County Fire Department Guideline OFM-01A). The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Building Permit	Riverside County Fire Department	
151.	New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicles in accordance with Riverside County standards and policies. The system shall be compatible, but not limited to, the detection of the following manufacturers of emergency vehicle preemption: Federal Signal, Whelen, and Tomar. Upon installation of the system, compliance testing shall be completed by the Riverside County Fire Department. (RVC Amendment to CFC 503.6.1).	Prior to Building Permit	Riverside County Fire Department	
152.	Traffic Calming Devices or traffic barriers are prohibited. Requests for installation of traffic calming designs/devices or barriers on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1	Prior to Building Permit	Riverside County Fire Department	
153.	An approved source of water for fire fighting and fire apparatus access roads, complying with Riverside County Fire Department Guideline OFM-01B and Riverside County Fire Department Guideline OFM-01A,	Prior to Building Permit	Riverside County Fire Department	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	shall be established and inspected by Riverside County Fire Dept prior to building permit issuance.			
154.	A construction phasing plan shall be submitted to the Fire Department for review and approval prior to building permit issuance.	Prior to Building Permit	Riverside County Fire Department	
155.	Provide specific fire department conditions on plans for building permit submittal.	Prior to Building Permit	Riverside County Fire Department	
General **Riverside County Flood Control District**				
156.	An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Eastvale Master Drainage Plan, Lines E and Eastvale Master Drainage Plan Eastwalk Storm Drain Stages 1 and 2. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.	Prior to Encroachment Permit	Riverside County Flood Control District	
157.	This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt. If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the	Prior to Encroachment Permit	Riverside County Flood Control District	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy. The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply. If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.			

General Compliance Items/Requirements and Information

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

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The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

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CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR PROJECT NO. PLN24-20069, PLN24-20070, PLN24-20071, PLN24-20072, PLN24-20073 FOR MAJOR DEVELOPMENT REVIEWS FOR PHASE B OF THE EASTVALE SQUARE DEVELOPMENT (THE NEW HOME COMPANY)

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, March 19, 2025**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider the following projects:

1. **Major Development Review (PLN24-20069)** for the overall site planning, master landscaping, streetscape design, and open space amenities of Phase B of the Eastvale Square residential community;

2. **Major Development Review (PLN24-20070)** for the master building architecture and site planning of 51 triplex units and one (1) 6-plex townhomes with associated open space, on-site parking and landscaping amenities within Planning Area 9;

3. **Major Development Review (PLN24-20071)** for the master building architecture and site planning of 91 duplex and triplex units with associated on-site parking, and landscaping amenities within Planning Area 11A;

4. **Major Development Review (PLN24-20072)** for the master building architecture and site planning of 90 6- and 8-plex residential units with associated open space, on-site parking, and landscaping amenities within Planning Area 11B; and

5. **Major Development Review (PLN24-20073)** for the master building architecture and site planning of 63 triplex residential units with associated open space, on-site parking and landscaping amenities within Planning Area 11C.

PROJECT DESCRIPTION: The proposed project includes five (5) Major Development Reviews to facilitate the development of Tentative Tract Map 38595 which includes the overall site planning, landscaping, and open space amenities of Phase B of the Eastvale Square residential community constructed by The New Home Company and the master architecture, site planning, associated open space, on-site parking, and landscaping amenities within PA-9 (i.e., 51 triplex units and one 6-plex residential units), PA-11A (i.e., 91 duplex and triplex residential units), PA 11B (i.e., 90 six-and eight-plex residential units), and PA 11C (i.e., 63 triplex residential units) of Eastvale Square Phase B.

PROJECT LOCATION: Assessor's Parcel Number: 164-030-044, Leal Master Plan (Planning Areas 4, 9, 10, 11A, 11B, 11C) located north of Limonite Avenue, south of 58th Street, west of Hamner Avenue, and east of Scholar Avenue. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

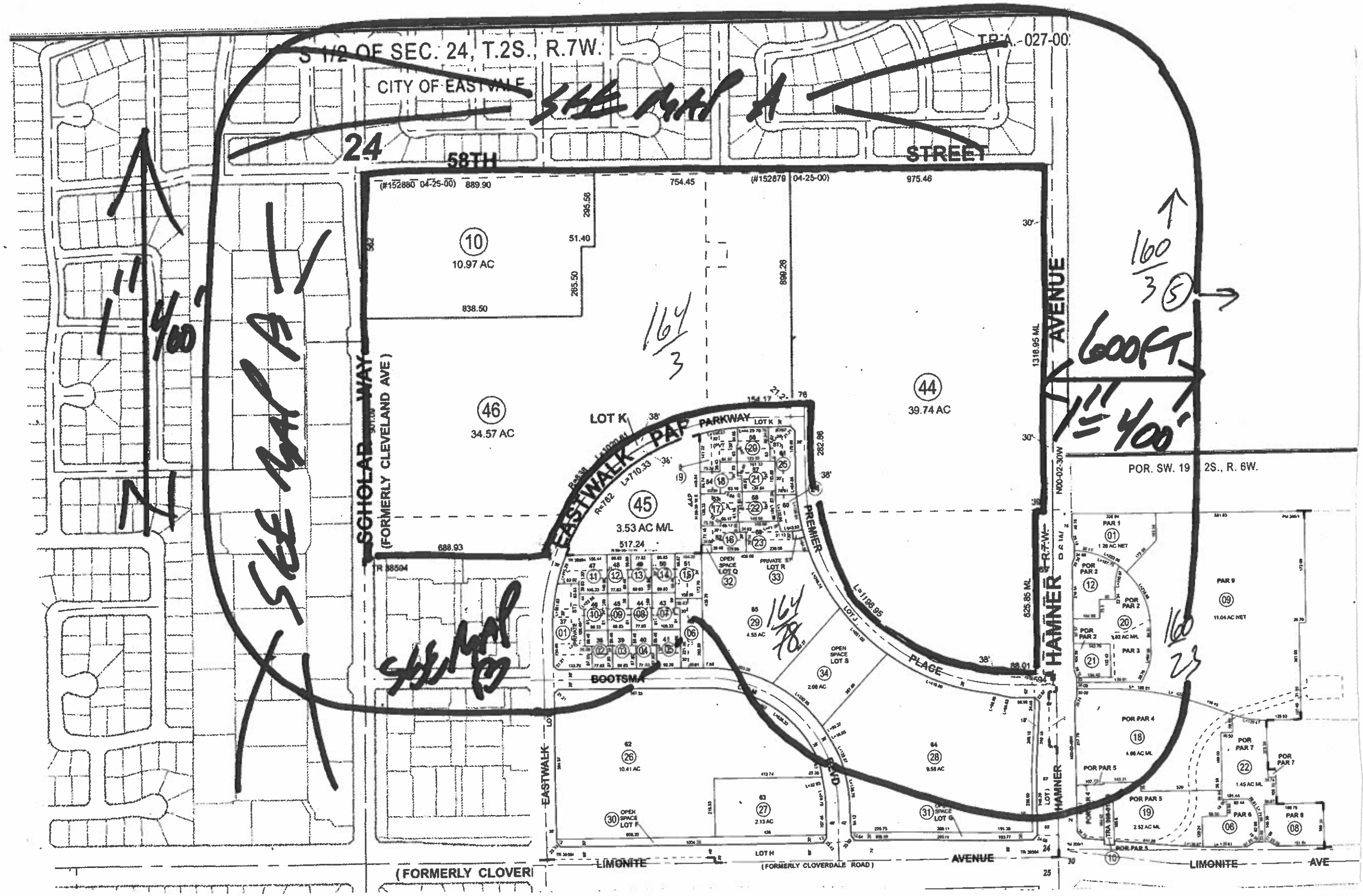
ENVIRONMENTAL: Up to 2,500 residential units and 595,000 square feet of commercial space including a hotel, a civic center (i.e., City Hall, Library, Police Station) and Fire Station were contemplated

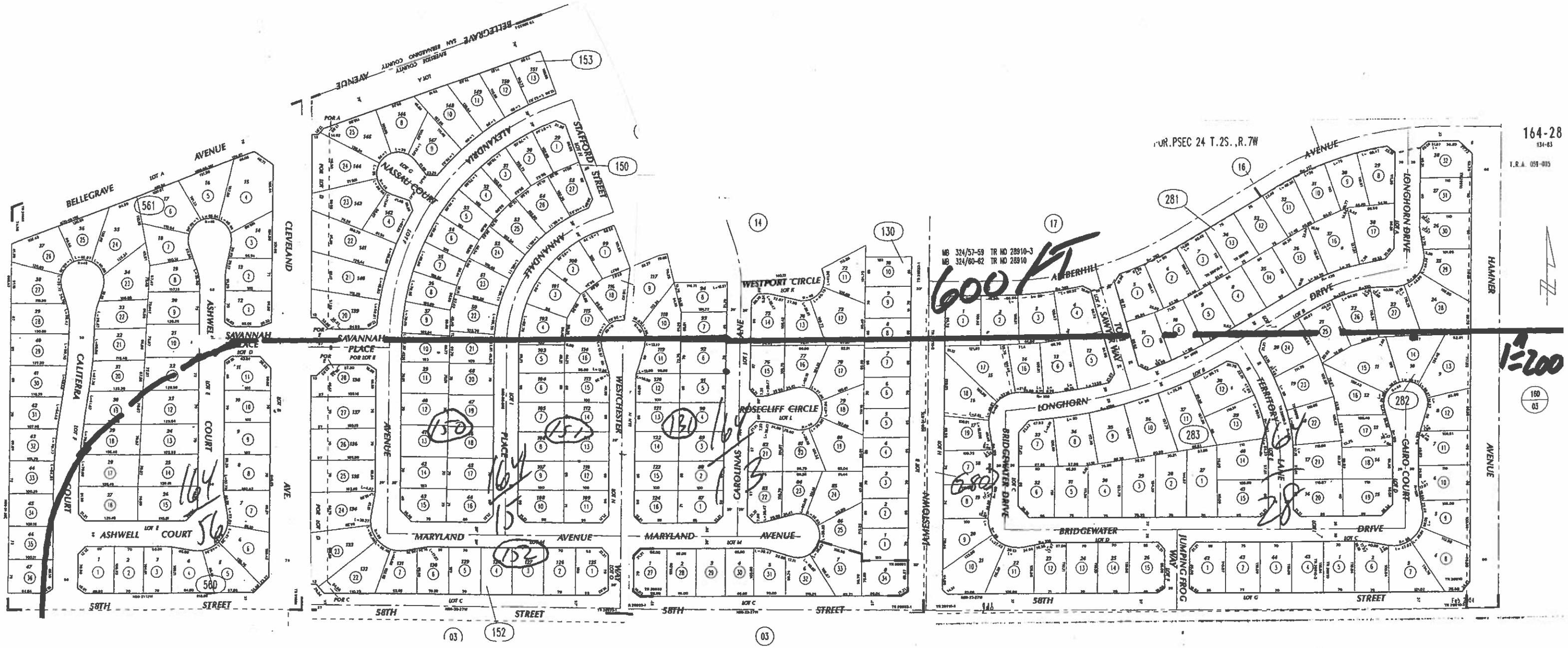
in the Leal Master Plan Amendment and fully evaluated in the Addendum to the Leal Master Plan PEIR (SCH# 2015031028) certified by the City Council via Resolution No-22-25 on May 11, 2022. Staff has reviewed the environmental analysis in the Addendum to the Leal Master Plan PEIR and believes that it remains valid for the proposed project. The proposed project would not exceed the previously analyzed development in terms of size or intensity of use. Development of the proposed project would remain consistent with the analysis of the Addendum to the Leal Master Plan PEIR and would not require a change to the site's land use designation or zoning. Therefore, staff has determined the project is within the scope of the Leal Master Plan PEIR and Addendum pursuant to CEQA Guidelines Section 15168 and no additional environmental analysis is necessary. Applicable mitigation measures included in the Addendum to the Leal Master Plan PEIR would be required for the development of the proposed project, however a Notice of Determination shall be filed following any action taken on the project.

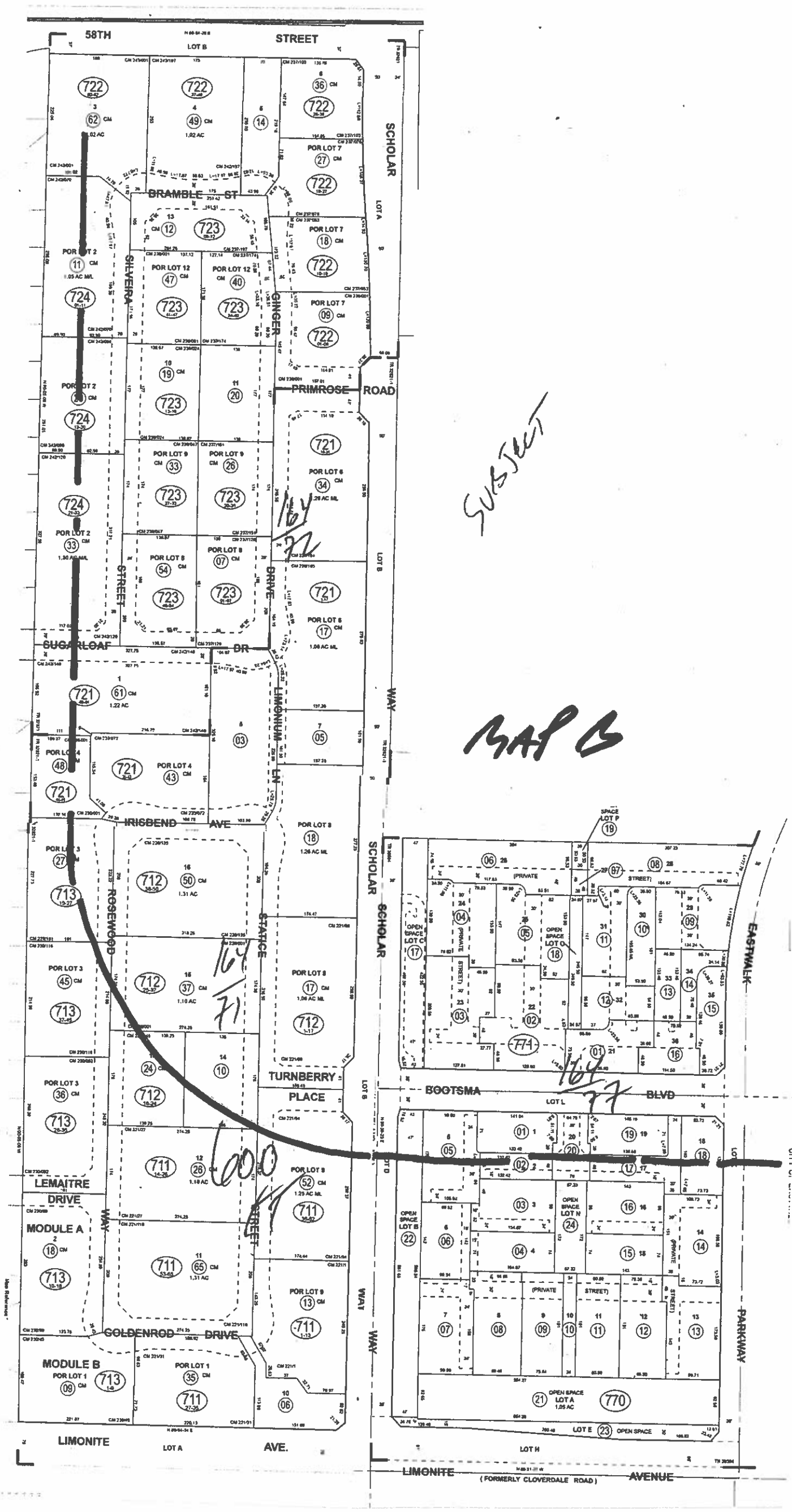
Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Jamie K. Cerda, at jcerda@eastvaleca.gov. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, March 19, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Jamie K. Cerda at (951) 703-4432 or jcerda@eastvaleca.gov.

Project Vicinity Map


S 1/2 OF SEC. 24, T.2S., R.7W.
CITY OF EASTVALE
SEE MAP A
24
58TH
STREET
SCHOLAR WAY
(FORMERLY CLEVELAND AVE)
EASTWALK PARKWAY
PREMIER PLACE
HAMNER AVENUE
BOOTSMA ROAD
EASTWALK
LIMONITE AVENUE
(FORMERLY CLOVERDALE ROAD)
POR. SW. 19 2S., R. 6W.
10
10.97 AC
46
34.57 AC
45
3.53 AC M/L
44
39.74 AC
LOT K
LOT H
OPEN SPACE LOT Q
PRIVATE ST LOT R
OPEN SPACE LOT S
OPEN SPACE LOT F
OPEN SPACE LOT G
62
10.41 AC
63
2.13 AC
64
9.58 AC
29
4.55 AC
34
2.08 AC
PAR 1
1.28 AC NET
PAR 9
11.04 AC NET
POR PAR 4
4.06 AC ML
POR PAR 5
2.52 AC ML
PAR 6
1.45 AC ML
PAR 8
POR PAR 7
160/3 (5)
600 FT.
1" = 400'
164/3
164/78
160/23
SEE MAP B
SEE MAP A


164-28
T.R.A. 059-035
1"=200
BELLEGRAVE AVENUE
CLEVELAND AVE.
ASHWELL COURT
CALITERRA COURT
SAVANNAH PLACE
NASSAU COURT
ALEXANDRIA
ANNANDALE
STAFFORD STREET
WESTCHESTER AVENUE
WESTPORT CIRCLE
ROSECLIFF CIRCLE
CAROLINAS LANE
MARYLAND AVENUE
58TH STREET
JAMESTOWN WAY
BRIDGEWATER DRIVE
LONGHORN DRIVE
TERRFORT LANE
CAIRO COURT
HAMMER AVENUE
MB 324/57-59 TR NO 28910-3
MB 324/60-62 TR NO 28910
600 FT
SUBJECT
MAP A


58TH STREET
LOT B
SCHOLAR WAY
BRAMBLE ST
SILVEIRA STREET
GINGER DRIVE
PRIMROSE ROAD
SUGARLOAF DR
LIMONIUM LN
IRISBEND AVE
ROSEWOOD STATICE
TURNBERRY PLACE
LEMAITRE DRIVE
MODULE A
MODULE B
GOLDENROD DRIVE
LIMONITE AVE.
LOT A
LOT H
LIMONITE AVENUE
(FORMERLY CLOVERDALE ROAD)
BOOTSMA BLVD
LOT L
EASTWALK PARKWAY
(PRIVATE STREET)
OPEN SPACE LOT A
OPEN SPACE LOT B
OPEN SPACE LOT C
OPEN SPACE LOT N
OPEN SPACE LOT O
SPACE LOT P
SUBJECT
MAP B
200'
164/77
164/71
600'

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 8.2
March 19, 2025

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

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Prepared By:

Jamie K. Cerda. AICP, Principal Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Recommend the City Council find the project exempt from CEQA pursuant to CEQA Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (State Clearinghouse No. 20222080090);
2. Recommend City Council approve the Density Bonus Agreement between Warmington Residential California, Inc. and the City of Eastvale;
3. Recommend City Council approve Vesting Tentative Tract Map No. 39022 to subdivide three (3) existing residential lots totaling 8.3-acres (7.9 net acres) into 76 residential lots, four (4) for water quality and open space purposes and five (5) for private street purposes, subject to conditions of approval; and
4. Recommend City Council approve the Major Development Review for the master building architecture and site planning of 76 single-family residential lots, landscaping, and parking areas, subject to conditions of approval.

Summary

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

As proposed, the project will utilize waivers from development standards through a density bonus agreement pursuant to California Government Code sections 65915 through 65918 and Eastvale Municipal Code (EMC) Section 120.05.090. Additionally, the proposed project is subject to the provisions of Housing Accountability Act (HAA), which requires the City to approve the project at the density permitted by the General Plan land use designation for the subject site. The project requires approval by the City Council for the density bonus to allow up to 9.16 dwelling units per acre (du/ac). Staff is recommending approval of the applicant's requests due to the project satisfying the intent of the Eastvale General Plan 2040's Housing Element to promote the development of adequate housing to meet the City's fair share of the region's housing needs for all income segments of the population and the provisions of HAA and State Density Bonus Law.

Background

Location

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

Housing Accountability Act (HAA)

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

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

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

- New, non-objective development standards established after January 1, 2020, cannot be imposed or enforced.
- Applicable housing development projects must receive a decision in no more than five (5) public hearings-whether the item is being heard by the Planning Commission or City Council and including any appeals.
- Prohibits any moratorium, project or action that would result in a net downzoning, limit the number of permits to be issued, or otherwise reduce housing or limit overall population.

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

State Density Bonus Law

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

Waiver of Development Standards

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

Table1: Requested Waivers

Item	R-1 Standard	Requested
Minimum Lot Size	7,200 square feet	2,805 square feet
Minimum Lot Width	60 feet	33 feet
Minimum Lot Depth	100 feet	80 feet
Side Interior Setback	5 feet	4 feet

Side Street Setback	10 feet	4 feet
Max Fence Height	6 feet	7.5' (1.5' retaining with 6' privacy fence) 9' (3' retaining with 6' privacy fence) 15' (9' retaining with 6' privacy fence)
Street Width	32 feet curb to curb 50 foot right-of-way	26 feet curb to curb 34-foot right-of-way (Modified County Standard 106, given private streets)
RDS-14 (PG 19)	For detached single-family residential homes … 51 to 99 units: minimum of four different floor plans	Three floor plans
RDG-7 (PG 20)	All projects of 10 or more residential lots should include at least one single-story floor plan	Two-story plan types (No single-story model)

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

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

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

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

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

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

Analysis

Tentative Tract Map No. 39022

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

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

General Plan Consistency

The subject property is classified as Single-Family-Low in the Eastvale General Plan 2040. This classification allows up to a maximum of eight (8) dwelling units per acre or a base density of 66 total dwelling units for the project site (8 du/ac x 8.3 ac ≈ 66 du). Pursuant to the California Density Bonus law, the density bonus is the number of units permitted to be built in addition to the "base density", or the number of units that would be permitted to be built under generally applicable local requirements without a density bonus. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level (**Attachment 2- State Density Bonus Law**).

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

Table 2: Density bonus Calculation

Affordable Unit- 5% (4 units- Very Low Income)*	**Density Bonus Calculation**	**Units Allowed**
Based Density- Single Family Low	8.3 acres x 8 du/ac	66 Units
20 Percent State Density Bonus	(66 x 0.20)	+ 14 units
Total Units		**80 Units allowed, 76 proposed**

*Affordable unit percentage is calculated excluding units added by a density bonus.

Vesting Tentative Tract Map No. 39022 (**Attachment 3**) proposes a density of 9.16 du/ac (i.e., 76 residential lots ÷ 8.3 acres = 9.16 du/ac), exceeding the permitted density for the site per the General Plan (i.e., 8 du/ac); however, pursuant to State Density Bonus Law, units added by a density bonus (i.e., 14 additional units) are excluded from density calculation; therefore, the project has a proposed density of 7.9 du/ac (i.e., 66 base density units ÷ 8.3 acres = 7.9 du/ac); therefore consistent with the General Plan land use designation of Single-Family-Low.

Zoning Code Compliance

The property is zoned A-1 Light Agriculture. This designation is intended as an area for large lot single-family residential units with minimum lots sizes of 20,000 square feet.

As proposed, VTTM 39022 does not conform to the development standards of the A-1 zone in that the 76 proposed residential parcels do not satisfy the minimum lot size of 20,000 square feet, lot width of 100 feet, and lot depth of 150 feet. The smallest lots comprising VTTM 39022 have minimums of 2,805 square feet in size, 33 feet in width, and 80 feet in depth.

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

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

While the minimum lot size, width, and depth of the proposed lots do not meet all the minimum standards outlined in Table 3.2-2 of the Eastvale Zoning Code for the R-1 zone, the R-1 zone is the only zone designated for single family detached residential units. Although the proposed lots are unable to meet the minimum lot dimensions for the R-1 zone, the site planning of the community (i.e., plotting) does comply with the majority of the development standards for the R-1 zone. This will be discussed in greater detail later in this report. For these reasons, staff has determined that the project meets the intent of HAA.

Access and Circulation

Access to the tract is proposed via a single-entry driveway along Archibald Avenue with restricted right-in and right-out access. The entry road (i.e., Street "A") would extend into the site a distance of approximately 140 feet where it intersects a loop road providing vehicular access to all units within the project. The entry road would include decorative paving treatment, community identification signage, and enhanced landscape nodes at either side to create an attractive "grand entry." A secondary emergency-only access is provided at the terminus of Street "E" connecting the project site with Grapewin Street (private street). Access would be restricted to emergency personnel only

with the posting of signage, a low height manual double swing gate with Knox box. All streets within the tract are proposed to be private and maintained by the Homeowners Association.

The streets are designed with a 26-foot paved section and 4- foot sidewalk on either side within a 34-foot-wide right-of-way, which does not meet minimum street standards for public streets; however, the streets are proposed to be private and are designed to meet Riverside County Modified County Standard 106 for Private Streets. The Riverside County Fire Department has reviewed the proposed street design and Fire Lane Striping Plan to ensure adequate circulation and is supportive of the proposed design. Lastly, the City Engineer has reviewed the proposed project access and on-site circulation and did not cite any concerns with the proposed design.

Grading and Drainage

Site elevation ranges from approximately 578 feet to about 591 feet above mean sea level having a relatively flat to gently sloping terrain with surface drainage generally directed to the west. The Santa Ana River watercourse is located adjacent to the eastern site boundary with water surface elevation of approximately 540 feet above mean sea level.

Regional water quality regulations require storage and treatment of stormwater on-site to the maximum extent feasible in order to reduce pollutant loads, prior to discharge downstream. Accordingly, the applicant's Hydrology Report proposes the project will direct onsite flows towards the northwest corner of the project site via a series of gutters throughout the development. Surface flows in these proposed gutters will be captured via catch basins and conveyed via an onsite storm drain system into bioretention basins to treat the onsite runoff prior to discharging into a proposed storm drain line going north to Grapewin Street which connects into an existing drainage channel.

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

Traffic

As the proposed project is consistent with the development density allowed on the project site by the General Plan, the proposed 76-unit residential project would not result in transportation impacts that are peculiar or more severe than those disclosed in the General Plan EIR adopted and certified by the City Council on March 27, 2024. Further, the City Traffic Engineer has reviewed the project proposal and has determined that the surrounding public street circulation system is designed to accommodate the level of development proposed. Additionally, the City Traffic Engineer is satisfied that the proposed project will not adversely impact traffic circulation along the surrounding streets, nor will it compromise the level of traffic/pedestrian safety in the area.

Noise

In general, construction activities on the project site would increase ambient noise levels in the vicinity on an intermittent but temporary basis. Noise levels during construction would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptors (i.e., neighboring residences and schools in the vicinity), and the presence or absence of barriers between the noise source and receptors. Staff notes that construction-related noise is exempt from the City's noise control ordinance, provided that

construction noise occurs between 6:00 a.m. and 6:00 p.m. June through September and between 7:00 a.m. and 6:00 p.m. October through May. Staff has also included a condition of approval reiterating allowable construction hours and emphasizing the sensitivity of this issue to surrounding neighboring residents and the Vantage Point Church. It is anticipated that the primary source of noise impacts to the project site would be traffic noise from Archibald Avenue that is adjacent to the west side of the project site.

Public Infrastructure

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

In addition, Riverside County Fire Department has reviewed the proposed site plan for fire/emergency access and did not identify any significant issues of concern that would require further submittals to Riverside County Fire Department subsequent to any approval of the project granted by the City. Riverside County Fire Department suggest applicable standard conditions of approval, which staff has included in the attached conditions of approval.

Schools

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

Parks and Recreation

In an effort to develop and maintain a comprehensive system of parks, recreation and natural open space lands that meet the active and passive recreation and open space needs of all residents and visitors, the Eastvale General Plan, specifically Policy CO-2.4, requires new residential developments to dedicate land and/or payment of in lieu fees consistent with state law. As outlined in Section 130.20.020 of the Eastvale Municipal Code, applicants are required to provide three (3) acres of parkland per 1,000 residents within the subdivision. In the case of the subject project the applicant is required to provide a minimum of 0.68 acres of land for public parks and recreational purposes. This is calculated by the number of dwelling units in the subdivision (76 residential units) multiplied by the average number of persons per dwelling unit (2.98 persons per detached single family residential unit) multiplied by .003 (3 acres per 1,000 residents). As the proposed project will not offer any onsite public park and recreational facilities, the applicant will be required to remit necessary in lieu fees as a condition of approval. In lieu fees are calculated using the fair market value of the land divided by 8.3 (project site acreage) and multiplied by 0.68 (parks and recreation land dedication requirement). Prior to recording the Final VTTM, the applicant will be required to

pay the required fees ensuring Eastvale's goal of a comprehensive system of parks, recreation and natural open space lands are available to all residents and visitors.

Major Development Review

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

Architecture and Treatments
As proposed, the seventy-six (76) single-family homes are designed with quality urban design, architecture and landscaping. Based on staff's review, the project is generally consistent with the Eastvale Design Guidelines except for the requested waivers discussed below.

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

Table 3: Plan Summary

Plan	**Square Footages**	**No. of Stories**	**No. of Bedrooms**	**No. of Bathrooms**	**Garage Parking**	**Percentage of Total Project**
Plan 1	1,905 ft^2	2	3 + loft (4 bed option)	2.5	2/421 ft^2	33%
Plan 2	2,075 ft^2	2	4 + loft (5 bed option)	2.5	2/423 ft^2	33%
Plan 3	2,150 ft^2	2	3 + loft+ flex (5 bed option)	3	2/489 ft^2	34%

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

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

Included in the development plans (**Attachment 5**) the applicant proposes a total of eight (8) different color schemes, seven (7) different trim and siding colors, and five (5) different roofing materials for the above models. Additional architectural details include window shutters, wood

siding, pronounced windowsills and ledges, and board and batten.

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

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

Additionally, the City of Eastvale's Design Standards and Guidelines (RDG-7) requires all projects with ten (10) or more residential lots to include at least one single-story floor plan. The proposed project consists of 76 residential units with no single-story floor plan but rather three (3) two-story models. To achieve the necessary density of eight (8) dwelling units an acre afforded by HAA and State Density Bonus Law the individual lot sizes of the project are forced to be smaller than most R-1 zoned properties in that they range from 2,805 to 5,777 square feet. The applicant's proposed two-story models range in size from 1,950 – 2,150 square feet. Given the small lot size of Vesting Tentative Tract Map 39022 and the fact that single-story floor plans have larger footprints than two-story floor plans it would not be feasible to construct a compatible or desirable single-story model in the proposed tract; therefore, staff is supportive of the requested waiver.

Site Planning

Staff reviewed the site plan for each of the lots under consideration as part of this Major Development Review. As noted above, the proposed development needs to comply with the objective zoning code standards applicable to the property, but only to the extent they facilitate the development at the density allowed by the General Plan.

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

Table: 4 Compliance with R-1 Development Standards

Compliance with *R-1 One-Family Dwelling Residential* Development Standards			
Standard	**Required**	**Proposed**	**Meets Standard**
Front Setback	20 feet	20 feet	Yes
Rear Setback	10 feet	10 feet	Yes

Side Yard Setback (Interior)	5 feet	4 feet	No
Side Yard Setback (Street Side)	10 feet	4 feet	No
Building Height	40 ft. maximum	27 feet	Yes
Off-Street Parking	2 covered spaces minimum	2 covered spaces and 2 driveway spaces	Yes

As stated previously, pursuant to Government Code Section 65915(e)(1), if a city development standard would physically prevent the project from being built at the permitted density, the developer may propose to have those standards waived or reduced. The applicant is requesting a one-foot reduction or waiver of the interior side yard setback from five (5) feet to four (4) which staff has evaluated and determined complies with California Building Code and does not pose a health and safety risk; that paired with the narrower lot width than typical R-1 zone property (33 feet versus 60 feet), staff supports the waiver request.

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

Parking

Each proposed dwelling unit would include two (2) garage spaces and two driveway spaces, for a total of 304 spaces, as well as an additional 10 on-street parallel open/guest parking stalls. Pursuant to Section 120.05.060 of the Eastvale Zoning Code, the project would exceed the City's minimum parking requirement of 152 spaces (2 spaces per dwelling unit) by 162 parking spaces. In addition, the site is parked in compliance with California Government Code Section 65915(p)(1)(B)(C) in that California Density Bonus Law allows 2.5 parking spaces per four or more bedrooms, inclusive of handicapped and guest parking.

To proactively address any neighborhood parking impacts that could result from the project, the Conditions of Approval for the DR include provisions requiring the following parking management practices, to be incorporated into the final, recorded CC&Rs, and applicable throughout the life of the project:

- Requiring onsite parking permits (such as stickers or hangtags) for any parking in the surface guest parking spaces;
- Policies for maximum times vehicles may be parked in the surface guest spaces;
- Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parked in surface guest parking without a sticker, hangtag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed;
- Policies prohibiting the parking, storage, or driving of commercial vehicle, RV, boat, trailer, ATV, golf cart, or similar vehicle on-site,

- Policies requiring all garages be used for the sole purpose of housing parked vehicles (i.e., not for storage purposes); and
- Policies authorizing routine garage inspections to ensure garages are available for vehicle parking.

Walls and Landscaping

The applicant proposes to construct tract perimeter fencing along the boundaries of the site. Section 120.05.030 Table 5.3-1 of the Eastvale Zoning Code establishes the height and development standards for fences, walls and screens within residential zoning districts. Pursuant to Table 5.3-1 fencing is limited to a maximum of six feet (6') in height. Given the unique location, adjacent to the Santa Ana Riverbed, and the proposed site grading, the applicant's preliminary Wall and Fence Plan (**Attachment 6**) proposes four (4) different conditions for the tract perimeter fencing, requesting a waiver from Section 120.05.030 for three (3) of the four (4) wall conditions.

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

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

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

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

As stated before, if a city development standard would physically prevent the project from being built at the permitted density, the developer may propose to have those standards waived or reduced according to Government Code Section 65915(e)(1). In the case of the applicant's Wall and Fence Plan, staff has reviewed the proposal and finds that the waivers are necessary to develop the site to the density permitted by right under the General Plan and HAA. The existing site topography with developed single family residential property to the north approximately twenty feet lower in elevation, the Santa Ana Riverbed approximately 40 feet lower in elevation, and the established Vantage Point Church approximately ten feet higher in elevation, is necessary to retain and stabilize the site via retaining walls as well as provide future residents the expected level of privacy (i.e., 6' screen wall). The same justification can be applied for the internal rear property line walls proposed as combination retaining/privacy screen wall reaching a maximum of nine feet (9') in height. The existing topography of the site leaves the eastern boundary at a slightly higher elevation than the western boundary; therefore a three foot (3') retaining wall is necessary to have an effective site.

The applicant's Preliminary Landscape Plans (Attachment 6) offers an enhanced landscaped frontage (i.e., Archibald Avenue) and entrance into the future residential community (i.e., Street "A"), creating a sense of arrival. The frontage will be planted with Chinese Pistache, Southern Magnolia, California Pepper, and Australian Willow trees in addition to various shrubs such as Baby Bliss Flax Lily, 'Huntington Carpet' Creeping Rosemary, Sunset Heaven 'Golden Breath of Heaven'. Each of the project's four (4) water quality basins are also proposed to be well landscaped for both utilitarian and aesthetic purposes with Australian Willow trees, Berkely Sedge, Small Cape Rush, and Santa Barbara Dwarf Mexican Sage shrubs. Additionally, tract perimeter walls are also proposed to be clad in Boston Ivy to soften the appearance of the block walls and provide additional greening to the community. Finally, per the City of Eastvale's Residential Design Standards and Guidelines, each lot is required to plant a minimum of one (1) yard tree. To meet the Residential Design Standard the applicant proposes the following trees for both accent and screening purposes: Strawberry, Peppermint, and Fern Pine trees.

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

Density Bonus Agreement

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

Of the total units in the development, four (4) units are proposed to be affordable to households earning less than $51,250 (30-50 percent of the AMI, which is currently set at $97,500 , adjusted for a four-person household size), as published by the California Department of Housing and Community Development (HCD). The applicant proposes all four (4) of the affordable units to be Plan 1 which consists of a 1,905 square foot, three-bedroom, two story unit with a two (2) car garage. The proposed units will be distributed throughout the 76-unit community and are required to be comparable to the market-rate units in their appearance, materials, and exterior and interior

finishes, appliances, and fixtures.

Other terms and conditions of the Density Bonus Agreement include:

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

Public Hearing Notification and Comment
The project requires a minimum 10-day public hearing notification period for property owners and tenants within a 600-foot radius of the project site. The public hearing notice was published in the Press Enterprise newspaper on March 9, 2025, for the Planning Commission meeting on March 19, 2025, and mailing notices were mailed on March 6, 2025. The Notice of Public Hearing and a map showing the properties that received notification are included as **Attachment 12** and **Attachment 13**. As of this writing, staff has not received any correspondence on this project.

Environmental

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

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

Diversify the housing stock with more options.

Fiscal Impact

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

Prior City Council/Commission Action

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

Attachment(s)

Attachment 1 - Housing Accountability Act
Attachment 2 - State Density Bonus Law
Attachment 3 - VTTM 39022
Attachment 4 - Plot Plan
Attachment 5 - Architectural Development Plans
Attachment 6 - Preliminary Landscape Plans
Attachment 7 - CEQA Exemption Report
Attachment 8 - Draft Density Bonus Agreement
Attachment 9 - Resolution

Attachment 10 - Conditions of Approval (VTTM)
Attachment 11 - Conditions of Approval (MDR)
Attachment 12 - Public Hearing Notice
Attachment 13 - Radius Map
Attachment 14 - CNUSD Letter

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL
LEGISLATIVE COUNSEL BUREAU

State of California

GOVERNMENT CODE

Section 65589.5

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(I) Render the project infeasible.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(A) Residential units only.

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

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

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

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

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

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

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

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

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

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

(C) Transitional housing or supportive housing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section.

(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section.

(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (o), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

(ib) This subclause shall become inoperative on January 1, 2030.

(IV) The local agency violated a provision of this section applicable to a builder's remedy project.

(ii) If the court finds that one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within a time period not to exceed 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, provided, however, that the court shall not award attorney's fees in either of the following instances:

(I) The court finds, under extraordinary circumstances, that awarding fees would not further the purposes of this section.

(II) (ia) In a case concerning a disapproval within the meaning of subparagraph (I) or (J) of paragraph (6) of subdivision (h), the court finds that the local agency acted in good faith and had reasonable cause to disapprove the housing development project due to the existence of a controlling question of law about the application of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) or implementing guidelines as to which there was a substantial ground for difference of opinion at the time of the disapproval.

(ib) This subclause shall become inoperative on January 1, 2031.

(B) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within the time period prescribed

by the court, the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Trust Fund. The fine shall be in a minimum amount of ten thousand dollars ($10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of the fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Trust Fund for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(D) Nothing in this section shall limit the court's inherent authority to make any other orders to compel the immediate enforcement of any writ brought under this section, including the imposition of fees and other sanctions set forth under Section 1097 of the Code of Civil Procedure.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(*l*) If the court finds that the local agency (1) acted in bad faith when it violated this section and (2) failed to carry out the court's order or judgment within the time period prescribed by the court, the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. If a court has previously found that the local agency violated this section within the same planning period, the court shall multiply the fines by an additional factor for each previous violation. For purposes of this section, "bad faith" includes, but is not limited to, an action or inaction that is frivolous, pretextual, intended to cause unnecessary delay, or entirely without merit.

(m) (1) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(2) (A) A disapproval within the meaning of subparagraph (I) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within the time period set forth in paragraph (5) of subdivision (a) of Section 65589.5.1 after the applicant's timely written notice.

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

(3) (A) A disapproval within the meaning of subparagraph (J) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within 90 days of the applicant's timely written notice.

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

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of

preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years, or three and one-half years for an affordable housing project, following the date that the project received final approval. For purposes of this subparagraph:

(i) "Affordable housing project" means a housing development that satisfies both of the following requirements:

(I) Units within the development are subject to a recorded affordability restriction for at least 55 years for rental housing and 45 years for owner-occupied housing, or the first purchaser of each unit participates in an equity sharing agreement as described in subparagraph (C) of paragraph (2) of subdivision (c) of Section 65915.

(II) All of the units within the development, excluding managers' units, are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code.

(ii) "Final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(I) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(II) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, including any other locally authorized program that offers additional density or other development bonuses when affordable housing is provided. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) (A) This subdivision shall apply to a housing development project that submits a preliminary application pursuant to Section 65941.1 before January 1, 2030.

(B) This subdivision shall become inoperative on January 1, 2034.

(p) (1) Upon any motion for an award of attorney's fees pursuant to Section 1021.5 of the Code of Civil Procedure, in a case challenging a local agency's approval of a housing development project, a court, in weighing whether a significant benefit has been conferred on the general public or a large class of persons and whether the necessity of private enforcement makes the award appropriate, shall give due weight

to the degree to which the local agency's approval furthers policies of this section, including, but not limited to, subdivisions (a), (b), and (c), the suitability of the site for a housing development, and the reasonableness of the decision of the local agency. It is the intent of the Legislature that attorney's fees and costs shall rarely, if ever, be awarded if a local agency, acting in good faith, approved a housing development project that satisfies conditions established in paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.1 or paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.2.

(2) This subdivision shall become inoperative on January 1, 2031.

(q) This section shall be known, and may be cited, as the Housing Accountability Act.

(r) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(Amended by Stats. 2024, Ch. 268, Sec. 2.5. (AB 1893) Effective January 1, 2025. Inoperative January 1, 2031, pursuant to Sec. 1 of Stats. 2023, Ch. 768.)

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL
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State of California

GOVERNMENT CODE

Section 65915

65915. (a) (1) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section. A city, county, or city and county shall adopt an ordinance that specifies how compliance with this section will be implemented. Except as otherwise provided in subdivision (s), failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(2) A local government shall not condition the submission, review, or approval of an application pursuant to this chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section. This subdivision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, as described in subdivision (b), and parking ratios, as described in subdivision (p).

(3) In order to provide for the expeditious processing of a density bonus application, the local government shall do all of the following:

(A) Adopt procedures and timelines for processing a density bonus application.

(B) Provide a list of all documents and information required to be submitted with the density bonus application in order for the density bonus application to be deemed complete. This list shall be consistent with this chapter.

(C) Notify the applicant for a density bonus whether the application is complete in a manner consistent with the timelines specified in Section 65943.

(D) (i) If the local government notifies the applicant that the application is deemed complete pursuant to subparagraph (C), provide the applicant with a determination as to the following matters:

(I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.

(II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.

(III) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, waivers, or reductions of development standards.

(ii) Any determination required by this subparagraph shall be based on the development project at the time the application is deemed complete. The local government shall adjust the amount of density bonus and parking ratios awarded

pursuant to this section based on any changes to the project during the course of development.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and, if requested by the applicant and consistent with the applicable requirements of this section, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p), if an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development, including a shared housing building development, for rental or sale to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development, including a shared housing building development, for rental or sale to very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code. For purposes of this subparagraph, "development" includes a shared housing building development and a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code.

(D) Ten percent of the total dwelling units of a housing development are sold to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

(E) Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph are subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

(F) (i) Twenty percent of the total units for lower income students in a student housing development that meets the following requirements:

(I) All units in the student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled currently or in the past six months in at least six units at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has done any one of the following:

(ia) Entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are insufficient students enrolled in an institution of higher education to fill all units in the student housing development.

(ib) Established a system for confirming its renters' status as students to ensure that all units of the student housing development are occupied with students from an institution of higher education.

(II) The applicable units in the student housing development for lower income students shall be used for and occupied by lower income students.

(III) The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

(IV) The development shall provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

(V) The student housing development is not located on a site that pursuant to paragraph (3) of subdivision (c) would require replacement units for projects with greater than a 35 percent density bonus.

(ii) For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph are subject to a recorded affordability restriction of 55 years, which shall not tie any rental bed reserved for lower income students to a specific bedroom. Notwithstanding any other law, an affordability restriction provision, state or county law or policy, or property management policy shall not prevent a lower income student from sharing a room or unit with a nonlower income student. Any attempted waiver of the requirements of this clause is void as against public policy.

(G) One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For purposes of this subparagraph, "development" includes a shared housing building development.

(2) For purposes of calculating the amount of the density bonus pursuant to subdivision (f), an applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraph (A), (B), (C), (D), (E), (F), or (G) of paragraph (1).

(c) (1) (A) An applicant shall agree to, and the city, county, or city and county shall ensure, the continued affordability of all very low and low-income rental units

that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

(B) (i) Except as otherwise provided in clause (ii), rents for the lower income density bonus units shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(ii) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), rents for all units in the development, including both base density and density bonus units, shall be as follows:

(I) The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee.

(2) (A) An applicant shall agree to ensure, and the city, county, or city and county shall ensure, that a for-sale unit that qualified the applicant for the award of the density bonus meets one of the following conditions:

(i) The unit is initially sold to and occupied by a person or family of very low, low, or moderate income, as required, and it is offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code and is subject to an equity sharing agreement.

(ii) If the unit is not purchased by an income-qualified person or family within 180 days after the issuance of the certificate of occupancy, the unit is purchased by a qualified nonprofit housing corporation that meets all of the following requirements pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code:

(I) The nonprofit corporation has a determination letter from the Internal Revenue Service affirming its tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code and is not a private foundation as that term is defined in Section 509 of the Internal Revenue Code.

(II) The nonprofit corporation is based in California.

(III) All of the board members of the nonprofit corporation have their primary residence in California.

(IV) The primary activity of the nonprofit corporation is the development and preservation of affordable home ownership housing in California that incorporates within their contracts for initial purchase a repurchase option that requires a subsequent purchaser of the property that desires to resell or convey the property to offer the qualified nonprofit corporation the right to repurchase the property prior to selling or conveying that property to any other purchaser pursuant to an equity sharing agreement or affordability restrictions on the sale and conveyance of the property that ensure that the property will be preserved for lower income housing for at least 45 years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate income, as defined in Section 50052.5 of the Health and Safety Code.

(B) For purposes of this paragraph, a "qualified nonprofit housing corporation" is a nonprofit housing corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(C) The local government shall enforce an equity sharing agreement required pursuant to clause (i) or (ii) of subparagraph (A), unless it is in conflict with the requirements of another public funding source or law or may defer to the recapture provisions of the public funding source. The following apply to the equity sharing agreement:

(i) Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation.

(ii) Except as provided in clause (v), the local government shall recapture any initial subsidy, as defined in clause (iii), and its proportionate share of appreciation, as defined in clause (iv), which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote homeownership.

(iii) For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

(iv) For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

(v) If the unit is purchased or developed by a qualified nonprofit housing corporation pursuant to clause (ii) of subparagraph (A) the local government may enter into a contract with the qualified nonprofit housing corporation under which the qualified nonprofit housing corporation would recapture any initial subsidy and its proportionate share of appreciation if the qualified nonprofit housing corporation is required to use 100 percent of the proceeds to promote homeownership for lower income households as defined by Section 50079.5 of the Health and Safety Code within the jurisdiction of the local government.

(3) (A) Except as provided in subclause (V) of clause (i) of subparagraph (F) of paragraph (1) of subdivision (b), an applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are located or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low

income households, unless the proposed housing development replaces those units, and either of the following applies:

(i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (b).

(ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(B) For the purposes of this paragraph, "replace" shall mean either of the following:

(i) If any dwelling units described in subparagraph (A) are occupied on the date of application, the proposed housing development shall provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If the income category of the household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. For unoccupied dwelling units described in subparagraph (A) in a development with occupied units, the proposed housing development shall provide units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) If all dwelling units described in subparagraph (A) have been vacated or demolished within the five-year period preceding the application, the proposed housing development shall provide at least the same number of units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it shall be rebuttably presumed that low-income and very low income renter households occupied these units in the same proportion of low-income and very low income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's

Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(C) Notwithstanding subparagraph (B), for any dwelling unit described in subparagraph (A) that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income, the city, county, or city and county may do either of the following:

(i) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit described in subparagraph (A) is replaced. Unless otherwise required by the jurisdiction's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(D) For purposes of this paragraph, "equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.

(E) Subparagraph (A) does not apply to an applicant seeking a density bonus for a proposed housing development if the applicant's application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale.

(B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.

(C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.

(D) Five incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop or is located in a very low vehicle travel area in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

(E) One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development. If a project includes at least 23 percent of the total units for lower income students in a student housing project, the applicant shall instead receive two incentives or concessions.

(F) Four incentives or concessions for projects that include at least 16 percent of the units for very low income households or at least 45 percent for persons and families of moderate income in a development in which the units are for sale.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section that shall include legislative body approval of the means of compliance with this section.

(4) The city, county, or city and county shall bear the burden of proof for the denial of a requested concession or incentive.

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an

applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This subdivision shall not be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(3) A housing development that receives a waiver from any maximum controls on density pursuant to clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f) shall only be eligible for a waiver or reduction of development standards as provided in subparagraph (D) of paragraph (2) of subdivision (d) and clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f), unless the city, county, or city and county agrees to additional waivers or reductions of development standards.

(f) For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable gross residential density, as of the date of application by the applicant to the city, county, or city and county, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density. The amount of density increase to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29

17	30.5
18	32
19	33.5
20	35
21	38.75
22	42.5
23	46.25
24	50

(2) For housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(3) (A) For housing developments meeting the criteria of subparagraph (C) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of senior housing units.

(B) For housing developments meeting the criteria of subparagraph (E) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of the type of units giving rise to a density bonus under that subparagraph.

(C) For housing developments meeting the criteria of subparagraph (F) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Lower Income Units	Percentage Density Bonus
20	35
21	38.75
22	42.5
23	46.25
24	50

(D) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), the following shall apply:

(i) Except as otherwise provided in clauses (ii) and (iii), the density bonus shall be 80 percent of the number of units for lower income households.

(ii) If the housing development is located within one-half mile of a major transit stop, the city, county, or city and county shall not impose any maximum controls on density.

(iii) If the housing development is located in a very low vehicle travel area within a designated county, the city, county, or city and county shall not impose any maximum controls on density.

(4) For housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75

42	42.5
43	46.25
44	50

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(g) (1) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

Percentage Very Low Income	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

(2) This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks an increase pursuant to both this subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the

increased density bonus described in this subdivision if all of the following conditions are met:

(A) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

(B) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

(C) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of Section 65583.2, and is or will be served by adequate public facilities and infrastructure.

(D) The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government before the time of transfer.

(E) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of the transfer.

(F) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.

(G) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.

(H) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

(h) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development, that the following occur:

(A) The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

(B) Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

(3) Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.

(4) "Childcare facility," as used in this section, means a child daycare facility other than a family daycare home, including, but not limited to, infant centers, preschools, extended daycare facilities, and schoolage childcare centers.

(i) "Housing development," as used in this section, means a development project for five or more residential units, including mixed-use developments. For the purposes of this section, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(j) (1) The granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, "study" does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition set forth in subdivision (k). This provision is declaratory of existing law.

(2) Except as provided in subdivisions (d) and (e), the granting of a density bonus shall not require or be interpreted to require the waiver of a local ordinance or provisions of a local ordinance unrelated to development standards.

(k) For the purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety

Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(*l*) Subdivision (k) does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements.

(m) This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and Division 20 (commencing with Section 30000) of the Public Resources Code.

(n) If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

(o) For purposes of this section, the following definitions shall apply:

(1) "Designated county" includes the Counties of Alameda, Contra Costa, Los Angeles, Marin, Napa, Orange, Riverside, Sacramento, San Bernardino, San Diego, San Mateo, Santa Barbara, Santa Clara, Solano, Sonoma, and Ventura, and the City and County of San Francisco.

(2) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation that is adopted by the local government or that is enacted by the local government's electorate exercising its local initiative or referendum power, whether

that power is derived from the California Constitution, statute, or the charter or ordinances of the local government.

(3) "Located within one-half mile of a major transit stop" means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this section, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop.

(4) "Lower income student" means a student who has a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in subdivision (k) of Section 69432.7 of the Education Code. The eligibility of a student to occupy a unit for lower income students under this section shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education in which the student is enrolled or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver from the college or university, the California Student Aid Commission, or the federal government.

(5) "Major transit stop" has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code.

(6) "Maximum allowable residential density" or "base density" means the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. Density shall be determined using dwelling units per acre. However, if the applicable zoning ordinance, specific plan, or land use element of the general plan does not provide a dwelling-units-per-acre standard for density, then the local agency shall calculate the number of units by:

(A) Estimating the realistic development capacity of the site based on the objective development standards applicable to the project, including, but not limited to, floor area ratio, site coverage, maximum building height and number of stories, building setbacks and stepbacks, public and private open-space requirements, minimum percentage or square footage of any nonresidential component, and parking requirements, unless not required for the base project. Parking requirements shall include considerations regarding number of spaces, location, design, type, and circulation. A developer may provide a base density study and the local agency shall accept it, provided that it includes all applicable objective development standards.

(B) Maintaining the same average unit size and other project details relevant to the base density study, excepting those that may be modified by waiver or concession to accommodate the bonus units, in the proposed project as in the study.

(7) (A) (i) "Shared housing building" means a residential or mixed-use structure, with five or more shared housing units and one or more common kitchens and dining areas designed for permanent residence of more than 30 days by its tenants. The kitchens and dining areas within the shared housing building shall be able to adequately accommodate all residents. If a local ordinance further restricts the attributes of a

shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(ii) A "shared housing building" may include other dwelling units that are not shared housing units, provided that those dwelling units do not occupy more than 25 percent of the floor area of the shared housing building. A shared housing building may include 100 percent shared housing units.

(B) (i) "Shared housing unit" means one or more habitable rooms, not within another dwelling unit, that includes a bathroom, sink, refrigerator, and microwave, is used for permanent residence, that meets the "minimum room area" specified in Section R304 of the California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations), and complies with the definition of "guestroom" in Section R202 of the California Residential Code. If a local ordinance further restricts the attributes of a shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(ii) "Shared housing unit" for purposes of a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, includes a unit without an individual kitchen where a unit may be shared by unrelated persons, and a unit where a room that may be shared by unrelated persons meets the "minimum room area" requirements of clause (i).

(8) "Student housing development" means a development that contains bedrooms containing two or more bedspaces that have a shared or private bathroom, access to a shared or private living room and laundry facilities, and access to a shared or private kitchen.

(9) (A) "Total units" or "total dwelling units" means a calculation of the number of units that:

(i) Excludes a unit added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

(ii) Includes a unit designated to satisfy an inclusionary zoning requirement of a city, county, or city and county.

(B) For purposes of calculating a density bonus granted pursuant to this section for a shared housing building, "unit" means one shared housing unit and its pro rata share of associated common area facilities.

(10) "Very low vehicle travel area" means an urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita. For purposes of this paragraph, "area" may include a travel analysis zone, hexagon, or grid. For the purposes of determining "regional vehicle miles traveled per capita" pursuant to this paragraph, a "region" is the entirety of incorporated and unincorporated areas governed by a multicounty or single-county metropolitan planning organization, or the entirety of the incorporated and unincorporated areas of an individual county that is not part of a metropolitan planning organization.

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: one and one-half onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

(D) One bedspace in a student housing development: zero parking spaces.

(2) (A) Notwithstanding paragraph (1), if a development includes at least 20 percent low-income units for housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b) or at least 11 percent very low income units for housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per unit. Notwithstanding paragraph (1), if a development includes at least 40 percent moderate-income units for housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and the residents of the development have unobstructed access to the major transit stop from the development then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per bedroom.

(B) For purposes of this subdivision, “unobstructed access to the major transit stop” means a resident is able to access the major transit stop without encountering natural or constructed impediments. For purposes of this subparagraph, “natural or constructed impediments” includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

(3) Notwithstanding paragraph (1), if a development meets the criteria of subparagraph (G) of paragraph (1) of subdivision (b), then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets any of the following criteria:

(A) The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.

(B) The development is a for-rent housing development for individuals who are 55 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(C) The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. A development that

is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(4) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide onsite parking through tandem parking or uncovered parking, but not through onstreet parking.

(5) This subdivision shall apply to a development that meets the requirements of subdivisions (b) and (c), but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).

(6) This subdivision does not preclude a city, county, or city and county from reducing or eliminating a parking requirement for development projects of any type in any location.

(7) Notwithstanding paragraphs (2) and (3), if a city, county, city and county, or an independent consultant has conducted an areawide or jurisdictionwide parking study in the last seven years, then the city, county, or city and county may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph (1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low-income and very low income individuals, including seniors and special needs individuals. The city, county, or city and county shall pay the costs of any new study. The city, county, or city and county shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio.

(8) A request pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(q) Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number. The Legislature finds and declares that this provision is declaratory of existing law.

(r) This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.

(s) Notwithstanding any other law, if a city, including a charter city, county, or city and county has adopted an ordinance or a housing program, or both an ordinance and a housing program, that incentivizes the development of affordable housing that allows for density bonuses that exceed the density bonuses required by the version of this section effective through December 31, 2020, that city, county, or city and county is not required to amend or otherwise update its ordinance or corresponding affordable housing incentive program to comply with the amendments made to this section by the act adding this subdivision, and is exempt from complying with the

incentive and concession calculation amendments made to this section by the act adding this subdivision as set forth in subdivision (d), particularly subparagraphs (B) and (C) of paragraph (2) of that subdivision, and the amendments made to the density tables under subdivision (f).

(t) When an applicant proposes to construct a housing development that conforms to the requirements of subparagraph (A) or (B) of paragraph (1) of subdivision (b) that is a shared housing building, the city, county, or city and county shall not require any minimum unit size requirements or minimum bedroom requirements that are in conflict with paragraph (7) of subdivision (o).

(u) (1) The Legislature finds and declares that the intent behind the Density Bonus Law is to allow public entities to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning ordinance in exchange for affordable units. It further reaffirms that the intent is to cover at least some of the financing gap of affordable housing with regulatory incentives, rather than additional public subsidy.

(2) It is therefore the intent of the Legislature to make modifications to the Density Bonus Law by the act adding this subdivision to further incentivize the construction of very low, low-, and moderate-income housing units. It is further the intent of the Legislature in making these modifications to the Density Bonus Law to ensure that any additional benefits conferred upon a developer are balanced with the receipt of a public benefit in the form of adequate levels of affordable housing. The Legislature further intends that these modifications will ensure that the Density Bonus Law creates incentives for the construction of more housing across all areas of the state.

(v) (1) Provided that the resulting housing development would not restrict more than 50 percent of the total units to moderate-income, lower income, or very low income households, a city, county, or city and county shall grant an additional density bonus calculated pursuant to paragraph (2) when an applicant proposes to construct a housing development that conforms to the requirements of paragraph (1) of subdivision (b), agrees to include additional rental or for-sale units affordable to very low income households or moderate income households, and meets any of the following requirements:

(A) The housing development conforms to the requirements of subparagraph (A) of paragraph (1) of subdivision (b) and provides 24 percent of the total units to lower income households.

(B) The housing development conforms to the requirements of subparagraph (B) of paragraph (1) of subdivision (b) and provides 15 percent of the total units to very low income households.

(C) The housing development conforms to the requirements of subparagraph (D) of paragraph (1) of subdivision (b) and provides 44 percent of the total units to moderate-income households.

(2) A city, county, or city and county shall grant an additional density bonus for a housing development that meets the requirements of paragraph (1), calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	23.75
7	27.5
8	31.25
9	35
10	38.75

Percentage Moderate-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(3) The increase required by paragraphs (1) and (2) shall be in addition to any increase in density granted by subdivision (b).

(4) The additional density bonus required under this subdivision shall be calculated using the number of units excluding any density bonus awarded by this section.

(Amended by Stats. 2024, Ch. 432, Sec. 1.5. (AB 3116) Effective January 1, 2025.)

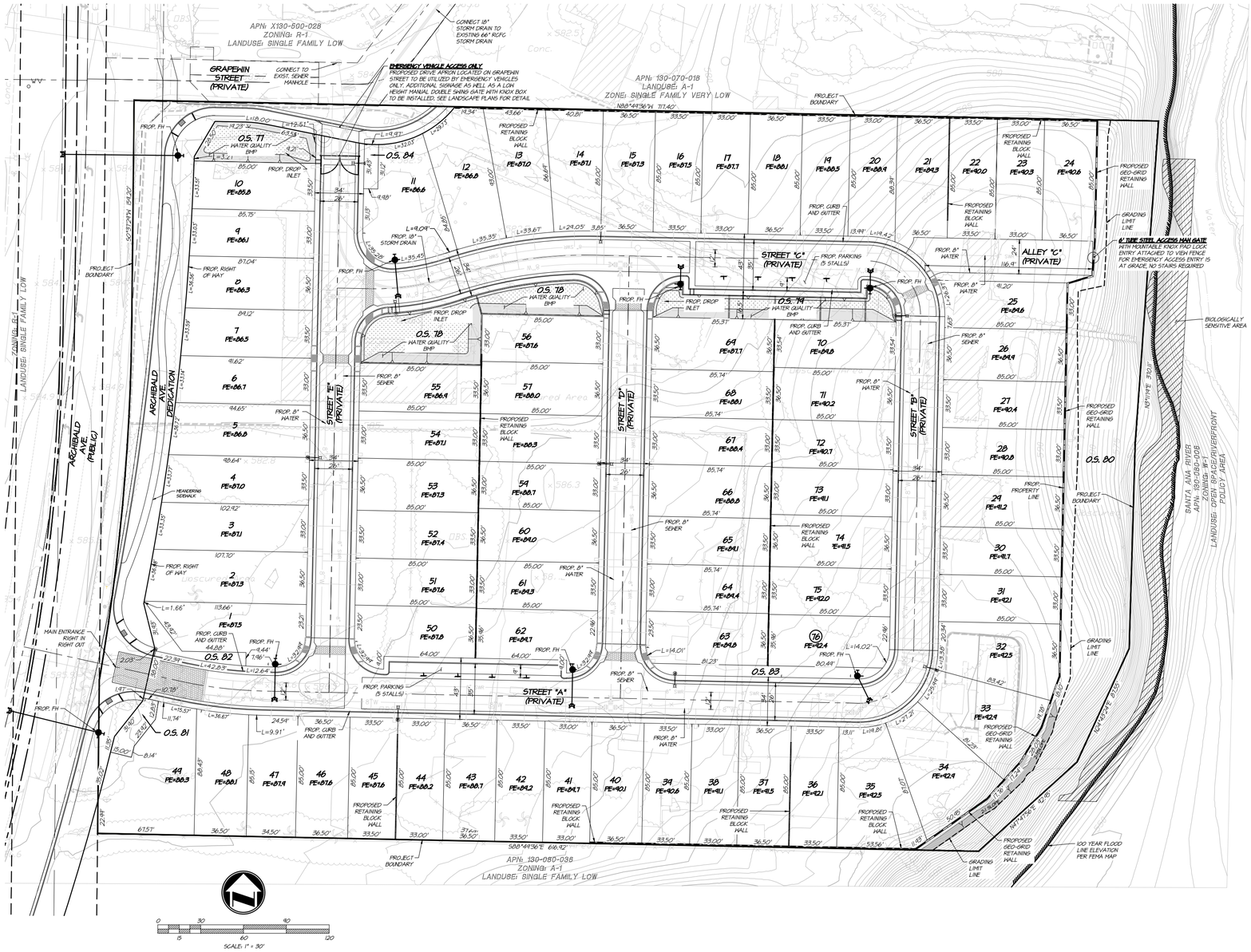
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

VESTING TENTATIVE TRACT MAP 39022

SCHEDULE "A" SUBDIVISION

TENTATIVE TRACT MAP

LOT #	LANDUSE	NET SF.	ACRES	COVERAGE %
1	SINGLE FAMILY LOW	3,761	0.09	0.34
2	SINGLE FAMILY LOW	4,058	0.09	0.32
3	SINGLE FAMILY LOW	3,474	0.08	0.36
4	SINGLE FAMILY LOW	3,375	0.08	0.38
5	SINGLE FAMILY LOW	3,525	0.08	0.37
6	SINGLE FAMILY LOW	3,072	0.07	0.41
7	SINGLE FAMILY LOW	3,026	0.07	0.42
8	SINGLE FAMILY LOW	3,213	0.07	0.41
9	SINGLE FAMILY LOW	2,850	0.07	0.44
10	SINGLE FAMILY LOW	2,858	0.07	0.45
11	SINGLE FAMILY LOW	4,190	0.10	0.31
12	SINGLE FAMILY LOW	3,720	0.09	0.35
13	SINGLE FAMILY LOW	3,437	0.08	0.37
14	SINGLE FAMILY LOW	3,148	0.07	0.40
15	SINGLE FAMILY LOW	3,103	0.07	0.42
16	SINGLE FAMILY LOW	2,848	0.07	0.45
17	SINGLE FAMILY LOW	2,805	0.06	0.45
18	SINGLE FAMILY LOW	3,103	0.07	0.42
19	SINGLE FAMILY LOW	2,848	0.07	0.45
20	SINGLE FAMILY LOW	2,826	0.06	0.45
21	SINGLE FAMILY LOW	3,714	0.07	0.41
22	SINGLE FAMILY LOW	2,848	0.07	0.45
23	SINGLE FAMILY LOW	2,805	0.06	0.45
24	SINGLE FAMILY LOW	3,103	0.07	0.42
25	SINGLE FAMILY LOW	2,856	0.07	0.44
26	SINGLE FAMILY LOW	3,103	0.07	0.42
27	SINGLE FAMILY LOW	2,848	0.07	0.45
28	SINGLE FAMILY LOW	2,805	0.06	0.45
29	SINGLE FAMILY LOW	3,103	0.07	0.42
30	SINGLE FAMILY LOW	2,848	0.07	0.45
31	SINGLE FAMILY LOW	2,805	0.06	0.45
32	SINGLE FAMILY LOW	3,741	0.09	0.35
33	SINGLE FAMILY LOW	3,795	0.09	0.33
34	SINGLE FAMILY LOW	3,845	0.09	0.32
35	SINGLE FAMILY LOW	4,217	0.10	0.31
36	SINGLE FAMILY LOW	2,848	0.07	0.45
37	SINGLE FAMILY LOW	3,103	0.07	0.42
38	SINGLE FAMILY LOW	2,805	0.06	0.45
39	SINGLE FAMILY LOW	2,848	0.07	0.45
40	SINGLE FAMILY LOW	3,103	0.07	0.42
41	SINGLE FAMILY LOW	2,805	0.06	0.45
42	SINGLE FAMILY LOW	2,848	0.07	0.45
43	SINGLE FAMILY LOW	3,103	0.07	0.42
44	SINGLE FAMILY LOW	2,805	0.06	0.45
45	SINGLE FAMILY LOW	2,848	0.07	0.45
46	SINGLE FAMILY LOW	3,103	0.07	0.42
47	SINGLE FAMILY LOW	2,933	0.07	0.43
48	SINGLE FAMILY LOW	3,155	0.07	0.41
49	SINGLE FAMILY LOW	4,867	0.11	0.27
50	SINGLE FAMILY LOW	3,175	0.07	0.41
51	SINGLE FAMILY LOW	2,805	0.06	0.45
52	SINGLE FAMILY LOW	2,848	0.07	0.45
53	SINGLE FAMILY LOW	3,103	0.07	0.42
54	SINGLE FAMILY LOW	2,805	0.06	0.45
55	SINGLE FAMILY LOW	2,848	0.07	0.45
56	SINGLE FAMILY LOW	2,805	0.06	0.45
57	SINGLE FAMILY LOW	3,103	0.07	0.42
58	SINGLE FAMILY LOW	2,848	0.07	0.45
59	SINGLE FAMILY LOW	2,805	0.06	0.45
60	SINGLE FAMILY LOW	3,103	0.07	0.42
61	SINGLE FAMILY LOW	2,848	0.07	0.45
62	SINGLE FAMILY LOW	3,130	0.07	0.40
63	SINGLE FAMILY LOW	3,113	0.07	0.42
64	SINGLE FAMILY LOW	2,830	0.06	0.45
65	SINGLE FAMILY LOW	2,872	0.07	0.45
66	SINGLE FAMILY LOW	3,130	0.07	0.42
67	SINGLE FAMILY LOW	2,830	0.06	0.45
68	SINGLE FAMILY LOW	2,872	0.07	0.45
69	SINGLE FAMILY LOW	3,130	0.07	0.42
70	SINGLE FAMILY LOW	2,850	0.07	0.44
71	SINGLE FAMILY LOW	3,103	0.07	0.42
72	SINGLE FAMILY LOW	2,848	0.07	0.45
73	SINGLE FAMILY LOW	2,805	0.06	0.45
74	SINGLE FAMILY LOW	3,101	0.07	0.42
75	SINGLE FAMILY LOW	2,848	0.07	0.45
76	SINGLE FAMILY LOW	3,035	0.07	0.42
77	O.S. WATER QUALITY	2,040	0.05	BASIN 0%
78	O.S. WATER QUALITY	5,172	0.12	BASIN 0%
79	O.S. WATER QUALITY	3,135	0.07	BASIN 0%
80	O.S. SANTA ANA RIVER	23,405	0.54	RIVER 0%
81	O.S. HOA	645	0.01	HOA 0%
82	O.S. HOA	645	0.02	HOA 0%
83	O.S. HOA	1,214	0.03	HOA 0%
84	O.S. HOA	310	0.01	HOA 0%
"A"	STREET (PRIVATE)	21,740		STREET 100%
"B"	STREET (PRIVATE)	7,454		STREET 100%
"C"	STREET (PRIVATE)	15,370		STREET 100%
"D"	STREET (PRIVATE)	7,850		STREET 100%
"E"	STREET (PRIVATE)	12,810		STREET 100%



OWNER

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

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

APPLICANT

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

ENGINEER

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

ASSESSORS PARCEL NUMBER

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

SCHOOL DISTRICTS

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

ZONING/LAND USE

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

PROJECT DENSITY

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

PARKING SUMMARY (PER STATE DENSITY BONUS)

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

UNIT SUMMARY

PLAN#	DESCRIPTION	#UNITS	MIX	SF(GROSS)	TOTAL(GROSS)	GARAGE	PATIO/PORCH
PLAN 1	3 BED+LOFT (4 BED OPT)/2.5 BATH	25 UNITS	33%	1,405 SF	41,625 SF	421 SF	55 SF
PLAN 2	4 BED+LOFT 2.5 BATH	25 UNITS	33%	2,075SF	51,875 SF	429 SF	91 SF
PLAN 3	3 BED+LOFT+FLEX'S BED OPT)/3 BATH	26 UNITS	34%	2,150 SF	55,900 SF	484 SF	0 SF
	TOTAL:	76 UNITS	100%		155,400 SF		

LEGAL DESCRIPTION

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

PARCEL 1:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGES(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT M OF FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST 1713.3 FEET;
THENCE SOUTH 36° 15' WEST, 432.9 FEET;
THENCE SOUTH 36° 15' WEST, 112.8 FEET; THENCE NORTH 84° 34' WEST, 112.4 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST 123.58 FEET;
THENCE SOUTH 3° 51' WEST, 81.55 FEET;
THENCE SOUTH 23° 54' WEST, 81.55 FEET;
THENCE NORTH 84° 34' WEST, 66.54 FEET TO A POINT ON SAID EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WESTERLY 450 FEET THEREOF, THE EASTERLY LINE OF SAID LOT 450 FEET BEING PARALLEL WITH THE EAST LINE OF ARCHIBALD AVENUE.

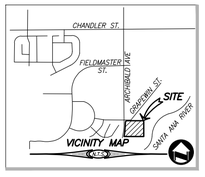
PARCEL 2:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT M OF SAID FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST 1713.3 FEET;
THENCE SOUTH 36° 15' WEST, 112.8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST, 545.84 FEET;
THENCE SOUTH 3° 51' WEST, 225.4 FEET;
THENCE NORTH 84° 34' WEST, 123.58 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET;
THENCE SOUTH 84° 34' EAST, 112.4 FEET
TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 64204 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS PORTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

PARCEL 3:
THAT PORTION OF LOT O OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 TO 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT M OF FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST 1713.3 FEET;
THENCE SOUTH 36° 15' WEST, 432.9 FEET;
THENCE CONTINUING SOUTH 36° 15' WEST, 339.9 FEET;
THENCE NORTH 84° 34' WEST, 112.4 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 540.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 84° 34' EAST, 616.92 FEET;
THENCE NORTH 47° 26' EAST, 93.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE, BY DEED RECORDED JANUARY 3, 1934 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 84° 34' WEST, 235.25 FEET;
THENCE NORTH 0° 02' WEST 225.00 FEET;
THENCE SOUTH 84° 34' WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 289.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 1, 1965 AS INSTRUMENT NO. 1671 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



GENERAL NOTES

1. THE PROJECT IS LOCATED WITHIN FLOOD ZONE X BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 6087 OF 3905, RIVERSIDE COUNTY CALIFORNIA.
2. THIS IS A CALIFORNIA DENSITY BONUS LAW PROJECT (SEE SITE SUMMARY TABLE). IT IS ALSO BEING PROCESSED WITH A PRELIMINARY SB 330 APPLICATION.
3. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. THOMAS BROS. MAP BOOK PAGE: 713, GRID A4, 2024 EDITION
5. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
6. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
7. ARCHIBALD TO BE OPEN TO THE PUBLIC AND IN-TRACT STREETS ARE TO BE PRIVATE, AND WILL BE SHOWN AND CONVEYED ON THE FINAL MAP AS LETTERED LOTS "A" THRU "E".
8. ENTRY AT GRAPEWIN STREET TO BE USED FOR EMERGENCY ACCESS ONLY.
9. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
10. ALL LOTS HAVE 18 MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
11. THERE ARE NO REMAINING PARCELS.
12. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE SANTA ANA RIVER.
13. PROJECT SITE IS NOT WITHIN COMMUNITY SERVICES DISTRICT.
14. THERE IS ONE KNOWN PRIVATE WELL ON THIS PROPERTY. IT WILL BE ABANDONED AND CAPPED.
15. SITE IS SUBJECT TO LIQUEFACTION.
16. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
17. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
18. SIDE YARD W/ GATE SETBACK - 4' MIN.
    SIDE YARD W/ NO GATE SETBACK - 4' MIN.
    REAR YARD SETBACK - 10' MIN.
    STREET REAR YARD SETBACK - 5' MIN.
19. PROJECT WALLS AND FENCING DETAILS WILL BE SHOWN ON THE CONCEPTUAL GRADE PLAN.
20. THIS PROJECT IS EXEMPT FROM HYDRAULIC CONDITIONS OF CONCERN (HCOC).
21. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
22. IMPERVIOUS SQUARE FOOTAGE:
    EXIST: 2B,768 SF (0.64 AC)
    PROP: 204,934 SF (4.70 AC)

UTILITIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON (951) 928-8207
GAS: SOUTHERN CALIFORNIA GAS (951) 304-0093
SEWER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
WATER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
TELEPHONE: VOIP0 (949) 824-4200, I-VOIP (888) 364-8641
COMMUNITY PHONE (866) 512-8541, AXVOICE
CABLE: SPECTRUM (888) 364-2408, DISH (877) 384-3424, DIRECTV (800) 531-500
INTERNET: SPECTRUM (888) 364-2408

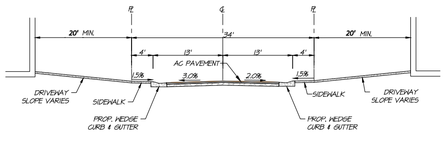
EARTHWORK QUANTITIES

CUT: 20,190 CY FILL: 20,190 CY NET: 0.00 CY (IMPORT)

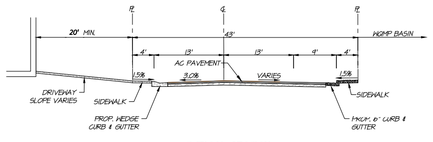
THE QUANTITY SHOWN ABOVE IS FOR DISCUSSION PURPOSES ONLY. THESE QUANTITIES ARE CONSIDERED RAW AND NO SHRINKAGE OR SUBSIDENCE FACTORS HAVE BEEN APPLIED.

LEGEND

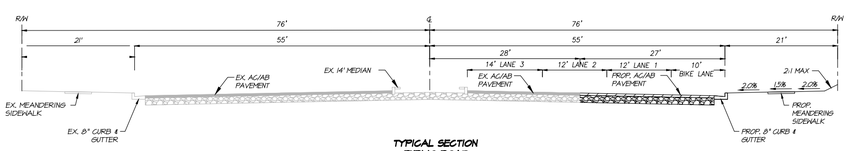
PROPERTY BOUNDARY		RESTRICTED USE AREA	
PROP. CURB & GUTTER		BIOLOGICALLY SENSITIVE AREA PER COMPLETED SURVEYS	
PROP. SWR MAIN & MH			
PROP. NTR MAIN	TC	TOP OF CURB	
PROP. SD PIPE	FL	FLOWLINE	
FLOW LINE	FS	FINISHED SURFACE	
MULTI-PURPOSE CONC. TRAIL FENCE	PE	PAD ELEVATION	
	CB	CATCH BASIN	
PROP. GEO-GRID RETAINING WALL	EP	EDGE PAVEMENT	
	FG	FINISHED GRADE	
PROP. BLOCK RETAINING WALL	FH	FIRE HYDRANT	
PROP. RETAINING CURB			
PROP. STREETLIGHT			
PROP. FIRE HYDRANT			



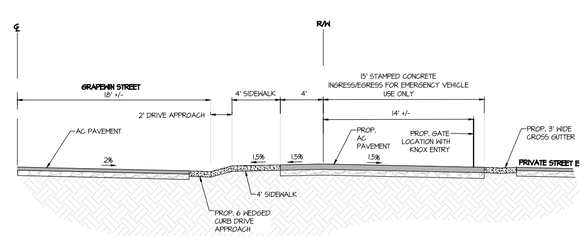
TYPICAL SECTION
PRIVATE LOCAL ROAD
TI=____ R=____
SCALE: 1"=10'
STREET "A", STREET "B", STREET "C", STREET "D" & STREET "E"



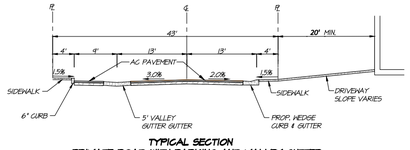
TYPICAL SECTION
PRIVATE ROAD WITH PARKING AND CURB & GUTTER
TI=____ R=____
SCALE: 1"=10'
STREET "C"



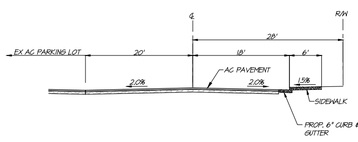
TYPICAL SECTION
PUBLIC ROAD
TI=____ R=____
SCALE: 1"=10'
ARCHIBALD AVE.



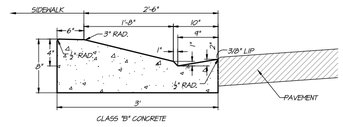
EMERGENCY VEHICLE ACCESS SECTION
NOT TO SCALE



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



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



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

BENCHMARK

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

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

VESTING TENTATIVE TRACT MAP
PREPARATION DATE: JULY 2024

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

SHEET 1 OF 1

PLOT DATE: 12/4/2024 1:32:36 AM

U:\PROJECTS\WARMINGTON\26127\ENGINEERING\TENTATIVE TRACT MAP\26127_TTM.DWG

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

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

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

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

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

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

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

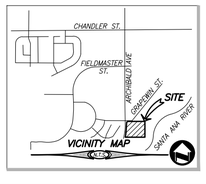
FIRE DEPARTMENT ACCESS NOTES

INSPECTION REQUIREMENTS:

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

GENERAL REQUIREMENTS:

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



BENCHMARK

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

PUBLISHED BY CSRC, CONVERTED TO ORTHOMETIC HEIGHTS.

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

Call before you Dig
Call 811 OR 1-800-227-2600

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599
Under the Supervision of: MICHAEL R. BRENDEKE, R.C.E. 83363 Exp. 03.31.25 Date:

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

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

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

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

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

UTILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON (951) 928-8207
GAS: SOUTHERN CALIFORNIA GAS (951) 304-0093
SEWER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
WATER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
TELEPHONE: VOIPO (949) 829-4200, 1-VOIP (888) 369-8647
COMMUNITY PHONE (866) 512-8541, AXVOICE
CABLE: SPECTRUM (888) 369-2408, DISH (877) 384-3424,
DIRECTV (800) 531-500
INTERNET: SPECTRUM (888) 369-2408

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

LEGAL DESCRIPTION

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

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

PARCEL 2:
THAT PORTION OF LOT "D" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

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

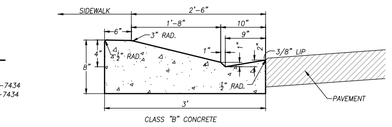
PARCEL 3:
THAT PORTION OF LOT D OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 TO 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT M OF FULLER RANCHO;
THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST 979.3 FEET;
THENCE SOUTH 36° 15' WEST, 432.9 FEET;
THENCE CONTINUING SOUTH 36° 15' WEST, 339.9 FEET;
THENCE NORTH 89° 34' WEST, 192.94 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 514.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 89° 34' EAST, 616.92 FEET;
THENCE NORTH 47° 26' EAST, 93.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE; BY DEED RECORDED JANUARY 3, 1939 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 89° 34' WEST, 235.25 FEET;
THENCE NORTH 0° 02' WEST 225.00 FEET;
THENCE SOUTH 89° 34' WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 289.00 FEET TO THE TRUE POINT OF BEGINNING;

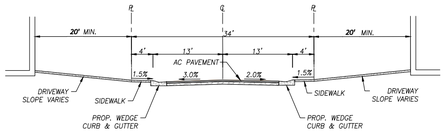
EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 7, 1965 AS INSTRUMENT NO. 1679 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL NOTES

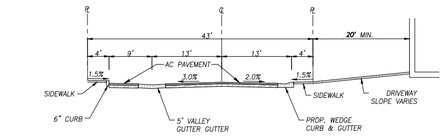
1. THE PROJECT IS LOCATED WITHIN FLOOD ZONE X BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 687 OF 3805, RIVERSIDE COUNTY CALIFORNIA.
2. THIS IS A CALIFORNIA DENSITY BONUS LAW PROJECT (SEE SITE SUMMARY TABLE). IT IS ALSO BEING PROCESSED WITH A PRELIMINARY SB 330 APPLICATION.
3. PUBLIC STREET IMPROVEMENTS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



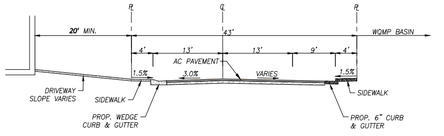
ALLEY WEDGE CURB & GUTTER DETAIL
N.T.S.



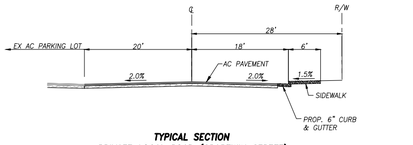
TYPICAL SECTION
PRIVATE LOCAL ROAD
SCALE: 1"=10'
STREET "A", STREET "B", STREET "C", STREET "D" & STREET "E"



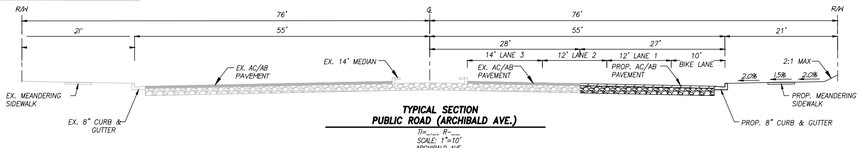
TYPICAL SECTION
PRIVATE ROAD WITH PARKING AND VALLEY GUTTER
SCALE: 1"=10'
STREET "X"



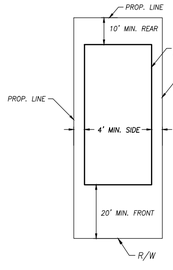
TYPICAL SECTION
PRIVATE ROAD WITH PARKING AND CURB & GUTTER
SCALE: 1"=10'
STREET "C"



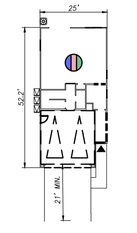
TYPICAL SECTION
PRIVATE LOCAL ROAD (GRAPEWIN STREET)
SCALE: 1"=10'
GRAPEWIN STREET



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

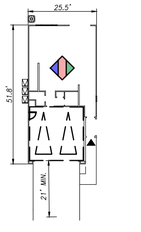


MINIMUM LOT SETBACKS
SCALE: 1"=20'



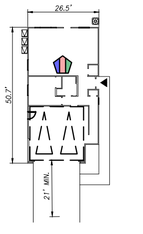
PLAN 1
SCALE: 1"=20'

1st FLOOR	770 SF
2ND FLOOR	1,135 SF
TOTAL LIVING	1,905 SF
GARAGE	421 SF
PORCH/PATIO	55 SF



PLAN 2
SCALE: 1"=20'

1st FLOOR	789 SF
2ND FLOOR	1,286 SF
TOTAL LIVING	2,075 SF
GARAGE	423 SF
PORCH/PATIO	31 SF



PLAN 3
SCALE: 1"=20'

1st FLOOR	839 SF
2ND FLOOR	1,311 SF
TOTAL LIVING	2,150 SF
GARAGE	489 SF
PORCH/PATIO	0 SF

CITY OF EASTVALE
PLANNING DEPARTMENT

PROJECT PLANNER DATE

RECOMMENDED BY: DATE

DATE	BY	MARK	REVISIONS	APPR.	DATE

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

PLOT PLAN
EASTVALE 76
TRACT NO. 39022
76 UNITS

PREPARED FOR: WARMINGTON RESIDENTIAL
SCALE: AS NOTED

SHEET NO. 1 OF 1 SHEETS
JOB No. 10627

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

Z:\PROJECTS\WARMINGTON\10627\ENGINEERING\SITE PLAN\10627_PLOT PLAN_01.DWG

GRAPEWIN STREET

EASTVALE, CALIFORNIA

DEVELOPER INFORMATION

WARMINGTON RESIDENTIAL | SOUTHERN CALIFORNIA DIVISION

3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: BRET ILICH
PHONE: (909) 489-2113
EMAIL: BRET@WARMINGTONGROUP.COM

CONSULTANT INFORMATION

ARCHITECTURE:

KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: ALAN SCALES
PHONE: (949) 221-6256
EMAIL: ASCALES@KTGY.COM

CIVIL:

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

SHEET INDEX - ARCHITECTURE

A0.00	COVER
A2.10	PLAN 1 - 'A' COTTAGE ELEVATIONS
A2.20	PLAN 1 - 'B' FARMHOUSE ELEVATIONS
A2.30	PLAN 1 - 'C' MONTEREY ELEVATIONS
A2.40	PLAN 1 - UNIT PLAN
A2.50	PLAN 1 - ROOF PLANS
A3.10	PLAN 2 - 'A' COTTAGE ELEVATIONS
A3.20	PLAN 2 - 'B' FARMHOUSE ELEVATIONS
A3.30	PLAN 2 - 'C' MONTEREY ELEVATIONS
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A4.10	PLAN 3 - 'A' COTTAGE ELEVATIONS
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A4.30	PLAN 3 - 'C' MONTEREY ELEVATIONS
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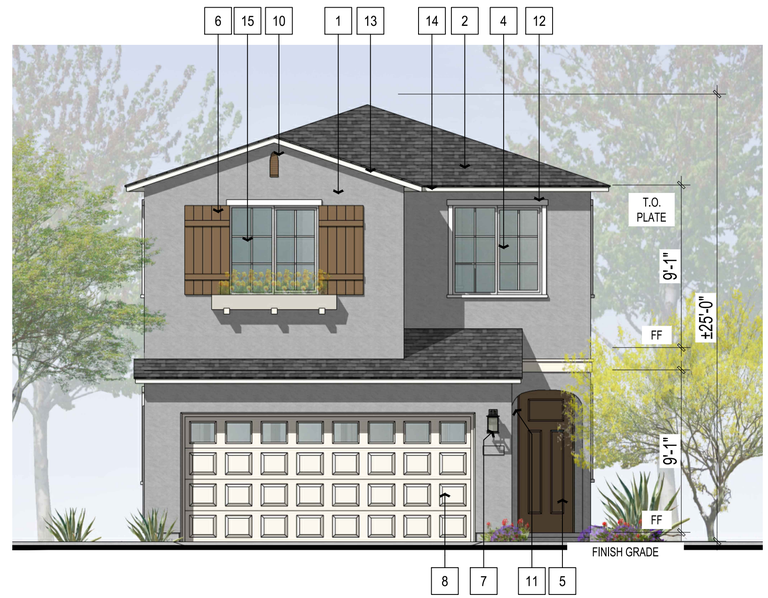
A4.50	PLAN 3 - ROOF PLANS
C.10	COLOR BOARD - COTTAGE
C.20	COLOR BOARD - FARMHOUSE
C.30	COLOR BOARD - MONTEREY

LEFT



FRONT

'A' LEGEND (COTTAGE)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Not Used
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light & Address
8 Metal Sectional Garage Door
9 Stucco o/ Foam Trim
10 Decorative Stucco Vent
11 Stucco Arched Soffit
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Decorative Muntins
16 Downspouts

RIGHT

REAR

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

Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
714.434.4439

EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

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

0 2 4 8

PLAN 1 'A' COTTAGE ELEVATIONS

A2.10

LEFT

FRONT

'B' LEGEND (FARMHOUSE)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Fiber Cement Siding
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light & Address
8 Metal Sectional Garage Door
9 Cement Board Trim
10 Board and Batten Siding
11 Wood Post and Beam
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Not Used
16 Decorative Shelf
17 Decorative Muntins
18 Downspout

RIGHT

REAR

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EASTVALE, CA KTGY # 2024-0099

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

0 2 4 8

PLAN 1 'B' FARMHOUSE ELEVATIONS

A2.20

LEFT

FRONT

'C' LEGEND (MONTEREY)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Not Used
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light and Address
8 Metal Sectional Garage Door
9 Stucco o/ Foam Trim
10 Decorative Stucco Vents
11 Stucco Column
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Decorative Muntins
16 Downspout

RIGHT

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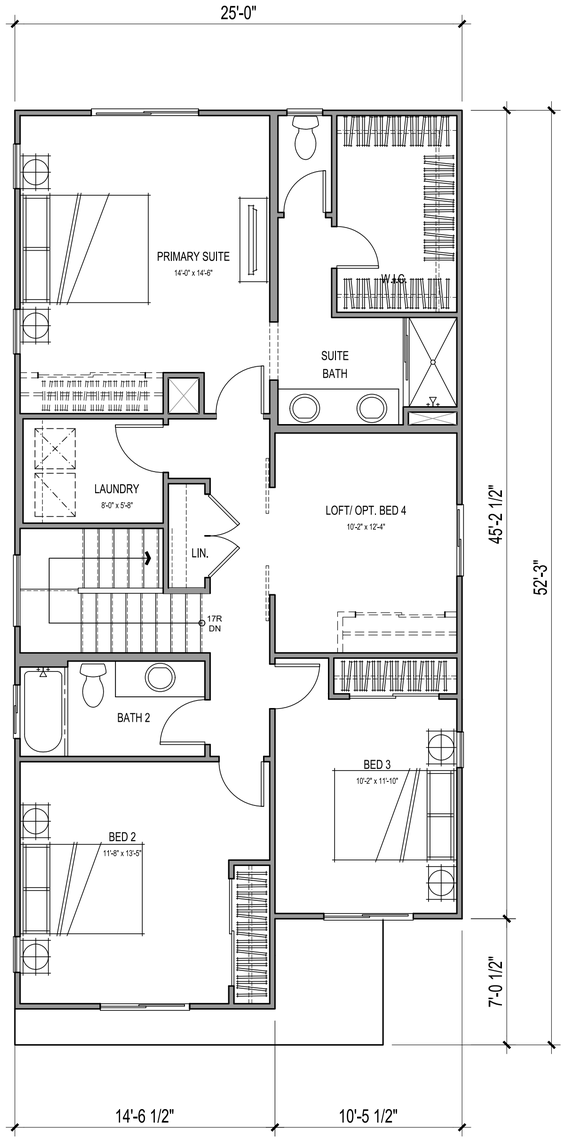
EASTVALE, CA KTGY # 2024-0099

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

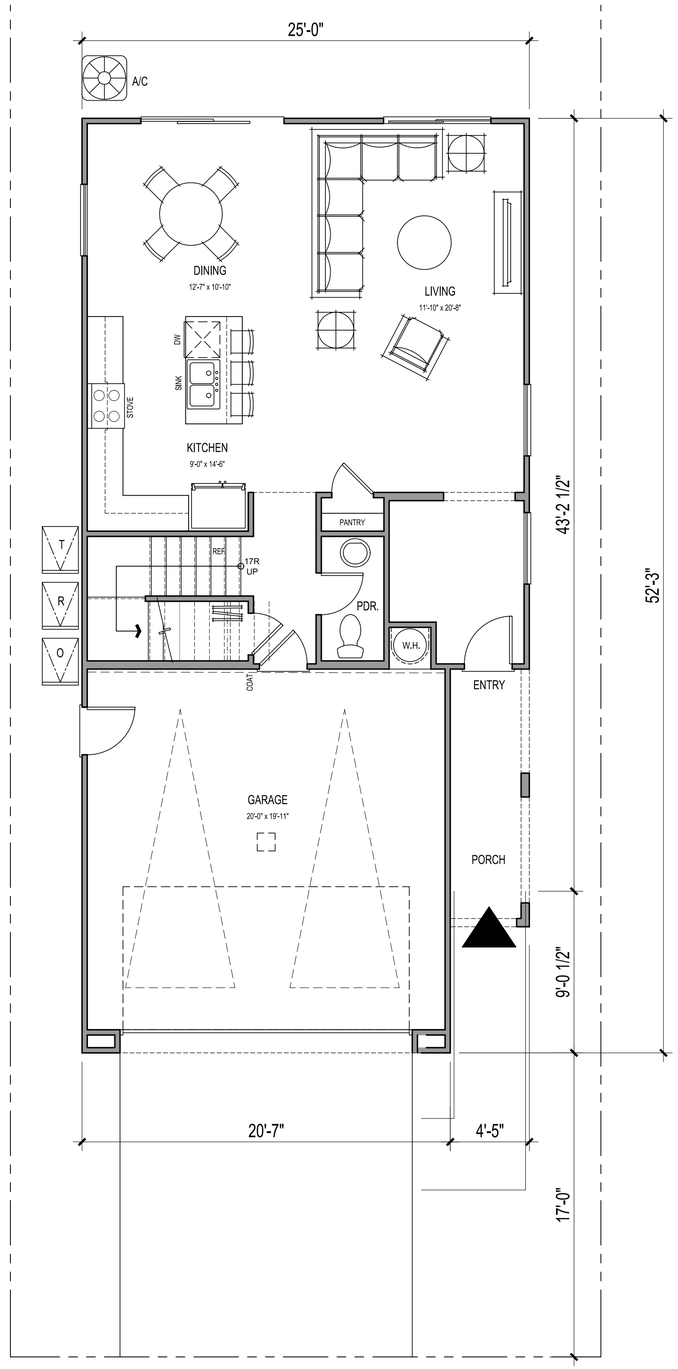
0 2 4 8

PLAN 1 'C' MONTEREY ELEVATIONS

A2.30



SECOND FLOOR



FIRST FLOOR

3 BEDS + LOFT/ 2.5 BATH
4 BEDS / 2.5 BATH

GROSS SF	
1ST FLOOR	770 SQ. FT.
2ND FLOOR	1135 SQ. FT.
TOTAL LIVING	1905 SQ. FT.
GARAGE	421 SQ. FT.
PORCH/PATIO	55 SQ. FT.

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Warmington RESIDENTIAL

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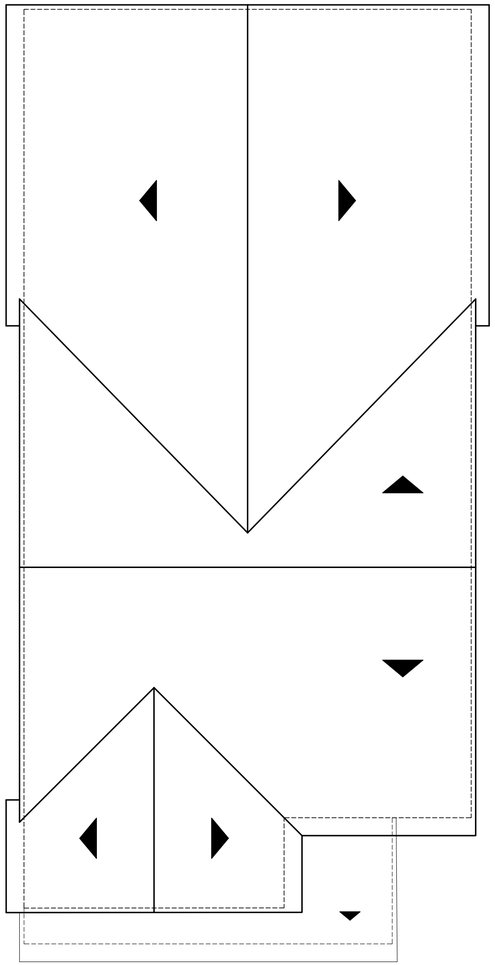
EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

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

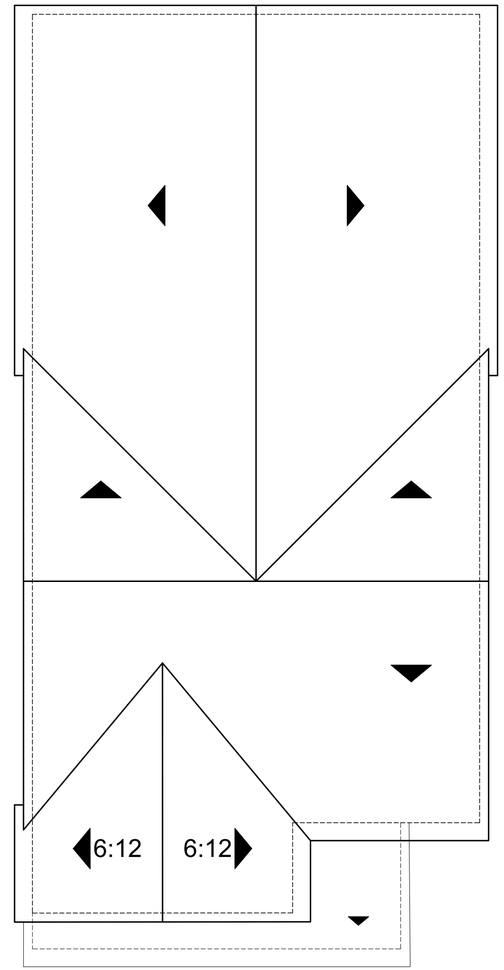
0 2 4 8

PLAN 1

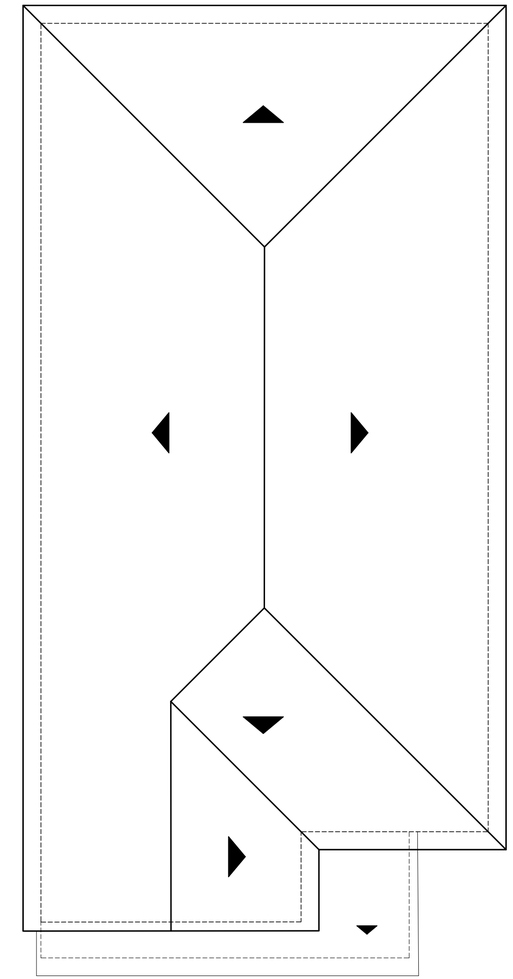
A2.40



MONTEREY 'C'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 3" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



FARMHOUSE 'B'
PITCH: 5:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



COTTAGE 'A'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS

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EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

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

0 2 4 8

PLAN 1 ROOF PLANS

A2.50

LEFT

FRONT

'A' LEGEND (COTTAGE)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Not Used
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light & Address
8 Metal Sectional Garage Door
9 Stucco o/ Foam Trim
10 Decorative Stucco Vent
11 Stucco Arched Soffit
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Decorative Muntins
16 Downspouts

RIGHT

REAR

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EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

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

0 2 4 8

PLAN 2 'A' COTTAGE ELEVATIONS

A3.10

LEFT

FRONT

'B' LEGEND (FARMHOUSE)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Fiber Cement Siding
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light & Address
8 Metal Sectional Garage Door
9 Cement Board Trim
10 Board and Batten Siding
11 Wood Post and Beam
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Not Used
16 Decorative Shelf
17 Decorative Muntins
18 Downspout

RIGHT

REAR

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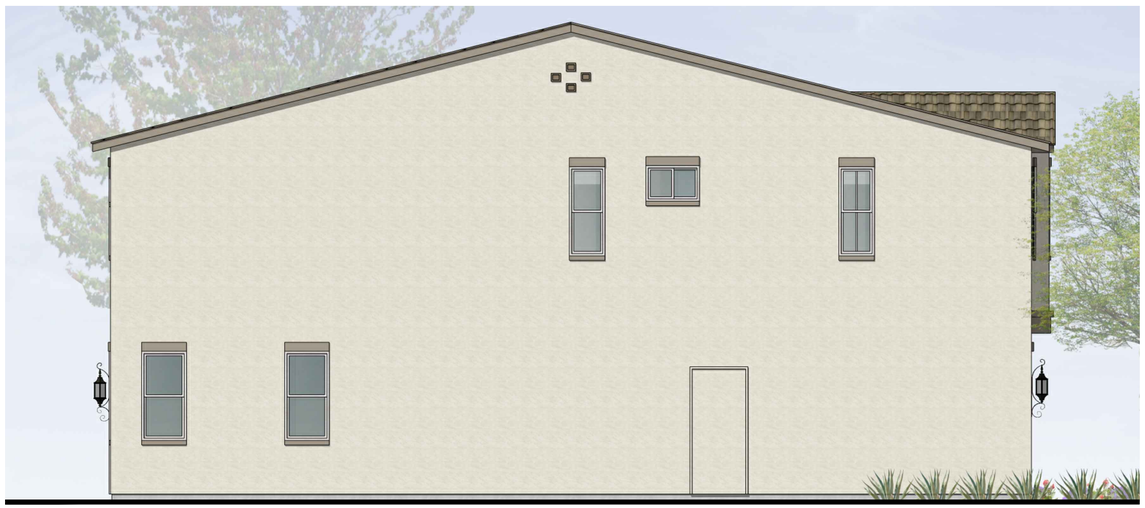
EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

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

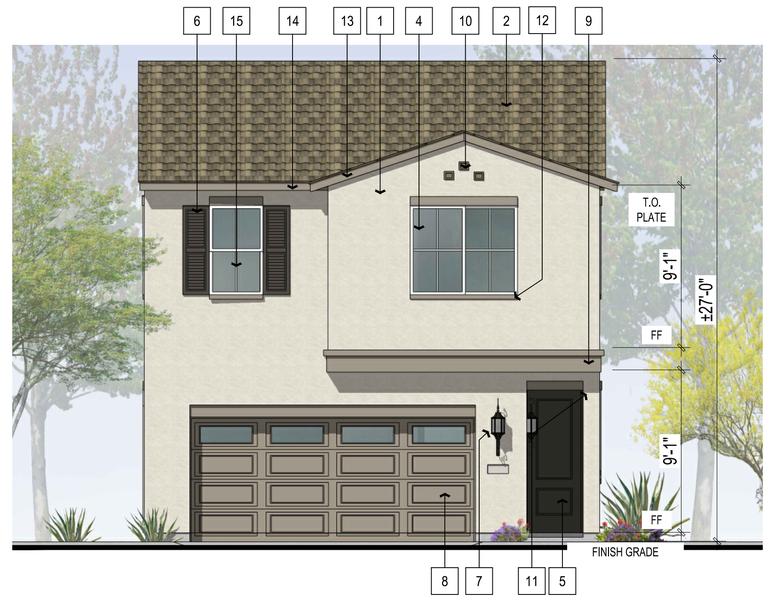
0 2 4 8

PLAN 2 'B' FARMHOUSE ELEVATIONS

A3.20



LEFT



FRONT

'C' LEGEND (MONTEREY)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Not Used
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light and Address
8 Metal Sectional Garage Door
9 Stucco o/ Foam Trim
10 Decorative Stucco Vents
11 Stucco Column
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Decorative Muntins
16 Downspout

RIGHT

REAR

Architecture + Planning
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ktgy.com

Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
714.434.4439

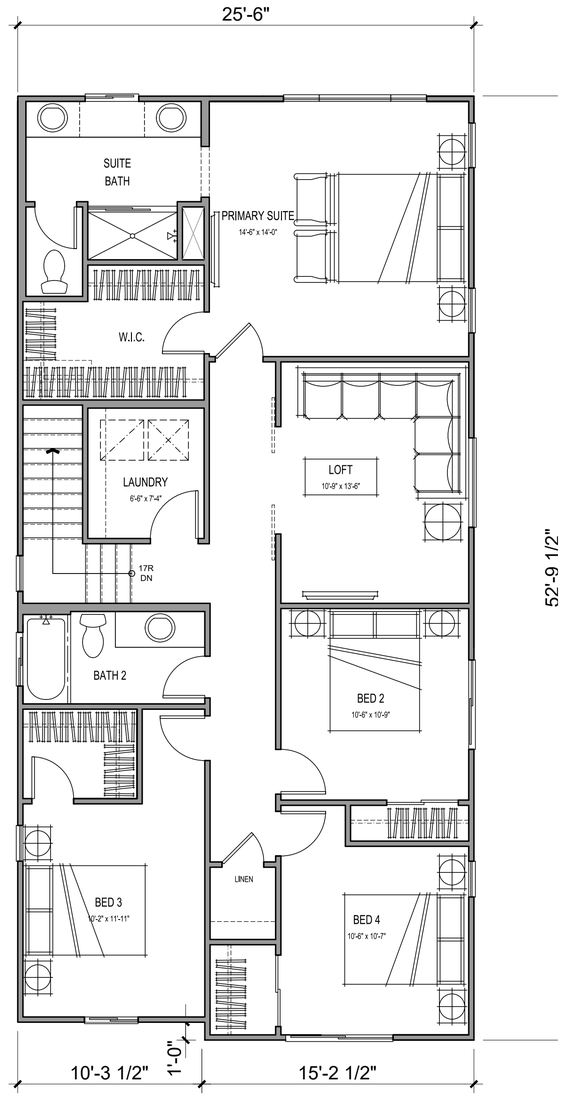
EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

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

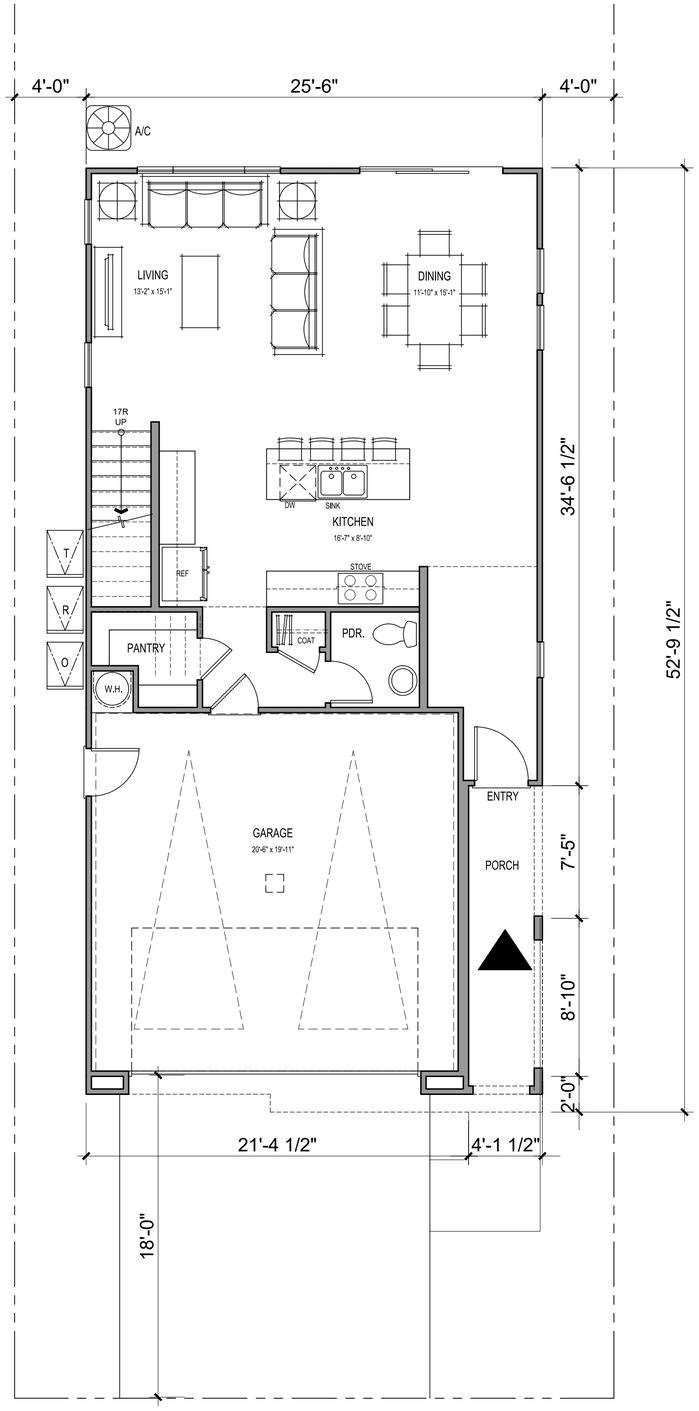
0 2 4 8

PLAN 2 'C' MONTEREY ELEVATIONS

A3.30



SECOND FLOOR



FIRST FLOOR

4 BEDS + LOFT/ 2.5 BATH

GROSS SF	
1ST FLOOR	789 SQ. FT.
2ND FLOOR	1286 SQ. FT.
TOTAL LIVING	2075 SQ. FT.
GARAGE	423 SQ. FT.
PORCH/PATIO	31 SQ. FT.

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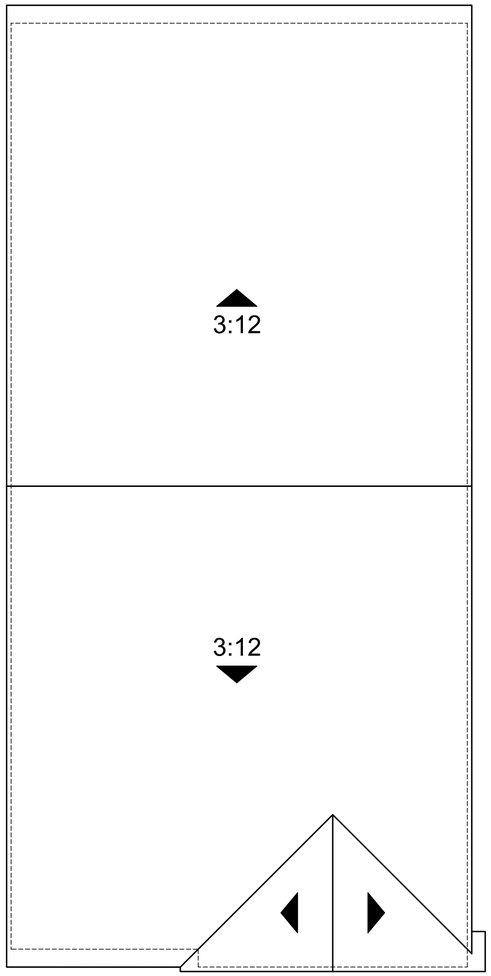
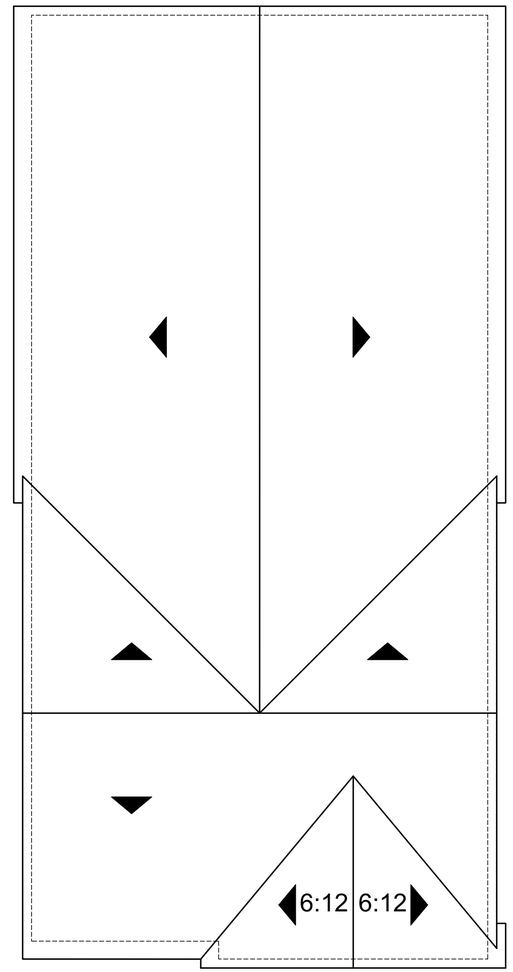
PLAN 2

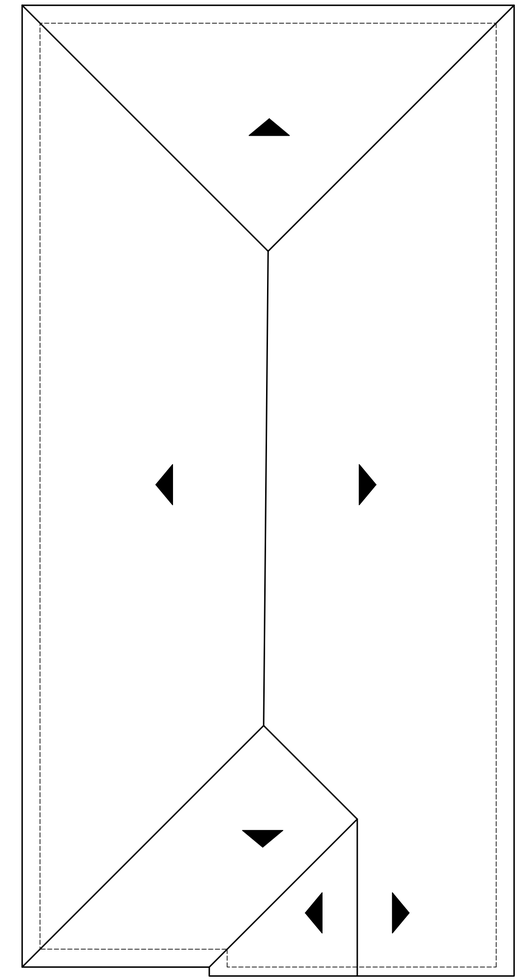
A3.40



MONTEREY 'C'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 3" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



FARMHOUSE 'B'
PITCH: 5:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



COTTAGE 'A'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS

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PLAN 2 ROOF PLANS

A3.50

LEFT

FRONT

'A' LEGEND (COTTAGE)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Not Used
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light & Address
8 Metal Sectional Garage Door
9 Stucco o/ Foam Trim
10 Decorative Stucco Vent
11 Stucco Arched Soffit
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Decorative Muntins
16 Downspouts

RIGHT

REAR

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PLAN 3 'A' COTTAGE ELEVATIONS

A4.10

LEFT

FRONT

'B' LEGEND (FARMHOUSE)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Fiber Cement Siding
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light & Address
8 Metal Sectional Garage Door
9 Cement Board Trim
10 Board and Batten Siding
11 Wood Post and Beam
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Not Used
16 Decorative Shelf
17 Decorative Muntins
18 Downspout

RIGHT

REAR

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PLAN 3 'B' FARMHOUSE ELEVATIONS

A4.20

LEFT

FRONT

'C' LEGEND (MONTEREY)

1 Stucco, 16/20
2 Flat Concrete Tile Roof
3 Not Used
4 Vinyl Windows
5 Fiberglass Entry Doors
6 Decorative Shutters (Stucco o/ Foam)
7 Decorative Exterior Light and Address
8 Metal Sectional Garage Door
9 Stucco o/ Foam Trim
10 Decorative Stucco Vents
11 Stucco Column
12 Stucco Head and Sill Trim
13 Wood Barge Board
14 Wood Eave Board
15 Decorative Muntins
16 Downspout

RIGHT

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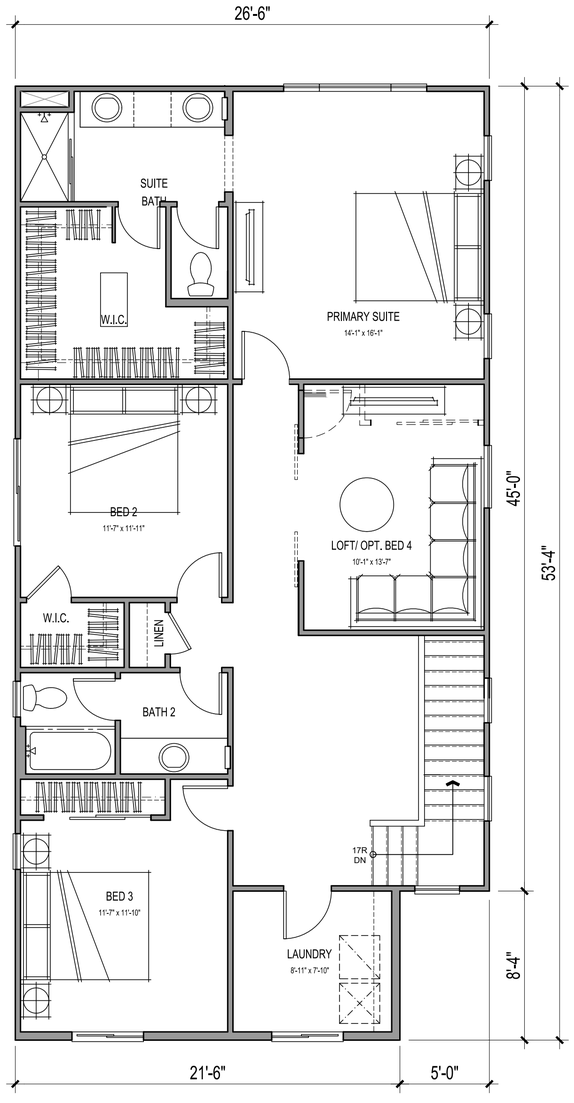
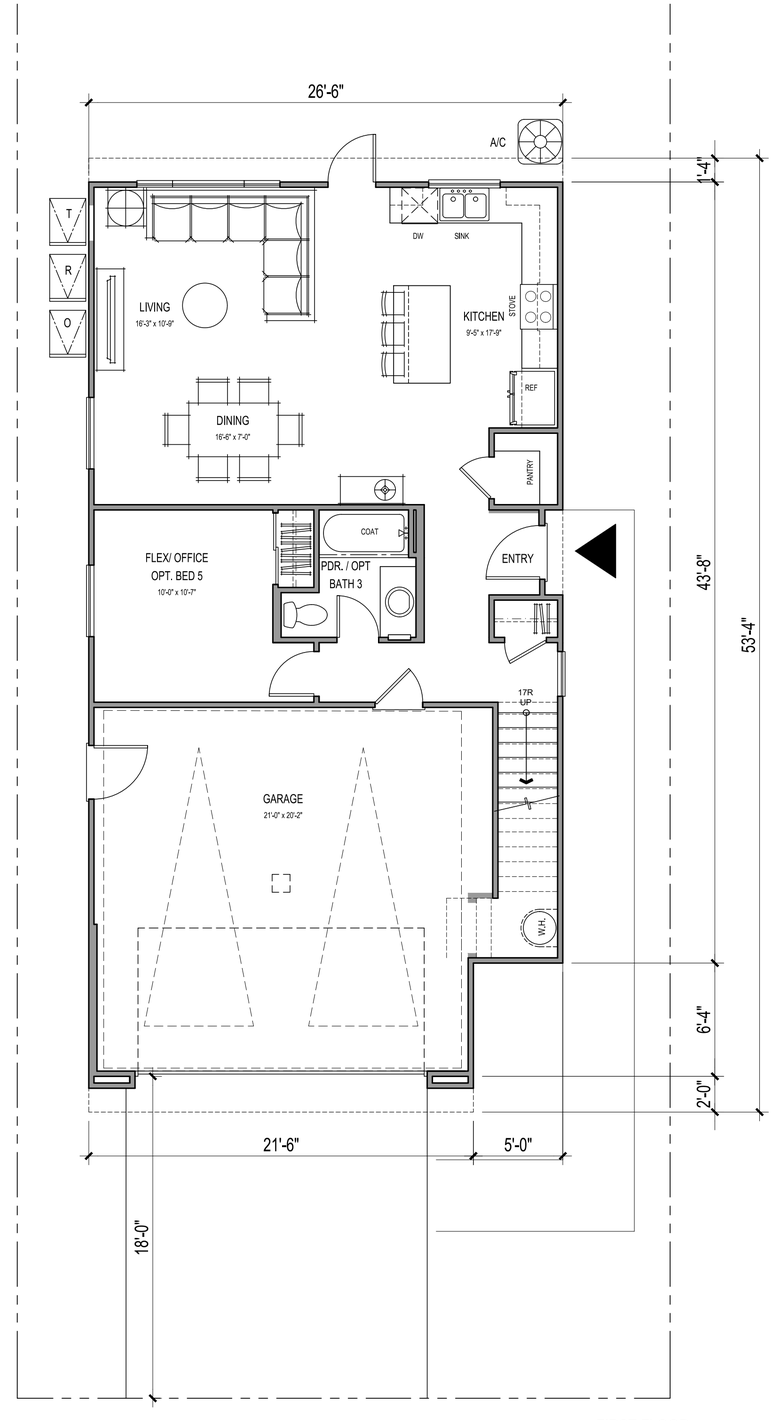
PLAN 3 'C' MONTEREY ELEVATIONS

A4.30



SECOND FLOOR



FIRST FLOOR

3 BEDS + LOFT+FLEX / 3 BATHS
4 BEDS + FLEX/ 3 BATHS

GROSS SF	
1ST FLOOR	839 SQ. FT.
2ND FLOOR	1311 SQ. FT.
TOTAL LIVING	2150 SQ. FT.
GARAGE	489 SQ. FT.

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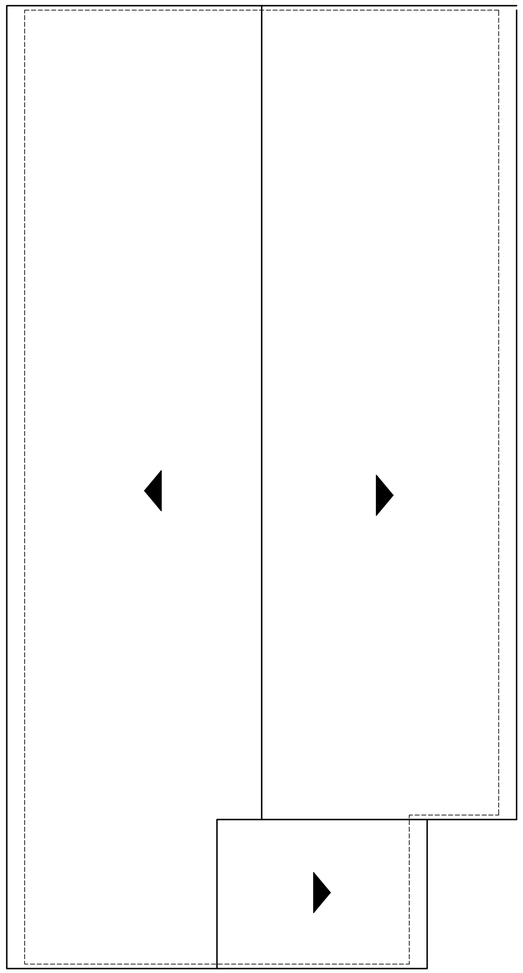
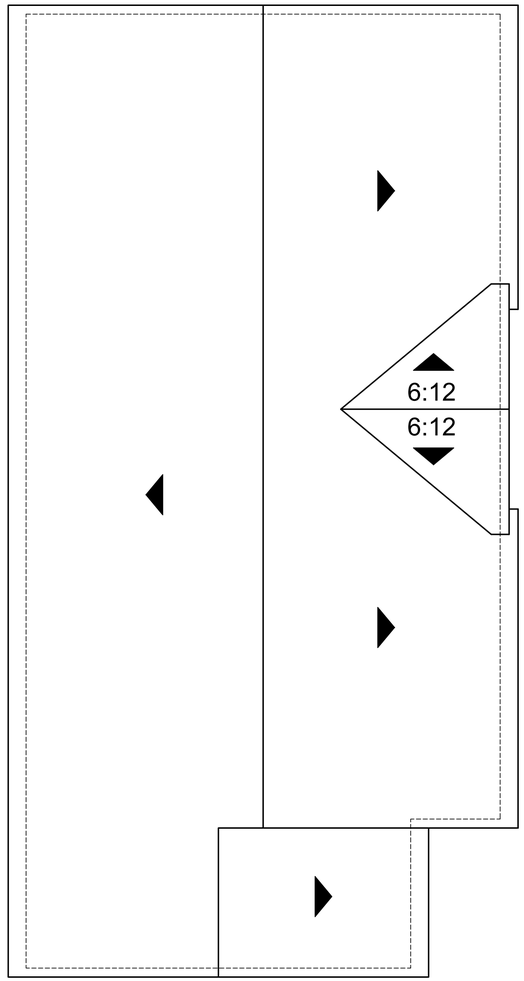
PLAN 3

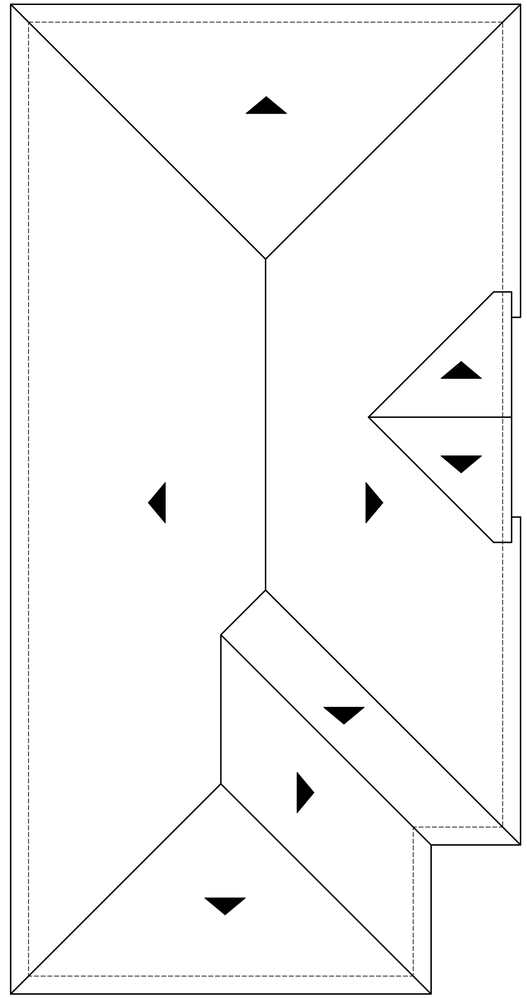
A4.40



MONTEREY 'C'
PITCH: 4:12 UNO
EAVE: 12" UNO
RAKE: 3" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



FARMHOUSE 'B'
PITCH: 5:12 UNO
EAVE: 12" UNO
RAKE: 6" UNO
NO ROOF MOUNTED EQUIPMENT EXCEPT SOLAR PANELS



COTTAGE 'A'
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PLAN 3 ROOF PLANS

A4.50

COLOR SCHEME 1

COTTAGE

STUCCO BODY | FOAM TRIM
SW7072 ONLINE

FASCIA
SW7009 PEARLY WHITE

ENTRY DOOR
SW6103 TEA CHEST
THERMA-TRU SMOOTH STAR S205

GARAGE DOOR
SW7009 PEARLY WHITE

ALL METALS
SW 6988 BOHEMIAN BLACK

SHUTTERS
SW6103 TEA CHEST

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

GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 2

COTTAGE

STUCCO BODY | FOAM TRIM
SW7067 CITYSCAPE

FASCIA
SW7009 PEARLY WHITE

ENTRY DOOR
SW7069 IRON ORE
THERMA-TRU SMOOTH STAR S205

GARAGE DOOR
SW7069 IRON ORE

ALL METALS
SW 6988 BOHEMIAN BLACK

SHUTTERS
SW7069 IRON ORE

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

GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 3

COTTAGE

STUCCO BODY | FOAM TRIM
SW7008 ALABASTER

TRIMS | FASCIA
SW7008 ALABASTER

ENTRY DOOR
SW2817 ROOKWOOD AMBER
THERMA-TRU SMOOTH STAR S205

GARAGE DOOR
SW7048 URBANE BRONZE

ALL METALS
SW 6988 BOHEMIAN BLACK

SHUTTERS
SW7048 URBANE BRONZE

CONCRETE FLAT TILE ROOF
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GUTTER
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EASTVALE GRAPEWIN
EASTVALE, CA KTGY # 2024-0099

Plot Date: 2024-06-25

COLOR SCHEMES INDICATE TYPICAL COLOR AND MATERIAL APPLICATION
ALL PAINT TO BE SHERWIN WILLIAMS OR EQUAL
ALL ROOFING TO BE WESTLAKE ROOFING OR EQUAL
(DUE TO VARIATIONS IN COLOR PRINTERS, SEE PAINT CHIPS FOR ACTUAL COLORS)

COLOR BOARD
COTTAGE

C.10

COLOR SCHEME 4
FARMHOUSE

STUCCO BODY | GABLE END
SW6255 MORNING FOG

SIDING
SW6249 STORM CLOUD

ENTRY DOOR | SHUTTERS
SW7625 MOUNT ETNA
THERMA-TRU SMOOTH STAR S600

GARAGE DOOR
SW7068 GRIZZLE GRAY

TRIM
SW7649 SILVERPLATE

FASCIA | SHUTTERS
SW7674 PEPPERCORN

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

GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 5
FARMHOUSE

STUCCO BODY | GABLE END
SW7008 ALABASTER

SIDING
SW7008 ALABASTER

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

GARAGE DOOR
SW7068 GRIZZLE GRAY

TRIM
SW7008 ALABASTER

FASCIA
SW7674 PEPPERCORN

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

GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 6
FARMHOUSE

STUCCO BODY | GABLE END
SW6254 LAZY GRAY

SIDING
SW7067 CITYSCAPE

ENTRY DOOR
SW6382 CEREMONIAL GOLD
THERMA-TRU SMOOTH STAR S600

GARAGE DOOR
SW7068 GRIZZLE GRAY

TRIM
SW6254 LAZY GRAY

FASCIA | SHUTTERS
SW7674 PEPPERCORN

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

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

COLOR BOARD
FARMHOUSE

C.20

COLOR SCHEME 7
MONTEREY

STUCCO BODY
SW7548 PORTICO

TRIMS | FASCIA
SW9183 DARK CLOVE

ENTRY DOOR
SW7749 LAUREL WOODS
THERMA-TRU SMOOTH STAR S93

GARAGE DOOR
SW9183 DARK CLOVE

ALL METALS
SW 6988 BOHEMIAN BLACK

SHUTTERS
SW7749 LAUREL WOODS

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

GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 8
MONTEREY

STUCCO BODY
SW7011 NATURAL CHOICE

TRIMS | FASCIA
SW9172 STUDIO CLAY

ENTRY DOOR
SW7675 SEALSKIN
THERMA-TRU SMOOTH STAR S93

GARAGE DOOR
SW9172 STUDIO CLAY

ALL METALS
SW 6988 BOHEMIAN BLACK

SHUTTERS
SW7675 SEALSKIN

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

GUTTER
SERVICE PARTNERS - HARVEST BROWN

COLOR SCHEME 9
MONTEREY

STUCCO BODY
SW9173 SHIITAKE

TRIMS | FASCIA
SW7039 VIRTUAL TAUPE

ENTRY DOOR
SW7674 PEPPERCORN
THERMA-TRU SMOOTH STAR S93

GARAGE DOOR
SW7039 VIRTUAL TAUPE

ALL METALS
SW 6988 BOHEMIAN BLACK

SHUTTERS
SW7674 PEPPERCORN

CONCRETE FLAT TILE ROOF
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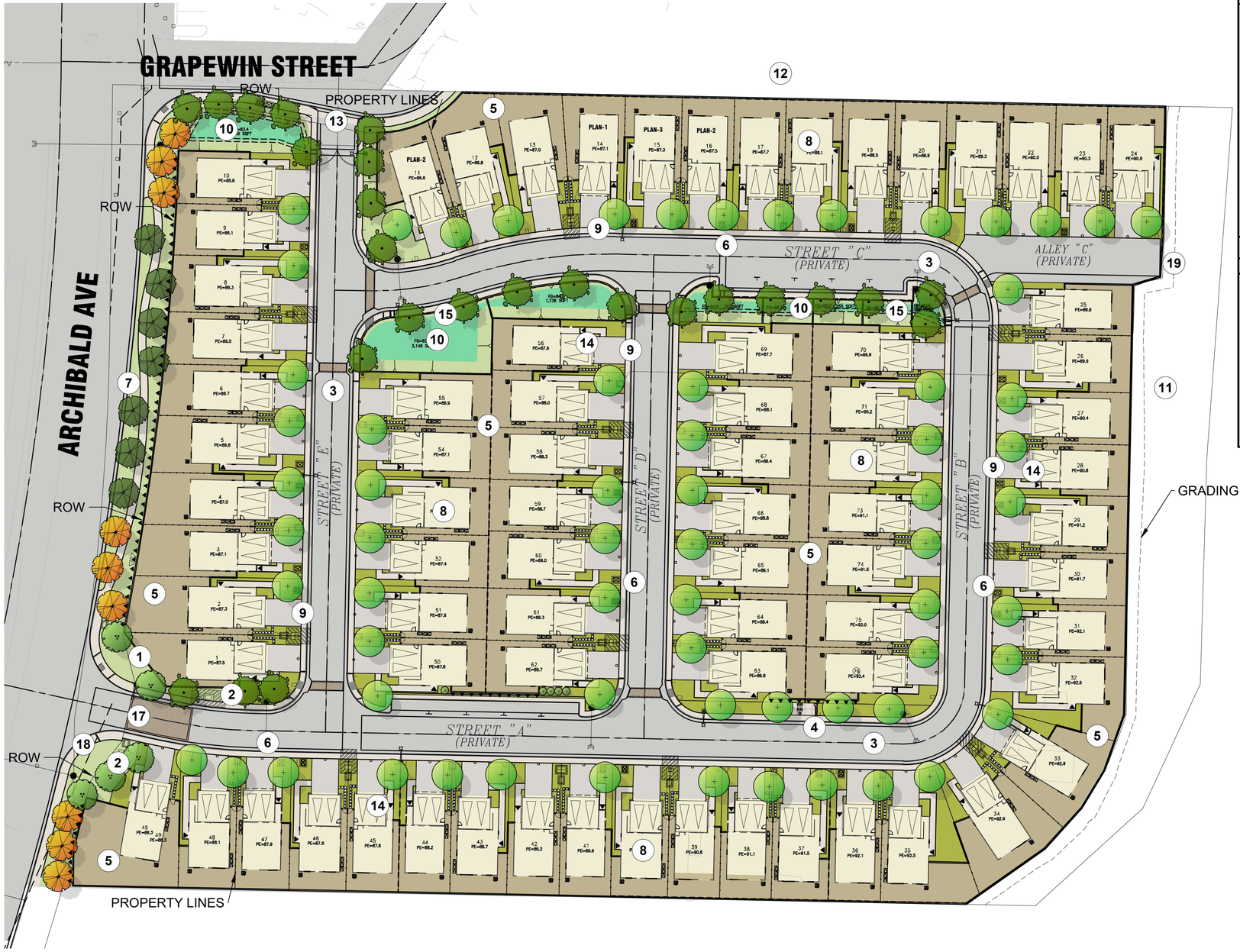
COLOR BOARD
MONTEREY



TREE PLANTING LEGEND

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

FRONT YARD TYPICAL TREE PLANTING LEGEND

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

SHRUB PLANTING LEGEND

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

NOTE

FRONT YARD (LANDSCAPE MULCH)

BACK YARD (HOME OWNER)

PERCENTAGE OF LANDSCAPE AREA

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

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

PERCENTAGE OF LANDSCAPE AREA PROPOSED: 16%

PLANTING DESIGN NOTE:

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

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

EXISTING SLOPES - MULCH SLOPE IF DISTURB

BASINS WILL BE TREATED AS OPEN SPACE; NOT FENCED.

LEGEND

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

SEC GRAPEWIN & ARCHIBALD | Overall Concept Plan

Warmington Homes | Eastvale, CA | December 09, 2024

NORTH

SCALE: 1" = 30' - 0"

0 30 60 90 120

SMP ENVIRONMENTAL DESIGN
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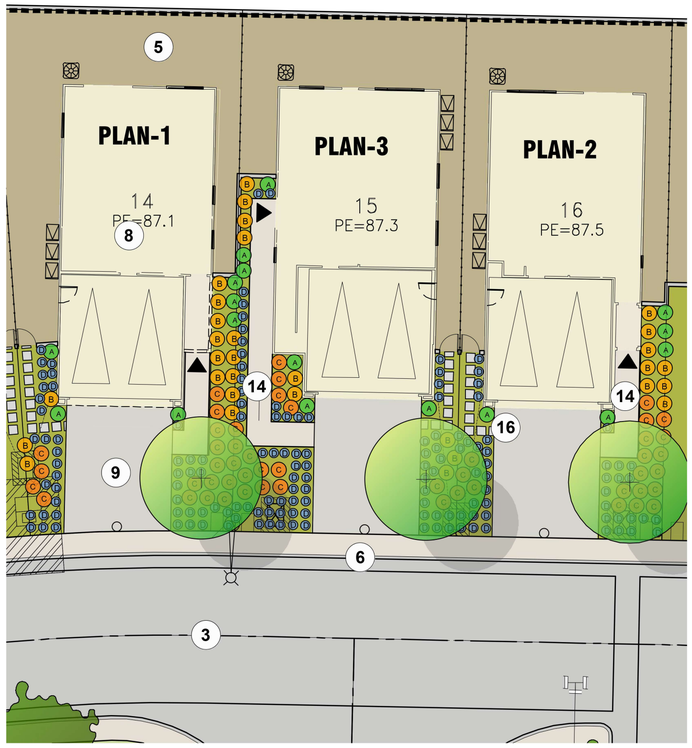
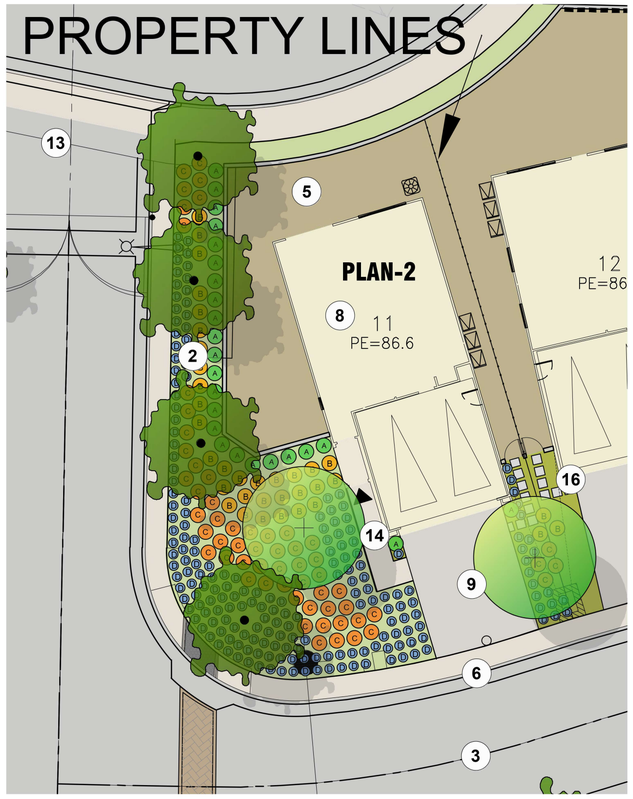
2555



TYPICAL FRONT YARDS - PLAN 1,2,3



TYPICAL FRONT YARDS ALT PLAN - 2

TREE PLANTING LEGEND

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

FRONT YARD TYPICAL TREE PLANTING LEGEND

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

NOTE

FRONT YARD (LANDSCAPE MULCH)

BACK YARD (HOME OWNER)

LEGEND

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

TRADITIONAL - SHRUB PLANTING LEGEND

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

FARMHOUSE - SHRUB PLANTING LEGEND

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

CRAFTSMAN - SHRUB PLANTING LEGEND

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

SEC GRAPEWIN & ARCHIBALD | FRONT YARD TYPICALS - PLANTING

NORTH

SCALE: 1" = 30' - 0"

0 30 60 90 120

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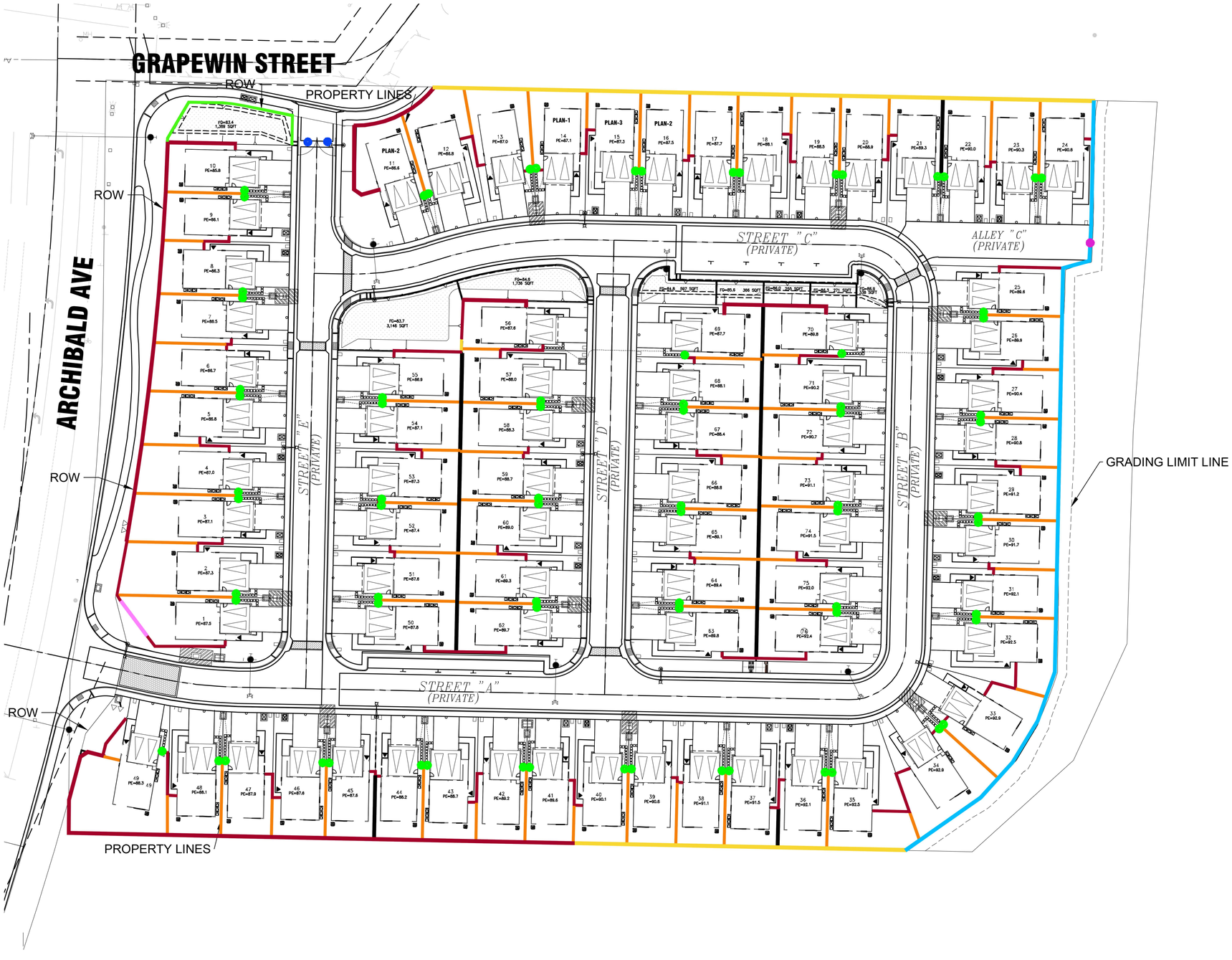

WALL AND FENCE LEGEND:

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

SEC GRAPEWIN & ARCHIBALD | Wall & Fence Plan

Warmington Homes | Eastvale, CA | December 09, 2024

L-3

NORTH

SCALE: 1" = 30' - 0"

0 30 60 90 120

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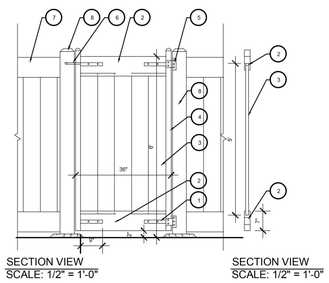
PATIO VINYL FENCE
MATERIAL: VINYL
COLOR: TAN

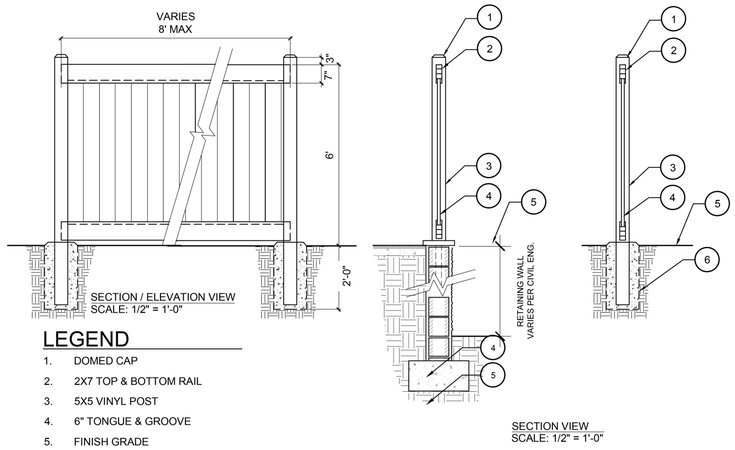


LEGEND

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

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

PATIO VINYL FENCE
MATERIAL: VINYL
COLOR: TAN



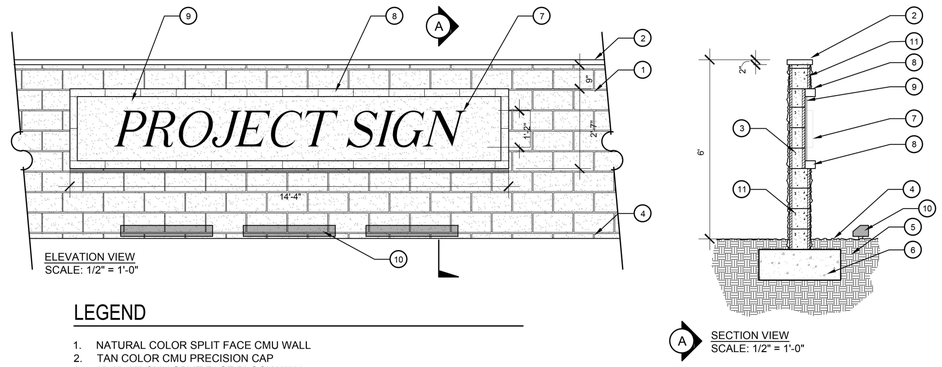
LEGEND

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

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

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

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



LEGEND

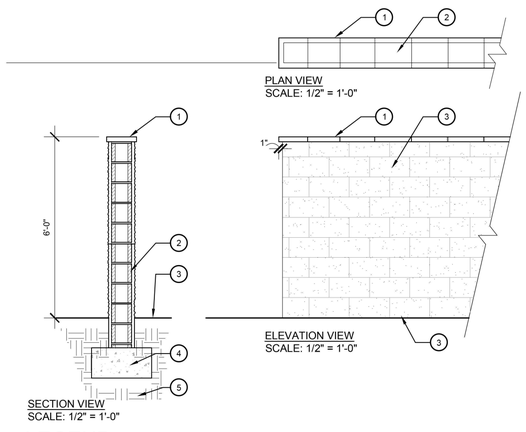
1. NATURAL COLOR SPLIT FACE CMU WALL
2. TAN COLOR CMU PRECISION CAP
3. 6"x8"x16" CMU SPLIT FACE BLOCK WALL
4. FINISH GRADE, TYP.
5. COMPACTED SUB-GRADE
6. CONCRETE FOOTING
7. 1'-2" HIGH PINNED METAL LETTERS
8. 4"x2"x16" PRECISION BLOCK BORDER
9. PAINTED SMOOTH PLASTER FINISH
10. SIGN LIGHTING PER LIGHTING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

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

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

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

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

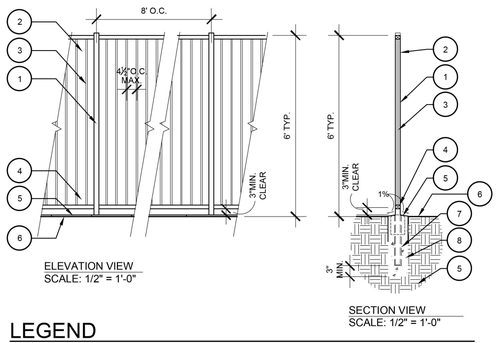


LEGEND

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

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

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

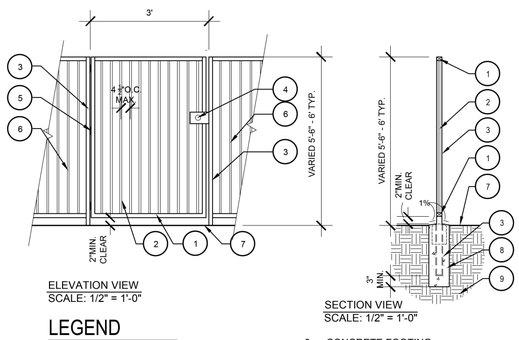


LEGEND

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

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

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

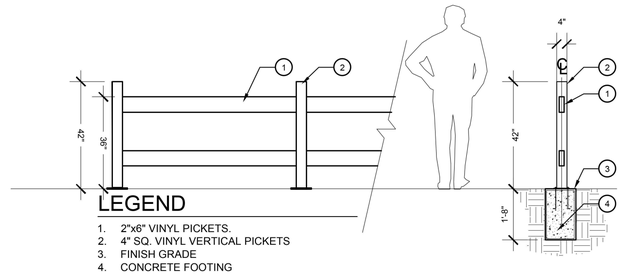


LEGEND

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

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

VINYL FENCE
MATERIAL: VINYL
COLOR: STANDARD WHITE



LEGEND

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

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

SEC GRAPEWIN & ARCHIBALD | Wall & Fence Details

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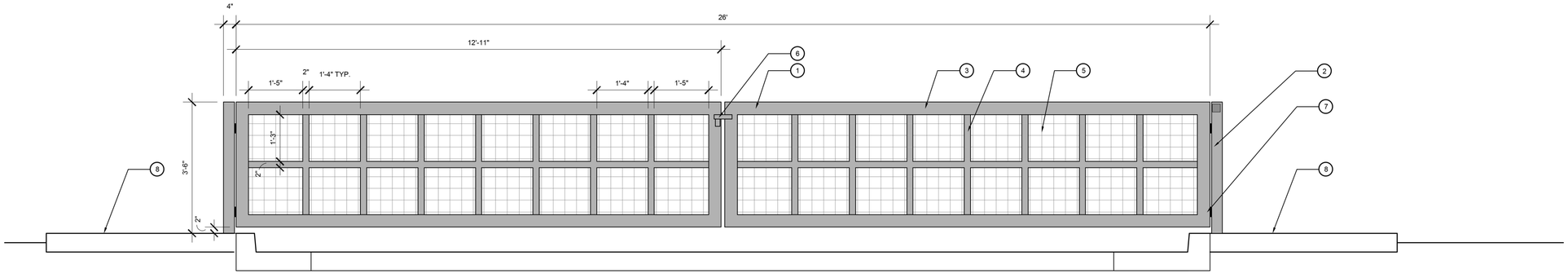

SECTION VIEW
SCALE: 3/4" = 1'-0"

LEGEND

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

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

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

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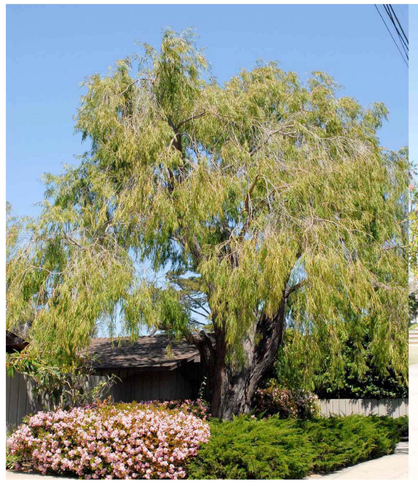
MAGNOLIA GRANDIFLORA
SOUTHERN MAGNOLIA
(PERIMETER STREET TREE)

PISTACIA CHINENSIS
CHINESE PISTACHE
(PERIMETER STREET TREE)

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW
(BASIN STREET TREE)

SCHINUS MOLLE
CALIFORNIA PEPPER
(ENTRY ACCENT TREE)

TREE PLANTING



AGONIS FLEXUOSA
PEPPERMINT TREE
(BACKGROUND SCREE TREE)

ARBUTUS 'MARINA'
STRAWBERRY TREE
(FOREGROUND ACCENT TREE)

PODOCARPUS GRACILIOR
FERN PINE
(BACKGROUND SCREEN TREE)

FRONT YARD TYPICAL TREE PLANTING

SEC GRAPEWIN & ARCHIBALD | Tree Imagery

NORTH

SCALE: 1" = 30' - 0"
0 30 60 90 120

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ACCENT SHRUBS

AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE

ALOE 'BLUE ELF'
CALIFORNIA ALOE

ALOE STRIATA 'GHOST'
GHOST ALOE

CAREX DIVULSA
BERKELEY SEDGE

CHONDROPETALUM TECTORUM
SMALL CAPE RUSH

DIANELLA REVOLUTA 'BABY BLISS'
BABY BLISS FLAX LILY

DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY

DIETES GRANDIFLORA 'VARIEGATA'
STRIPED FORTNIGHT LILY (FYT)

FESTUCA MAIREI
ATLAS FESCUE

HESPERALOE 'BRAKELIGHTS'
RED YUCCA

JUNCUS PATENS
COMMON RUSH

LOMANDRA LONGIFOLIA 'ARCTIC FROST'
ARCTIC FROST MAT RUSH

MUHLENBERGIA C. 'REGAL MIST'
PINK MUHLY

MUHLENBERGIA DUBIA
PINE MUHLY

PHORMIUM 'JACK SPRATT'
JACK SPRATT DWARF FLAX

SESLERIA AUTUMNALIS
ARTIC FROST MAT RUSH

YUCCA FILAMENTOSA 'COLOR GUARD'
ADAM'S NEEDLE

GROUNDCOVER

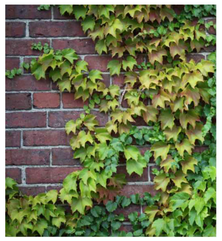
COLEONEMA PULCHELLUM 'SUNSET GOLD'
GOLDEN BREATH OF HEAVEN

DYMONDIA MARGARETAE
SILVER CARPET

ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'
CREEPING ROSEMARY

TEUCRIUM CHAMAEDRYS
WALL GERMANDER

VINES



PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY

SEC GRAPEWIN & ARCHIBALD | Shrub Imagery

Warmington Homes | Eastvale, CA | December 09, 2024

NORTH

SCALE: 1" = 30' - 0"

0 30 60 90 120

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SHRUBS

ABELIA GRANDIFLORA
'KALEIDESCOPE'

BUXUS M. JAPONICA
'GREEN BEAUTY'
GREEN BEAUTY BOXWOOD

CHRYSACTINIA MEXICANA
DAMIANITA DAISY

ILEX VOMITORIA
'STOKES DWARF'
DWARF YAUPON
HOLLY

ILEX VOMITORIA
'WILL FLEMING'
WILL FLEMING
YAUPON HOLLY

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

LIGUSTRUM
JAPONICUM
'TEXANUM'
WAXLEAF PRIVET

NANDINA
DOMESTICA
'GULF STREAM'
COMPACT
HEAVENLY BAMBOO

OLEA EUROPAEA
'MONTRA'
LITTLE OLLIE DWARF
OLLIE

PITTOSPORUM
TENUIFOLIUM 'ELFIN'
ELFIN KOHUHU
PITTOSPORUM

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

PODOCARPUS
MACROPHYLLUS
'MAKI'
SHRUBBY
YEW PINE

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

RHAPHIOLEPIS
UMBELLATA 'MINOR'
DWARF YEDDO
HAWTHORN

SALVIA LEUCANTHA
'SANTA BARBARA'
DWARF MEXICAN SAGE

WESTRINGIA FRUTICOSA
'GREY BOX'
GREY BOX
COAST ROSEMARY

WESTRINGIA FRUTICOSA
'MORNING LIGHT'
MORNING LIGHT
COAST ROSEMARY

SEC GRAPEWIN & ARCHIBALD | Shrub Imagery

Warmington Homes | Eastvale, CA | December 09, 2024

NORTH

SCALE: 1" = 30' - 0"

0 30 60 90 120

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CEQA EXEMPTION DETERMINATION REPORT

PLN24-20053 – Warmington Residential

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

Project Proponent:
Warmington Residential California, Inc.
Greg Ocasek

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

February 2025

Michael Baker INTERNATIONAL

1 INTRODUCTION

This Exemption Determination Report has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code, Sections 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.).

CEQA Guidelines Section 15183, *Projects Consistent with a Community Plan or Zoning*, exempts from additional environmental review any project that is consistent with either the development density established by existing zoning, a community plan, or an existing general plan, for which an Environmental Impact Report (EIR) was previously certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Pursuant to CEQA Guidelines Section 15183, a project cannot be exempt from CEQA if:

- project-specific impacts "peculiar" to the project or its site exist;
- there is a significant impact not evaluated in the prior EIR on the plan or zoning; and/or
- previously identified impacts are found to be more severe based on new information not known when the prior EIR was certified.

Further, Section 15183(c) of the CEQA Guidelines states, "If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards … then an additional EIR need not be prepared for the project solely on the basis of that impact."

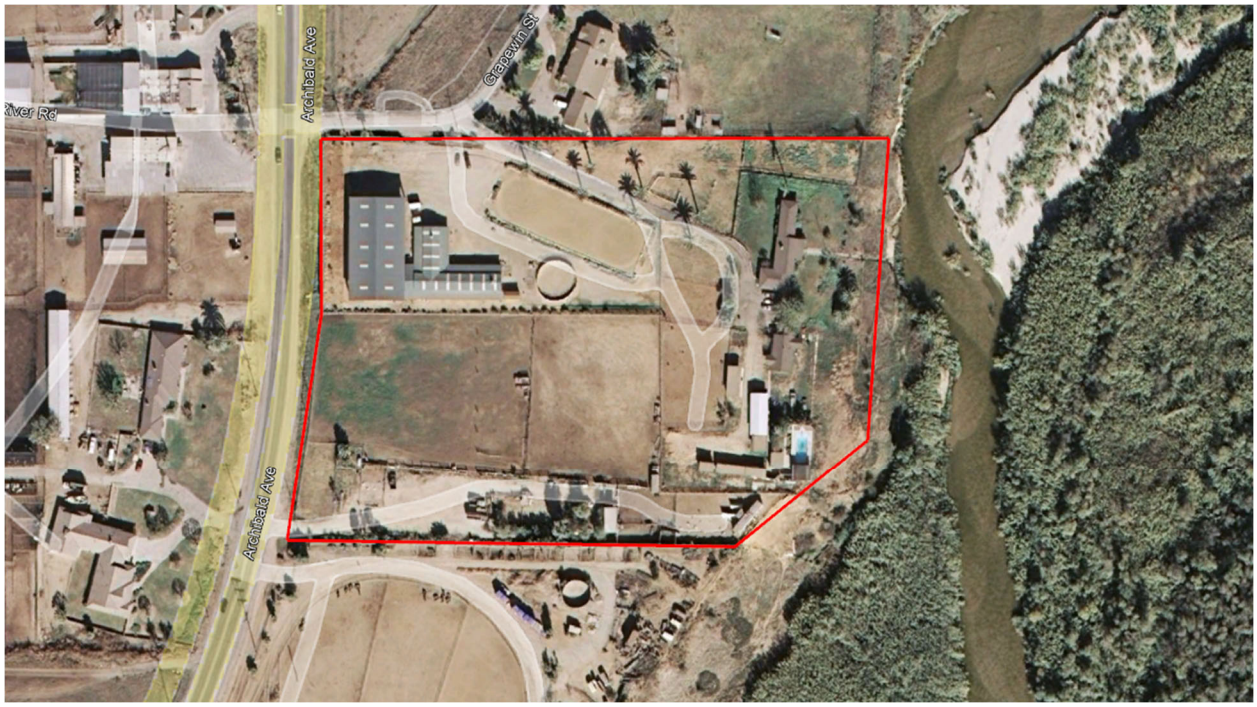
On March 27, 2024, the City of Eastvale (City) Council adopted the Eastvale General Plan 2040 (General Plan; City of Eastvale 2024a) and certified the Final EIR for the General Plan (State Clearinghouse No. 2022080090). The intent of this report is to document that: (1) implementation of the proposed PLN24-20053 Warmington Residential project (project) would not result in impacts that are peculiar to the project site; and (2) there would be no new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger expanded environmental review, beyond this Section 15183 Exemption Report.

2 PROJECT DESCRIPTION

2.1 Project Location

The 8.3-acre project site is located at 8312 Grapewin Street and 8330 Archibald Avenue in Eastvale in Riverside County, California, on Assessor's Parcel Numbers (APNs) 130-070-015, 130-070-021, and 130-080-004. The project site is presently developed with a residence, horse training facility, and accessory structures (Figure 1). Residential development is adjacent to the north and west site boundary, with a church located to the south and the Santa Ana River and open space to the east.

FIGURE 1: PROJECT SITE



2.2 Project Characteristics

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

With approval of the project applicant's density bonus waiver on minimum lot size, which is allowable due to the provision of very low-income residential units, the proposed project would be consistent with the development density allowed on the project site by the General Plan.

3 ENVIRONMENTAL ANALYSIS

This section includes a discussion of the proposed project's consistency with the General Plan EIR, per CEQA Guidelines Section 15183. This analysis is based on a desktop review of the project site and project-specific technical studies. This section includes a brief discussion of environmental impacts that would be similar to those disclosed in the General Plan EIR, as well as a more detailed analysis of potential project impacts that could be site specific, including biological resources, cultural and tribal cultural resources, paleontological resources, geology and soils, and hazards and hazardous materials.

3.1 Environmental Topics Considered but Not Discussed Further

The following topics were considered but no peculiar impacts, and no new or more severe impacts beyond what was previously evaluated and disclosed by the General Plan EIR, were identified. As a result, there is no further discussion about these issues in this document.

- **Land Use and Planning:** With approval of the project applicant's density bonus waiver on minimum lot size, which is allowable due to the provision of very low-income residential units, the proposed project would be consistent with the development density allowed on the project site by the General Plan. Therefore, the proposed project would not result in land use and planning impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Air Quality:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan, neither construction nor operation of the proposed 76-unit residential project would result in air quality impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Energy and Greenhouse Gases:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan, neither construction nor operation of the proposed 76-unit residential project would result in energy or greenhouse gas impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Hydrology and Water Quality:** The project contractor would be required to comply with federal, state, and local regulations to ensure the proposed project would not result in construction-related hydrology or water quality impacts that are peculiar or more severe than those disclosed in the General Plan EIR. Additionally, implementation of a project-specific stormwater management plan would ensure that project operation would not result in peculiar or more severe operational impacts than those disclosed in the General Plan EIR.

- **Noise:** The project contractor would be required to comply with the City's Noise Ordinance, which restricts the timing on construction activities. Additionally, because the proposed project would be consistent with the development density allowed on the project site by the General Plan, construction and operation of the proposed 76-unit residential project would not result in noise impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Population and Housing:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan, the proposed 76-unit residential project would not result in population and housing impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Public Services and Recreation:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan, the proposed 76-unit residential project would not result in public services or recreation impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Transportation:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan, the proposed 76-unit residential project would not result in transportation impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Utilities and Service Systems:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan, the proposed 76-unit residential project would not result in utilities and service systems impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Effects Found Not to Be Significant in the General Plan EIR:** Because the proposed project would be consistent with the development density allowed on the project site by the General Plan, the proposed 76-unit residential project would not result in aesthetics, agriculture and forestry resources, paleontological resources, mineral resources, or wildfire impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

3.2 Biological Resources

Summary of Findings in the General Plan EIR: Impacts to biological resources were analyzed in Section 3.2, *Biological Resources*, of the General Plan EIR. Eastvale is generally a highly developed area with limited natural open space, although sensitive vegetation communities, jurisdictional waters and wetlands, and special-status plant and wildlife species occur (or have the potential to occur) within the City's boundaries. The most prominent natural resource within the City is the Santa Ana River and surrounding riparian and woodland habitat. The Santa Ana River forms the southern boundary of Eastvale and is an important local and regional open space resource. Portions of the City along the Santa Ana River, as well as the northernmost portion of the City, are included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), of which the City is a signatory.

The General Plan EIR acknowledges that grading and construction activities associated with future development could impact sensitive biological resources. In accordance with MSHCP requirements, preparation of a project-specific General Biological Resource Assessment for development proposals located in areas with the potential to contain special-status species and/or sensitive habitat identified by the MSHCP would be required. Further, future development would be subject to compliance with relevant federal, state, and local requirements, including the federal and state Endangered Species Acts, Clean Water Act, Migratory Bird Treaty Act, California Fish and Code, and MSHCP policies.

The analysis in the General Plan EIR concluded that with implementation of the General Plan policies and the City's preapplication review process (which includes a project-specific General Biological Resource Assessment in areas with the potential to contain MSHCP-identified special-status species and/or sensitive habitat), as well as continued adherence to federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts to biological resources.

Impacts Associated with the Proposed Project: A Biological Resources Assessment dated January 2025 (CSLS 2025a) and a Western Riverside County MSHCP Consistency Determination dated January 31, 2025 (CSLS 2025b) were prepared for the proposed project by Carlson Strategic Land Solutions (CSLS). These technical studies are included as Appendices B-1 and B-2 of this report, respectively. No sensitive vegetation communities, potentially jurisdictional areas, special-status plant species (including MSHCP narrow endemic plants), or MSHCP riparian/riverine areas were observed on-site during the general biological assessment and jurisdictional delineation conducted on March 28, 2024, or the narrow endemic plant assessment and surveys conducted on March 28, June 11 and 25, and July 16, 2024.

Regarding special-status wildlife species, no burrowing owl (*Athene cunicularia*) were observed during the habitat assessment and focused burrowing owl surveys conducted March 28, June 11 and 25, July 16, and August 8, 2024.

A single special-status wildlife species was detected audibly on site, Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and two special-status wildlife species were audibly detected off-site in the Santa Ana River, yellow-breasted chat (*Icteria virens*) and yellow warbler (*Setophaga petechia*). Six additional special-status species have a low potential to occur but were not observed during the field surveys: glossy snake (*Arizona elegans occidentalis*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), red-diamond rattlesnake (*Crotalus ruber*), tricolored blackbird (*Agelaius tricolor*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and Stephens' kangaroo rat (*Dipodomys stephensi*). Additionally, 2.25 acres of the eastern portion of the project site overlaps with the US Fish and Wildlife Service's least Bell's vireo (*Vireo bellii pusillus*) designated critical habitat map; however, the project site does not support any of the primary constituent elements needed for least Bell's vireo life processes and successful reproduction.

The following standardized Site Development Conditions (SDCs) will be required for the proposed project:

SDC BIO-1: **Biological Resources Monitoring.** A qualified biological monitor shall be present to monitor all vegetation removal to ensure no direct impacts occur to wildlife species.

SDC BIO-2: **Stephens' Kangaroo Rat Mitigation Fee.** Prior to issuance of the grading permit, the project applicant shall pay the Stephens' kangaroo rat mitigation fee pursuant to City Ordinance No. 663, which requires a fee of $500 per gross acre.

SDC BIO-3: **Preconstruction Nesting Bird Survey.** Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following:

1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513.

2. Any construction activities that occur during the typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300 feet surrounding the site (as feasible), be thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of ground disturbance activities. If active nests are identified, the qualified biologist would establish an appropriate buffer around the vegetation. All work within these buffers would be halted until the nesting effort is complete (i.e., the juveniles are surviving independent from the nest) as determined by the qualified biologist. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer area and would develop a monitoring plan to prevent any impacts while the nest continues to be active (e.g., presence of eggs, chicks, or adult nesting behavior). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.

SDC BIO-4: **Preconstruction Burrowing Owl Survey.** In accordance with MSHCP species-specific objective #6 for burrowing owl, a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist where suitable habitat is present within the study area (project site and surrounding 500-foot buffer). If active burrowing owl burrows are detected during the breeding season (March 1 through August 31), all work within 300 feet of any active burrow will be halted until that nesting effort is finished as determined by a qualified biologist. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season (September 1 through February 28), then a Burrowing Owl Exclusion Plan shall be prepared by the project applicant and approved by the County of Riverside Environmental Programs Department in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the *CDFW Staff Report on Burrowing Owl* (2012) and the MSHCP, which allows for passive relocation (i.e., use of one-way doors and collapse of burrows). Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to prevent reentry.

SDC BIO-5: **Implement Standard Best Management Practices.** To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.

Conclusion: With implementation of **SDC BIO-1** through **SDC BIO-5** and compliance with the Western Riverside County MSHCP, the proposed project would not result in impacts to biological resources that are peculiar to the project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger additional environmental review.

3.3 Cultural and Tribal Cultural Resources

Summary of Findings in the General Plan EIR: Impacts to cultural resources and tribal cultural resources were analyzed in Section 3.3, *Cultural Resources*, and Section 3.12, *Tribal Cultural Resources*, of the General Plan EIR. No historic resources listed in the National Register of Historic Places or the California Register of Historical Resources occur within the City's boundaries, although the City contains one locally historic resource, the Desi House. In accordance with Senate Bill 18 and Assembly Bill (AB) 52, the City notified local tribes about the General Plan on August 2, 2022. The Gabrielieño Tongva Indians of California, the Agua Caliente Band of Cahuilla Indians, and the Rincon Band of Luiseño Indians responded in August 2022 and declined consultation. The Gabrieleño Band of Mission Indians-Kizh Nation also declined consultation for the General Plan but requested to be consulted for future ground-disturbing development projects within the City.

The General Plan EIR acknowledges that grading and construction activities associated with future development could unearth unknown historical or archaeological resources and/or disturb human remains during ground-disturbing activities. General Plan Policy CO-6.4 requires a Phase I Cultural Resources Assessment for new development proposals that occur on native soils. Additionally, future site-specific development proposals subject to CEQA would be required to undergo government-to-government consultation in accordance with AB 52 requirements, and would be required to implement any project-specific SDCs to reduce impacts to tribal cultural resources. Further, future development would be subject to compliance with relevant federal, state, and local requirements, including California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98, which pertain to the treatment of human remains.

The analysis in the General Plan EIR concluded that with implementation of the General Plan policies and the City's preapplication review process (which includes a project-specific Cultural Resources Assessment for projects that could impact native soils and, if required, project-specific AB 52 consultation), as well as continued adherence to applicable federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts to cultural resources and tribal cultural resources.

Impacts Associated with the Proposed Project: A Phase I Cultural Resources Assessment and Built Environment Evaluation dated January 30, 2025 (VCS 2025) was prepared for the proposed project by VCS Environmental. This technical study is included as Appendix C of this report. The cultural resources records search indicated that a total of 20 cultural resource sites have been recorded within one mile of the project site. The records search also indicated that two previously recorded cultural resource sites occur on the project site. However, based on further review by VCS, it was discovered that these two cultural resource sites were incorrectly recorded as occurring within the project site; accordingly, no previously recorded

cultural resource sites occur on the project site (Attachment A of Appendix C-2; VCS 2025). Additionally, the results of the Native American Heritage Commission's Sacred Lands File search were negative for the presence of sacred lands in the vicinity of the project site (VCS 2025). An evaluation of the built environment on the project site, comprising 14 buildings and structures built after World War II and before 2003, was conducted in October 2024 (refer to Attachment D in Appendix C of this report; Urbana Preservation & Planning, LLC 2024) . The property was evaluated as not eligible for inclusion in the California Register of Historical Resources or the National Register of Historic Places; therefore, it does not qualify as a historical resource under CEQA. No other cultural resources were observed on the project site during the field surveys. Nonetheless, due to the proximity of the Santa Ana River to the project site and the presence of known archaeological sites along the river, it is assumed there is potential for the presence of buried cultural resources on-site.

The following standardized SDCs will be required for the proposed project:

SDC CUL-1: **Cultural Resources Monitoring Plan.** Prior to issuance of a grading permit, the project applicant shall provide written verification that a qualified archaeologist has been retained to develop and implement a Cultural Resources Monitoring Plan (CRMP). The CRMP shall address the details of all monitoring activities and procedures to be followed to reduce the impacts to cultural and historic resources to a less than significant level as well as addressing potential impacts to undiscovered buried archaeological resources associated with this project. The CRMP shall be reviewed by any consulting tribe(s) and reviewed and approved by the City.

SDC CUL-2: **Tribal Monitoring and Treatment Agreement.** The project applicant shall provide for Native American monitoring during grading. The Native American monitor(s) shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The City shall coordinate with the consulting tribe(s) to facilitate communications with the project developer/applicant so that all parties can develop a mutually acceptable Tribal Monitoring and Treatment Agreement, which will include the scope of monitoring, scheduling of monitors from individual consulting tribe(s), and the course of action for inadvertent discoveries.

SDC CUL-3: **Cultural Resources Worker Sensitivity Training.** The project archaeologist and the consulting tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory cultural resources worker sensitivity training. The training will include a brief review of the cultural sensitivity of the project site and the surrounding area; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event that inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

SDC CUL-4: **Inadvertent Discovery.** The protocols and stipulations that the contractor, City, consulting tribe(s), and project archaeologist will follow in the event of inadvertent

cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation, include the following.

1. During the original cutting of previously undisturbed deposits, the archaeological and tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the Native American Heritage Commission) shall be contacted in order to determine proper treatment and disposition of the remains.

4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The project archaeologist in consultation with the consulting tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

SDC CUL-5: **Treatment of an Inadvertent Discovery.** One or more of the following treatments, in order of preference, shall be used in the event of a cultural resources discovery:

1. Preservation-in-place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources.

2. Reburial on the project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods, and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Final Monitoring Report (refer to SDC CUL-6).

3. If preservation-in-place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets the Office of Historic Preservation *Guidelines for the Curation of Archaeological Resources* (California Office of Historic Preservation 1993). The collections and associated records shall be transferred, including title, and accompanied by payment of the fees necessary for permanent curation.

SDC CUL-6: **Final Monitoring Report.** A Final Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include the California Department of Parks and Recreation's Primary and Archaeological Site Forms. The Final Monitoring Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting tribe(s).

Conclusion: With implementation of **SDC CUL-1** through **SDC CUL-6** and compliance with relevant federal, state, and local requirements, including California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98, the proposed project would not result in impacts to cultural resources or tribal cultural resources that are peculiar to the project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger additional environmental review.

3.4 Paleontological Resources

Summary of Findings in the General Plan EIR: Impacts to paleontological resources were analyzed in Section 4.3, *Geology and Soils*, of the General Plan EIR. Portions of the City are designated as areas of high sensitivity for paleontological resources as mapped by the County of Riverside (City of Eastvale 2024b). The General Plan EIR acknowledges that much of the future development would occur on already developed sites and would not be anticipated to unearth unknown paleontological resources.

The analysis in the General Plan EIR concluded that with implementation of the City's preapplication review process (which includes a project-specific paleontological resources study for projects, as

determined necessary by the City Community Development Department), implementation of the General Plan would result in less than significant impacts to paleontological resources.

Impacts Associated with the Proposed Project: A paleontological resources records search was conducted as part of the project-specific Phase I Cultural Resources Assessment and Built Environment Evaluation dated January 30, 2025 (VCS 2025; refer to Attachment B in Appendix C). No paleontological resources are recorded on the project site or within one mile of the site. The geologic units underlying the project site consist of Holocene- and Pleistocene-aged alluvial deposits. Pleistocene alluvial units are highly paleontologically sensitive, and any unknown fossil materials at the project site would likely be scientifically significant.

The following standardized SDCs will be required for the proposed project:

SDC PAL-1: **Paleontological Resources Impact Mitigation Program.** Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that the project applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grading conference, shall describe procedures for paleontological resource surveillance, and shall establish in the PRIMP, in cooperation with the project applicant and City, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the project applicant, which ensure proper exploration and/or salvage.

SDC PAL-2: **Post-completion Discovery.** If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's follow-up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The project applicant shall prepare excavated material to the point of identification. The project applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. The project applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.

Conclusion: With implementation of **SDC PAL-1** and **SDC PAL-2**, the proposed project would not result in impacts to paleontological resources that are peculiar to the project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger additional environmental review.

3.5 Geology and Soils

Summary of Findings in the General Plan EIR: Impacts to geology and soils were analyzed in Section 4.3, *Geology and Soils*, of the General Plan EIR. Earthquake risk is very high in western Riverside County (including Eastvale) due to the presence of two of California's most active faults: the San Andreas Fault and the San Jacinto Fault. In the City, earthquake-triggered geologic effects could include ground shaking, landslides, liquefaction, and subsidence. Future development would be required to comply with grading standards established in the City's Municipal Code, as well as the City's Building Code (Municipal Code Chapter 110.04) and the California Building Code. The General Plan includes several policies that would minimize risks to public health, safety, and welfare resulting from geologic and seismic hazards, including Policy S-2.3, which requires proposed developments in areas of known or suspected seismic or other geologic hazards to submit a project-specific geotechnical report and ensure appropriate SDCs are incorporated.

The analysis in the General Plan EIR concluded that with implementation of the General Plan policies and the City's preapplication review process (which includes a project-specific geotechnical report in areas of known or suspected seismic or other geologic hazards), as well as continued adherence to federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts to geology and soils.

Impacts Associated with the Proposed Project: A project-specific Geotechnical and Infiltration Evaluation (GeoTek 2024) is included as Appendix D of this report. Field exploration was conducted on March 26, 2024, and consisted of six geotechnical exploratory borings and two infiltration test borings on the project site. Based on laboratory testing conducted on the borings, as well as review of published geologic maps, the project site was determined to be underlain by some surficial undocumented fill soils, disturbed soils, and some relatively loose/soft older alluvium. These site soils are not considered suitable for foundation support; therefore, remedial grading, consisting of removal and recompaction of the upper site soils, would be necessary (GeoTek 2024).

The nearest known active fault to the project site is the Elsinore Fault zone (Chino section) located approximately 3.8 miles southwest. The project site is located within an area mapped by the County of Riverside as having a high to very high liquefaction potential hazard; accordingly, a liquefaction analysis was performed for the project site, which concluded that the project site has a relatively low liquefaction hazard potential. Further, the estimated lateral spread horizontal displacements are estimated to be negligible due to the low liquefaction hazard potential. Given the generally flat terrain on-site, there is no potential for seismic-induced landslides. Groundwater was not encountered within the exploratory borings, which were drilled to the maximum depth drilled of 47 feet below ground surface, although it is estimated the historical high groundwater depth is approximately 38 feet below existing grade on-site (GeoTek 2024). Because the project would not require excavation approaching these depths, groundwater is not anticipated to be encountered during project construction.

Conclusion: With adherence to the City's grading standards and Building Code, the California Building Code, and other applicable federal, state, and local regulations and requirements, the proposed project would not result in impacts to geology or soils that are peculiar to the project site, and there are no new

or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger additional environmental review.

3.6 Hazards and Hazardous Materials

Summary of Findings in the General Plan EIR: Impacts from hazards and hazardous materials were analyzed in Section 3.5, *Hazards and Hazardous Materials*, of the General Plan EIR. On June 20, 2023 (when the impact analysis for the General Plan EIR was conducted), there were 26 hazardous materials sites in the City's boundaries, with the closest hazardous materials site located approximately 0.6 miles north of the project site. It is noted that all 26 sites have been cleaned up and require no further action.

The General Plan EIR acknowledges that future development could involve grading and excavation activities that could expose construction workers and the public to previously unknown hazardous substances present in the soil. To reduce impacts associated with unknown hazardous wastes, future development would be required to prepare a project-specific Phase I Environmental Site Assessment for any properties identified on any list of hazardous materials compiled pursuant to Government Code Section 65962.5. Additionally, if asbestos-containing materials (ACM) and/or lead-based paints (LBP) are identified during site-specific hazardous materials inspections, abatement activities would be required to occur prior to demolition. The analysis in the General Plan EIR concluded that with implementation of the General Plan policies, as well as continued adherence to federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts related to hazards and hazardous materials.

Impacts Associated with the Proposed Project: Because historical records indicate the project site was used for agricultural purposes between the 1930s and the 1960s, project site soils could contain pesticides, herbicides, lead, and/or arsenic. Accordingly, a Phase I and Phase II Environmental Site Assessment dated April 9, 2024 (Stantec 2024) was prepared for the project site by Stantec Consulting Services, Inc. The technical study is included as Appendix E of this report. During the site reconnaissance conducted on March 27, 2024, two empty unlabeled aboveground storage tanks were observed in the southwestern portion of the project site, which appear to be associated with livestock operations. There was no visible evidence of former aboveground storage tanks or existing or former underground storage tanks on the project site. Additionally, there were no observations of other signs of potential hazardous materials on or below the project site. On March 25 through 27, 2024, 12 soil borings were conducted on the project site to a maximum depth of about 3 feet. The amount of pesticides, herbicides, lead, and/or arsenic detected within the collected soil borings were below thresholds that trigger soil remediation on residential properties. Additionally, soil vapor samples were collected on March 27, 2024; however, tested gases were below thresholds triggering site remediation. Accordingly, no recognized environmental conditions or controlled recognized environmental conditions occur on the project site (Stantec 2024).

Although no samples were collected for testing, based on the age of the structures on-site (circa 1970s), an ACM and LBP survey would be required prior to demolition. If ACM and/or LBP are detected, the project contractor would be required to adhere to applicable federal, state, and local laws and regulations related to worker and public safety during building demolition.

Conclusion: With adherence to applicable federal, state, and local laws and regulations related to ACM and LBP abatement, including conducting an ACM and LBP survey of the structures that would be demolished, the proposed project would not result in impacts related to hazards and hazardous materials that are peculiar to the project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed project would not trigger additional environmental review.

4 ENVIRONMENTAL REVIEW CONCLUSION

The analysis presented in Section 3 demonstrates that the proposed project meets the requirements of CEQA Guidelines Section 15183, and as such, no additional CEQA review, such as a Subsequent or Supplemental EIR, is required for the project. Specifically:

- Upon approval of the project applicant's density bonus waiver on minimum lot size, which is allowable due to the provision of very low-income residential units, the proposed project would be consistent with the development density allowed on the project site by the adopted General Plan (CEQA Guidelines Sections 15183[a] and 15183[d]);
- The proposed project would not result in environmental impacts that are peculiar to the project or project site (CEQA Guidelines Section 15183[b][1]);
- The proposed project would not result in new significant environmental effects beyond those disclosed in the General Plan EIR (CEQA Guidelines Section 15183[b][2]);
- The proposed project would not result in potentially significant off-site or cumulative impacts beyond those disclosed in the General Plan EIR (CEQA Guidelines Section 15183[b][3]);
- There is no substantial new information that was unknown at the time the General Plan EIR was certified, and as such, the proposed project would not result in more severe adverse impacts than those disclosed in the General Plan EIR (CEQA Guidelines Section 15183[b][4]);

Pursuant to CEQA Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond this Section 15183 Exemption Report is required for the proposed project.

5 REFERENCES

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CSLS (Carlson Strategic Land Solutions). 2025b. *Consistency Determination, SEC Archibald and Grapewin Project, Submitted Pursuant to MSHCP Section 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools; Section 6.1.3 Narrow Endemic Plant Surveys; and Section 6.3.2 Species Survey Requirements.*

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6 LIST OF PREPARERS

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- Emily Edgington, Environmental Planner
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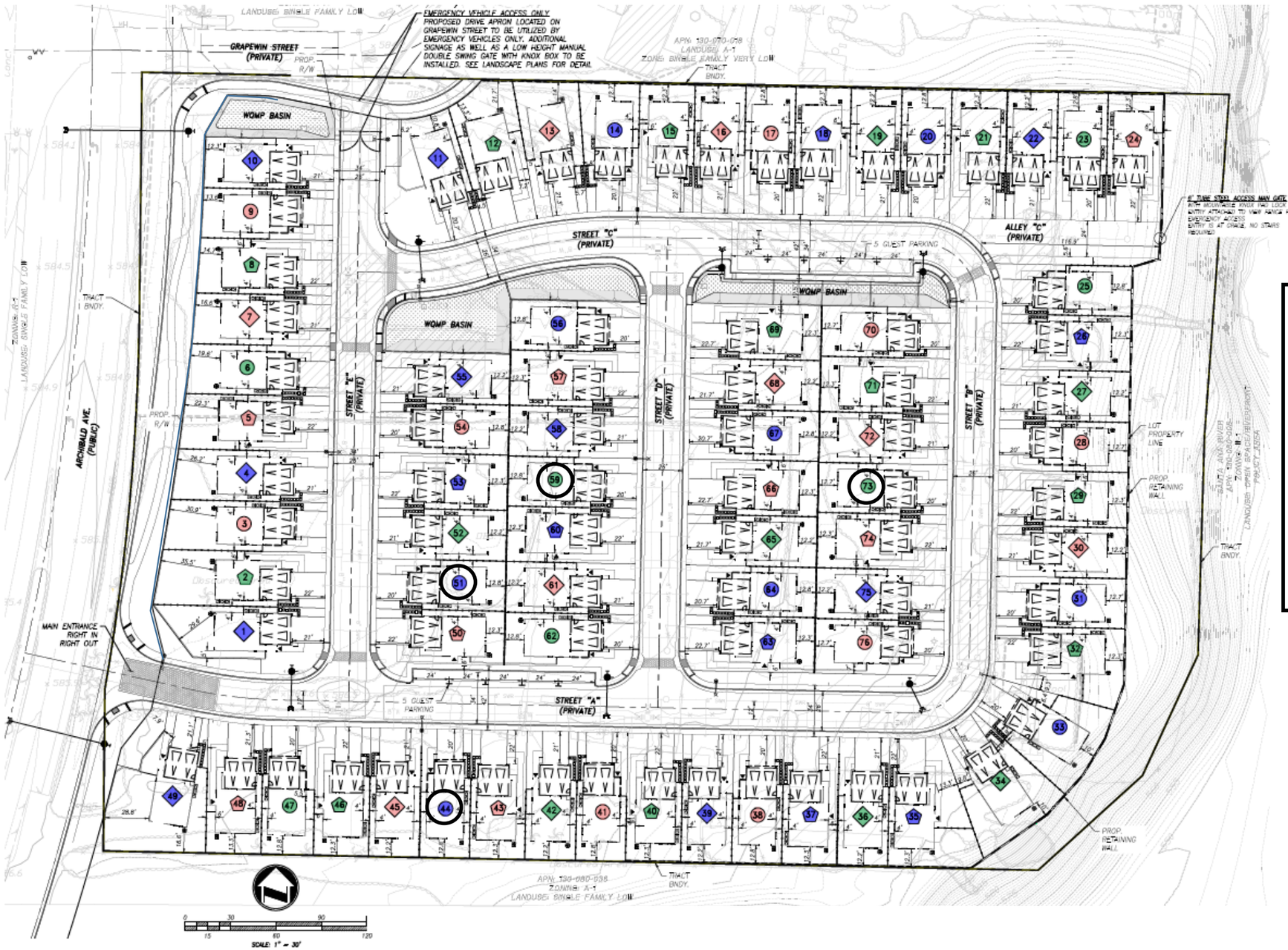
APPENDIX A
PROJECT SITE PLAN

WARMINGTON RESIDENTIAL

Eastvale – SEC Grapewin & Archibald

SITE PLAN (2/27/25)



LEGEND

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

○ **Affordable Unit**

(Plot Plan_12.6.2024 V3)

Michael Baker INTERNATIONAL

APPENDIX B-1
BIOLOGICAL RESOURCES ASSESSMENT

Biological Resource Assessment for the SEC Archibald and Grapewin Project

Prepared for:

Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
Contact: Greg Ocasek

Prepared by:

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January 2025

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ACRONYMS, ABBREVIATIONS, AND GLOSSARY OF TERMS

BLM	United States Bureau of Land Management
BMPs	Best Management Practices
CDF	California Department of Forestry and Fire Protection
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
Corps	United States Army Corps of Engineers
CRPR	California Rare Plant Rank
CSLS	Carlson Strategic Land Solutions
CWA	Clean Water Act
ESA	Federal Endangered Species Act
FGC	California Fish and Game Code
GIS	Geographic Information System
GPS	Global Positioning System
LBV	Least Bell's Vireo
MBTA	Migratory Bird Treaty Act
MCVII	The Manual of California Vegetation
MMRP	Mitigation, Monitoring, and Reporting Program
MSL	mean sea level
NEPA	National Environmental Protection Act
NHD	National Hydrography Dataset
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	Ordinary High-Water Mark
Project	SEC Archibald and Grapewin Project
RWQCB	Regional Water Quality Control Board
SAA	Section 1600 Streambed Alteration Agreement
SWPPP	Storm Water Pollution Prevention Plan

U.S.	United States
USFS	United States Forest Service
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WQC	Section 401 Water Quality Certification

1.0 Introduction

Carlson Strategic Land Solutions (CSLS) prepared this Biological Resource Assessment for the SEC Archibald and Grapewin Residential Project (Project) in the City of Eastvale. The Biological Resource Assessment for the approximately 8-acre Project site and the surrounding 500-feet, collectively known as the "Study Area," incorporates the findings from field surveys for Biological Assessment, Jurisdictional Delineation, Narrow Endemic Plant Surveys, and Burrowing Owl Surveys.

The purpose of this study is to satisfy the requirements of the California Environmental Quality Act (CEQA) and incorporate the findings from the field surveys.

1.1 Purpose and Approach

This report provides a summary of the conditions present during the field surveys, which includes an assessment of the potential presence of sensitive biological resources, an analysis of the potential impacts to those resources due to Project implementation and proposed mitigation. This assessment describes the current biological resources present within the Study Area including habitat communities, jurisdictional waters, and the potential occurrence of listed and special status plant and wildlife species. The potential biological significance of site construction and development in view of federal, state, and local laws and regulations are also identified in this report. The report also recommends, as appropriate, Best Management Practices (BMPs) and avoidance and minimization measures to reduce or avoid potential impacts. While general biological resources are discussed, the focus of this assessment is on those resources considered to be sensitive. This assessment was prepared based upon results of a literature review and field survey.

1.2 Project Terms

The following terms will be used throughout this document and are defined as follows:

- Project site: the approximately 8-acre SEC Archibald and Grapewin Project site.
- Study Area: the area evaluated during the field survey, including the approximately 8-acre Project site and an approximate 500-foot buffer area surrounding the Project site.
- Project Vicinity: intended to be a general term to describe the broader area surrounding the Study Area.

1.3 Project Location

The Study Area is located east of Archibald Street and south of Grapewin Street, within the City of Eastvale in Riverside County, California (**Figures 1 through 3**). The Study Area is located within the United States Geological Survey (USGS) 7.5-Minute Topographic Map *Corona North* Quadrangle within Section 00, Township 2 South, and Range 7 West.

The Project's Assessor Parcel Numbers (APN) includes 130-070-021, 130-070-015, and 130-080-004.

Access to the Project site is from Grapewin Street, as well as Archibald Street.

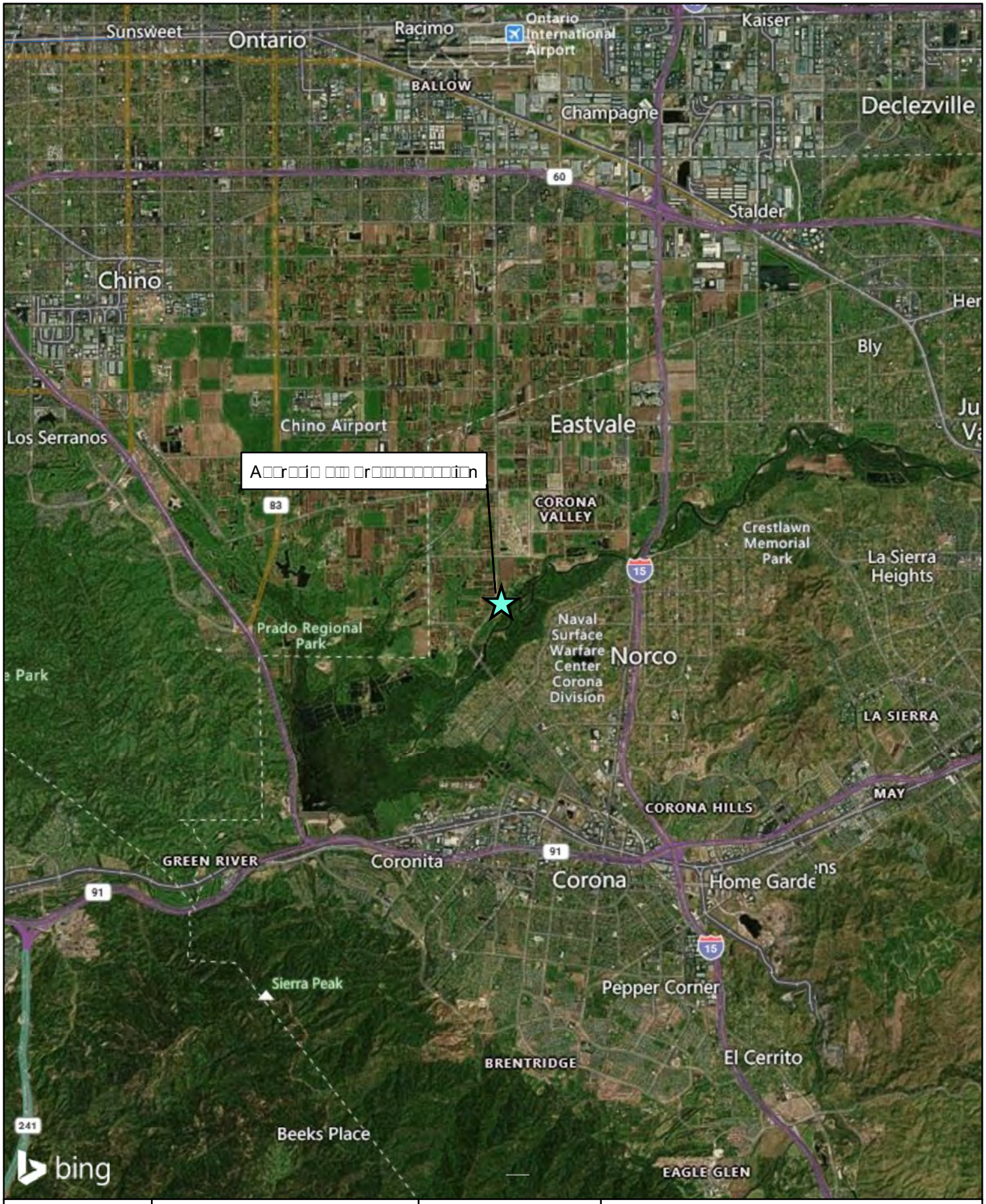
1.4 Existing Conditions

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

2.0 Project Description

The Project proposes to construct 76 single-family lots, open space lots, water quality basins, and landscape. All development is anticipated to occur on the Project site, and no direct impacts to the Santa Ana River is anticipated. The proposed site plan is shown on **Figure 4**.



SEC Archibald and Grapewin Project

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FIGURE 1

SEC Archibald and Grapewin Project

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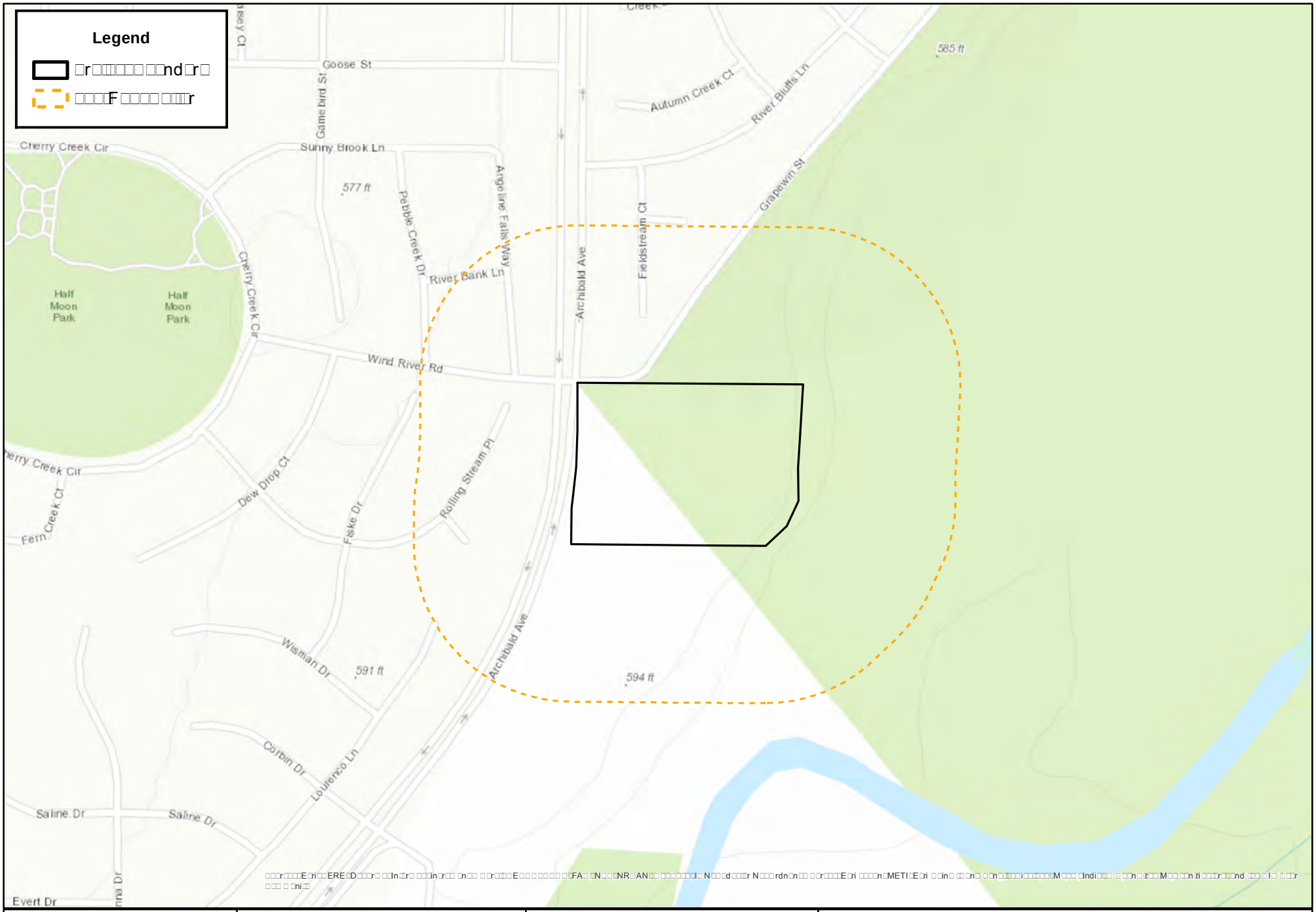
FIGURE 2



SEC Archibald and Grapewin Project

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FIGURE 3

IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP 39022
PRELIMINARY GRADING
SCHEDULE "A" SUBDIVISION

SCALE: 1" = 40'

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

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

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

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

ZONING/LAND USE

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

PROJECT DENSITY

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

UTILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON (951) 928-8207
GAS: SOUTHERN CALIFORNIA GAS (951) 304-0093
SEWER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
WATER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
TELEPHONE: VOIPO (944) 829-4200, 1-VOIP (888) 364-8647
COMMUNITY PHONE (866) 512-8541, AXVOICE
CABLE: SPECTRUM (888) 364-2408, DISH (877) 384-3424,
DIRECTV (800) 531-5001
INTERNET: SPECTRUM (888) 364-2408

GENERAL NOTES
1. THE PROJECT IS LOCATED WITHIN FLOOD ZONE X BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 687 OF 3805, RIVERSIDE COUNTY CALIFORNIA.
2. THIS IS A CALIFORNIA DENSITY BONUS LAW PROJECT (SEE SITE SUMMARY TABLE). IT IS ALSO BEING PROCESSED WITH A PRELIMINARY SB 330 APPLICATION
3. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. THOMAS BROS. MAP BOOK PAGE: 713, GRID A4, 2024 EDITION
5. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
6. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
7. ARCHIBALD TO BE OPEN TO THE PUBLIC AND IN-TRACT STREETS ARE TO BE PRIVATE.
8. ENTRY AT GRAPEWIN STREET TO BE USED FOR EMERGENCY ACCESS ONLY.
9. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
10. ALL LOTS HAVE 1% MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
11. THERE ARE NO REMAINING PARCELS.
12. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE SANTA ANA RIVER.
13. PROJECT SITE IS NOT WITHIN COMMUNITY SERVICES DISTRICT.
14. THERE IS ONE KNOWN WELL ON THIS PROPERTY. IT WILL BE ABANDONED AND CAPPED.
15. SITE IS SUBJECT TO LIQUEFACTION.
16. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
17. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
18. SIDE YARD W/ GATE SETBACK - 4' MIN.
    SIDE YARD W/ NO GATE SETBACK - 4' MIN.
    REAR YARD SETBACK - 10' MIN.
    STREET REAR YARD SETBACK - 5' MIN.
19. PROJECT WALLS AND FENCING WILL BE SHOWN ON THE TENTATIVE TRACT MAP AND CONCEPTUAL GRADE PLAN.
20. THIS PROJECT IS EXEMPT FROM HYDRAULIC CONDITIONS OF CONCERN (H.C.O.C.)
21. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
22. IMPERVIOUS SQUARE FOOTAGE:
    EXIST: 28,769 SF (0.64 AC)
    PROP: 204,934 SF (4.70 AC)

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

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

EARTHWORK QUANTITIES
CUT: 20,910 CY FILL: 21,790 CY NET: 880 CY (IMPORT)

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

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

PARCEL 1:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST, 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET; THENCE NORTH 84° 34' WEST, 192.9 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST 723.58 FEET;
THENCE SOUTH 0° 58' WEST, 144.9 FEET;
THENCE SOUTH 23° 54' WEST, 817.55 FEET;
THENCE NORTH 84° 34' WEST, 685.24 FEET TO A POINT ON SAID EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WESTERLY 450 FEET THEREOF, THE EASTERLY LINE OF SAID LOT 450 FEET BEING PARALLEL WITH THE EAST LINE OF ARCHIBALD AVENUE.

PARCEL 2:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST, 545.84 FEET;
THENCE SOUTH 3° 51' WEST, 225.4 FEET;
THENCE NORTH 84° 34' WEST, 723.58 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET;
THENCE SOUTH 84° 34' EAST, 192.9 FEET
TO THE TRUE POINT OF BEGINNING.EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 64094 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS PORTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

PARCEL 3:
THAT PORTION OF LOT O OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 TO 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT M OF FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 432.4 FEET;
THENCE CONTINUING SOUTH 36° 15' WEST, 339.9 FEET;
THENCE NORTH 84° 34' WEST, 192.94 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 514.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
THENCE SOUTH 84° 34' EAST, 616.92 FEET;
THENCE NORTH 47° 26' EAST, 43.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE, BY DEED RECORDED JANUARY 3, 1934 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 84° 34' WEST, 235.25 FEET;
THENCE NORTH 0° 02' WEST 225.00 FEET;
THENCE SOUTH 84° 34' WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 284.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 7, 1965 AS INSTRUMENT NO. 1679 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

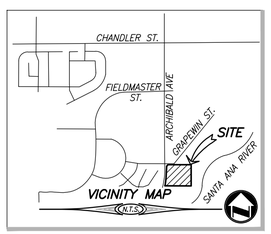
LEGEND

TRACT BOUNDARY	PROP. RETAINING WALL	(XX.XX)	EXISTING ELEVATION
R/W	EX. EDGE OF PAVEMENT	XX.XX	PROPOSED ELEVATION
LOT LINE	EX. WATER	C&G	CURB AND GUTTER
CENTERLINE	EX. SEWER	CF	CURB FACE
SETBACK	EX. CURB & GUTTER	CL	CENTER LINE
PROP. CURB & GUTTER	EX. STORM DRAIN	E/P	EDGE OF PAVEMENT
PROP. CURB	PROP. GEO-GRID BLOCK RETAINING WALL	EX.	EXISTING
PROP. WATER	PROP. BLOCK RETAINING WALL	FG	FINISHED GROUND
PROP. SEWER	PROP. STREETLIGHT	FH	FIRE HYDRANT
PROP. STORM DRAIN	PROP. FIRE HYDRANT	FS	FINISH SURFACE
EX. MAJOR CONTOUR		HOA	HOME OWNERS ASSOCIATION
EX. MINOR CONTOUR		MH	MAN HOLE
PROP. MAJOR CONTOUR		N.A.P.	NOT A PART
PROP. MINOR CONTOUR		O.S.	OPEN SPACE
		PE	PAD ELEVATION
		PIP	PROTECT IN PLACE
		PL	PROPERTY LINE
		PROP.	PROPOSED
		R/W	RIGHT OF WAY
		S/W	SIDEWALK
		SF	SQUARE FEET
		SD	STORM DRAIN
		SWR	SEWER
		TBR	TO BE REMOVED
		TC	TOP OF CURB
		TF	TOP OF FOOTING
		W.S.E.	WATER SURFACE ELEVATION
		WTR	WATER
		CMP	CORRUGATED METAL PIPE
		TBR	TO BE REMOVED

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

SHEET INDEX

SHEET 1:	TITLE SHEET & CONCEPTUAL GRADING
SHEET 2:	SECTION INDEX MAP & BOUNDARY SECTIONS
SHEET 3:	BOUNDARY SECTIONS, TYPICAL STREETS & DETAILS



REVISIONS	
DELTA	DESCRIPTION

PAGE 1 OF 3
TENTATIVE TRACT MAP NO. 39022
PRELIMINARY GRADING
PREPARATION DATE: JULY 2024

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

FILE LOCATION: U:\PROJECTS\WARMINGTON\0627\ENGINEERING\CONCEPTUAL GRADE\0627 CGO1.DWG

PLOT DATE: 8/30/2024

2593

3.0 Regulatory Context

The following is a list of the key local, state, and federal laws and regulations that apply to protecting plant communities, plants, wildlife, and water quality from project impacts relevant to the Project.

3.1 Federal Laws and Regulations

3.1.1 Federal Endangered Species Act

The Federal Endangered Species Act (ESA) of 1973 defines an endangered species as "any species which is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species which is likely to become an Endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the ESA, unless properly permitted, it is unlawful to "take" any listed species. "Take" is defined in Section 3(18) of ESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the US Fish and Wildlife Service (USFWS), through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification as forms of "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action which could affect a federally listed plant or animal species, the property owner and agency are required to consult with USFWS pursuant to Section 7 of the ESA if there is a federal nexus, or pursuant to Section 10 of the ESA. Section 9(a)(2)(b) of the ESA addresses the protections afforded to listed plants. All references to federally-protected species in this biological assessment include the most current published status or candidate category to which each species has been assigned by USFWS.

3.1.2 Migratory Bird Treaty Act (MBTA)

The Migratory Bird Treaty Act (MBTA) protects individuals as well as any part, nest, or eggs of any bird listed as migratory. In practice, Federal permits issued for activities that potentially impact migratory birds typically have conditions that require pre-disturbance surveys for nesting birds. In the event nesting is observed, a buffer area with a specified radius must be established, within which no disturbance or intrusion is allowed until the young have fledged and left the nest, or it has been determined that the nest has failed. If not otherwise specified in the permit, the size of the buffer area varies with species and local circumstances (e.g., presence of busy roads, intervening topography, etc.), and is based on the professional judgment of a monitoring biologist. A list of migratory bird species protected under the MBTA is published by USFWS.

3.1.3 Federal Clean Water Act (CWA)

The Clean Water Act (CWA), Section 401 provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

Section 401 requires a project operator to obtain a federal license or permit that allows activities resulting in a discharge to waters of the United States to obtain state certification, thereby ensuring that the discharge will comply with provisions of the CWA. The Regional Water Quality Control Board administers the certification program in California. Section 404 establishes a permit program administered by the United States Army Corps of Engineers (Corps) that regulates the discharge of dredged or fill material into waters of the United States, including wetlands. The Corps implementing regulations are found at 33 CFR 320 and 330. Guidelines for implementation are referred to as the Section 404(b)(1) Guidelines, which were developed by the United States Environmental Protection Agency in conjunction with Corps (40 CFR 230). The guidelines allow the discharge of dredged or fill material into the aquatic system only if there are no practicable alternatives that would have less adverse impacts.

3.1.4 Waters of the United States and Wetlands

Aquatic resources, including riparian areas, wetlands, and certain aquatic vegetation communities, are considered sensitive biological resources and fall under the jurisdiction of several regulatory agencies. The Corps exerts jurisdiction over waters of the United States, including all waters that are subject to the ebb and flow of the tide; wetlands and other waters such as lakes, rivers, streams (including intermittent or ephemeral streams), mudflats, sandflats, sloughs, prairie potholes, vernal pools, wet meadows, playa lakes, or natural ponds; and tributaries of the above features. The extent of waters of the United States is generally defined as the portion that falls within the limits of the Ordinary High-Water Mark (OHWM). The OHWM is defined as the "line on the shore established by the fluctuation of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."

The definition of waters of the United States has undergone several iterations, including a much more streamlined definition which was published and formally adopted in April 2020. However, in August 2021, the April 2020 Navigable Waters definition was challenged in the case *Pascua Yaqui Tribe v. Environmental Protection Agency*. In light of this case and subsequent order from US District Court for the District of Arizona, the U.S. Environmental Protection Agency (EPA) and Corps have halted implementation of the Navigable Waters Protection Rule from 2020 and are interpreting "waters of the United States" consistent with the pre-2015 regulatory regime. Then in March 2023 following a Supreme Court decision, the rule was once again changed and finalized to codify the pre-2015 definition with some revisions to the definition of waters of the United States and wetlands. On August 29, 2023 the EPA and Corps issued a final rule to amend the prior definition of waters of the United States. The final rule conforms with the definition of waters of the United States to the US Supreme Court's May 25, 2023 decision in the case *Sackett v. Environmental Protection Agency*. As a result of the case, key aspects of the regulatory text have been amended to conform to the Court's

decision, which revised the definitions of waters of the United States and became effective on September 8, 2023.

The September 2023 ruling codified the term (a) waters of the United States to mean:

1. Waters which are:
   i. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
   ii. The territorial seas; or
   iii. Interstate waters;
2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
3. Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
   i. Waters identified in paragraph (a)(1) of this section; or
   ii. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
   iii. Waters identified in paragraph (a)(2) or (3) of this section when the wetlands either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1) of this section;
5. Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.
6. Intrastate lakes and ponds, streams, or wetlands not identified in paragraphs (a)(1) through (4) of this section:
   i. That are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3)(i) of this section; or
   ii. That either alone or in combination with similarly situated waters in the region, significantly affect the chemical, physical, or biological integrity of waters identified in paragraph (a)(1) of this section.

Wetlands, including swamps, bogs, seasonal wetlands, seeps, marshes, and similar areas, are defined by Corps as "those areas that are inundated or saturated by surface

or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3[a]; 40 CFR 230.3[t]). Indicators of three wetland parameters (i.e., hydric soils, hydrophytic vegetation, and wetlands hydrology), as determined by field investigation, must be present and, as outlined within the March 2023 ruling, have adjacency with relative permanent, standing or continuously flowing bodies of water with continuous connection to Waters of the US. Wetlands must meet the parameters as outlined above classified as a wetland by Corps.

It is important to note that the RWQCB definition of wetland was redefined, and the new definition went into effect May 28, 2020. The definition of a wetland is as follows: An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes, or the area lacks vegetation. This RWQCB modified three-parameter definition is similar to the federal definition in that it identifies three wetland characteristics that determine the presence of a wetland: wetland hydrology, hydric soils, and hydrophytic vegetation. Unlike the federal definition, however, the RWQCB wetland definition allows for the presence of hydric substrates as a criterion for wetland identification (not just wetland soils) and wetland hydrology for an area devoid of vegetation (less than 5% cover) to be considered a wetland.

Examples of waters that would be considered wetlands by the RWQCB definition, but not by the federal wetland definition, are non-vegetated wetlands, or wetlands characterized by exposed bare substrates like mudflats and playas, as long as they meet the three-parameters as described in the RWQCB definition. It is important to note that while the Corps may not designate a feature as a wetland, that feature could be considered a special aquatic site or other water of the U.S. by the Corps and potentially subject to Corps' jurisdiction.

3.2 California State Laws and Regulations

3.2.1 California Endangered Species Act (CESA)

The California Endangered Species Act (CESA) establishes the policy of the state to conserve, protect, restore, and enhance threatened or endangered species and their habitats. The CESA mandates that state agencies should not approve projects that would jeopardize the continued existence of threatened or endangered species if reasonable and prudent alternatives are available that would avoid jeopardy. There are no state agency consultation procedures under the CESA. For projects that would affect a listed species under both the CESA and the ESA, compliance with the ESA would satisfy the CESA if California Department of Fish and Wildlife (CDFW) determines that the federal incidental take authorization is "consistent" with the CESA under California Fish and Game Code (FGC) Section 2080.1. For projects that would result in take of a

species listed under the CESA only, the project operator would have to apply for a take permit under Section 2081(b).

3.2.2 California Fish and Game Code Section 1600-1616

Section 1602 of the California Fish and Game Code requires notifying CDFW prior to any project activity that might (1) substantially divert or obstruct the natural flow of any river, stream, or lake; (2) substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or (3) deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. If, after this notification, the CDFW determines that the activity may substantially adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will need to be obtained. CDFW may then place conditions in the Section 1602 Streambed Alteration Agreement to avoid, minimize, and mitigate any potentially significant adverse impacts within CDFW jurisdictional limits.

3.2.3 California Fully Protected Species

California fully protected species are described in Sections 3511, 4700, 5050, and 5515 of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species. CDFW is unable to authorize incidental take of fully protected species when activities are proposed in areas inhabited by those species.

3.2.4 Protection of Birds

Section 3503.5 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, California Fish and Game Code, Section 3511 prohibits the taking of any bird listed as fully protected, and California Fish and Game Code, Section 3515 states that is it unlawful to take any non-game migratory bird protected under the MBTA.

3.2.5 Porter-Cologne Water Quality Act – California Code, Division 7

The RWQCB also has jurisdiction over waters deemed "isolated" or not subject to Section 404 jurisdiction under the Solid Waste Agency of Northern Cook County v. Corps decision. Dredging, filling, or excavation of isolated waters constitutes a discharge of waste to waters of the state and prospective dischargers are required to obtain authorization through an Order of Waste Discharge or waiver thereof from the RWQCB and comply with other requirements of Porter-Cologne Act.

Under Section 401 of the CWA, the local RWQCB (for this Project, the Santa Ana RWQCB) must certify that actions receiving authorization under Section 404 of the CWA also meet state water quality standards. The RWQCB requires projects to avoid impacts to wetlands if feasible and requires that projects do not result in a net loss of wetland

acreage or a net loss of wetland function and values. Compensatory mitigation for impacts to wetlands and/or waters of the state is required.

3.2.6 California Native Plant Protection Act

The California Native Plant Protection Act (NPAA) (California Fish and Game Code §§ 1900–1913) requires all State agencies to use their authority to carry out programs to conserve Endangered and Rare native plants. The NPAA gives the CDFW the regulatory authority to designate native plants as "Endangered" or "Rare" and prohibits the take of such plants with certain exceptions.

Provisions of the NPPA prohibit the taking of listed plants from the wild and require notification of CDFW at least 10 days in advance of any change in land use. This allows CDFW to salvage listed plant species that would otherwise be destroyed. The project operator is required to conduct botanical inventories and consult with CDFW during project planning to comply with the provisions of this act and sections of CEQA that apply to rare or endangered plants.

3.2.7 Sensitive Plant Communities

Sensitive plant communities include those habitat types considered sensitive by resource agencies, namely CDFW, due to their scarcity and/or their ability to support State and Federally listed Endangered, Threatened, and Rare vascular plants, as well as several sensitive bird and reptile species. CDFW maintains a natural plant community list, the List of California Terrestrial Natural Communities. Sensitive natural communities (also referred to by CDFW as 'rare', 'special-status', or 'special concern') are identified on the list by an asterisk and are considered high priority vegetation types (CDFW 2003; CDFW 2000).

3.2.8 California Native Plant Society

The California Native Plant Society (CNPS) is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in California. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California. The list serves as the candidate list for Threatened and Endangered by CDFW. CNPS has developed five categories of rarity, of which Ranks 1A, 1B, and 2 are particularly considered sensitive.

Sensitive species that occur or potentially could occur within the Study Area are based on one or more of the following: (1) the direct observation of the species within the Study Area during any field surveys; (2) a record reported in the CNDDB; and (3) the Study Area is within known distribution of a species and contains appropriate habitat.

3.3 Regulatory Permits

This report is prepared pursuant to and in support of CEQA, and any applicable regulatory permit applications, including the CDFW SAA, RWQCB Section 401 WQC or

Wastewater Discharge Report (WDR), Corps Section 404 permit, and USFWS Section 7 Biological Opinion.

3.4 Local Sensitive Resource Protection and Classifications

3.4.1 Western Riverside Multiple Species Habitat Conservation Plan

The Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is a comprehensive plan that includes portions of the County of Riverside and numerous cities. The MSHCP plans for conservation of 146 species and proposes a reserve system of approximately 500,000 acres. The MSHCP is intended to contribute to the economic viability of the County of Riverside by providing landowners, developers, and public infrastructure projects a streamlined regulatory process.

The Western Riverside County Regional Conservation Authority MSHCP Information Application website was reviewed to verify any overlays that may occur on the Project site. Regardless of other overlays, MSHCP Section 6.1.2, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*, is applicable to all projects within the MSHCP and describes the process through which protection of riparian/riverine areas, and vernal pools will occur within the MSHCP Area. Protection of these resources is important for a number of MSHCP conservation objectives. An assessment of a Project's potentially significant effects on riparian/riverine areas and vernal pools is required. Guidelines for determining whether or not these resources exist on site are described as follows:

- Riparian/Riverine Areas include "lands which contain habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens which occur close to, or which depend upon soil moisture from a nearby fresh water source or areas with fresh water flow during all or a portion of the year." Riparian/riverine areas under the MSHCP also include drainage areas that are vegetated or have upland (non-riparian/riverine) vegetation and that drain directly into an area that is described for conservation under the MSHCP (or areas already conserved).

- Vernal Pools are described by the MSHCP as "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season."

  With the exception of wetlands created for the purpose of providing wetlands Habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above which are artificially created are not included in these definitions.

4.0 Survey and Methods

Preparation for this biological assessment began with a review of relevant available literature and review of any prior biological documentation for the Study Area. This effort was followed by onsite field surveys to assess the existing habitat, map any onsite sensitive plant communities and jurisdictional waters, and determine whether special status plant and wildlife species occur or potentially occur within the Study Area.

4.1 Literature Review

The assessment began with a review of relevant available literature on the biological resources within the Study Area and Project Vicinity.

4.1.1 Sensitive Plant Communities

Sensitive plant communities (sensitive habitats) are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects. Sensitive habitats are often threatened with local extirpation and are therefore considered valuable biological resources. Plant communities are considered "sensitive" by the CNPS and CDFW if they meet any of the criteria listed below.

- The habitat is recognized and considered sensitive by CDFW, USFWS, and/or special interest groups such as CNPS.
- The habitat is under the jurisdiction of the Corps pursuant to Section 404 of the CWA.
- The habitat is under the jurisdiction of the CDFW pursuant to Sections 1600 through 1612 of the California Fish and Game Code.
- The habitat is known or believed to be of high priority for inventory in the California Natural Diversity Database (CNDDB).
- The habitat is considered regionally rare.
- The habitat has undergone a large-scale reduction due to increased encroachment and development.
- The habitat supports special status plant and/or wildlife species (defined below).
- The habitat functions as an important corridor for wildlife movement.

4.1.2 Critical Habitat

Under the ESA, the federal government is required to designate "critical habitat" for any species it lists under the ESA. Federal agencies are prohibited from authorizing, funding or carrying out actions that "destroy or adversely modify" critical habitats. Section 3 of the ESA defines critical habitat as:

- The specific areas within the geographic area occupied by a species, at the time it is listed in accordance with the ESA, on which are found those physical or biological features essential to the conservation of the species and that may require special management considerations or protection.

- The specific areas outside the geographic area occupied by a species at the time it is listed, upon a determination that such areas are essential for the conservation of the species.

"Conservation" means the use of all methods and procedures that are necessary to bring an endangered or a threatened species to the point at which listing under the ESA is no longer necessary. Critical habitat receives protection under Section 7(a)(2) of the ESA through the prohibition against destruction or adverse modification of critical habitat with regard to actions carried out, funded, or authorized by a federal agency. Section 7(a)(2) also requires conferences on federal actions that are likely to result in the destruction or adverse modification of proposed critical habitat.

The USFWS's online service for information regarding Threatened and Endangered Species Final Critical Habitat designation within California was reviewed to determine if the Study Area is within any species designated Critical Habitat (USFWS 2022a). The USFWS regulatory mapping process for the designation of critical habitat is broad-based mapping exercise of areas that may or may not include constituent elements of the critical habitat designation. Due to this approach in mapping, large areas are designated as critical habitat regardless of the existing habitat, and as a result may include developed areas, such as buildings, roads, hardscape, and other such facilities, as well as natural habitats.

The constituent elements of the critical habitat designation consider the physical and biological features needed for life processes and successful reproduction of the listed species, including:

- Space for individual and population growth for normal behavior;
- Habitat cover or shelter;
- Food, water, or other nutritional or physiological requirements;
- Sites for breeding and rearing offspring; and
- Habitat that is protected from disturbance or is representative of the historical geographic and ecological distribution of a species.

4.1.3 Special Status Plants and Wildlife

Species of plants and animals are afforded "special status" by federal agencies, state agencies, and/or non-governmental organizations because of their recognized rarity, potential vulnerability to extinction, and local importance. These species typically have a limited geographic range and/or limited habitat and are referred to collectively as "special status" species. Plant and wildlife species are considered "special status" species if they meet any of the following criteria.

- Taxa with official status under ESA, CESA, and/or the NPPA.
- Taxa proposed for listing under ESA and/or CESA.

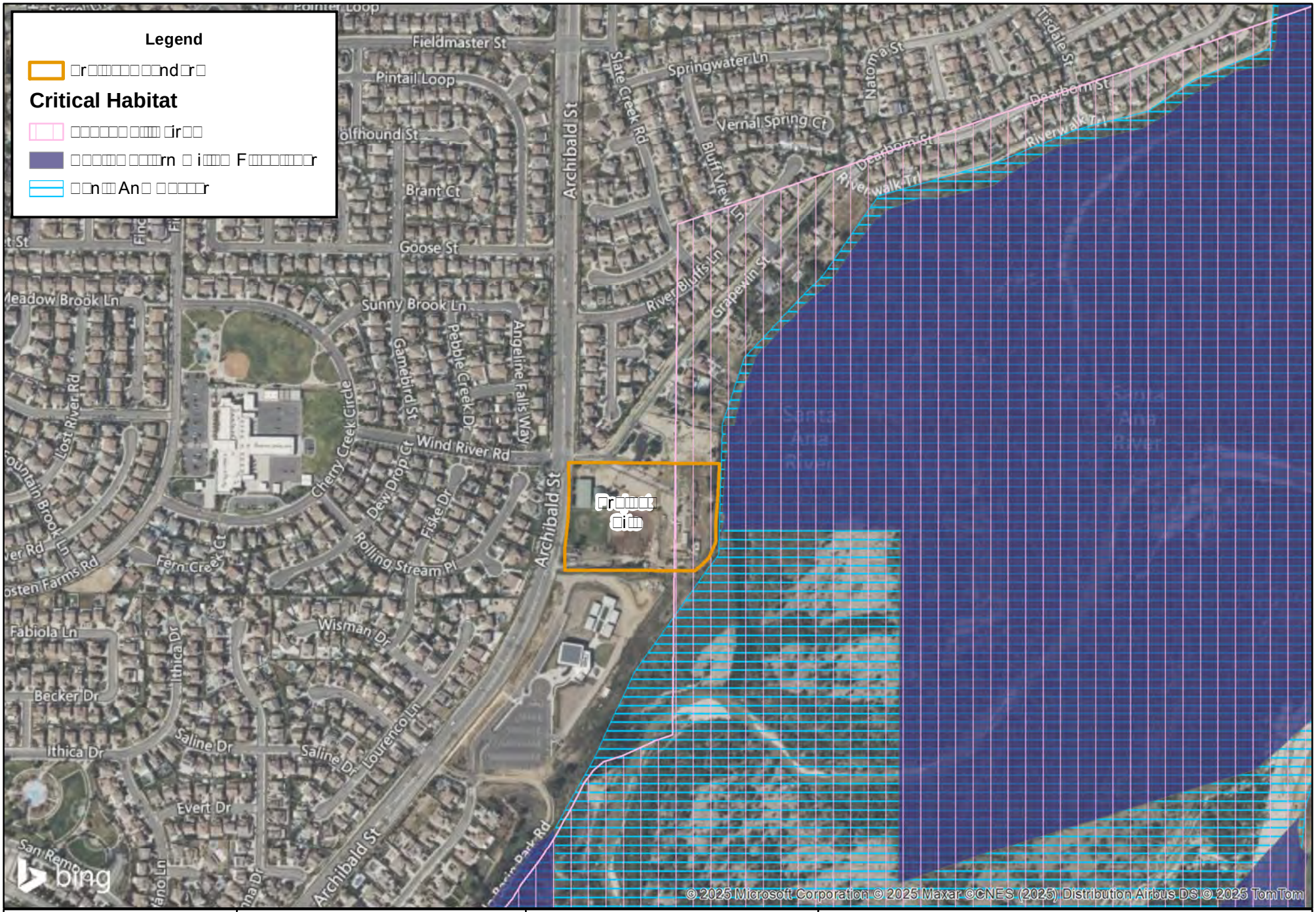
- Taxa designated a species of special concern by CDFW.
- Taxa designated a state fully protected species by CDFW.
- Taxa identified as sensitive, unique or rare, by the USFWS, CDFW, the United States Forest Service (USFS), the United States Bureau of Land Management (BLM), and/or the California Department of Forestry and Fire Protection (CDF).
- Plants that meet the definition of rare or endangered under CEQA §15380(b) and (d). Species that may meet the definition of rare or endangered include the following:
    - Species considered by CNPS and CDFW to be "rare, threatened or endangered in California" (California Rare Plant Rank [CRPR] 1A, 1B and 2) (CNPS 2024). A majority of the CRPR 3 and CRPR 4 plant species generally do not qualify for protection under CESA and NPPA.
    - Species that may warrant consideration on the basis of local significance or recent biological information.
    - Some species included on the CNDDB Special Plants, Bryophytes, and Lichens List (CDFW 2024g).
- Considered a locally significant species, that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA §15125 (c)) or is so designated in local or regional plans, policies, or ordinances (CEQA Guidelines, Appendix G). Examples include a species at the outer limits of its known range or a species occurring on an uncommon soil type.

Available literature and databases were reviewed regarding sensitive habitats and special status plant and wildlife species. Special status plant and wildlife species that have the potential to occur within the immediate region of the Study Area were identified. Several agencies, including the USFWS, CDFW, and CNPS publish lists of particular taxa (species and subspecies) and the associated level of protection or concern associated with each. Reviewed and consulted literature and databases focused on the Study Area, and included the following sources listed below:

- The CNDDB, a CDFW species account database that inventories status and locations of rare plants and wildlife in California, was used to identify any sensitive plant communities and special status plants and wildlife that may exist within a two-mile radius of the Project site. A CNDDB search was performed by assessing a two-mile radius around the Study Area (CDFW 2024f). In addition, the USGS 7.5-Minute Topographic Map *Corona North* and the surrounding eight quadrangles (Guasti, Fontana, Riverside West, Corona South, Black Star Canyon, Prado Sam, and Ontario) were also reviewer to further provided information regarding the distribution and habitats of special status wildlife in the Project Vicinity. CNDDB records are generally used as a starting point when determining what special status species, if any, may occur in a particular area. However, these records may be old, lack data not yet entered, and do not represent all the special status species that could be in that particular area.

- A map of USFWS critical habitat to determine species with critical habitat mapped in the general vicinity of the Project (Figure 5) (USFWS 2024a).
- Online CNPS Inventory of Rare and Endangered Plants of California (CNPS 2024). A search for the USGS 7.5-Minute Topographic Map *Corona North* and the surrounding eight quadrangles (Guasti, Fontana, Riverside West, Corona South, Black Star Canyon, Prado Sam, and Ontario) provided information regarding the distribution and habitats of special status vascular plants in the Project Vicinity.
- Online USFWS Information for Planning and Consultation (IPaC) tool was queried for any sensitive plant and animals to have potential to occur onsite.
- Pertinent maps, scientific literature, websites, and regional flora and fauna field guides.

The literature review was used as a resource to better understand the biological resources potentially occurring within the Study Area. Although the inventory list of special status plant and wildlife species was not exhaustive of all species that might occur on the property, it provides a wide range of species that are representative of the wildland habitats in the area. Species occurrence and distribution information is based on documented occurrences where surveys have taken place for individual projects; therefore, a lack of documented occurrence does not necessarily indicate that a given species is absent from the Study Area.



SEC Archibald and Grapewin Project

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FIGURE 5

4.2 Biological Survey

4.2.1 General Biological Survey

Plant species were identified using plant field and taxonomical guides, such as The Jepson Manual: Vascular Plants of California, second edition (Baldwin et al. 2012). Vegetation communities were characterized utilizing vegetation alliances in accordance with the Manual of California Vegetation, Second Edition (MCVII) (Sawyer et al. 2009). Where necessary, deviations were made on best professional judgment when areas did not fit into a specific habitat description provided by MCVII. Plant communities were mapped in the field directly onto a 200-scale (1" = 200') aerial photograph and a Trimble R1 GNSS Receiver paired with the ARC Geographical Information System (ARCGIS) Collector Application was utilized during the survey. All plant species encountered during the field survey were identified and recorded in field notes. Information regarding the presence of suitable habitat and soils to support the species, known records or occurrence within the area, and known distribution and elevation range obtained from the relevant literature was used to determine presence or absence of sensitive species.

The biologist paid special attention to those habitat areas that had the potential to provide suitable habitat for special status plant and wildlife species. Aerial photographs and maps were used to assist in the delineation of plant community boundaries. Following field mapping, the plant communities were digitized, and the vegetation map was created.

General wildlife surveys were conducted on foot and with binoculars within the Study Area. All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Biologists also recorded signs of wildlife species including animal tracks, burrows, nests, scat, and remains. Binoculars were used to aid in the identification of observed wildlife. Wildlife field guides and photographs were used to assist with identification of wildlife species during the field survey, as necessary. Photographs were taken to document existing conditions within the Study Area (Appendix A).

4.2.2 Regional Connectivity/Wildlife Movement

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, would not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and Wilson 1967, Soule 1987, Harris and Gallager 1989). Corridors effectively act as links between different populations of a species. A group of smaller populations (termed "demes") linked together via a system of corridors is termed a

"meta-population." The long-term health of each deme within the meta-population is dependent upon its size and the frequency of interchange of individuals (immigration versus emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population's genetic variability is generally associated with an increase in a population's health.

Corridors mitigate the effects of habitat fragmentation by:

- Allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity.
- Providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction.
- Serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Fahrig and Merriam 1985, Simberloff and Cox 1987, Harris and Gallagher 1989).

Wildlife movement activities usually fall into one of three movement categories:

- Dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions).
- Seasonal migration.
- Movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover).

A number of terms have been used in various wildlife movement studies, such as "wildlife corridor," "travel route," "habitat linkage," and "wildlife crossing" to refer to areas in which wildlife moves from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

- <u>Travel route</u>: a landscape feature (such as a ridge line, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relatively direct link between target habitat areas.

- <u>Wildlife corridor</u>: a piece of habitat, usually linear in nature, which connects two or more habitat patches that would otherwise be fragmented or isolated from

one another. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species.

- Wildlife crossing: a small, narrow area, relatively short in length and generally constricted in nature, which allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings are typically manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often "choke points" along a movement corridor.

4.3 MSHCP

The Project is not located within MSHCP survey areas for Criteria Area Plant Species, Amphibians, Mammals, or Special Linkage Areas. The Project site was assessed for MSHCP Section 6.1.2 Riparian and Riverine Areas and associated species, MSHCP Section 6.1.3 Narrow Endemic Plant, and Section 6.3.2 Species Survey Requirements for the western burrowing owl (*Athene cunicularia hypugaea* [BUOW]) habitat (Figure 6).

4.3.1 Section 6.1.2 Riparian/Riverine Areas and Vernal Pools

Volume I, Section 6.1.2 of the MSHCP describes the process through which protection of riparian/riverine areas and vernal pools would occur within the MSHCP Plan Area. The purpose is to ensure that the biological functions and values of these areas throughout the MSHCP Conservation Area are maintained. The MSHCP requires that as projects are proposed within the overall Plan Area, the effect of those projects on riparian/riverine areas and vernal pools must be addressed. The Study Area was evaluated for the presence/absence of MSHCP riparian/riverine areas and vernal pools. With respect to riparian habitat, the Study Area was evaluated for the potential habitat to support the special status species including the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii traillii*), the western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), listed fairy shrimp, and other species identified in Section 6.1.2 of the MSHCP.

The Project site was evaluated to determine the limits of MSHCP riparian/riverine areas and vernal pools. Suspected areas were field checked for the presence of definable channels and/or wetland vegetation, soils and hydrology. Any MSHCP feature limits were recorded onto a 200-scale (1" = 200') color aerial photograph and a GPS unit paired with the ARCGIS Collector Application.

4.3.2 MSHCP Section 6.1.3 Narrow Endemic Plant

The Project site falls within Narrow Endemic Plants (Survey Area Number 7). The CNDDB and MSHCP were reviewed to determine known occurrences of special- status plants in the region. Based on this information, a list of target plants (including their suitable habitats and soil) was developed and incorporated into a survey program to achieve the following goals: (1) characterize the vegetation associations and land use; (2) prepare a detailed floral compendium; and (3) document the distribution and abundance of any special-status plant species within the Project site.

General surveys were conducted to identify potential sensitive plant habitats, and to establish the accuracy of the data identified from the literature review and previous biological assessment and search. An aerial photograph and topographic map were used to determine the community types and other physical features that may support sensitive species or communities within the Project site and surrounding buffer area. The reconnaissance surveys also considered the guidelines adopted by CNPS and CDFW (Nelson 1984, CNPS 2001).

Where potentially suitable habitat was present, focused plant surveys included those MSCHP Covered Species identified by the NEPSSA Survey Area Number 7. For any locations with positive survey results, the MSHCP requires that 90 percent of those portions of the property that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Findings of equivalency shall be made demonstrating that the 90-percent standard has been met.

4.3.3 Section 6.3.2 Burrowing Owl Habitat Assessment

Prior to the field survey, available literature and databases including the CNDDB, were reviewed to identify sensitive habitats and special status wildlife species, including BUOW in the vicinity of the Study Area. Consistent with the MSHCP Survey Instructions, pedestrian survey transects within the Project site were spaced approximately 10 to 15 meters apart to allow 100 percent visual coverage of the ground surface.

Consistent with the MSHCP guidelines and where feasible, CSLS biologists walked the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project boundary. Parcels of land that could not be accessed (e.g. private property) were viewed using binoculars from vantage points to survey for BUOW activity or signs thereof, as well as other nesting bird activity.

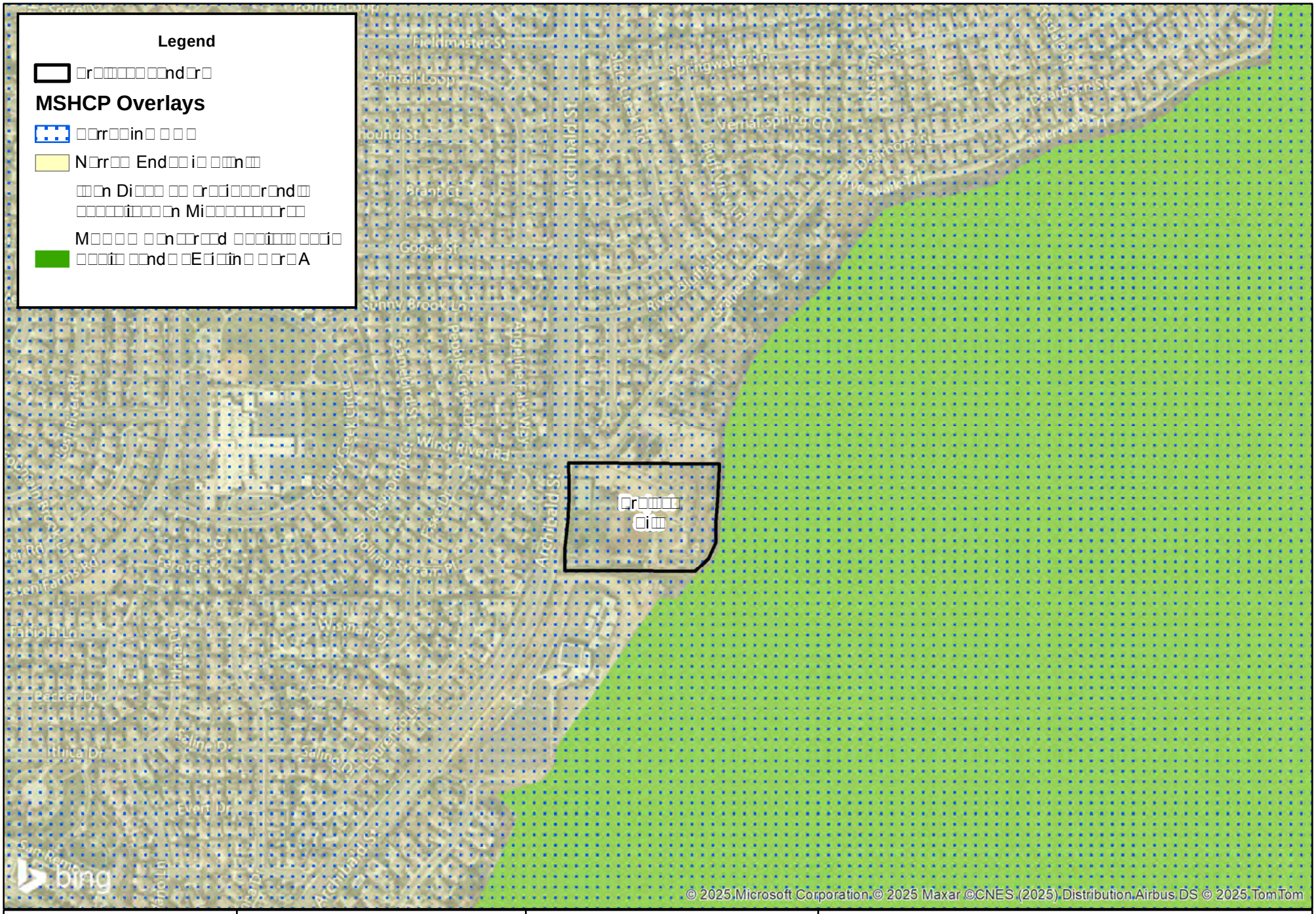

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FIGURE 6

4.4 Jurisdictional Waters

The following sources were reviewed to determine the potential presence or absence of jurisdictional streams/drainages, wetlands, and their location within the watersheds associated with the Study Area, and other features that might contribute to federal or state jurisdictional authority located within watersheds associated with the Study Area:

- National Wetlands Inventory (NWI) maps (USFWS 2024c). The NWI database indicates potential wetland areas based on changes in vegetation patterns as observed from satellite imagery. This database is used as a preliminary indicator of wetland habitats because the satellite data are not precise.
- Title 33 Code of Federal Register (CFR): Navigation and Navigable Waters Part 328
- USGS National Hydrography Dataset (NHD). Provides the locations of "blue-line" streams as mapped on 7.5-Minute Topographic Map coverage.
- Aerial Imagery (Google Earth©) (Google 2024).
- USGS 7.5-Minute Topographic Maps.
- Natural Resource Conservation Service (NRCS) Soil Survey.

All depressions and drainages were evaluated for the presence of jurisdictional waters and wetlands according to the Corps, RWQCB, and CDFW delineation guidelines, including connectivity or lack of connectivity to Traditional Navigable Waters. Dominant vegetation within and adjacent to the jurisdictional features within the Study Area was identified and recorded.

The Corps and the RWQCB have jurisdiction over Waters of the United States. Jurisdictional non-wetland features for the Waters of the United States are typically determined through the observation of an Ordinary High Water Mark (OHWM), which is defined as the "line on the shore established by the fluctuation of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas." Projects with impacts to Waters of the United States are regulated under Sections 401 and 404 of the Clean Water Act.

To determine the presence of a jurisdictional wetland for the Waters of the United States, three indicators are required: (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. The methodology published in the *United States Army Corps of Engineers 1987 Wetland Delineation Manual* and the *Arid West Supplement* sets the standards for meeting each of the three indicators, which normally require more than 50 percent cover of dominant plant species typical of a wetland, soils exhibiting characteristics of saturation, and hydrological indicators be present. In addition, based on the 2023 ruling, Corps jurisdiction must have adjacency with relatively permanent,

standing or continuously flowing bodies of water with continuous connection to waters of the U.S.

CDFW has jurisdiction over water of the Department's interest (California Fish and Game Code §§1600 et seq.; California Code of Regulations, Title 14, §720), referred to as Waters of the State. Section 1602 of the California Fish and Game Code (FGC) applies to all rivers, streams, lakes and streambeds. CDFW defines a stream as "a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic hydrologic course regime, and where the width of its course can reasonably be identified by physical or biological indicators" (Brady and Vyverberg 2013). Likewise, CDFW regulates jurisdictional areas of riparian habitat only to the extent that those areas are part of a stream, river, or lake as defined above. Waters of the State pertaining to Porter-Cologne in relation to RWQCB jurisdiction are defined by California Water Code Section 13050(e) as any surface or ground water within the boundaries of the state.

Prior to the field investigation, CSLS biologist reviewed historical aerial imagery and topography for the Study Area to determine the potential for perennial, intermittent, or ephemeral drainages and associated riparian resources. Generally, indicators of jurisdictional drainages on an aerial photo include vegetation and/or incised lines indicating the path of flowing water. Following the desktop research, CSLS biologists conducted an onsite field investigation. Based on the collective results of the desktop investigation and the field surveys, any observed jurisdictional features were mapped using the following parameters:

- The limits of the Corps' jurisdiction extend to the OHWM. OHWM indicators include: the observation of benches, break in bank slope, particle size distribution, sediment deposits, drift, litter, and/or change in plant community.
- The RWQCB shares the Corps' jurisdictional methodology, and the Regional Board's May 2020 wetland definition.
- CDFW's jurisdiction applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state. CDFW's authority also includes riparian habitat (including wetlands) supported by a river, stream, or lake regardless of the presence or absence of hydric soils and saturated soil conditions. Generally, CDFW jurisdiction is mapped to the top of bank of the stream or the extent of streambed dependent vegetation.

5.0 Results

Table 1 outlines the field surveys performed for the Project site. CSLS biologists assessed and mapped vegetation communities, jurisdictional features, identified plants, wildlife, and any habitat areas that could be suitable for special status plant species.

Table 1. Survey Information

Survey Date	Time	Temp.	Surveys	Surveyors
March 28, 2024	0930 - 1215	70° F - 72° F Clear skies	Biological Assessment, Jurisdictional Delineation, Burrowing Owl Assessment, and Narrow Endemic Plant Assessment and Survey.	Brianna Bernard
June 11, 2024	0623 - 830	68° F 100% cloud cover	Burrowing Owl #1, Narrow Endemic Plant Survey	Brianna Bernard and Sarah Vasquez
June 25, 2024	0615 - 0825	66° F - 79° F Clear skies	Burrowing Owl #2, Narrow Endemic Plant Survey	Brianna Bernard and Sarah Vasquez
July 16, 2024	0630 - 0830	64° F - 66° F clear skies	Burrowing Owl #3, Narrow Endemic Plant Survey	Brianna Bernard and Shawn Hernandez
August 8, 2024	0630 - 0845	68° F - 75° F Clear skies and 50% cloud cover at approximately 8:00 am	Burrowing Owl #4,	Brianna Bernard and Dylan Donahoe

5.1 Vegetation Communities

The vegetation communities and habitat conditions were inspected to confirm presence and habitat quality of the vegetation found onsite. Vegetation mapping and acreages for each vegetation community is based on the observations of the field surveys, which are listed below in **Table 2** and graphically depicted on **Figure 7**. Representative photographs of the vegetation communities can be found in **Appendix A**. A complete list of species observed onsite can be found in **Appendix B**.

The deviations from MCVII alliance categories include ruderal and disturbed/ developed communities. The deviations were made due to the lack of alliances for these communities within MCVII. The field survey analyzed the Project site and a surrounding 500-foot buffer around the Project site to determine the existing vegetation types. As shown on **Figure 7**, the surrounding 500-foot buffer consists primarily of developed residential and Vantage Point Church located to the north, west, and south; to the east is Santa Ana River and associated southern cottonwood willow riparian forest habitat.

Table 2. Vegetation Community Observed Onsite

Vegetation Community	Acreage within the Project site (acres)
Ruderal	1.64
Disturbed/Developed	6.66
TOTAL	8.30

The general description of the habitat observed during the field survey are described below.

5.1.1 Ruderal

The Project site contains portions of the ruderal vegetation community. These areas are regularly mowed and maintained. The vegetation within this area is comprised of predominantly of summer mustard (*Hirschfeldia incana*). Other species include tocalote (*Centaurea melitensis*), canary island date palm (*Phoenix canariensis*), tree tobacco (*Nicotiana glauca),* wall barley (*Hordeum murinum*), cheeseweed (*Malva parviflora*), bristly ox tongue (*Helminthotheca echioides*), storksbill (*Erodium moschatum),* lemon trees (*Citrus limon*), oleander (*Nerium oleander*), prickly pear (*Opuntia littoralis),* and red brome (*Bromus rubens*).

5.1.2 Disturbed/Developed

The developed areas include animal pens, previously used equestrian corals and arena, residential homes, horse stalls, and animal pens. Ornamental species occur within this community and include Russian thistle (*Salsola australis*), horseweed (*Erigeron canadensis*), mustard, tocalote, carrotwood (*Cupaniopsis anacardioides*), pine tree (*Pinus ssp.*),a single cottonwood (*Populus fremontii),* Brazilian peppertree (*Schinus terebinthifolia*), and canary island date palm.

5.1.3 500-foot Buffer Area

Areas found to the north, west, and south of the Project are developed areas with residential homes and Vantage Point Church facility. The Santa Ana River occurs to the east and consists of arroyo thickets, open water, and southern cottonwood willow riparian forest.

5.2 Special-Status Vegetation Types

A CNDDB search within the *Corona North* USGS topographic quadrangle found three sensitive special status vegetation communities designated by CDFW. These include Southern California Arroyo Chub/Santa Ana Sucker Stream, Southern Cottonwood Willow Riparian Forest, and Southern Sycamore Alder Riparian Woodland. None of these habitats occur on the Project site.

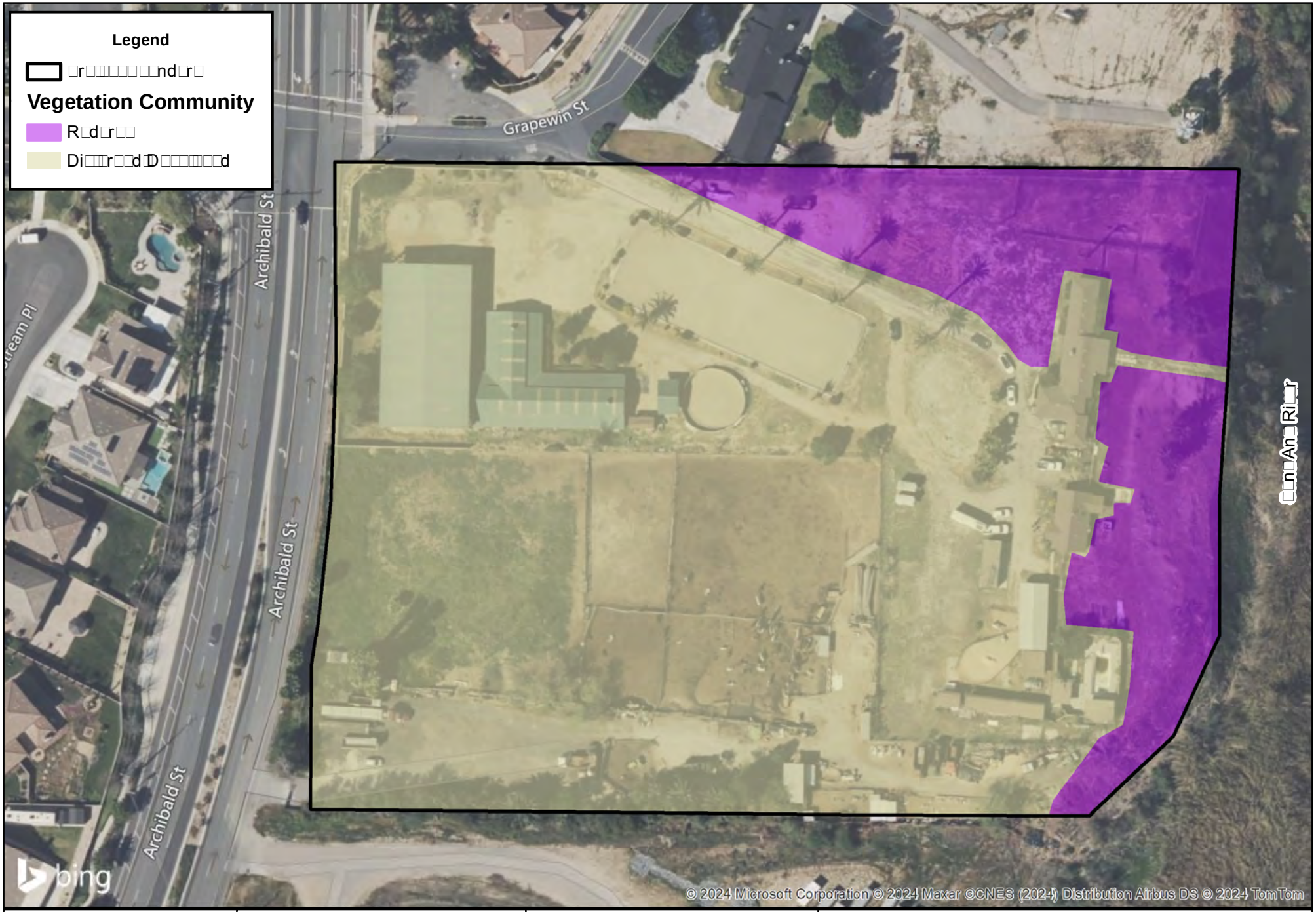

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FIGURE 7

5.3 Plants

Sensitive plants include those listed, or candidates for listing, by the USFWS and CDFW; and species considered sensitive by the CNPS (particularly Lists 1A, 1B, and 2). Several sensitive plant species were reported in the vicinity of the Study Area based on the CNDDB and within the Corona North quadrangle search. A total of four sensitive listed plant species occurs within the USGS 7.5' Corona North quadrangle and a single sensitive listed species was identified through IPaC. A brief description of the species is included below. A complete list of special status plant species found within the Corona North quad and surrounding 8 quads with the potential to occur on the Project site were analyzed based on distribution, habitat requirements, and existing site conditions (Appendix C). All plant species observed within the Project site during the field survey is listed in Appendix B.

Chaparral sand-verbena (*Abronia villosa var. aurita*)

Status: California Rare Plant Rank 1B.1
Habitat(s): Annual herb of sandy areas in chaparral and coastal sage scrub. Known from 80 to 1,600 meters (300 to 5,300 feet) MSL. Blooms January through August.
Status onsite: None. The Project site lacks suitable habitat. Not observed during the field visits.

Thread-leaved Brodiaea (*Brodiaea filifolia*)

Status: Federally Threatened, State Endangered, California Rare Plant Rank 1B.1
Habitat(s): Habitats include chaparral (openings), cismontane woodland, coastl scrub, playas, valley and foothill grasslands, and vernals pools often with clay soils. Known from 25 to 1,120 meters (80 to 3,675 feet) MSL. Blooms March through June.
Status onsite: None. The Project site lacks suitable habitat and soils. Not observed during the field visits.

Smooth Tarplant (*Centromadia pungens ssp. laevis)*

Status: California Rare Plant Rank 1B.1
Habitat(s): Habitats supporting chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grasslands with alkaline soils. Known from 0 to 640 meters (0 to 2,100 feet) MSL. Blooms April through September.
Status onsite: None. The Project site lacks suitable habitat. Not observed during the field visits.

Many-stemmed dudleya (*Dudleya multicaulis)*

Status: California Rare Plant Rank 1B.2
Habitat(s): Habitats supporting chaparral, coastal scrub, and valley and foothill grasslands. Often found on clay soils or granitic outcrops. Known from below 800 meters (< 2,600 feet) MSL. Blooms May through July.
Status onsite: None. The Project site lacks suitable habitat. Not observed during the field visits.

Santa Ana River Woollystar (*Eriastrum densifolium ssp. sanctorum)*
Status: Federally Endangered, State Endangered, California Rare Plant Rank 1B.1
Habitat(s): Habitats supporting sandy soils of floodplains and terraced fluvial deposits of the Santa Ana River and larger tributaries. Known from 120 to 625 meters (400 to 4,100 feet) MSL. Blooms June through September.
Status onsite: None. The Project site lacks suitable habitat. Not observed during the field visits.

As determined through the field surveys and focused plant surveys conducted, no special status plant species were observed within the Project site. There is no potential for special status plant species to occur on the Project site due to lack of suitable habitat and soils.

5.4 Critical Habitat

The USFWS's online service for information regarding Threatened and Endangered Species Final Critical Habitat designation within California was reviewed to determine if the Project site is within any species designated Critical Habitat. The eastern portion of the Project site contains 2.25 of Least Bell's vireo least Bell's vireo (*Vireo bellii pusillus* [LBV]) designated Critical Habitat (**Figure 6**). The Project site does not contain any constituent elements either the physical and biological features needed for life processes and successful reproduction of the listed species. Approximately 40-feet north and east of the Project site is designated critical habitat for the southwestern willow flycatcher (*Empidonax traillii extimus*) and Santa Ana Sucker (*Catostomus santaanae*). The Santa Ana River, located offsite and to the east of the Project site includes suitable habitat for the three listed species and is identified as having past occurrences of the species. The Project site lack suitable habitat for the three species.

5.5 Wildlife

Special status wildlife species with the potential to occur within the Study Area were analyzed based on the species identified in USGS 7.5' Corona North quadrangle, distribution, habitat requirements, and existing site conditions (**Appendix D**). The following special status species are identified to occur within the Corona North quadrangle and noted as an occurrence within the 2-mile CNDDB search: southwestern pond turtle (*Actinemys pallida*), tricolored blackbird (*Agelaius tricolor*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), southern California legless lizard (*Anniella stebbinsi*), Bell's sparrow (*Artemisiospiza belli belli*), orange-throated whiptail (*Aspidoscelis hyperythra*), burrowing owl (*Athene cunicularia*), Crotch's bumble bee (*Bombus crotchii*), Swainson's hawk (*Buteo swainsoni*), Santa Ana sucker (*Catostomus santaanae*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), San Diego banded gecko (*Coleonyx variegatus abbotti*), yellow rail (*Coturnicops noveboracensis*), red-diamond rattlesnake (*Crotalus ruber*), monarch butterfly (*Danaus plexippus*), Stephen's kangaroo rat (*Dipodomys stephensi*), southwestern willow flycatcher (*Empidonax traillii extimus*), western mastiff bat (*Eumops*

perotis californicus), arroyo chub (*Gila orcuttii*), yellow-breasted chat (*Icteria virens*), western yellow bat (*Lasiurus xanthinus*), California black rail (*Laterallus jamaicensis coturniculus*), pocketed free-tailed bat (*Nyctinomops ferorosaccus*), steelhead-southern California DPS (*Oncorhynchus mykiss irideus pop. 10*), coast horned lizard (*Phrynosoma blainvillii*), coastal California gnatcatcher (*Polioptila californica californica*), yellow warbler (*Setophaga petechia*), western spadefoot (*Spea hammondii*), least Bell's vireo (*Vireo belli pusillus*). A brief description of those species and their habitat is included below. A complete list of the special status species identified within the 9 quadrangles can be found in Appendix D.

Southwestern pond turtle
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.
Status onsite: None. The site lacks suitable habitat. Not observed during field surveys.

Tricolor blackbird
Status: State Threatened
MSHCP: Covered
Habitat(s): Colonies require nearby water, a suitable nesting substrate, and open-range foraging habitat composed of grassland, woodland, or agricultural cropland.
Status onsite: Low. Suitable foraging habitat including ruderal habitat occurs on site and suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site. Not observed during field surveys.

Southern California rufous-crowned sparrow
Status: Watch List
MSHCP: Covered
Habitat(s): They are found on grass-covered hillsides, coastal sage scrub, and chaparral and often occur near the edges of the denser scrub and chaparral associations. Preference is shown for tracts of California sagebrush. Optimal habitat consists of sparse, low brush or grass, hilly slopes preferably interspersed with boulders and outcrops. The species may occur on steep grassy slopes without shrubs if rock outcrops are present. It is a very secretive species.
Status onsite: Present. Species was heard audibly during one of the field surveys. Species is a covered MSHCP species.

Southern California legless lizard
Status: Species of Special Concern
MSHCP: Not Covered

Habitat(s): Coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans.
Status onsite: None. The site lacks suitable habitat and soil. Not observed during field surveys.

Bell's sparrow
Status: Watch List
MSHCP: Covered
Habitat(s): Suitable habitat includes Chaparral and coastal sage scrub along the coastal lowlands, inland valleys and in the lower foothills of local mountains.
Status onsite: None. The site lacks suitable habitat for foraging and nesting. Not observed during field surveys.

Orange-Throated Whiptail
Status: Watch List
MSHCP: Covered
Habitat(s): The species is generally found in semi-arid brushy areas typically with loose soil and rocks, including washes, stream sides, rocky hillsides, and coastal chaparral. Habitat types include low elevational chaparral, non-native grassland, (Riversidean) coastal sage scrub, juniper woodland and oak woodland. Associations include alluvial fan scrub and riparian areas. Friable soil appears to be a necessary requirement for excavating burrows and hiding eggs.
Status onsite: None. The site lacks suitable habitat and soil. Not observed during field surveys.

Burrowing Owl
Status: State Candidate Endangered
MSHCP: Covered
Habitat(s): Burrowing owls are a year-round resident of California including habitats of open, dry grassland, and desert. They are generally restricted to mostly flat, open country with suitable nest sites. They use rodent or other burrows for roosting and nesting cover and acquire their burrows from either abandonment or eviction. Burrowing owls typically hunt from a perch.
Status onsite: None. A habitat assessment and a series of focused surveys were performed, and it was determined the Project site does not contain occupied burrows or diagnostic signs of burrowing owls. Therefore, the Project site is not occupied by burrowing owl. The results of the burrowing owl habitat and focused surveys can be found in **Appendix E**. Not observed during the field surveys.

Crotch Bumble Bee
Status: State Candidate Endangered
MSHCP: Not Covered
Habitat(s): The crotch bumble bee inhabits open grassland and scrub habitats. This species occurs primarily in California, including the Mediterranean region, Pacific Coast,

Western Desert, Great Valley, and adjacent foothills through most of southwestern California. Crotch Bumble Bee is a generalist forager and visits a variety of flowering plants. It is a short-tongued bumble bee and is therefore best suited to forage on open flowers with short corollas. Plant families most commonly associated with Crotch bumble bee records in California include *Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, Hydrophyllacae, Asclepiadaceae,* and *Boraginaceae*. Other reports commonly associate Crotch bumble bee with plants in the genera *Asclepias, Chaenactis, Lupinus, Medicago, Phacelia, and Salvia* as nectaring sources.
Status onsite: None. The Project site lacks suitable nectaring sources for the species. While burrows occur onsite that could potentially provide overwintering possibilities, the burrows were actively used by small mammals. Furthermore, the site is disturbed with active animal pens and regular activity. No suitable habitat is found within the Project site. Not observed during the field surveys.

Swainson's hawk
Status: State Threatened
MSHCP: Covered
Habitat(s): Swainson's hawks require large, open areas with abundant prey in association with suitable nest trees. Suitable foraging areas include native grasslands or lightly grazed pastures and croplands, open deserts, sparse shrub lands. Swainson's hawks often nest peripherally to riparian systems of the valley, as well as utilizing lone trees or groves of trees, such as oaks, cottonwoods, walnuts and willows, adjacent to their hunting areas. In the Great Basin, they typically nest in juniper trees of juniper-sage flats not near riparian zones.
Status onsite: None. While the Project site includes ruderal habitat, it is routinely maintained for minimal vegetation cover and does not provide suitable foraging habitat. No suitable habitat is found within the Project site. The adjacent Santa Ana River, located offsite and to the east of the Project site, could provide potential nesting habitat for the species. Not observed during the field surveys.

Santa Ana Sucker
Status: Federally Threatened
MSHCP: Covered
Habitat(s): Santa Ana suckers rely on perennial flows with suitable water quality and substrate to support breeding, feeding and sheltering. Over different life history stages, suckers depend on a variety of coarse substrate types, such as gravel, cobble, or mixtures of gravel or cobble with sand, and a variety of riverine features, like shallow riffles and deeper runs and pools.
Status onsite: None. No suitable habitat is found within the Project site. Not observed during the field surveys.

Western Yellow-billed Cuckoo
Status: Federally Threatened, State Endangered
MSHCP: Covered

Habitat(s): This species is an uncommon to rare summer resident of valley foothill and desert riparian habitats in scattered locations in California. Formerly much more common and widespread throughout lowland California. Roosts and nests in densely foliaged, deciduous trees and shrubs in extensive thickets, particularly willows.
Status onsite: None. The Project site does not include any thick willows suitable for nesting. However, suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site. Not observed during field surveys.

San Diego Banded Gecko
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): The species ranges through most of Southern California north into the extreme southern part of Nevada and the southwestern tip of Utah, across northwest, southwest, and southeast Arizona into the bootheel of New Mexico, and south down the western edge of the state of Sonora, Mexico and down the entire length of Baja California. The species occurs in rocky areas in coastal sage and chaparral.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Yellow rail
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): Yellow Rails occur in shallow marshes with fairly short vegetation. For breeding, taller emergent vegetation like cattails does not attract Yellow Rails, but they sometimes nest nearby, where water is shallower and vegetation shorter. They often nest among sedges and bulrushes. Because water levels change frequently in the prairies, nesting locations are not consistent in some areas from year to year. Migrating Yellow Rails turn up in wet meadows, shallow marshes, and agricultural fields with grassy cover or heavy stubble. Wintering Yellow Rails use shallow wetlands as they do in breeding areas, typically dominated by sedges, rushes, bulrushes, and grasses.
Status onsite: None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys.

Red-Diamond Rattlesnake
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): It can be found from the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills, cactus or boulder associated coastal sage scrub, oak and pine woodlands, and desert slope scrub associations are known to carry populations of the northern red-diamond rattlesnake, however, chamise and red shank associations may offer better structural habitat for refuges and food

resources for this species than other habitats. They need rodent burrows, cracks in rocks or surface cover objects.
Status onsite: Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Not observed during field surveys.

Monarch Butterfly
Status: Proposed Federally Threatened
MSHCP: Not Covered
Habitat(s): Monarch butterflies live mainly in prairies, meadows, grasslands and along roadsides, across most of North America. The adult butterfly drinks nectar from a variety of flowers, uncoiling and extending its long proboscis to sip food. During the breeding season, monarchs lay their eggs on their obligate milkweed host plant, and larvae emerge after two to five days. Larvae develop through five larval instars (intervals between molts) over a period of 9 to 18 days, feeding on milkweed and sequestering toxic chemicals (cardenolides) as a defense against predators. The larva then pupates into a chrysalis before emerging 6 to 14 days later as an adult butterfly. There are multiple generations of monarchs produced during the breeding season, with most adult butterflies living approximately two to five weeks; overwintering adults enter into reproductive diapause (suspended reproduction) and live six to nine months. In many regions where monarchs are present, monarchs breed year-round. Overwintering occurs in areas of moderate temperatures and are often include groves of trees, such as eucalyptus, Monterey pines, and Monterey cypresses.
Status onsite: None. No milkweed is identified on the Project site which is an obligate host plant for eggs and food source for larvae. The Project site lack suitable habitat for the stages of the monarch, for both breeding and overwintering. This is not a covered species within the MSHCP. Not observed during field surveys.

Stephen's kangaroo rat
Status: Federally Endangered, State Threatened
MSHCP: Covered
Habitat(s): This species prefers large areas of disturbed or patchy annual and perennial grasslands and open coastal sage scrub. Preferred perennials plant species include buckwheat and chamise and preferred annual plant species include brome grass.
Status onsite: Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Not observed during field surveys.

Southwestern Willow Flycatcher
Status: Federally Endangered, State Endangered
MSHCP: Covered

Habitat(s): Suitable habitat includes riparian woodlands along streams and rivers with mature dense thickets of trees and shrubs.
Status onsite: None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys.

Western Mastiff Bat
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): Western mastiff bats are found in a variety of habitats, such as semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban, but the species' distribution may be geomorphically determined, occurring primarily where there are significant rock features offering suitable roosting habitat. A cliff dwelling species, where maternity colonies of 30 to several hundred roost generally under exfoliating rock slabs and rock crevices along cliffs. Western mastiff bats can also be found in similar crevices in large boulders and buildings. When roosting in rock crevices they require a sizable drop from their roost in order to achieve flight. Western mastiff bats prefer deep crevices that are at least 15 or 20 feet above the ground. Foraging is concentrated around bodies of water but also includes coastal sage scrub, chaparral, and grassland habitats.
Status onsite: None. The site lacks suitable roosting habitat for the species. Not observed during the field surveys.

Arroyo Chub
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): Arroyo chub are adapted to survive in cool to warm (10 – 24°C) streams that fluctuate between large winter storm flows, and low summer flows, and the low dissolved oxygen and wide temperature fluctuations associated with this flow regime. They are most common in slow flowing or backwater areas with sand or mud substrate but may also inhabit areas with velocities in excess of 80 cm/s over coarse substrate.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Yellow-breasted Chat
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): In southern California they are primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Breeding habitat must be dense to provide shade and concealment. It winters south to Central America.

Status onsite: None onsite; heard audibly in the Santa Ana River located offsite. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. This species was heard audibly during the field surveys within the Santa Ana River, which is densely vegetated with riparian habitat. Biologists heard this species within the Santa Ana River corridor while surveying the eastern portion of the Project site. Not observed onsite during the field surveys.

Western Yellow Bat
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): Roost in trees, hanging from the underside of a leaf. Commonly found in the southwestern U.S. roosting in the skirt of dead fronds in both native and non- native palm trees and have also been documented roosting in cottonwood trees.
Status onsite: None. The site contains a single palm tree. The closest CNDDB occurrence recorded is located 1.20 miles to the east on October 4, 1989. Furthermore, no bat guano was observed around the single palm tree during the field surveys. Therefore it is determined the site lacks suitable habitat. Not observed during the field surveys.

California Black Rail
Status: State Threatened
MSHCP: Not Covered
Habitat(s): Black Rails nest in marshes and wet meadows across North America, including riparian marshes, coastal prairies, saltmarshes, and impounded wetlands. All of the habitats have stable shallow water. Nests are primarily made of southern cattail or spikerush and are elevated above the mud substrate in clumps of vegetation. Black rails have also been known to nest on top of a mat of dead vegetation from the previous years' growth.
Status onsite: None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys.

Pocketed Free-tailed Bat
Status: Species of Special Concern
MSHCP: Not Covered
Habitat(s): This bat species prefers rocky desert areas with high cliffs or rock outcrops. Rock crevices in cliffs are preferred as roosting sites, since the bat must drop from the roost to gain flight speed. Typically reproduces in rock crevices, caverns, or buildings. Ranges from southern California to New Mexico.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Steelhead – Southern California DPS
Status: Federally Endangered, State Candidate Endangered
MSHCP: Not Covered
Habitat(s): Historically, this species populated all coastal streams of southern California with permanent flows, as either resident or anadromous forms, or both. Today, the species occurs mostly within intermittent streams. The DPS includes all naturally spawned anadromous Coastal Rainbow trout populations downstream of natural and human-made barriers in streams from the Santa Maria River (San Luis Obispo County) to the Tijuana River on the U.S.-Mexico border. They are most abundant in the four largest watersheds in the northern portion of their range: the Santa Maria, Santa Ynez, Ventura, and Santa Clara rivers.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Coast Horned Lizard
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): Occurs in a variety of vegetation types including coastal sage scrub, chaparral, annual grassland, oak woodland and riparian woodlands.
Status onsite: None. The site lacks suitable habitat. Not observed during field surveys.

Coastal California Gnatcatcher
Status: Federally Threatened, Species of Special Concern
MSHCP: Covered
Habitat(s): A non-migratory, permanent resident of coastal sage scrub habitat, which is a broad category of vegetation that includes the following plant communities: Ventura coastal sage scrub, Diegan coastal sage scrub, maritime succulent scrub, Riversidean sage scrub, Riversidean alluvial fan sage scrub, southern coastal bluff scrub, and coastal sage-chaparral scrub. They also use chaparral, grassland and riparian habitats next to coastal sage scrub, but these habitats are used dispersal and foraging. They avoid nesting on steep slopes.
Status onsite: None. The site lacks suitable habitat. Not observed during field surveys.

Yellow warbler
Status: State Threatened
MSHCP: Not Covered
Habitat(s): Riparian plant associations in close proximity to water. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.
Status onsite: None onsite; heard audibly in the Santa Ana River located offsite. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. This species was heard audibly during the field surveys within the Santa Ana River, which is heavily vegetated with riparian species. Biologists heard this species within the Santa

Ana River corridor while surveying the eastern portion of the Project site. Not observed onsite during the field surveys.

Western Spadefoot
Status: Species of Special Concern
MSHCP: Covered
Habitat(s): May be found in coastal sage scrub, open chaparral, pine-oak woodlands and grassland habitats, but is most common in grasslands with vernal pools or mixed grassland/coastal sage scrub areas. Within these habitats, they require rain pools/vernal pools in which to reproduce, and that persist with more than three weeks of standing water in which to metamorphose successfully. They can also breed in slow-moving streams (e.g., areas flooded by intermittent streams). Water breeding sites must lack fish, bullfrogs, and crayfish in order for to successfully reproduce and metamorphose.
Status onsite: None. The site lacks suitable habitat. Not observed during the field surveys.

Least Bell's Vireo
Status: Federally Endangered, State Endangered
MSHCP: Covered
Habitat(s): This species primarily occupies riverine riparian habitats that typically feature dense cover within 1-2 m of the ground and a dense, stratified canopy. Typically, it is associated with southern willow scrub, cottonwood-willow forest, mule fat scrub, sycamore alluvial woodland, coast live oak riparian forest, arroyo willow riparian forest, or mesquite in desert localities. It uses habitat which is limited to the immediate vicinity of water courses.
Status onsite: None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys.

Summary of Sensitive Wildlife Species
A single special status wildlife species or evidence of their presence were observed or heard during the field surveys conducted onsite. The species observed was the southern California rufous-crowned sparrow. A total of 3 species with low to moderate potential to occur onsite were not observed during field surveys. These species include Stephen's kangaroo rat, Red-diamond rattlesnake, and tricolor blackbird. Two sensitive species, the yellow-breasted chat and yellow warbler, were heard audibly during the field surveys within the Santa Ana River, which is heavily vegetated with riparian species. Biologists heard this species within the Santa Ana River corridor, located offsite, while surveying the eastern portion of the Project site. No riparian vegetation occurs onsite, therefore the Project site lacks suitable habitat for these species. The remaining 22 of the 28 sensitive wildlife species lack suitable habitat to occur within the Project site.

5.5.1 Wildlife Species Observed or Detected

Wildlife activity was moderate, and the species observed are typical urbanized species. The animal species or signs thereof observed during the CSLS surveys are listed below:

Birds:

- Chicken (*Gallus gallus domesticus*)
- Peacock (*Pavo cristatus*)
- Common yellowthroat (*Geothypis trichas*)
- Rufous-crowned sparrow (*Aimophila ruficeps*)
- Anna's hummingbird (*Calypte anna*)
- American crow (*Corvus brachyrhynchos*)
- American Kestrel (*Falco sparverius*)
- Bewick's wren (*Thryomanes bewickii*)
- Nuttall's woodpecker (*Picoides nuttallii*)
- California towhee (*Melozone crissalis*)
- California quail (*Callipepla californica*)
- Black phoebe (*Sayornis nigricans*)
- Spotted towhee (*Pipilo maculatus*)
- Northern mockingbird (*Mimus polyglottos*)
- house finch (*Haemorhous mexicanus*)
- mourning dove (*Zenaida macroura*)
- American bushtit (*Psaltriparus mimimus*)
- song sparrow (*Melospiza melodia*)
- Red-tailed hawk (*Buteo jamaicensis*)
- turkey vulture (*Cathartes aura*)
- yellow warbler (*Setophaga petechia*)
- Great horned Owl (*Bubo virginianus*)
- Barn owl (*Tyto alba*)
- Lesser goldfinch (*Spinus psaltria*)
- Song sparrow (*Melospiza melodia*)
- Yellow-breasted chat (*Icteria virens*)
- Turkey vulture (*Cathartes aura*)

Reptiles:

- western fence lizard (*Sceloporus occidentalis*)

Mammals:

- Desert cottontail (*Sylvilagus audubonii*)

5.6 Regional Connectivity/Wildlife Movement

No known wildlife corridors or linkage areas are identified in the MSHCP as a Core Linkage within the Project site. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban

development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

The Project site is characterized by exposed areas that lack suitable cover and resources that are typically associated with wildlife movement areas (i.e. water). Furthermore, the Project site is located at a substantially higher elevation than the Existing Core A of the MSHCP. The Project site includes several residential homes and fenced animal pens. Furthermore, north, west, and south of the Project is residential development and Vantage Point Church further restricting any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources.

There is potential for smaller or "local" movement through the site. Movement on a smaller scale could occur within the site for species that are less restricted in movement pathway requirements or are adapted to urban areas due to the amount of development [e.g., raccoon (*Procyon lotor*), stripped skunk (*Mephitis mephitis*), and bird species in general). Habitat within the site is ruderal and disturbed/developed, which it may support some wildlife movement within the site and/or nearby areas for nesting and foraging. Common bird species may utilize the site for foraging and nesting.

In summary, the Project site supports foraging and nesting habitat for species on a local scale and is not used as a regional corridor, wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources. This is due to the reason stated above, therefore, the Project site provides no function to facilitate movement for wildlife species on a regional scale.

5.7 MSHCP Assessment

The Project is located within the Eastvale Area Plan of the MSHCP; however, the Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site was analyzed for MSHCP consistency for the following:

- Riparian and Riverine Areas (Section 6.1.2)
- Narrow Endemic Plant (Section 6.1.3)
- Urban Wildlands Interface Guidelines (Section 6.1.4)
- Western burrowing owl (*Athene cunicularia hypugaea*) (Section 6.3.2)

5.7.1 Section 6.1.2 Riparian Riverine

No MSHCP Riparian/Riverine features were identified onsite. The Project site contains no vernal pools as defined under MSHCP vernal pool features.

Located offsite and to the east of the Project site, within the 500-foot buffer, is the Santa Ana River that meets the definition of MSHCP Riparian and Riverine resources. The offsite Santa Ana River MSHCP Riparian/Riverine features that occur within the 500-feet surrounding the Project site is shown on Figure 8.

5.7.1.1 Species Protected under Section 6.1.2

The Project site does not contain any suitable habitat for the avian species listed in Section 6.1.2: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools. The Santa Ana River located offsite and to the east of the Project site contains suitable habitat for Section 6.1.2 Protection of Species associated with Riparian/Riverine Area.

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FIGURE 8

5.7.1.2 Vernal Pools

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

No indication of clay substrates or hydric soils were documented within the Project Site. Furthermore, a review of prior google aerials was reviewed to determine if inundated features were present during years of high rainfall when features would certainly be documented. Aerials taken in 2011 represent an ideal baseline during which known (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was observed.

5.7.2 Narrow Endemic Plant – Survey Area Number 7 (Section 6.1.3)

The Project site is located within the Narrow Endemic Plant Species Survey Area (NEPSSA) Number 7 overlay, which include the following target species:

- San Diego ambrosia (*Ambrosia pumila*)
  Status: California Rare Plant Rank 1B.1, federally endangered
  Habitat(s): Habitats supporting chaparral, coastal scrub, valley and foothill grasslands, and vernal pools. Observed in sandy loam or clay soils, sometimes alkaline soils. Known from 20 to 415 meters (65 to 1360 feet) MSL. Blooms April through October.
  Status onsite: None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

- Brand's Star Phacelia (*Phacelia stellaris*)
  Status: California Rare Plant Rank 1B.1
  Habitat(s): Habitats supporting coastal dunes and coastal scrub Known from below 1 to 400 meters (5 to 1,310 feet) MSL. Blooms March through June.

Status onsite: None. None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

- San Miguel Savory (*Clinopodium chandleri*)
  Status: California Rare Plant Rank 1B.2
  Habitat(s): Rocky areas in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Soils include rocky and gabbroic substrates. Known from 120 - 1075 meters (395 - 3525 feet) MSL. Blooms March through July.
  Status onsite: None. None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

Several rare plant surveys were conducted during the blooming periods of the identified species above. No special status plant species were observed during the focused 2024 narrow endemic plant surveys and, and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site.

5.7.3 Section 6.1.4 Urban/Wildlands Interface

The Project site is not designated as an existing or proposed MSHCP Conservation Area or Core Linkage areas. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

The Project site is composed of large spans of ruderal and disturbed habitat lacking suitable cover and resources that are typically associated with wildlife movement areas (i.e. water). Furthermore, the Project site is located at a substantially higher elevation than the Existing Core A of the MSHCP. The Project site includes several residential homes and fenced animal pens. Furthermore, north, west, and south of the Project is residential development and Vantage Point Church further restricting any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources.

However, due to the adjacency to Existing Core A and preserving the high-quality riparian habitat found within the Santa Ana River, the Project site would have indirect impacts due to construction noise and lighting. Therefore, the Project would adhere to the urban/wildland guidelines interface for the management of edge factors.

5.7.4 Burrowing Owl Habitat Assessment (Section 6.3.2)

Per the MSHCP BUOW Survey Instructions, a Habitat Assessment was conducted on March 28, 2024 to determine any suitable BUOW habitat onsite. Burrows were observed

onsite along the fence line as well as debris piles. Following the habitat assessment, additional focused surveys took place on June 11, June 25, July 16 and August 8, 2024 as identified within Table 1 above. The surveys were conducted during typical BUOW peak activity time and was not conducted during rain, high winds (> 20 miles per hour), dense cloud cover >75%, or extreme temperatures. Prior to the commencement of the survey, CSLS biologists scanned the Study Area using binoculars to look for burrowing owl. The Study Area was assessed for the suitability to support burrowing owls and all suitable burrows were inspected for signs of use by burrowing owls.

No BUOWs or evidence of BUOWs were observed on site within the Study Area during the focused surveys. A majority of the Project site is characterized by vegetated ruderal and disturbed/developed habitats and contains suitably sized burrows and satellite burrows to provide suitable nesting habitat for BUOW. Much of the buffer area is developed or consists of the Santa Ana River. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). Therefore, based on the focused surveys it is determined the Project site is not occupied by BUOW. Please refer to Appendix E for the complete results for the focused surveys.

5.8 Jurisdictional Areas

5.8.1 Summary of Jurisdictional Waters

No features meeting the definitions of Waters of the State or Waters of the United States were identified onsite. The Project site contains no vernal pools, wetlands, or riparian habitat.

To the east of the Project site, within the 500-foot buffer, is the Santa Ana River that meets the definition of Waters of the State or Waters of the United states. The offsite Santa Ana River jurisdictional feature that occurs within the 500-feet surrounding the Project site is shown on Figure 8.

5.9 Soils Mapping

The United States Department of Agriculture Natural Resources Conservation Service lists five soil types (series) for the Project site (Figure 9). Please see below for the following soil type, which was used to determine the possibility for sensitive wildlife and plant species. No unique soil types as identified by the MSHCP, such as clays for vernal pools or soils for sensitive or rare plants, exist on the Project site. Furthermore, no soils that would potentially provide hydrophilic soils for vernal pools occur onsite.

The following soil types are mapped within the Study Area and shown on Figure 9:

- Grangeville sandy loam, sandy substratum, drained, saline-alkali , 0 to 5 percent slopes (GsB)

- Grangeville fine sandy loam, poorly drained, saline-alk ali, 0 to 5 percent slopes (GuB)
- Pachappa fine sandy loam, 0 to 2 percent slopes (PaA)
- Ramona very fine sandy loam, 0 to 8 percent slopes, eroded (ReC2)
- Terrace escarpments (TeG)

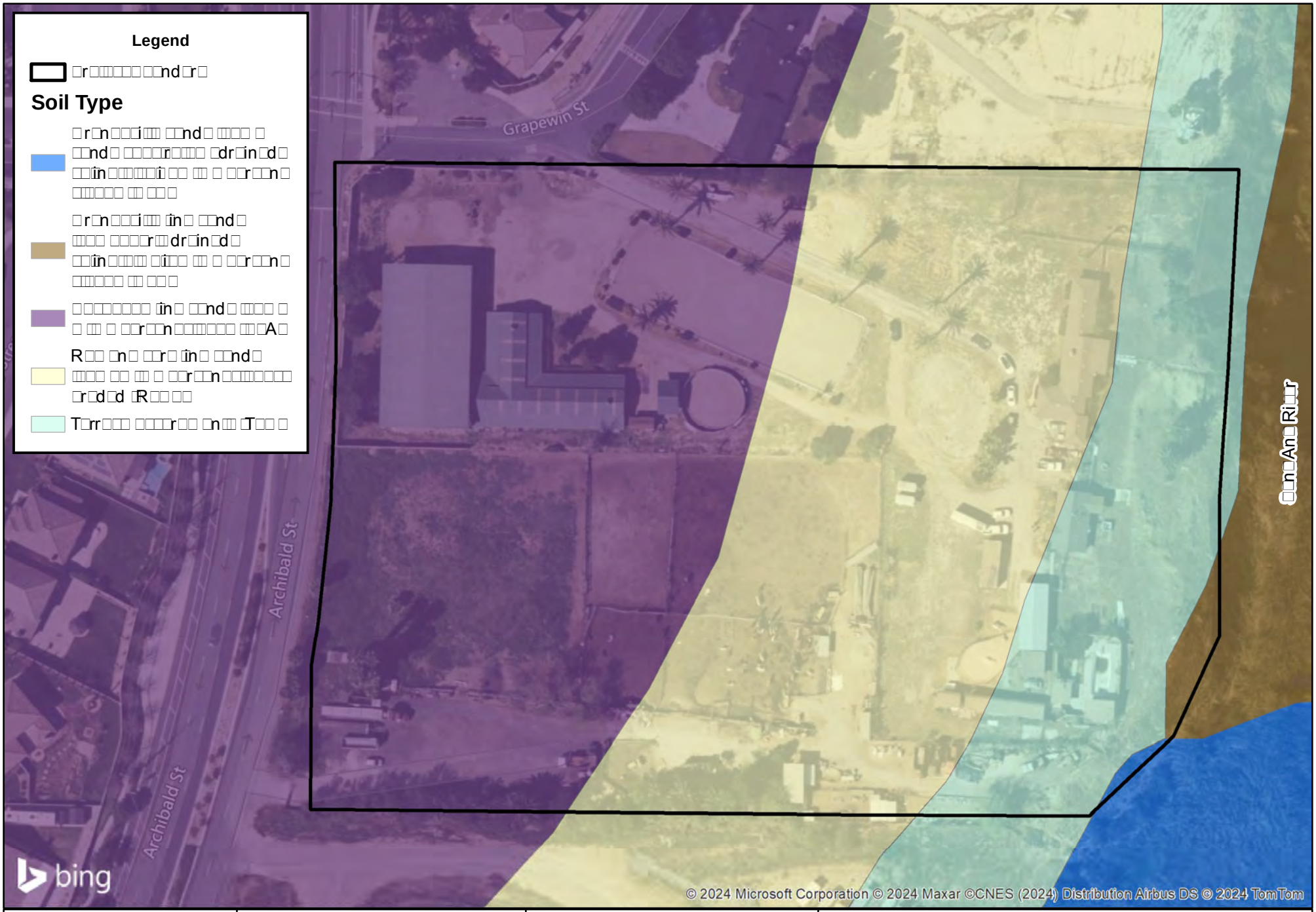

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FIGURE 9

6.0 Threshold of Significance

Appendix G of the CEQA Guidelines is used by public agencies in determining whether a project may have a significant impact on biological resources. Under Appendix G, a project may have a significant impact on biological resources if it would:

Threshold BIO-A Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Threshold BIO-B Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Threshold BIO-C Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Threshold BIO-D Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Threshold BIO-E Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Threshold BIO-F Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

For the purposes of this impact analysis the following definitions apply:

- "Substantial adverse effect" means loss or harm of a magnitude which, based on current scientific data and knowledge would: (1) substantially reduce population numbers of a listed, candidate, sensitive, rare, or otherwise special status species; (2) substantially reduce the distribution of a sensitive plant community/habitat type; or (3) eliminate or substantially impair the functions and values of a biological resource (e.g., streams, wetlands, or woodlands) in a geographical area defined by interrelated biological components and systems. In the case of this analysis, the prescribed geographical area is considered to be the region

that includes the USGS topographic quadrangle for the site. For some species, the geographic area may extend to the vicinity of the site based on known distributions of the species.

- "Conflict" means contradiction of a magnitude, which based on foreseeable circumstances, would preclude or prevent substantial compliance.

- "Rare" means: (1) that the species exists in such small numbers throughout all, or a significant portion of, its range that it may become endangered if its environment worsens; or (2) the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in the ESA.

7.0 Significance Determination and Proposed Mitigation

7.1 Regulatory Setting

Sensitive species are provided protection by either Federal or State resource management agencies, or both, under provisions of the ESA and CESA.

There are a number of performance criteria and standard conditions that must be met as part of any review and approval of the proposed Project. These include compliance with all of the terms, provisions, and requirements with applicable laws that relate to Federal, State, and local regulating agencies related to potential impacts to sensitive plant and wildlife species, wetlands, riparian habitats, and blue lined stream courses. Impacts are sometimes locally important but not significant because, although they would result in an adverse alteration of existing local conditions, they would not substantially diminish or result in the permanent loss of an important resource on a population-wide or region-wide basis.

7.2 Project Related Impacts

For the purpose of this assessment, Project-related impacts consist of direct and indirect impacts. Direct impacts are considered to be those that involve the loss, modification or disturbance of natural habitats (i.e., vegetation or plant communities), which in turn, directly affect plant and wildlife species dependent on that habitat. Direct impacts also include the destruction of individual plants or wildlife, which is typically the case in species of no to low mobility (i.e., plants, amphibians, reptiles, and small mammals). The collective loss of individuals in these manners may also directly affect regional population numbers of a species or result in the physical isolation of populations thereby reducing genetic diversity and, hence, population stability.

Indirect impacts are considered to be those that involve the effects of increases in ambient levels of sensory stimuli (e.g., noise, light), unnatural predators (e.g., domestic cats and other non-native animals), and competitors (e.g., exotic plants, non-native animals). Indirect impacts may be associated with the construction and/or operation of a project; therefore, these impacts may be both short-term and long-term in their duration. These impacts are commonly referred to as "edge effects" and may result in changes in the behavioral patterns of wildlife and reduced wildlife diversity and abundance in habitats adjacent to project sites.

The determination of impacts in this analysis is based on the proposed Project development plan and the biological values of the habitat and/or sensitivity of plant and wildlife species to be affected. Any recommended mitigation measures to address impacts are discussed below, along with compliance of existing regulations.

7.2.1 Impacts to Vegetation Communities

Direct impacts resulting from Project implementation consist of any ground-disturbing activities (i.e., vegetation removal, grading, paving, structures, landscaping, fuel modification zone, etc.). These areas would be permanently affected by the construction of the Project. Calculations are based on the currently proposed development design in conjunction with the vegetation map from the field survey and aerial imagery. The proposed development plan can be found on Figure 4.

Indirect temporary impacts to plant communities include the effects of fugitive dust created by grading activities, vehicle construction traffic, or offsite discharge of surface water runoff with its associated erosion and sedimentation. Grading-related dust could settle on plant surfaces and indirectly inhibit metabolic processes such as photosynthesis and respiration. Grading-related erosion, runoff, sedimentation, soil compaction, and alteration of drainage patterns may affect plants by altering site conditions so that the location in which they are growing becomes unfavorable. Another example of indirect impacts includes the introduction and spread of invasive, exotic plants which could result in permanent indirect impacts to adjacent native plant communities.

Figure 10 and Table 3 describe and list the approximate total acreages of vegetation communities that will be impacted by Project activities within the Project boundary. The Project impacts are concentrated along the western portion of the Project and avoids any direct impacts to Santa Ana River located to the east.

Table 3. Vegetation Community Impacts

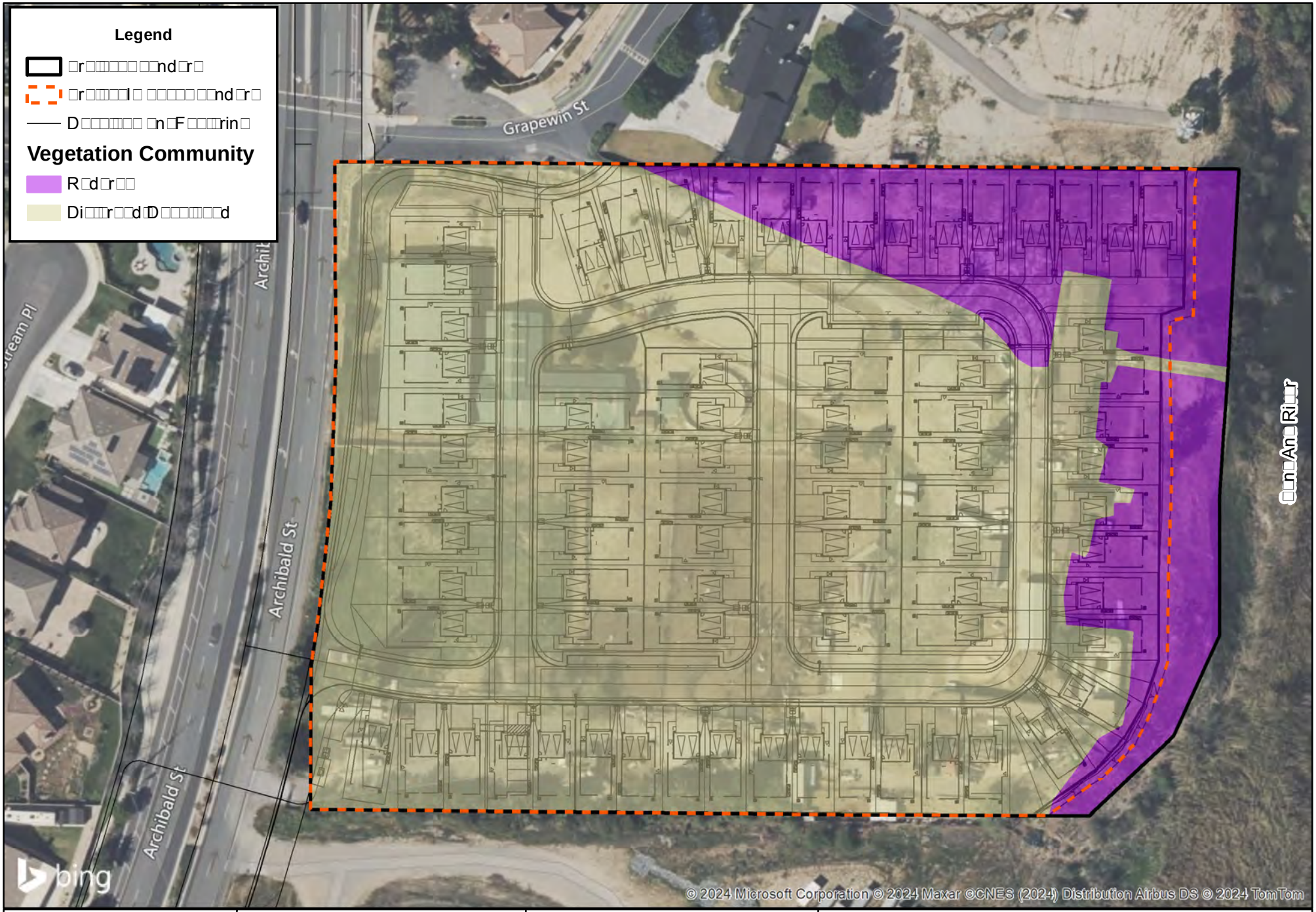
Vegetation Community	Existing Vegetation (acres)	*Impacts (acres)*	Avoided (acres)
Ruderal	1.64	1.23	0.41
Disturbed/Developed	6.66	6.65	0.01
TOTAL	8.30	7.88	0.42

7.2.2 Impacts to Jurisdictional Features

Since there are no jurisdictional features that meet the definition of Waters of the US or Waters of the State located on the Project site, no features will be impacted. The Santa Ana River located to the east of the Project will not be directly impacted with the implementation of the Project.

7.2.3 MSHCP Riparian/Riverine Impacts

No features meeting the definition of MSHCP Riparian/Riverine features are located on the Project site, therefore, no features will be impacted. The Santa Ana River located to the east of the Project will not be directly impacted with the implementation of the Project.



SEC Archibald and Grapewin Project

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FIGURE 10

7.3 Threshold BIO - A

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated.

7.3.1 Sensitive Plant Species

As determined through the field surveys and focused rare plant surveys conducted, no special status plant species were observed within the Project site. There is no potential for special status plant species to occur on the Project site due to lack of suitable habitat or soils with the specified habitat to support the special status plant species. Therefore, no impact would occur.

7.3.2 Sensitive Wildlife Species

Of the identified 28 sensitive wildlife species occurring within the quad, a single sensitive species was audibly heard, southern California rufous-crowned sparrow onsite. Two sensitive species, the yellow-breasted chat and yellow warbler, were heard audibly during the field surveys within the Santa Ana River, which is heavily vegetated with riparian species. Biologists heard this species within the Santa Ana River corridor, located offsite, while surveying the eastern portion of the Project site. No riparian vegetation occurs onsite, therefore the Project site lacks suitable habitat for these species. A total of 3 species have low potential to occur onsite. Those species include tricolor blackbird, red-diamond rattlesnake, and Stephen's Kangaroo Rat. All of the species are Covered MSHCP species.

Development of the Project site would result in the impact of 7.88-acres of ruderal and disturbed/developed vegetation communities, potentially causing disruption removal of habitat for red-diamond rattlesnake. Ruderal and disturbed/developed habitat is considered somewhat suitable habitat for the species causing potential adverse impacts. These are species of special concern and are MSHCP Covered Species. Mitigation Measure Bio – 1 (MM BIO-1) outlines a Biological sweep prior to vegetation removal to ensure that Project implementation activities affecting potential suitable habitat and loss of the species is mitigated.

Development of the Project site would result in the impact of 1.23-acres of ruderal vegetation communities, potentially causing disruption removal of habitat for Stephen's kangaroo rat, a federally threatened species and a state threatened species. Ruderal habitat is considered somewhat suitable habitat for the species and may be used for burrowing for the Stephen's kangaroo rat causing potential adverse impacts. However, the Project falls within the Stephen's kangaroo rat Fee Area outlined in the Riverside

County SKR Habitat Conservation Plan, as well as being a covered MSHCP species. Mitigation Measure Bio – 2 (MM BIO-2) is proposed to ensure that Project implementation activities affecting potential suitable habitat of Stephen's kangaroo rat is mitigated; the Applicant shall make the appropriate mitigation fee payment into the MSHCP Stephen's Kangaroo rate fee payment program. This program ensures the conservation of Stephen's Kangaroo rat occupied habitats in order to offset the loss of potentially suitable habitat onsite.

Development of the Project site would result in the impact of 1.23-acres of ruderal vegetation communities, potentially causing disruption removal of foraging habitat for tricolored blackbird and southern California rufous-crowned sparrow. Ruderal habitat is considered somewhat suitable habitat for the species and may be used for foraging habitat for the species. These are species of special concern and are MSHCP Covered Species. Mitigation Measure Bio – 3 (MM BIO-3) outlines a pre-construction nesting bird survey during typical nesting season to ensure that Project implementation activities affecting potential suitable habitat and loss of the species is mitigated.

Furthermore, during construction of the Project, indirect short-term noise impacts could temporarily affect avian species during breeding activities within the Santa Ana River, including the yellow-breasted chat and yellow warbler that was heard within the Santa Ana River. Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that activities affecting potential nesting habitat are restricted to periods outside of the avian breeding season or, where activities must occur, pre-activity surveys and avoidance measures are implemented.

Therefore, potential impacts to sensitive wildlife species would be less than significant with implementation of the mitigation measures.

Due to the level of existing disturbance onsite and within the vicinity impacts to the vegetation communities would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to wildlife species do not meet the significance thresholds. Therefore, impacts to common wildlife species would not be considered a significant impact and no mitigation is required.

Potential adverse indirect impacts to common wildlife including an increase in construction related noise; an increase in litter, pollutants, dust, oil, and other human debris during construction; and an increase in noise and nighttime lighting during long-term operations. As part of the Project design, Standard Best Management Practices (BMPs) are to be implemented to provide proper trash receptacles and management

of dust/oil/pollutants. Furthermore, these indirect impacts are short in duration, only occurring during construction activities.

Short-term noise from construction activities could temporarily affect common and sensitive wildlife during breeding activities, both onsite and to the adjacent Santa Ana River. Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that activities affecting potential nesting habitat are restricted to periods outside of the avian breeding season or, where activities must occur, pre-activity surveys and avoidance measures are implemented. Therefore, noise-related impacts would be less than significant with implementation of the mitigation measures.

Direct impacts associated with vegetation removal may occur to all avian species covered under the Migratory Bird Treaty Act (MBTA) with the removal of potential nesting and foraging habitat. The MBTA protects nesting activities of avian species. Under the Act it is unlawful to harm, harass, or take a nest. If Project construction is scheduled to occur during the typical breeding bird season (January 15 through August 31 for raptors and February 15 through August 31 for all other avian species), direct removal of vegetation and indirect short-term noise effects to birds that may forage or nest onsite or within the buffer area may occur. In order to reduce direct and indirect impacts on nesting birds, if vegetation removal and/or construction activities were to occur during nesting bird season, a pre-construction nesting bird survey would be required within five (5) days of disturbances during typical nesting bird season to delineate any active nests found within the Project site. The loss of foraging habitat on the Project site is not a significant impact due to the adjacency to open space and additional foraging habitat located south of the Project site. Pre-construction nesting bird surveys as outlined within Mitigation Measure BIO– 3 (MM BIO- 3) would ensure protection against direct impacts associated with vegetation removal or indirect impacts associated with construction related noise impacts for avian species covered under the MBTA during the typical nesting bird season. Implementation of MM BIO-1 through MM BIO-3 would reduce potential impacts to the avian species and special status wildlife to a less than significant level.

MM BIO-1 *Prior to ground disturbances a biological pre-disturbance sweep shall take place to ensure wildlife species, sensitive and common, are cleared before large equipment removes vegetation.*

MM BIO-2 *Prior to issuance of the grading permit, the Applicant shall pay the Stephen's Kangaroo Rat mitigation fee pursuant to City Ordinance No. 663. Per Ordinance No. 663, a fee of $500 per gross acre is required.*

MM BIO-3 *Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the Project Applicant shall adhere to the following:*

1. *Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters.*

2. *Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.*

7.3.3 Critical Habitat

The Project site contains a total of 2.25 acres of designated critical habitat for the least Bell's vireo within the eastern portion of the Project site. The Project site does not contain any constituent elements either the physical and biological features needed for life processes and successful reproduction of the listed species. Approximately 40-feet north and east of the Project site is designated critical habitat for the southwestern willow flycatcher. The Santa Ana River, located offsite and to the east of the Project site, includes suitable habitat for the two listed species and is identified as having past occurrences of the species. These bird species are migratory and indirect noise impacts may occur however, Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that Project implementation activities affecting potential nesting season are restricted to

periods outside of the breeding season or, where activities must occur, pre-construction surveys and avoidance measures are implemented.

Furthermore, the Santa Ana River is critical habitat for the Santa Ana Sucker. No impacts are anticipated to the Santa Ana River with the implementation of the Project. As part of the Project design a Storm Water Pollution Prevention Plan (SWPPP) would be prepared by the Project Engineer to ensure no run-off leaves the Project site.

Therefore, Implementation of MM BIO-3 would reduce potential impacts to a less than significant level.

7.4 Threshold BIO- B

Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact.

7.4.1 Sensitive Plant Communities

No sensitive plant communities occur on the Project site. Therefore, no impacts would occur.

7.4.2 Jurisdictional Waters

No jurisdictional features occur onsite. The Santa Ana River, located offsite and to the east of the Project site is considered Waters of the United States and Waters of the State, as regulated by the Corps, RWQCB, and CDFW. No impacts are anticipated to occur to the Santa Ana River due to Project implementation. Therefore, no mitigation is required.

7.5 Threshold BIO - C

Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact.

No jurisdictional wetlands occur onsite. Therefore, there is no impacts anticipated and no mitigation is required.

7.6 Threshold BIO - D

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant with Mitigation Incorporated.

7.6.1 Wildlife Movement

No known wildlife corridors or linkage areas are identified in the MSHCP as a Core Linkage are located on the Project site onsite. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

The Project site is further characterized by exposed areas that lack suitable vegetation cover outside and resources that are typically associated with wildlife movement areas (i.e. water). The Project site includes residential development, Vantage Point Church to the north, west, and south, and a steep slope to the Santa Ana River to the east. The site contains animal pens, equestrian stalls and arena, and residential homes all of which restrict any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources.

The Project would not directly impact Existing Core A. However, the Project may indirectly impact Existing Core A. The Project indirect impacts by themselves would not be expected to interfere with the wildlands interface within the region; however, the due to the Santa Ana River being designated as the Existing Core A, the following Urban/Wildland Interface Guidelines will be implemented through the participation in the MSHCP and implemented through the Conditions of Approval.

Movement on a local scale likely occurs with species adapted to urban environments due to the surrounding development and disturbances in the vicinity of the site. Although implementation of the Project would result in disturbances to local wildlife movement within the site, those species adapted to urban areas would be expected to persist on-site following construction. As such, impacts would be less than significant, and no mitigation measures would be required.

7.6.2 Migratory Birds and Raptors

The Project site supports foraging habitat for migratory birds and raptors due to the ruderal and disturbed habitat occurring on the Project site. Nesting activity typically

occurs from January 15 through August 31 for raptors and February 15 through August 31 for all other avian species. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such, direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact. Compliance with the MBTA would reduce impacts to a less than significant level, as detailed in MM BIO-3.

7.7 Threshold BIO - E

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact.

The Project is not subject to any local policies, such as a tree preservation ordinance, which protects biological resources. Therefore, no impacts would occur, and no mitigation is necessary.

7.8 Threshold BIO - F

Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant with Mitigation Incorporated.

The Project site is located within the MSHCP. The Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants, pursuant to Section 6.1.3, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

No MSHCP Riparian/Riverine features occur onsite. The Santa Ana River occurs offsite and to the east of the Project site within the 500-foot buffer, which meets the definition of riparian and/or riverine as outline within the MSHCP Section 6.1.2. The Project site does not contain suitable habitat for any of the riparian/riverine vernal pool species listed in Section 6.1.2 of the MSHCP, including listed fairy shrimp. No impacts to those species listed in Section 6.1.2 of the MSHCP are associated with Project implementation due to the lack of suitable habitat onsite. However during construction of the Project, indirect short-term noise impacts could temporarily affect Section 6.1.2 species heard and identified to occur within the Santa Ana River during breeding season, including the yellow-breasted chat and yellow warbler that was heard within the Santa Ana River. Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that activities affecting potential nesting habitat are restricted to periods outside of the avian breeding season

or, where activities must occur, pre-activity surveys and avoidance measures are implemented.

Furthermore, the Project site lacks suitable soils, sign of inundation (seasonal depression, soil cracking, etc.) and/or characteristic vernal pool plant species, no suitable habitat for fairy shrimp is present onsite. The Project site is dominated by well drained substrates and focused surveys for fairy shrimp are not warranted.

No impacts are anticipated to occur to the Santa Ana River due to Project implementation. Therefore, no mitigation is required, and no Determination of Biologically Equivalent or Superior Preservation (DBESP) is required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.2.

Portions of the Project site are located within the Narrow Endemic Plant Species Survey Areas (NEPSSA) Number 7, which include the following target species:

- San Diego ambrosia
- Brand's phacelia
- San Miguel savory

No special status plant species were observed during the 2024 focused surveys and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site; therefore, there are no potential impacts to special status plants due to Project implementation and no mitigation required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.3.

The indirect Project impacts by themselves would not be expected to interfere with the wildlands interface within the region; however, the due to the Santa Ana River being designated as the Existing Core A, the following Urban/Wildland Interface Guidelines will be implemented through the participation in the MSHCP and implemented through the Conditions of Approval.

<u>Water Quality/Hydrology</u>
The Project will comply with all applicable water quality regulations and Best Management Practices as part of prepared Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project and required by Conditions of Approval.

<u>Toxics</u>
Toxic sources within the Project Site would be limited to those commonly associated with landscape activities such as pesticides, insecticides, herbicides, and fertilizers. The Project will comply with all applicable water quality regulations to ensure adequate long-term treatment.

Lighting
Night lighting associated with the proposed Project site improvements that are adjacent to the Santa Ana River and Existing Core A would be directed away to reduce potential indirect impacts to wildlife species.

Noise
The Project site impacts are limited to the western portion of the site, which is adjacent to Archibald Street therefore, already subject to ambient roadway noise. Short-term construction related noise impacts will be reduced by the implementation of the following as implemented within the Conditions of Approval:

- During all Project Site excavation and construction on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site, which includes the Santa Ana River.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours.

Invasive Species
As part of Project design, the landscape plans do not utilize any invasive species adjacent to the Santa Ana River/Existing Core A.

Implementation of the aforementioned guidelines will minimize Project indirect impacts to a less than significant level and would be consistent with the goals and objectives within MSHCP Section 6.1.4.

Furthermore, based on the Habitat Assessment and focused burrowing owl surveys it is determined the Project site is not occupied by BUOW. No BUOWs or evidence of BUOWs were observed within the Project site during the focused surveys. A majority of the Project site was characterized by ruderal fields, which may provide suitable nesting habitat for BUOW but lack proper vegetation cover for the species. Much of the buffer area is developed. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls).

Due to the negative results of the focused surveys and with the City's participation in the MSHCP, a BUOW pre-construction survey outlined within Mitigation Measure BIO-4

(MM BIO-4) will be required to ensure protection for this species and compliance with the conservation goals as outlined within the MSHCP.

MM BIO-4: *Prior to impacts, a pre-construction survey for burrowing owl within the Study Area (Project site and surrounding 500-foot buffer) shall be conducted by a qualified biologist where suitable habitat is present within 30 days to the commencement of ground disturbing activities.*

If active burrowing owl burrows are detected during the breeding season, all work within 300 feet of any active burrow will be halted until that nesting effort is finished. The on-site biologist will review and verify compliance with these boundaries and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed.

If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Exclusion Plan that shall be prepared by the Applicant and approved by the County of Riverside Environmental Programs Department (EPD) in consultation with CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP.

Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens.

With the implementation of MM BIO-4, potential impacts to burrowing owls are reduced to a less than significant level and the Project is consistent with the goals and objectives within MSHCP Section 6.3.2.

8.0 Cumulative Impacts

Cumulative impacts are defined as the direct and indirect effects of a proposed project which, when considered alone, would not be deemed a substantial impact, but when considered in addition to the impacts of related projects in the area, would be considered significant. "Related projects" refers to past, present, and reasonably foreseeable probable future projects, which would have similar impacts to the proposed Project. CEQA deems a cumulative impact analysis to be adequate if a list of "related projects" is included in the EIR or the proposed project is consistent with an adopted general, specific, master, or comparable programmatic plan [Section

15130(b)(1)(B)]. CEQA also states that no further cumulative impact analysis is necessary for impacts of a proposed project consistent with an adopted general, specific, master, or comparable programmatic plan [Section 15130(d)].

The loss of biological resources on the Project site must be considered in the context of the other development in the area. The Project's direct impact analysis identified four biological resources including; sensitive wildlife, nesting and foraging birds, and burrowing owl. When combined with impacts from other reasonably past, present, and future projects, could result in a cumulative biological impact.

Direct impacts may occur to sensitive wildlife, however, adherence and implementation of MM BIO – 1 and MM BIO – 2 will ensure impacts to sensitive species or their habitats are minimized thus reducing the Project's contribution to cumulative impacts to less than significant.

Direct impacts may occur to nesting birds, should construction activities and ground disturbances begin during the typical nesting season. However, adherence and implementation of MM BIO-3 will ensure impacts to avian species or their habitats are minimized thus reducing the Project's contribution to cumulative impacts to less than significant. Loss of foraging habitat is not considered significant due to adjacency of additional open space lands located within the vicinity, specifically south of the Project site.

Finally, impacts to burrowing owl could result in significant impacts. Pursuant to the MSHCP requirements, a pre-construction survey shall be conducted by a qualified Biologist to ensure protection for this species and compliance with the conservation goals as outlined within the MSHCP. With the implementation of MM BIO–4 impacts to the species are minimized thus reducing the Project's contribution to cumulative impacts to less than significant.

With the implementation of the above, the cumulative impacts would be less than significant with mitigation incorporated.

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APPENDIX A

Representative Photographs of the Vegetation Community

Most of the Project site consists of disturbed/developed and ruderal habitat.

The Project site is regularly mowed. Two residential homes occur on the Project site.

Located offsite and to the east is the Santa Ana River.

The Project site is developed with horse arena and stalls.

The Project site also includes pens with cattle, goats, chickens, peacocks, and guard dogs.

The Project site also includes pens with cattle, goats, chickens, peacocks, and guard dogs.

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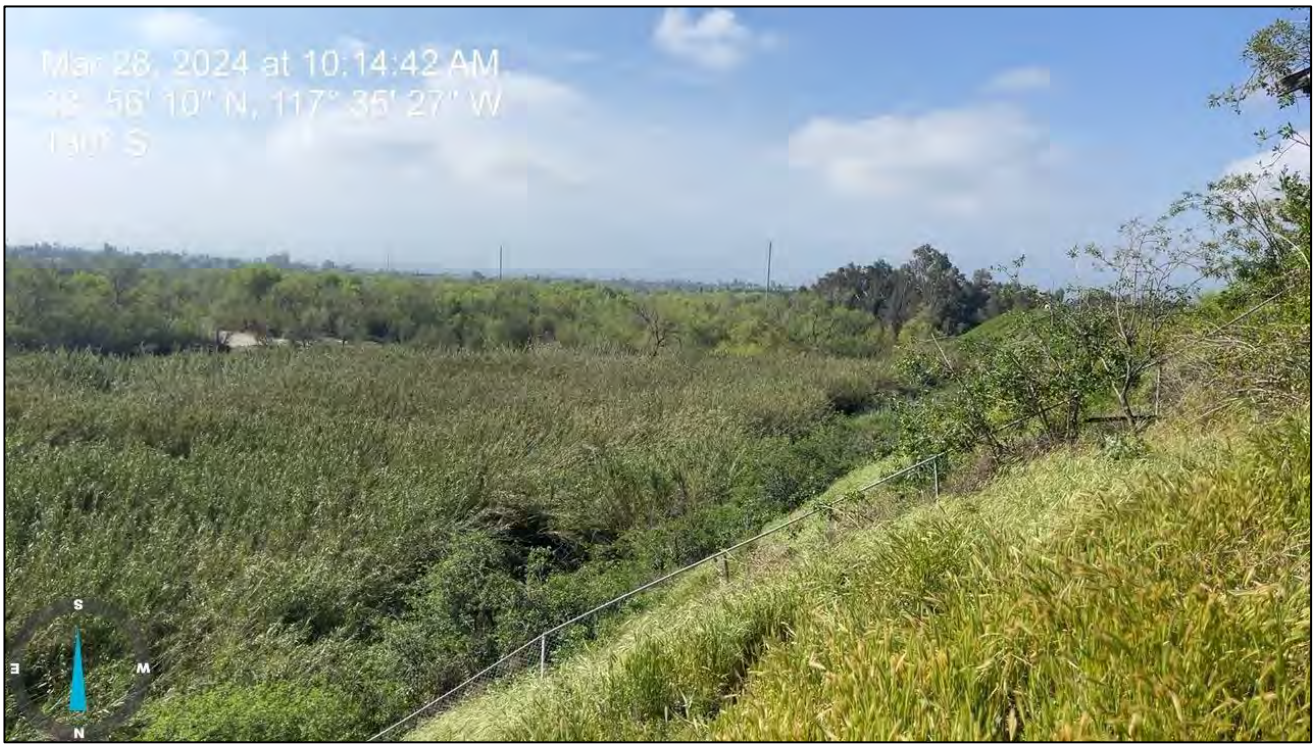

Offsite and located to the east of the Project site is Santa Ana River with Arundo thickets.

Most of the site includes non-native species.

The Project site include horse stalls and an arena.

APPENDIX B

Plant Species Recorded During Field Surveys

Appendix B contains the list of vascular plant taxa recorded during the 2024 biological survey conducted within the Project site. Plant nomenclature and taxonomic order is based on *The Jepson Manual: Vascular Plants of California,* second Edition (Baldwin *et al.* 2012).

Plant Species Observed during the Field Survey

- EUDICOTS
  - VASCULAR SPECIES
    - APOCYNACEAE–Dogbane Family
      - Nerium oleander–oleander*
    - ASTERACEAE–Sunflower Family
      - Centaurea melitensis–Maltese star-thistle*
      - Erigeron canadensis–Canadian horseweed
      - Helminthotheca echioides–bristly oxtongue*
    - BRASSICACEAE–Mustard Family
      - Hirschfeldia incana–shortpod mustard*
    - CACTACEAE–Cactus Family
      - Opuntia littoralis–coast prickly pear
    - CHENOPODIACEAE–Goosefoot Family
      - Salsola australis–Russian thistle*
    - CUCURBITACEAE–Gourd Family
      - Cupaniopsis anacardioides–carrotwood*
    - GERANIACEAE–Geranium Family
      - Erodium moschatum–musky stork's bill*
    - MALVACEAE–Mallow Family
      - Malva parviflora–cheeseweed mallow*
    - SOLANACEAE–Nightshade Family
      - Nicotiana glauca–tree tobacco*
- MONOCOTS
  - VASCULAR SPECIES
    - ARECACEAE–Palm Family
      - Phoenix canariensis–Canary Island date palm*
    - POACEAE–Grass Family
      - Bromus madritensis ssp. rubens–red brome*
      - Hordeum murinum–mouse barley*

APPENDIX C

Special Status Plant Species Potential Occurrence Determination

APPENDIX C

Special Status Plant Species Potential Occurrence Determination

This table summarizes conclusions from analysis and field surveys regarding the potential occurrence of special status plant species within the Study Area. This table includes a complete list of special status plant species found within the *Corona North* quadrangle and surrounding 8 quads with the potential to occur on the Project site were analyzed based on distribution, habitat requirements, and existing site conditions. During the field surveys, the potential for special status plant species to occur within the Study Area was assessed based on the following criteria:

- Present: observed on the site during the field surveys, or recorded on-site by other qualified biologists.
- Known to Occur: observed on site in the recent past, but not observed during the most recent biological survey.
- High potential to occur: observed in similar habitat in the region by a qualified biologist or habitat on the site is a type often utilized by the species, and the site is within the known distribution and elevation range of the species.
- Moderate potential to occur: reported sightings in surrounding region, or the site is within the known distribution and elevation range of the species, and habitat on the site is a type occasionally used by the species.
- Low potential to occur: the site is within the known distribution and elevation range of the species, but habitat on the site is rarely used by the species or for which there are no known recorded occurrences of the species within or adjacent to the site.
- None: a focused study failed to detect the species or no suitable habitat is present.
- Unknown: the species' distributional/elevation range and habitat are poorly known.

Even with field surveys, biologists assessed the probability of occurrence rather than make a definitive conclusion about species presence or absence. Failure to detect the presence of the species is not definitive, and may be due to variable effects associated with fire, rainfall patterns, and/or season.

Special Status Plants: Potential to Occur within the Study Area

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Abronia villosa var. aurita	chaparral sand-verbena	CRPR: 1B.1 MSHCP: Not covered	Annual herb of sandy areas in chaparral and coastal sage scrub. Known from 80 to 1,600 meters (300 to 5,300 feet) MSL. Blooming period: January through August.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Allium marvinii	Yucaipa onion	CRPR: 1B.2 MSHCP: Covered	Habitats include chaparral (clay, openings). Known from 760 to 1,650 meters (2,495 to 3,49500 feet) MSL. Blooming period: April through May	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Allium munzii	Munz's onion	ST, FE CRPR: 1B.1 MSHCP: Covered	Habitats include chaparral, Cismontane woodland, Coastal scrub, Pinyon and juniper woodland, Valley and foothill grassland. Known from 297 - 1070 meters (975 - 3510 feet) MSL. Blooming Period: March through May	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Ambrosia pumila	San Diego ambrosia	FE, CRPR: 1B.1, MSHCP: Section 6.1.3 NEPSSA 7	Habitats supporting chaparral, coastal scrub, valley and foothill grasslands, and vernal pools. Observed in sandy loam or clay soils, sometimes alkaline soils. Known from 20 to 415 meters (65 to 1360 feet) MSL. Blooming period: June through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Arenaria paludicola	marsh sandwort	ST, FE CRPR: 1B.1, MSHCP: Not Covered	Habitats include marshes and swamps (brackish, freshwater). Known from 3 - 170 meters (10-560 feet) MSL. Blooming Period: May through August	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Astragalus brauntonii	Braunton's milk-vetch	FE CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Coastal scrub, Valley and foothill grassland. Known from 4 - 640 meters (15 - 2100 feet) MSL. Blooming Period: January through August	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Atriplex coulteri	Coulter's saltbush	CRPR: 1B.2 MSHCP: Not Covered	Habitats supporting coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland. Known from 3 - 460 meters (10 - 1510	None. No suitable habitat or soils are found within the Project site. Not observed during

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
			feet) MSL. Blooming period: March through October	the field surveys or Sensitive Plant Surveys.
Baccharis malibuensis	Malibu baccharis	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Cismontane woodland, Coastal scrub, Riparian woodland. Known from 150 - 305 meters (490 - 1000 feet) MSL. Blooming Period: August	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Berberis nevinii	Nevin's barberry	FE, SE CRPR: 1B.1 MSHCP: Covered	Habitats supporting chaparral, Cismontane woodland, Coastal scrub, Riparian scrub. Known from 70 - 825 meters (230 - 2705 feet) MSL. Blooming Period: (Feb)March to June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Brodiaea filifolia	Thread-leaved Brodiaea	FT, SE CRPR: 1B.1 MSHCP: Covered	Habitats include chaparral (openings), cismontane woodland, coastl scrub, playas, valley and foothill grasslands, and vernals pools often with clay soils. Known from 25 to 1,120 meters (80 to 3,675 feet) MSL. Blooming Period: March through June.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Calochortus weedii var. intermedius	intermediate mariposa-lily	CRPR:1B.2 MSHCP: Covered	Habitats supporting chaparral, Coastal scrub, Valley and foothill grassland Known from 105 - 855 meters (345 - 2805 feet) MSL. Blooming Period: May through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Calystegia felix	lucky morning-glory	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting meadows and seeps (sometimes alkaline), Riparian scrub (alluvial). Historically associated with wetland and marshy places, but possibly in drier situations as well. Possibly silty loam and alkaline. Known from 30 - 215 meters (100 - 705 feet) MSL. Blooming Period: March through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Calystegia sepium ssp. binghamiae	Santa Barbara morning-glory	CRPR:1A MSHCP: Not Covered	Habitats supporting Marshes and swamps (coastal) Known from 5 meters (15 feet) MSL Blooming Period: August	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Centromadia pungens ssp. laevis	smooth tarplant	CRPR:1B.2 MSHCP: Covered	Habitats supporting alkaline areas in chenopod scrub, meadows and seeps, ditches, playas, riparian woodland, and valley and foothill grassland. Known from below 480 meters (1,600 feet) MSL. Blooming period: April through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	SE, FE CRPR:1B.2 MSHCP: Not Covered	Habitats supporting coastal dunes, Marshes and swamps (coastal salt) Known from 0 - 30 meters (0 - 100 feet) MSL. Blooming period: May through October(Nov)	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	SE CRPR: 1 B.1 MSHCP: Not Covered	Habitats supporting coastal scrub (sandy), Valley and foothill grassland Known from 150 - 1220 meters (490 - 4005 feet) MSL. Blooming period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Chorizanthe parryi var. parryi	Parry's spineflower	CRPR:1B.2 MSHCP: Covered	Habitats supporting chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland. Known from 275 - 1220 meters (900 - 4005 feet) MSL. Blooming Period: April through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Chorizanthe polygonoides var. longispina	long-spined spineflower	CRPR:1B.2 MSHCP: Covered	Habitats supporting chaparral, Coastal scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools. Known from 30 - 1530 meters (100 - 5020 feet) MSL. Blooming Period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Cladium californicum	California saw-grass	CRPR:2B.2 MSHCP: Not Covered	Habitats supporting marshes and swamps (alkaline, freshwater), Meadows and seeps. Known from 60 - 1600 meters (195 - 5250 feet) MSL. Blooming Period: June through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Dodecahema leptoceras	Slender-horned spineflower	SE, FE CRPR: 1B.1 MSHCP:	Habitat supporting Chaparral, Cismontane woodland, Coastal scrub (alluvial fans). Known from 200-760 meters (655-2495 feet) MSL.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
			Blooming Period: April through June	
Deinandra paniculata	paniculate tarplant	CRPR: 4.2 MSHCP: Not covered	Habitats supporting coastal scrub and valley and foothill grassland/usually vernally mesic. Known from 25 to 9540 meters (80 to 3,085 feet) MSL. Blooming period: April through November.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Dodecahema leptoceras	slender-horned spineflower	SE, FE CRPR:1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Cismontane woodland, Coastal scrub (alluvial fans) Known from 200 - 760 meters (655 - 2495 feet) MSL. Blooming Period: April through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Dudleya multicaulis	many-stemmed dudleya	CRPR:1B.2 MSHCP: Covered	Habitats supporting chaparral, coastal scrub, and valley and foothill grassland. Often found on clay soils or granitic outcrops. Known from below 800 meters (< 2,600 feet) MSL. Blooming period: May through July.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	FE, SE CRPR: 1B.1 MSHCP: Covered	Found in sandy soils of floodplains and terraced fluvial deposits of the Santa Ana River and larger tributaries. Known from 120 to 625 meters (400 to 4,100 feet) MSL. Blooming period: June through September.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Hesperocyparis forbesii	Tecate cypress	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Closed-cone coniferous forest. Known from 80 - 1500 meters (260 - 4920 feet) MSL. Blooming Period: N/A	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Hesperocyparis goveniana	Gowen cypress	FT CRPR: 1B.2 MSHCP: Not Covered	Habitats supporting chaparral (maritime), closed-cone coniferous forest. Known from 30 - 300 meters (100 - 985 feet) MSL. Blooming Period: N/A	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Horkelia cuneata var. puberula	mesa horkelia	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral (maritime), cismontane woodland, Coastal scrub. Known from - 810 meters (230 - 2660 feet) MSL. Blooming Period: February through July(Sep)	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	CRPR: 1B.1 MSHCP: Covered	Habitats supporting marshes and swamps (coastal salt), Playas, Vernal pools. Known from 1 - 1220 meters (5 - 4005 feet) MSL. Blooming Period: February through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Lepechinia cardiophylla	heart-leaved pitcher sage	CRPR: 1B.2 MSHCP: Covered	Habitats supporting chaparral, Cismontane woodland, Closed-cone coniferous forest Known from 520 - 1370 meters (1705 – 4495) feet MSL. Blooming Period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	CRPR: 4.3 MSHCP: Not covered	Dry soils on chaparral and coastal sage scrub often around rock outcrops. Widespread throughout southern California foothills in dry, exposed locales. Blooming period: January to July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Lycium parishii	Parish's desert-thorn	CRPR: 2B.3 MSHCP: Not covered	Habitats supporting coastal scrub, Sonoran desert scrub. Known from 135- 1000 meters (445- 3280 feet) MSL. Blooming Period: March through April	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Malacothamnus parishii	Parish's bushmallow	CRPR: 1A MSHCP: Not Covered	Habitats supporting chaparral, Coastal scrub Known from 305 - 455 meters (1000-1495 feet) MSL. Blooming Period: June through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Monardella australis ssp. jokerstii	Jokerst's monardella	CRPR: 1B.1 MSHCP: Not Covered	Habitats supporting chaparral, Lower montane coniferous forest. Known from 1350 - 1750 meters (4430 - 5740 feet) MSL. Blooming Period: July through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Monardella hypoleuca ssp. intermedia	intermediate monardella	CRPR: 1B.3 MSHCP: Not Covered	Habitats include Chaparral, Cismontane woodland, Lower montane coniferous forest (sometimes). Known from 400 - 1250 meters (1310 - 4100 feet) MSL. Blooming Period: April through September	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Monardella pringlei	Pringle's monardella	CRPR: 1A MSHCP: Not Covered	Habitats include Coastal scrub with sandy soils. Known From 300 - 400 meters (985 - 1310 feet) MSL. Blooming period: May through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Muhlenbergia utilis	aparejo grass	CRPR: 2B.2 MSHCP: Not Covered	Habitats include Chaparral, Cismontane woodland, Coastal scrub, Marshes and swamps, Meadows and seeps Known from 25 - 2325 meters (80 - 7630 feet) MSL. Blooming Period: March through October	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Nama stenocarpa	mud nama	CRPR: 2B.2 MSHCP: Covered	Habitats include Marshes and swamps (lake margins, riverbanks) Known from 5 - 500 meters (15 - 1640 feet) MSL. Blooming Period: January through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Navarretia prostrata	prostrate vernal pool navarretia	CRPR: 1B.2 MSHCP: Covered	Habitats include Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools. Known from 3 - 1210 meters (10-3970 feet) MSL. Blooming Period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Nolina cismontana	chaparral nolina	CRPR: 1B.2 MSHCP: Not Covered	Habitats include Chaparral and Coastal scrub. Known from 140-1275 meters (460- 4185 Feet) MSL. Blooming Period: (Mar)May through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
Penstemon californicus	California beardtongue	CRPR: 1B.2 MSHCP: Covered	Habitats include chaparral, Lower montane coniferous forest, Pinyon and juniper woodland. Known from 1170 - 2300 meters (3840 - 7545 feet) MSL. Blooming Period: May through June(Aug)	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Pentachaeta aurea ssp. allenii	Allen's pentachaeta	CRPR: 1B.1 MSHCP: Covered	Habitats include coastal scrub (openings), Valley and foothill grassland Known from 75 - 520 meters (245 - 1705 feet) MSL. Blooming Period: March through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Phacelia keckii	Santiago Peak phacelia	CRPR: 1B.3 MSHCP: Covered	Habitats include chaparral and closed-cone coniferous forest. Known from 545 - 1600 meters (1790 - 5250 feet) MSL. Blooming period: May through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Phacelia stellaris	Brand's phacelia	CRPR: 1B.1 MSHCP: Section 6.1.3 NEPSSA 7	Habitats supporting coastal dunes and coastal scrub Known from below 1 to 400 meters (5 to 1,310 feet) MSL. Blooming period: March through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Pseudognaphalium leucocephalum	white rabbit-tobacco	CRPR: 2B.2 MSHCP: Not Covered	Habitats include Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland. Known from 0 - 2100 meters (0 - 6890 feet) MSL Blooming Period: (Jul)August through November(Dec)	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Satureja chandleri	San Miguel savory	CRPR: 1B.2 MSHCP: Section 6.1.3 NEPSSA 7	Rocky areas in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Soils include rocky and gabbroic substrates. Known from 120 - 1075 meters (395 - 3525 feet) MSL. Blooming period: March through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Senecio aphanactis	chaparral ragwort	CRPR: 2B.2 MSHCP: Not	Habitats supporting chaparral, Cismontane woodland, and Coastal scrub. Known from 15 - 800 meters (50 - 2625 feet) MSL.	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Study Area
		Covered	Blooming Period: January through April(May)	
Sidalcea neomexicana	salt spring checkerbloom	CRPR: 2B.2 MSHCP: Not Covered	Habitats include Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas. Known From 15 - 1530 meters (50 - 5020 feet) MSL. Blooming Period: March through June	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Sphenopholis obtusata	prairie wedge grass	CRPR: 2B.2 MSHCP: Not Covered	Habitats include Cismontane woodland, Meadows and seeps. Known from 300 - 2000 meters (985 - 6560 feet) MSL. Blooming Period: April through July	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Symphyotrichum defoliatum	San Bernardino aster	CRPR: 1B.2 MSHCP: Not Covered	Habitats include Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic). Known from 2 - 2040 meters (5 - 6695 feet) MSL. Blooming Period: July through November	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.
Thysanocarpus rigidus	rigid fringepod	CRPR: 1B.2 MSHCP: Not Covered	Habitats include Pinyon and juniper woodland. Known from 600 - 2200 meters (1970 - 7220 feet) MSL. Blooming Period: February through May	None. No suitable habitat or soils are found within the Project site. Not observed during the field surveys or Sensitive Plant Surveys.

Legend
Federal Endangered Species Act (ESA) Listing Codes: federal listing is pursuant to the Federal Endangered Species Act of 1973, as amended (ESA). FE = federally listed as endangered: any species, subspecies, or variety of plant or animal that is in danger of extinction throughout all or a significant portion of their range. FT = federally listed as threatened: any species, subspecies, or variety of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future. *California Endangered Species Act (CESA) Listing Codes:* state listing is pursuant to § 1904 (Native Plant Protection Act of 1977) and §2074.2 and §2075.5 (California Endangered Species Act of 1984) of the Fish and Game Code, relating to listing of Endangered, Threatened and Rare species of plants and animals. SE = state listed as endangered: any species, subspecies, or variety of plant or animal that are in serious danger of becoming extinct throughout all, or a significant portion, of their range.

ST = state listed as threatened: any species, subspecies, or variety of plant or animal that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future.

California Rare Plant Ranks (Formerly known as CRPR Lists): the CRPR is a statewide, non-profit organization that maintains, with CDFG, an Inventory of Rare and Endangered Plants of California. In the spring of 2011, CRPR and CDFG officially changed the name "CRPR List" or "CRPR Ranks" to "California Rare Plant Rank" (or CPRP). This was done to reduce confusion over the fact that CRPR and CDFG jointly manage the Rare Plant Status Review Groups and the rank assignments are the product of a collaborative effort and not solely a CRPR assignment.

CRPR: 1B - California Rare Plant Rank 1B (formerly List 1B): Plants Rare, Threatened, or Endangered in California and Elsewhere. All of the plants constituting California Rare Plant Rank 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

CRPR: 2 - California Rare Plant Rank 2 (formerly List 2): Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere. All of the plants constituting California Rare Plant Rank 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

CRPR: 4 - California Rare Plant Rank 4 (formerly List 4): Plants of Limited Distribution - A Watch List. Very few of the plants constituting California Rare Plant Rank 4 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and few, if any, are eligible for state listing. Nevertheless, many of them are significant locally, and CRPR and CDFG strongly recommend that California Rare Plant Rank 4 plants be evaluated for consideration during preparation of environmental documents relating to CEQA.

California Native Plant Society (CRPR) Threat Ranks: The CRPR Threat Rank is an extension added onto the California Rare Plant Rank (CRPR) and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all California Rare Plant Rank 1B's, 2's, 4's, and the majority of California Rare Plant Rank 3's. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension.

0.1 = seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2 = fairly endangered in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

Sources:

- Calflora website - search for plants (Calflora 2024).
- CRPR Inventory of Rare and Endangered Plants (CRPR 2024).
- The Jepson Manual: *Vascular Plants of California,* second edition (Baldwin *et al.* 2012).
- RareFind, CDFW, California Natural Diversity Database (CNDDB) (CDFW 2024f).
- State and Federally Listed Endangered, Threatened, and Rare Plants of California (CDFW 2024i).
- Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP, 2016)

APPENDIX D

Special Status Wildlife Potential Occurrence Determination

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Special Status Wildlife Potential Occurrence Determination

This table summarizes conclusions from analysis and field surveys regarding the potential occurrence of special status wildlife species within the Study Area. During the field surveys, the potential for special status wildlife species to occur within the Study Area was assessed based on the following criteria:

- Present: observed on the site during the field surveys, or previously recorded on-site by other qualified biologists.

- Known to Occur: observed on site in the recent past, but not observed during the most recent biological survey.

- High potential to occur: observed in similar habitat in the region by a qualified biologist or habitat on the site is a type often utilized by the species, and the site is within the known distribution and elevation range of the species.

- Moderate potential to occur: reported sightings in surrounding region, or the site is within the known distribution and elevation range of the species, and habitat on the site is a type occasionally used by the species.

- Low potential to occur: the site is within the known distribution and elevation range of the species, but habitat on the site is rarely used by the species or for which there are no known recorded occurrences of the species within or adjacent to the site.

- None: a focused study failed to detect the species or no suitable habitat is present.

- Unknown: the species' distributional/elevation range and habitat are poorly known.

Even with field surveys, biologists assessed probability of occurrence rather than make definitive conclusions about species presence or absence. Failure to detect the species is not definitive, and may be due to variable effects associated with migration, weather, fire, and/or time of day and year.

Special Status Wildlife: Potential to Occur within the Project Site

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
Accipiter cooperii	Cooper's hawk	WL MSHCP: Covered	The Cooper's hawk breeds primarily in riparian areas and oak woodlands and is most common in montane canyons. It frequents landscapes where wooded areas occur in patches and groves and often uses patchy woodlands and edges with snags for perching. Dense stands with moderate crown-depths are usually used for nesting. They hunt in broken woodland and habitat edges. Within the range in California, it most frequently uses dense stands of live oak, riparian deciduous or other forest habitats near water. They are also found and can breed in suburban and urban settings.	Low. Suitable foraging habitat occurs onsite. Any potential impacts during nesting season are mitigated by MM BIO-3.
Actinemys pallida	Southwestern pond turtle	FPT, SSC MSHCP: Covered	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.	None. Suitable habitat does not exist within the Project site. Not observed during field surveys.
Agelaius tricolor	Tricolored blackbird	BLMS, SSC, BCC MSHCP: Covered	Colonies require nearby water, a suitable nesting substrate, and open-range foraging habitat composed of grassland, woodland, or agricultural cropland.	Low. Suitable foraging habitat including ruderal habitat occurs on site and suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site. Species is a MSHCP covered species. Any impacts during nesting season are mitigated through MM BIO-3. Not observed during field surveys.
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	WL MSHCP: Covered	Species is found on grass-covered hillsides, coastal sage scrub, and chaparral and often occur near the edges of the denser scrub and chaparral associations. Preference is shown for tracts of California sagebrush. Optimal habitat consists of	Present. Species was heard audibly during one of the field surveys. Species is a covered MSHCP species. Any potential impacts during nesting season are

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
			sparse, low brush or grass, hilly slopes preferably interspersed with boulders and outcrops. The species may occur on steep grassy slopes without shrubs if rock outcrops are present. It is a very secretive species.	mitigated by MM BIO-3.
Ammodramus savannarum	Grasshopper sparrow	SSC MSHCP: Covered	Grasshopper Sparrows occur in grasslands, prairies, hayfields, and open pastures with little to no scrub cover and often with some bare ground. Birds in the western part of the range can tolerate some brushy habitat but avoid areas that are too overgrown.	None. The site lacks suitable habitat. Not observed during field surveys.
Anaxyrus californicus	Arroyo toad	FE, SSC MSHCP: Covered	The arroyo toad is found in the southern part of the Coast Ranges from northern San Luis Obispo Co. south to Baja California. This species is found in semi-arid regions near washes or intermittent streams. Habitats used include valley-foothill and desert riparian as well as a variety of more arid habitats including desert wash, palm oasis, and Joshua tree, mixed chaparral and sagebrush. A	None. The site lacks suitable habitat. Not observed during field surveys.
Anniella stebbinsi	Southern California legless lizard	SSC MSHCP: Not Covered	Coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans.	None. The site lacks suitable habitat and soil. Not observed during field surveys
Antrozous pallidus	Pallid bat	SSC, BLMS MSHCP: Not covered	Found in a wide variety of habitats is occupied, including grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests. The species is most common in open, dry habitats with rocky areas for roosting	None. The site lacks suitable habitat and soil. Not observed during field surveys
Arizona elegans occidentalis	California glossy snake	SSC MSHCP: Not Covered	This species is found in a variety of habitats, primarily arid scrub areas with sparse vegetation including chaparral and grasslands areas.	Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any impacts to the species are mitigated through MM BIO-1. Not observed during

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
				field surveys.
Aquila chrysaetos	Golden Eagle	BLMS, FP, WL, BBC MSHCP: Covered	Rolling foothills, mountain areas, sage-juniper flats, & desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	None. Suitable habitat does not exist within the Project site. Not observed during field surveys.
Artemisiospiza belli	Bell's sage sparrow	WL, BBC MSHCP: Covered	Chaparral and coastal sage scrub along the coastal lowlands, inland valleys and in the lower foothills of local mountains.	None. The site lacks suitable habitat for foraging and nesting. Not observed during field surveys.
Asio otus	Long-eared owl	SSC	Riparian habitats are required by the long-eared owl, but it also uses live-oak thickets and other dense stands of trees.	None. The site lacks suitable habitat and soil. Not observed during field surveys.
Aspidoscelis hyperythra beldingi	Orange-throated whiptail	SSC, FSS MSHCP: Covered	The species is generally found in semi-arid brushy areas typically with loose soil and rocks, including washes, stream sides, rocky hillsides, and coastal chaparral. Habitat types include low elevation chaparral, non-native grassland, (Riversidian) coastal sage scrub, juniper woodland and oak woodland. Associations include alluvial fan scrub and riparian areas. Friable soil appears to be a necessary requirement for excavating burrows and hiding eggs.	None. The site lacks suitable habitat and soil. Not observed during field surveys.
Athene cunicularia hypugaea	Burrowing owl	SCE, BLMS, BCC MSHCP: Covered	Burrowing owls are a year-round resident of California including habitats of open, dry grassland, and desert. They are generally restricted to mostly flat, open country with suitable nest sites. They use rodent or other burrows for roosting and nesting cover and acquire their burrows from either abandonment or eviction. Burrowing owls typically hunt from a perch.	None. A habitat assessment and a series of focused surveys were performed, and it was determined the Project site does not contain occupied burrows or diagnostic signs of burrowing owls. Therefore, the Project site is not occupied by burrowing owl. The results of the burrowing owl habitat and focused surveys can be found in Appendix E. Not observed during the field surveys.
Aspidoscelis tigris stejnegeri	Coastal whiptail	SSC	This species is found in a variety of habitats, primarily hot and dry open areas with sparse vegetation	Low. Limited habitat is found onsite due to the presence of rodent burrows and

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
		MSHCP: Covered	including chaparral, woodland, and riparian areas. This subspecies is found in coastal southern California, north into Ventura County, and south into Baja California. Additional important habitat characteristics include Important habitat components include shrub cover with accumulated leaf litter, and an abundance of invertebrate prey, particularly termites.	ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any impacts to the species are mitigated through MM BIO-1. Not observed during field surveys.
Bombus crotchii	Crotch bumble bee	SCE MSHCP: Not Covered	The crotch bumble bee inhabits open grassland and scrub habitats. This species occurs primarily in California, including the Mediterranean region, Pacific Coast, Western Desert, Great Valley, and adjacent foothills through most of southwestern California. Crotch Bumble Bee is a generalist forager and visits a variety of flowering plants. It is a short-tongued bumble bee and is therefore best suited to forage on open flowers with short corollas. Plant families most commonly associated with Crotch bumble bee records in California include Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, Hydrophyllacae, Asclepiadaceae, and Boraginaceae. Other reports commonly associate Crotch bumble bee with plants in the genera Asclepias, Chaenactis, Lupinus, Medicago, Phacelia, and Salvia as nectaring sources.	None. The Project site lacks suitable nectaring sources for the species. While burrows occur onsite that could potentially provide overwintering possibilities, the burrows were actively used by small mammals. Furthermore, the site is disturbed with active animal pens and regular activity. No suitable habitat is found within the Project site. Not observed during the field surveys.
Branchinecta sandiegonensis	San Diego fairy shrimp	FE MSHCP:	They are generally restricted to vernal pools and other non-vegetated ephemeral basins that are between 2 and 12 inches in depth. It is found in Riverside, Orange and San Diego counties and in northwestern Baja California, Mexico.	None. No suitable habitat is found within the Project site. Not observed during the field surveys.
Buteo swainsoni	Swainson's hawk	ST, BLMS, BCC MSHCP: Covered	Swainson's hawks require large, open areas with abundant prey in association with suitable nest trees. Suitable foraging areas include native grasslands or lightly grazed pastures and croplands, open deserts, sparse shrub lands. Swainson's hawks often nest	None. While the Project site includes ruderal habitat, it is routinely maintained for minimal vegetation cover and does not provide suitable foraging habitat. No suitable habitat is found within the

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
			peripherally to riparian systems of the valley, as well as utilizing lone trees or groves of trees, such as oaks, cottonwoods, walnuts and willows, adjacent to their hunting areas. In the Great Basin, they typically nest in juniper trees of juniper-sage flats not near riparian zones.	Project site. The adjacent Santa Ana River, located offsite and to the east of the Project site, could provide potential nesting habitat for the species. Not observed during the field surveys. Any indirect impact are mitigated through MM BIO-3.
Campylorhynchus brunneicapillus sandiegensis	Coastal cactus wren	SSC,BCC MSHCP: Covered	Live in scrubby areas in the Chihuahuan, Sonoran, and Mojave Deserts as well as in coastal sage scrub in California and thorn-scrub areas in Tamaulipas, Mexico. They inhabit areas with cholla, saguaro, and prickly-pear cacti, catclaw acacia, mesquite, whitethorn, desert willow, yucca, palo verde, and other desert shrubs	None. No suitable habitat is found within the Project site. Not observed during the field surveys.
Catostomus santaanae	Santa Ana sucker	FT, SSC MSHCP: Covered	Found in permanent streams with substrates that are generally coarse and consist of gravel rubble, and boulders with growths of filamentous algae.	None. No suitable habitat is found within the Project site. Not observed during the field surveys.
Ceratochrysis longimala	Desert cuckoo wasp	MSHCP: Not Covered	The preferable habitat of the wasp is a hot climate, the most species diversity is found in the hot desert regions, nonetheless, they are also found in the temperate and tropical forests	None. No suitable habitat is found within the Project site. Not observed during the field surveys.
Chaetodipus fallax fallax	Northwestern San Diego pocket mouse	SSC MSHCP: Covered	This species is a common resident of sandy herbaceous areas, often on sandy substrates (rocks or coarse gravel) in southwestern California. In San Diego County the species occurs mainly in arid coastal and desert border areas. Habitats include coastal scrub, chamise-redshank chaparral, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper, and annual grassland.	None. The site lacks suitable habitat. Not observed during field surveys.
Coccyzus americanus occidentalis	Western yellow-billed cuckoo	FT, SE, FSS, BCC MSHCP:	This species is an uncommon to rare summer resident of valley foothill and desert riparian habitats in scattered locations in California. Formerly much more common and widespread throughout lowland	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
		Covered	California. Roosts and nests in densely foliaged, deciduous trees and shrubs in extensive thickets, particularly willows.	nesting habitat onsite. Species is a MSHCP covered species. Any indirect impacts during nesting season are mitigated through MM BIO-3. Not observed during field surveys.
Coleonyx variegatus abbotti	San Diego banded gecko	SSC MSHCP: Covered	The species ranges through most of Southern California north into the extreme southern part of Nevada and the southwestern tip of Utah, across northwest, southwest, and southeast Arizona into the bootheel of New Mexico, and south down the western edge of the state of Sonora, Mexico and down the entire length of Baja California. The species occurs in rocky areas in coastal sage and chaparral.	None. The site lacks suitable habitat. Not observed during the field surveys.
Coturnicops noveboracensis	Yellow rail	SSC MSHCP: Not Covered	Yellow Rails occur in shallow marshes with fairly short vegetation. For breeding, taller emergent vegetation like cattails does not attract Yellow Rails, but they sometimes nest nearby, where water is shallower and vegetation shorter. They often nest among sedges and bulrushes. Because water levels change frequently in the prairies, nesting locations are not consistent in some areas from year to year. Migrating Yellow Rails turn up in wet meadows, shallow marshes, and agricultural fields with grassy cover or heavy stubble. Wintering Yellow Rails use shallow wetlands as they do in breeding areas, typically dominated by sedges, rushes, bulrushes, and grasses.	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys. Any indirect impacts during nesting season are mitigated through MM BIO-3. Not observed during field surveys.
Crotalus ruber	Red-diamond rattlesnake	SSC, FSS MSHCP: Covered	It can be found from the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills,	Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
			cactus or boulder associated coastal sage scrub, oak and pine woodlands, and desert slope scrub associations are known to carry populations of the northern red-diamond rattlesnake, however, chamise and red shank associations may offer better structural habitat for refuges and food resources for this species than other habitats. They need rodent burrows, cracks in rocks or surface cover objects.	impacts to the species are mitigated through MM BIO-1. Not observed during field surveys.
Danaus plexippus	Monarch Butterfly	FT MSHCP: Not covered	Monarch butterflies live mainly in prairies, meadows, grasslands and along roadsides, across most of North America.	No milkweed is identified on the Project site which is an obligate host plant for eggs and food source for larvae. The Project site lack suitable habitat for the stages of the monarch, for both breeding and overwintering. This is not a covered species within the MSHCP. Not observed during field surveys.
Diplectrona californica	California diplectronan caddisfly	MSHCP: Not Covered	Habitats can include streams, both cool and warm, lakes, marshes, and ponds.	None. The site lacks suitable habitat. Not observed during field surveys.
Dipodomys merriami parvus	San Bernardino kangaroo rat	FE, SSC MSHCP: Covered	Typically found in Riversidean alluvial fan sage scrub and sandy loam soils, alluvial fans and floodplains, and along washes with nearby sage scrub.	None. The site lacks suitable habitat. Not observed during field surveys.
Dipodomys stephensi	Stephen's kangaroo rat	FE, ST MSHCP: Covered	This species prefers large areas of disturbed or patchy annual and perennial grasslands and open coastal sage scrub. Preferred perennials plant species include buckwheat and chamise and preferred annual plant species include brome grass. The nearest known populations are in Rancho Guejito and at the Naval Weapons Station in Fallbrook.	Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any impacts to the species are mitigated through MM BIO-2. Not observed during field surveys.
Elanus leucurus	White-tailed kite	BLMS MSHCP: Covered	White-tailed Kites are common in savannas, open woodlands, marshes, desert grasslands, partially cleared lands, and cultivated fields.	None. The site lacks suitable habitat. Not observed during field surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
Eremophila alpestris actia	California horned lark	MSHCP: Covered	Common habitats include prairies, deserts, tundra, beaches, dunes, and heavily grazed pastures.	None. The site lacks suitable habitat. Not observed during field surveys.
Eugnosta busckana	Busck's gallmoth	MSHCP: Not Covered	Coastal sand dunes.	None. The site lacks suitable habitat. Not observed during field surveys.
Empidonax traillii extimus	Southwestern willow flycatcher	FE, SE MSHCP: Covered	Suitable habitat includes riparian woodlands along streams and rivers with mature dense thickets of trees and shrubs.	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat. Not observed during field surveys. Any indirect impacts are mitigated through MM BIO-3.
Eumops perotis californicus	Western mastiff bat	SSC, BLMS MSHCP: Not covered	Western mastiff bats are found in a variety of habitats, such as semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban, but the species' distribution may be geomorphically determined, occurring primarily where there are significant rock features offering suitable roosting habitat. A cliff dwelling species, where maternity colonies of 30 to several hundred roost generally under exfoliating rock slabs and rock crevices along cliffs. Western mastiff bats can also be found in similar crevices in large boulders and buildings. When roosting in rock crevices they require a sizable drop from their roost in order to achieve flight. Western mastiff bats prefer deep crevices that are at least 15 or 20 feet above the ground. Foraging is concentrated around bodies of water but also includes coastal sage scrub, chaparral, and grassland habitats.	None. The site lacks suitable roosting habitat for the species. Not observed during the field surveys.
Euphydryas editha quino	Quino checkerspot butterfly	FE MSHCP: Covered	Quino checkerspot butterfly habitat is characterized by patchy shrub or small tree landscapes with openings of several meters between large plants, or a landscape of open swales alternating with dense patches of shrubs; such habitats are often collectively	None. The site lacks suitable habitat. Not observed during field surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
			termed "scrublands." Quino will frequently perch on vegetation or other substrates to mate or bask, and they require open areas to facilitate movement. Optimal habitat appears to contain little or no invasive exotic vegetation. Sustained drought conditions can lead to extirpation of local populations, and broad scale climate anomalies may lead to phenological incompatibility between Quino checkerspot butterfly and their host plants.	
Gila orcutti	Arroyo chub	SSC, FSS MSHCP: Covered	Arroyo chub are adapted to survive in cool to warm (10 – 24°C) streams that fluctuate between large winter storm flows, and low summer flows, and the low dissolved oxygen and wide temperature fluctuations associated with this flow regime. They are most common in slow flowing or backwater areas with sand or mud substrate but may also inhabit areas with velocities in excess of 80 cm/s over coarse substrate.	None. The site lacks suitable habitat. Not observed during the field surveys.
Haliaeetus leucocephalus	Bald eagle	SE, BLMS MSHCP:	Bald eagles live within two and a half miles of the coast, bays, rivers, lakes, or other bodies of water, reflecting the availability of their main food source. They typically nest in large, mature, accessible trees, as well as cliffs and man-made structures. They often congregate in select wintering areas	None. The site lacks suitable habitat. Not observed during the field surveys.
Icteria virens	Yellow-breasted chat	SSC MSHCP: Covered	In southern California they are primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Breeding habitat must be dense to provide shade and concealment. It winters south to Central America.	None onsite; heard audibly in the Santa Ana river located offsite. Not observed onsite during the field surveys. Any indirect impacts are mitigated through measure MM BIO-3.
Lasiurus xanthinus	Western yellow bat	SSC	Roost in trees, hanging from the underside of a leaf. Commonly found in the southwestern U.S. roosting in	None. The site contains a single palm tree. The closest CNDDB occurrence

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
		MSHCP: Not covered	the skirt of dead fronds in both native and non- native palm trees and have also been documented roosting in cottonwood trees.	recorded is located 1.20 miles to the east on October 4, 1989. Not observed during the field surveys. Furthermore, no bat guano was observed around the single palm tree during the field surveys. Therefore it is determined the site lacks suitable habitat.
Laterallus jamaicensis coturniculus	California black rail	ST, BLMS, BBC, Fully Protected MSHCP: Not covered	Black Rails nest in marshes and wet meadows across North America, including riparian marshes, coastal prairies, saltmarshes, and impounded wetlands. All of the habitats have stable shallow water. Nests are primarily made of southern cattail or spikerush and are elevated above the mud substrate in clumps of vegetation. Black rails have also been known to nest on top of a mat of dead vegetation from the previous years' growth.	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys. Any indirect impacts are mitigated through MM BIO-3.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	SSC MSHCP: Covered	The black-tailed jackrabbit is a habitat generalist occurring in open areas or semi-open country, typically in grasslands, agricultural fields or sparse coastal scrub. It primarily is found in arid regions supporting short grass habitats. Jackrabbits typically are not found in high grass or dense brush where it is difficult for them to locomote, and the openness of open scrub habitat probably is preferred over dense chaparral. They have also been found in annual grassland, Riversidean sage scrub, alluvial fan sage scrub, Great Basin sagebrush, chaparral, disturbed habitat, southern willow scrub and juniper woodland. They are not found in high mountain forests. It prefers valley bottoms or intermontane valleys.	Low. Limited habitat is found onsite due to the presence of rodent burrows and ruderal brush found onsite. The ruderal habitat is frequently mowed providing less covered for the species. This is a covered species within the MSHCP. Any impacts to the species are mitigated through MM BIO-1. Not observed during field surveys.
Myotis yumanensis	Yuma myotis	BLMS MSHCP: Not Covered	Found in moist and dry forests, riparian zones, grasslands, shrubsteppe, and deserts, and are closely associated with rivers, streams, ponds, and lakes	None. The site lacks suitable habitat. Not observed during the field surveys.
Neotoma lepida	San Diego desert	SSC	Habitat consists of a variety of shrub and desert	None. The site lacks suitable habitat. Not

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
intermedia	woodrat	MSHCP: Covered	habitat, showing a preference to large cactus patches and rock outcroppings.	observed during the field surveys.
Nyctinomops femorosaccus	Pocketed free-tailed bat	SSC MSHCP: Not covered	This bat species prefers rocky desert areas with high cliffs or rock outcrops. Rock crevices in cliffs are preferred as roosting sites, since the bat must drop from the roost to gain flight speed. Typically reproduces in rock crevices, caverns, or buildings. Ranges from southern California to New Mexico.	None. The site lacks suitable habitat. Not observed during the field surveys.
Nyctinomops macrotis	big free-tailed bat	SSC MSHCP: Not covered	Big free-tailed bats mainly inhabit rugged, rocky habitats in arid landscapes. It has been located in a variety of plant associations including desert shrub, woodlands, and evergreen forests.	None. The site lacks suitable habitat. Not observed during the field surveys.
Oncorhynchus mykiss irideus pop. 10	Steelhead – Southern California DPS	FE, SCE MSHCP: Not Covered	Historically, this species populated all coastal streams of southern California with permanent flows, as either resident or anadromous forms, or both. Today, the species occurs mostly within intermittent streams. The DPS includes all naturally spawned anadromous Coastal Rainbow trout populations downstream of natural and human-made barriers in streams from the Santa Maria River (San Luis Obispo County) to the Tijuana River on the U.S.-Mexico border. They are most abundant in the four largest watersheds in the northern portion of their range: the Santa Maria, Santa Ynez, Ventura, and Santa Clara rivers.	None. The site lacks suitable habitat. Not observed during the field surveys.
Pandion haliaetus	Osprey	WL MSHCP: Covered	Found in plenty of shallow water where fish are plentiful. They often built nests on small islands or structures over bodies of water that are difficult for predators to get to.	None. The site lacks suitable habitat. Not observed during field surveys.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	SSC MSHCP: Covered	Habitat consists of alluvial deposits of sandy soil in sparsely vegetated areas.	None. The site lacks suitable habitat. Not observed during field surveys.
Onychomys	Southern	SSC	Common in arid desert habitats of the Mojave Desert	None. The site lacks suitable habitat. Not

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
torridus ramona	grasshopper mouse	MSHCP: Not covered	and southern Central Valley of California. Alkali desert scrub and desert scrub habitats are preferred, with somewhat lower densities expected in other desert habitats, including succulent shrub, wash, and riparian areas. Also occurs in coastal scrub, mixed chaparral, sagebrush, low sage, and bitterbrush habitats. Uncommon in valley foothill and montane riparian, and in a variety of other habitats.	observed during field surveys.
Phrynosoma blainvillii	Coast horned lizard	SSC, BLMS MSHCP: Covered	Occurs in a variety of vegetation types including coastal sage scrub, chaparral, annual grassland, oak woodland and riparian woodlands.	None. The site lacks suitable habitat. Not observed during field surveys.
Polioptila californica californica	Coastal California gnatcatcher	FT, SSC MSHCP: Covered	A non-migratory, permanent resident of coastal sage scrub habitat, which is a broad category of vegetation that includes the following plant communities: Ventura coastal sage scrub, Diegan coastal sage scrub, maritime succulent scrub, Riversidean sage scrub, Riversidean alluvial fan sage scrub, southern coastal bluff scrub, and coastal sage-chaparral scrub. They also use chaparral, grassland and riparian habitats next to coastal sage scrub, but these habitats are used dispersal and foraging. They avoid nesting on steep slopes.	None. The site lacks suitable habitat. Not observed during field surveys.
Rhaphiomidas terminates abdominalis	Delhi Sands flower-loving fly	FE MSHCP: Not covered	The Delhi Sands flower-loving fly is dependent on Delhi sands and Delhi sand dunes with less than 50% vegetation cover. Typical vegetation includes California buckwheat, California croton (*Croton californicus*), and telegraph weed (*Heterotheca grandiflora*).	None. The site lacks suitable habitat. Not observed during the field surveys.
Rhinichthys osculus ssp. 8	Santa Ana speckled dace	SSC MSHCP: Not covered	The Santa Ana speckled dace requires permanent flowing streams with summer water temperatures of 17-20 C. Typically, these streams are maintained by outflows of cool springs. The dace inhabits shallow cobble and gravel riffles	None. The site lacks suitable habitat. Not observed during the field surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
Salvadora hexalepis virgultea	coast patch-nosed snake	SSC MSHCP: Not covered	Inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.	None. The site lacks suitable habitat. Not observed during the field surveys.
Setophaga petechial	Yellow warbler	SSC, BBC MSHCP: Covered	Riparian plant associations in close proximity to water. Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	None onsite; heard audibly in the Santa Ana river located offsite. Not observed onsite during the field surveys. Any indirect impacts are mitigated through measure MM BIO-3.
Spea hammondii	Western spadefoot	SSC, BLMS MSHCP: Covered	May be found in coastal sage scrub, open chaparral, pine-oak woodlands and grassland habitats, but is most common in grasslands with vernal pools or mixed grassland/coastal sage scrub areas. Within these habitats, they require rain pools/vernal pools in which to reproduce and that persist with more than three weeks of standing water in which to metamorphose successfully. They can also breed in slow-moving streams (e.g., areas flooded by intermittent streams). Water breeding sites must lack fish, bullfrogs, and crayfish in order for to successfully reproduce and metamorphose. They estivates in sandy, gravelly soil in upland habitats adjacent to potential breeding sites in burrows approximating 1 meter in depth.	None. The site lacks suitable habitat. Not observed during the field surveys.
Spinus lawrencei	Lawrence's goldfinch	BCC MSHCP: Not covered	Found mostly in dry, open oak woodlands with chaparral, weedy fields, and a source of freshwater. They also nest and forage in coastal scrub, pinyon pine–juniper woodlands, and streamside habitats	None. The site lacks suitable habitat. Not observed during the field surveys.
Taricha torosa	Coast Range newt	SSC MSHCP: Covered	Found in coastal areas and coastal range mountains in oak forests, woodlands, or rolling grasslands	None. The site lacks suitable habitat. Not observed during the field surveys.
Thamnophis hammondii	Two-striped gartersnake	SSC,BLMS	Found near permanent fresh water, often along streams with rocky beds bordered by willows and other riparian vegetation, including mountain slopes and desert oases	None. The site lacks suitable habitat. Not observed during the field surveys.

Scientific Name	Common Name	Status	General Habitat Description	Potential For Occurrence within the Project site
Taxidea taxus	American badger	SSC MSHCP: Not covered	Badgers prefer to live in dry, open grasslands, fields, and pastures. They are found from high alpine meadows to sea level	None. The site lacks suitable habitat. Not observed during the field surveys.
Vireo bellii pusillus	Least Bell's vireo	FE, SE MSHCP: Covered	Least Bell's vireos primarily occupy riverine riparian habitats that typically feature dense cover within 1-2 m of the ground and a dense, stratified canopy. Typically, it is associated with southern willow scrub, cottonwood-willow forest, mule fat scrub, sycamore alluvial woodland, coast live oak riparian forest, arroyo willow riparian forest, or mesquite in desert localities. It uses habitat which is limited to the immediate vicinity of water courses. 2,000 feet elevation in the interior. This species is generally restricted to major river systems in San Diego County.	None. While suitable habitat occurs within the Santa Ana River located offsite to the east of the Project site, the Project site does not include suitable foraging or nesting habitat onsite. Not observed during field surveys. Any indirect impacts are mitigated through MM BIO-3.

Legend
<u>*Federal Endangered Species Act (ESA) Listing Codes:*</u> federal listing is pursuant to the Federal Endangered Species Act (ESA) of 1973, as amended. The official federal listing of Endangered and Threatened Animals is published in the Federal Register, 50 CFR 17.11. FE = federally listed as endangered: any species, subspecies, or variety of plant or animal that is in danger of extinction throughout all or a significant portion of their range. FT = federally listed as threatened: any species, subspecies, or variety of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future. FC = federal candidate for listing. FPT = federally proposed threatened. <u>*California Endangered Species Act (CESA) Listing Codes:*</u> state listing is pursuant to §2074.2 and §2075.5 (California Endangered Species Act of 1984) of the Fish and Game Code, relating to listing of Endangered, Threatened and Rare species of plants and animals. The official California listing of Endangered and Threatened animals is contained in the California Code of Regulations, Title 14, and Section 670.5. SE = state listed as endangered: any species, subspecies, or variety of plant or animal that are in serious danger of becoming extinct throughout all, or a significant portion, of their range. ST = state listed as threatened: any species, subspecies, or variety of plant or animal that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future. SCT = state candidate for listing as threatened. SCE = state candidate for listing as endangered.

California Department of Fish and Wildlife (CDFW):
SSC = species of special concern: status applies to animals which 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist. The CDFW has designated certain vertebrate species as "species of special concern" because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction.
Fully protected: animal species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.
WL = watch list: these birds have been designated as "Taxa to Watch" in the *California Bird Species of Special Concern report* (Shuford and Gardali 2008). The report defines "Taxa to Watch" as those that are not on the current special concern list that (1) formerly were on the 1978 (Remsen 1978) or 1992 (CDFG 1992) special concern lists and are not currently listed as state threatened and endangered; (2) have been removed (delisted) from either the state or federal threatened and endangered lists (and remain on neither), or (3) are currently designated as "fully protected" in California.
United States Fish and Wildlife Service (USFWS):
BCC = USFWS bird of conservation concern: listed in the USFWS'S 2008 *Birds of Conservation Concern* report. The report identifies species, subspecies, and populations of all migratory non-game birds that, without additional conservation actions, are likely to become candidates for listing under the ESA. While all of the bird species included in the report are priorities for conservation action, the list makes no finding with regard to whether they warrant consideration for ESA listing.

United States Forest Service (USFS):
FSS = Forest Service sensitive: those plant and animal species identified by a Regional Forester that are not listed or proposed for listing under the ESA and for which population viability is a concern, as evidenced by: (a) significant current or predicted downward trends in population numbers or density or (b) significant current or predicted downward trends in habitat capability that would reduce a species' existing distribution."

United States Bureau of Land Management (BLM):
BLMS = BLM sensitive: those plant and animal species on BLM administered lands and that are (1) under status review by the USFWS/NMFS; or (2) whose numbers are declining so rapidly that federal listing my become necessary, or (3) with typically small and widely dispersed populations; or (4) those inhabiting ecological refugia or other specialized or unique habitats. BLM policy is to provide the same level of protection as USFWS candidate species.

California Department of Forestry and Fire Protection (CDF):
CDF: S = CDF sensitive: species is a California Department of Forestry and Fire Protection sensitive species. The Board of Forestry classifies as sensitive species those species that warrant special protection during timber operations.

Sources:

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- Amphibian species accounts (Amphibiaweb 2024).
- AOU website (AOU 2024).
- *California Bird Species of Special Concern*: *A ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California* (Shuford and Gardali 2008).
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- Fifty-first supplement to the AOU Check-List of North American Birds (Chesser et. al. 2010).
- Life History Accounts and Range Maps (CDFW 2024e).
- *Life on the Edge: A Guide to California's Endangered Natural Resources. Wildlife* (Thelander et al. 1994).
- *Mammals of North America* (Bowers et al. 2004).
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- *Mammals of North America* (Kays and Wilson 2002).
- Mammalian Species of Special Concern in California (Williams 1986).
- *Mammal Species of the World* (Wilson and Reeder 2005).
- NatureServe Explorer (NatureServe 2024).
- *National Audubon Society, the Sibley Guide to Birds* (Sibley 2000).
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- *Shorebirds of North America. The Photographic Guide* (Paulson 2005).
- Standard Common and Current Scientific Names (Center for North American Herpetology website [CNAH] website 2024).
- *The Smithsonian Book of North American Mammals* (Wilson and Ruff 1999).
- Terrestrial Mammal Species of Special Concern in California (Bolster 1998).

APPENDIX E

Burrowing Owl Focused Survey

Information Summary

Report Date:	August 30, 2024
Report Title:	Results of MSHCP Focused Burrowing Owl Survey for the SEC Archibald and Grapewin Project in City of Eastvale
Principal Investigator:	Brianna Bernard Carlson Strategic Land Solutions 27134A Paseo Espada, Suite 323 San Juan Capistrano, CA 92675 949.542.7042 Office 916.218.2644 Mobile bbernard@carlsonsls.com

Report Summary

This letter describes the methods and results of a habitat assessment and focused burrowing owl (Athene cunicularia [BUOW]) surveys for the SEC Archibald and Grapewin Project (Project) located in the City of Eastvale. The Project site located located east of Archibald Street and south of Grapewin Street, within the City of Eastvale in Riverside County, California, within the City of Eastvale in Riverside County, California. The Study Area is located within Section 00 Township 2 South, Range 7 West in the United States Geological Survey (USGS) 7.5-Minute Topographic Map *Corona North* Quadrangle. The Assessor's Parcel Number (APN) includes 130-07-021, 130-07-015, and 130-08-004. Access to the Project site is off of Grapewin Street, as well as Archibald Avenue. Please refer to attached **Figure 1 and Figure 2**. The Project site and surrounding 500-foot buffer (Study Area) was surveyed.

The surveys were performed on the following days:

Survey Date	Time	Temp.	Surveys	Surveyors
March 28, 2024	0930 - 1215	70° F - 72° F Clear skies	Burrowing Owl Assessment	Brianna Bernard
June 11, 2024	0623 - 830	68° F 100% cloud cover	Burrowing Owl #1	Brianna Bernard and Sarah Vasquez
June 25, 2024	0615 - 0825	66° F - 79° F Clear skies	Burrowing Owl #2	Brianna Bernard and Sarah Vasquez
July 16, 2024	0630 - 0830	64° F - 66° F clear skies	Burrowing Owl #3	Brianna Bernard and Shawn Hernandez

Survey Date	Time	Temp.	Surveys	Surveyors
August 8, 2024	0630 - 0845	68° F - 75° F Clear skies and 50% cloud cover at approximately 8:00 am	Burrowing Owl #4,	Brianna Bernard and Dylan Donahoe

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

Scattered burrows were observed on the Project site, specifically around the perimeter near the fencing. All observed burrows were inspected carefully for any evidence of BUOW presence. Based on the lack of direct observation of BUOW or evidence of BUOW activity (e.g. evidence of active burrows with whitewash, pellets, feather, etc.) during the survey, the Study Area is not currently considered occupied by BUOW.

Field Survey Methods

Prior to the field survey, available literature and databases including the California Natural Diversity Database (CNDDB), were reviewed to identify sensitive habitats and special status wildlife species, including BUOW in the vicinity of the Study Area. Consistent with the MSHCP Survey Instructions, a burrowing owl habitat assessment was conducted on was conducted on March 28, 2024 to determine any suitable BUOW habitat onsite. Following the habitat assessment, additional focused surveys took place on June 11, June 25, July 16, and August 8, 2024. Pedestrian survey transects were spaced approximately 15 to 25 meters apart in suitable habitat to allow 100 percent visual coverage of the ground surface.

According to the MSHCP guidelines, the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. Parcels of land that could not be accessed (e.g. private property) were viewed using binoculars from vantage points to survey for BUOW activity or signs thereof, as well as other nesting bird activity.

The Project site and surrounding 500-foot buffer, collectively referred to as the Study Area, was assessed for the suitability to support burrowing owls and all suitable burrows were inspected for signs of use by burrowing owls. After the initial assessment of the site and surrounding areas, the Project site was systematically walked in an east-west direction of the Project site within suitable habitat for BUOW. Adjacent suitable areas, where accessible, were also surveyed to determine possible presence of owls within the buffer area (500-feet surrounding the Project site). Areas not accessible were surveyed using binoculars.

All encountered burrows or structure entrances were checked for the presence of BUOWs, molted feathers, cast pellets, prey remains, eggshell fragments, tracks, or excrement at or near a burrow entrance. Natural or man-made structures and debris piles that could support BUOWs were also surveyed.

All wildlife species encountered, visually or audibly during the field survey, were identified and recorded in the field notes. Binoculars were used to aid in the identification of observed wildlife. Photographs were taken to document existing conditions within the Project site (Attachment A).

Results

The BUOW habitat assessment was conducted on March 28, 2024 on the Project site and surrounding 500-foot area within suitable Burrowing Owl habitat (Figure 2). Following the habitat assessment, additional focused surveys took place on June 11, June 25, July 16, and August 8, 2024. The survey was performed by Carlson Strategic Land Solutions (CSLS) biologists. The Biologists performed transects within areas that could potentially provide suitable BUOW habitat. Weather conditions during the survey was conducive to observing signs of BUOW activity, such as owls outside burrows. Temperatures during the surveys ranged from 70° F to 95° F with predominant sunny, clear skies and 0-2 mph winds. The survey was conducted during typical BUOW peak activity time and was not conducted during rain, high winds (> 20 miles per hour), dense cloud cover >75%, or extreme temperatures.

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

The Study Area contains a small population of California ground squirrels (*Spermophilus beecheyi*), specifically located along the perimeter fencing and around the animal pens, which in turn results in various burrows that could potentially support suitable BUOW foraging and nesting habitat. These areas were inspected carefully for the presence of BUOWs and active nests. No pellets, whitewash, feathers, tracks or any other signs indicative of burrowing owl presence were observed within the Study Area.

The Study Area provides suitable foraging and nesting habitats to support wildlife. Bird activity during the survey was moderate. During the field surveys the following species were observed/detected:

Birds:

- Chicken (*Gallus gallus domesticus*)
- Peacock (*Pavo cristatus*)
- Common yellowthroat (*Geothypis trichas*)
- Rufous-crowned sparrow (*Aimophila ruficeps*)
- Anna's hummingbird (*Calypte anna*)
- American crow (*Corvus brachyrhynchos*)
- American Kestrel (*Falco sparverius*)
- Bewick's wren (*Thryomanes bewickii*)
- Nuttall's woodpecker (*Picoides nuttallii*)
- California towhee (*Melozone crissalis*)
- California quail (*Callipepla californica*)
- Black phoebe (*Sayornis nigricans*)
- Spotted towhee (*Pipilo maculatus*)
- Northern mockingbird (*Mimus polyglottos*)
- house finch (*Haemorhous mexicanus*)
- mourning dove (*Zenaida macroura*)
- American bushtit (*Psaltriparus mimimus*)
- song sparrow (*Melospiza melodia*)
- Red-tailed hawk (*Buteo jamaicensis*)
- turkey vulture (*Cathartes aura*)
- yellow warbler (*Setophaga petechia*)
- Great horned Owl (*Bubo virginianus*)
- Barn owl (*Tyto alba*)
- Lesser goldfinch (*Spinus psaltria*)
- Song sparrow (*Melospiza melodia*)
- Yellow-breasted chat (*Icteria virens*)
- Turkey vulture (*Cathartes aura*)

Reptiles:

- western fence lizard (*Sceloporus occidentalis*)

Mammals

- California ground squirrel (*Spermophilus (Otospermophilus) beecheyi*)

Conclusion

No BUOWs or evidence of BUOWs were observed on site within the Study Area during the focused surveys. A majority of the Project site is characterized by vegetated ruderal and disturbed/developed habitats and contains suitably sized burrows and satellite burrows to provide suitable nesting habitat for BUOW. Much of the buffer area is developed or consists of the Santa Ana River. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). Therefore, based on the focused surveys it is determined the Project site is not occupied by BUOW.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed: _____ Dated: 08/30/2024

If you have any questions, please feel free to contact me at bbernard@carlsonsls.com or at 916-218-2644.

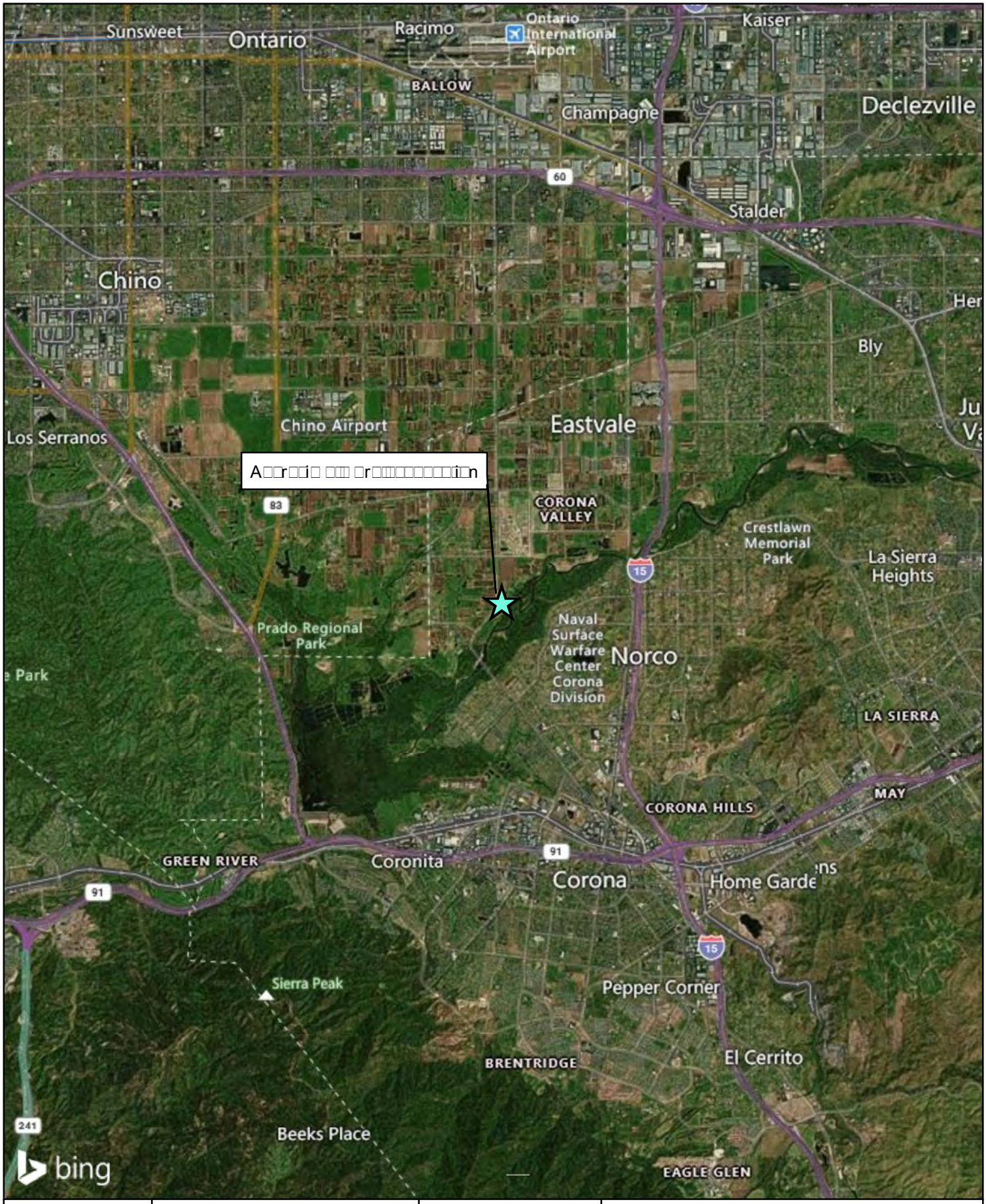
Figures

- Figure 1: Site Location Map
- Figure 2: Study Area Map

Attachments

- Attachment A: Site Photographs

Figures



SEC Archibald and Grapewin Project

2701

FIGURE 1

SEC Archibald and Grapewin Project

2702

FIGURE 2

Attachment A:
Site Photographs

Most of the Project site consists of disturbed/developed and ruderal habitat.

The Project site is regularly mowed. Two residential homes occur on the Project site.

Suitable burrows were observed within the Project Site.

Suitable burrows were observed around the fences.

Some burrows were observed within the flat ruderal areas.

Some burrows were observed along the driveway.

Michael Baker INTERNATIONAL

APPENDIX B-2

WESTERN RIVERSIDE COUNTY MSHCP CONSISTENCY DETERMINATION

CONSISTENCY DETERMINATION

SEC ARCHIBALD AND GRAPEWIN PROJECT

Submitted Pursuant to MSHCP
Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*;
Section 6.1.3 Narrow Endemic Plant Surveys; *and*
Section 6.3.2 *Species Survey Requirements*.

Prepared for:

Warmington Residential
Greg Ocasek
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Prepared by:

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January 31, 2025

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Executive Summary

The SEC Archibald and Grapewin Project proposes to construct residential units with associated streets and infrastructure on the approximately 8-acre site. The Project site consists of ruderal and disturbed/developed vegetation communities.

The Project site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

The Project is located within the Eastvale Area Plan of the Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, the Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. The Project is not located within any Reserve Features (Core, Linkage, Public/Quasi Public Land etc.). However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

Therefore, the Project is subject to:

- Riparian and Riverine Areas (Section 6.1.2)
- Narrow Endemic Plant Survey (Section 6.1.3)
- Urban/Wildland Interface Guidelines (Section 6.1.4)
- Western burrowing owl (*Athene cunicularia hypugaea*) (Section 6.3.2)

No MSHCP riparian/riverine features occur onsite, therefore no Determination of Biologically Superior or Equivalent Preservation (DBESP) is required. Furthermore, no MSHCP sensitive species associated with riparian/riverine areas protected under Section 6.1.2 were observed during the field surveys and no suitable habitat occurs for Section 6.1.2 plant and wildlife species. The proposed project is consistent with Section 6.1.2 of the MSHCP.

Portions of the Project site are located within the Narrow Endemic Plant Species Survey Areas (NEPSSA) Number 7, which include the following target species:

- San Diego ambrosia
- Brand's phacelia
- San Miguel savory

No special status plant species were observed during the 2024 focused surveys and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site; therefore, there are no potential impacts to special status plants due to Project implementation and no mitigation required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.3.

The Project site is not designated as an existing or proposed MSHCP Conservation Area or Core Linkage areas. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exists largely of high impact land uses such as city and community development.

The Project site is composed of large spans of ruderal and disturbed habitat lacking suitable cover and resources that are typically associated with wildlife movement areas (i.e. water). Furthermore, the Project site is located at a substantially higher elevation than the Existing Core A of the MSHCP. The Project site currently includes several residential homes and fenced animal pens. Furthermore, north, west, and south of the Project is residential development and Vantage Point Church further restricting any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources.

However, due to the adjacency to Existing Core A and preserving the high-quality riparian habitat found within the Santa Ana River, the Project site may have indirect impact to the Existing Core A due to noise and or lighting. Therefore, the Project would adhere to the urban/wildland guidelines interface for the management of edge factors.

The site was evaluated for suitable burrowing owl habitat pursuant to Section 6.3.2, Species Survey Requirements. It is determined the Project site is not occupied by BUOW. No BUOWs or evidence of BUOWs were observed within

the Project site during the focused surveys. A majority of the Project site was characterized by ruderal fields, which may provide suitable nesting habitat for BUOW but lack proper vegetation cover for the species. Much of the buffer area is developed. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). However, a pre-construction survey will be conducted by a qualified biologist 30 days prior to the commencement of any ground disturbing activities. The proposed project is consistent with Section 6.3.2 of the MSHCP.

SEC ARCHIBALD AND GRAPEWIN PROJECT

Consistency Determination

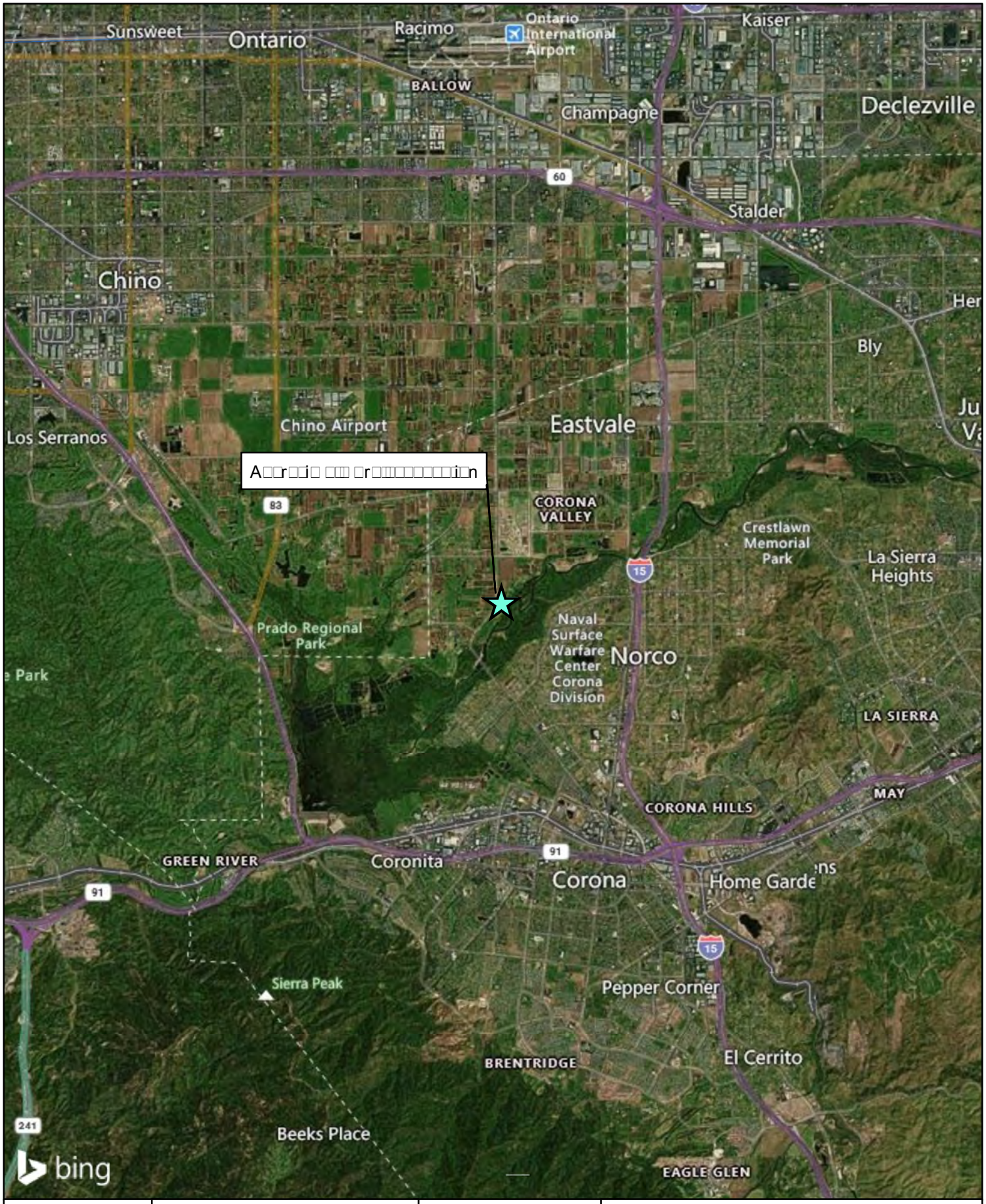
Pursuant to MSHCP Section 6.1.2: *Protection of Species Associated with Riparian/Riverine Areas*
MSHCP Section 6.1.3: Narrow Endemic Plants
MSHCP Section 6.3.2: *Species Survey Requirements*

I. INTRODUCTION

The following Consistency Determination has been prepared by Carlson Strategic Land Solutions (CSLS), pursuant to Section 6.1.2 *Protection of Species Associated with Riparian/Riverine areas and Vernal Pools,* Section 6.1.3 *Narrow Endemic Plant Species,* Section 6.1.4 *Urban/Wildland Guidelines Interface*and Section 6.3.2 *Species Survey Requirements* of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This report presents the findings of the Consistency Determination for the approximately 8-acre Project Site known as the SEC Archibald and Grapewin in the City of Eastvale.

II. DEFINITION OF PROJECT AREA

The proposed Project site encompasses approximately 8-acres and is located in the City of Eastvale, California. The Project site can be found on the U.S Geological Survey (USGS) Map *Corona North* topographic map. The Project Site can be found within Section 00, Township 2 South, and Range 7 West. The Project Site is located is located n The Study Area is located east of Archibald Street and south of Grapewin Street. (Figures 1 and 2). The Project's Assessor Parcel Numbers (APN) includes 130-070-021, 130-070-015, and 130-080-004. Access to the Project site is from Grapewin Street, as well as Archibald Avenue.



SEC Archibald and Grapewin Project

2714

FIGURE 1

SEC Archibald and Grapewin Project

2715

FIGURE 2

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water. The Santa Ana River is designated as Existing Core A wildlife corridor and core linkage area. As such the Project would adhere to the urban/wildland guidelines interface for the management of edge factors and prevent any indirect impacts.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

The Project Study Area discussed in this analysis consists of the 8-acre Project site and surrounding 500-foot buffer area. The buffer area was evaluated for potential off-site impacts.

The Project is located within the Eastvale Area Plan of the MSHCP. The Project is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Portions of the Survey Area are located within MSHCP Section 6.1.2 Riparian and Riverine Areas, Section 6.1.3 Narrow Endemic Plants, and Section 6.3.2 Species Survey Requirements for the western burrowing owl (*Athene cunicularia hypugaea*) habitat. The Project site is not located within MSHCP survey areas for Criteria Area Plant Species, Amphibians, Mammals, Wildland corridor, or Special Linkage Areas. However, the Project is subject to adhere to the appropriate Urban/Wildland Guidelines due to the adjacency of the Santa Ana River and Existing Core A to prevent any indirect impacts.

III. PROJECT DESCRIPTION

As shown in **Figure 3**, the Project proposes to construct 76 single-family lots, open space lots, water quality basins, and landscape. All development is anticipated to occur on the Project site, and no direct impacts to the Santa Ana River is anticipated.

IV. METHODOLOGY

The Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), but is not located within any Criteria Cells, Cell Groups, or Subunits. Portions of the Project Study Area are located within the

survey areas for narrow endemic plants and burrowing owl (*Athene cunicularia*) (Figure 4).

A number of these species have survey requirements based on a project's occurrence within a designated MSHCP survey area and/or based on the presence of suitable habitat. These include:

- Riparian/Riverine and Vernal Pools (MSHCP Volume I, Section 6.1.2);
- Species associated with riparian/riverine areas and vernal pool habitats, including least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, and three species of listed fairy shrimp (MSHCP Volume I, Section 6.1.2);
- Narrow Endemic Plant Species (MSHCP Volume I, Section 6.1.3), as identified by the Narrow Endemic Plant Species Survey Areas (NEPSSA);
- Guidelines Pertaining to the Urban/Wildlands Interface (MSHCP Section 6.1.4);
- Criteria Area Plant Species (MSHCP Volume I, Section 6.3.2) identified by the Criteria Area Plant Species Survey Areas (CAPSSA);
- animal species (BUOW, mammals, amphibians) identified by survey areas (MSHCP Volume I, Section 6.3.2); and
- Best Management Practices (MSHCP Volume I, Appendix C).

An additional 28 species (MSHCP Volume I, Table 9.3) not yet adequately conserved have species-specific objectives for the species to become adequately conserved. However, these species do not have project-specific survey requirements.

The Western Riverside County Resource Conservation Authority (RCA) MSHCP Information Application website was reviewed to verify any overlays that may occur on the Project site.

Biologists and Regulatory Specialists from Carlson Strategic Land Solutions (CSLS) conducted site-specific surveys on the Study Area. Surveys included a general biological survey, vegetation mapping, a habitat assessment and focused burrowing owl survey, general plant survey, and a delineation of any jurisdictional waters and wetlands. The survey was conducted on the Project site by CSLS biologists. Findings from the field surveys conducted on March 28, June 11, June 25, July 16, and August 8, 2024 are included in the Biological Resource Assessment for the SEC Archibald and Grapewin Project prepared by Carlson Strategic Land Solutions dated August, 2024 (January 2025 Biological Resource Assessment).

CSLS conducted biological studies in three main components in order to identify and evaluate actual or potential impacts to biological resources associated with the proposed Project, including: (1) vegetation mapping; (2) site-specific biological surveys to evaluate the presence/absence of special-status species (or potentially suitable habitat) to the satisfaction of the MSHCP, CEQA, and Federal and State regulations; and (3) delineation of aquatic resources (including wetlands/riparian habitat) subject to the jurisdiction of the US Army Corps (Corps), Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW).

Based on the RCA MSHCP Mapper and GIS Data, the Project site is not located within lands identified as Reserve Linkage or a Core area. However, the Project is located adjacent to the Santa Ana River which is designated as Existing Core A. Therefore, analysis and adherence of Urban/Wildlands Interface guidelines is warranted.

Based on the RCA MSHCP Mapper and GIS Data, the Project site does not occur within a predetermined Survey Area for criteria area species. No additional surveys are required.

Based on the RCA MSHCP Mapper and GIS Data, the Project site does not occur within a predetermined Survey Area for amphibians. No additional surveys are required.

Based on the RCA MSHCP Mapper and GIS Data, the Project site does not occur within a predetermined Survey Area for mammals. No additional surveys are required.

Since the Project is located within the MSHCP, Best Management Practices (MSHCP Volume I, Appendix C) will be implemented as part of Project Design features in order to be consistent with the MSHCP.

Based on the RCA MSHCP Mapper and GIS Data, the Project site is subject to Consistency Analysis with MSHCP Sections 6.1.2 (Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Narrow Endemic Plants), 6.1.4 (Urban/Wildlands Interface Guidelines), and 6.3.2 (Special Survey Requirements).

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

VESTING TENTATIVE TRACT MAP 39022
PRELIMINARY GRADING

SCHEDULE "A" SUBDIVISION

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

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

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

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

ZONING/LAND USE

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

PROJECT DENSITY

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

UTILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON (951) 928-8207
GAS: SOUTHERN CALIFORNIA GAS (951) 304-0093
SEWER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
WATER: JURUPA VALLEY COMMUNITY SERVICE DISTRICT (951) 685-7434
TELEPHONE: VOIPO (944) 829-4200, 1-VOIP (888) 364-8647
COMMUNITY PHONE (866) 512-8541, AXVOICE
CABLE: SPECTRUM (888) 364-2408, DISH (877) 384-3424,
DIRECTV (800) 531-500
INTERNET: SPECTRUM (888) 364-2408

GENERAL NOTES
1. THE PROJECT IS LOCATED WITHIN FLOOD ZONE X BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 687 OF 3805, RIVERSIDE COUNTY CALIFORNIA.
2. THIS IS A CALIFORNIA DENSITY BONUS LAW PROJECT (SEE SITE SUMMARY TABLE). IT IS ALSO BEING PROCESSED WITH A PRELIMINARY SB 330 APPLICATION
3. PUBLIC STREET IMPROVEMENTS PER CITY OF EASTVALE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. THOMAS BROS. MAP BOOK PAGE: 713, GRID A4, 2024 EDITION
5. NO SUBSURFACE SEPTIC DISPOSAL PROPOSED.
6. ALL EXISTING STRUCTURES ON SITE TO BE DEMOLISHED.
7. ARCHIBALD TO BE OPEN TO THE PUBLIC AND IN-TRACT STREETS ARE TO BE PRIVATE.
8. ENTRY AT GRAPEWIN STREET TO BE USED FOR EMERGENCY ACCESS ONLY.
9. SINGLE FAMILY RESIDENTIAL DEVELOPMENT WILL NOT BE GATED.
10. ALL LOTS HAVE 1% MIN. GRADE TOWARDS THE STREET FOR DRAINAGE PURPOSES.
11. THERE ARE NO REMAINING PARCELS.
12. RUNOFF FROM THIS TRACT WILL BE ROUTED INTO THE AN EXISTING RIVERSIDE FLOOD CONTROL STORM DRAIN LINE THAT DISCHARGES INTO THE SANTA ANA RIVER.
13. PROJECT SITE IS NOT WITHIN COMMUNITY SERVICES DISTRICT.
14. THERE IS ONE KNOWN WELL ON THIS PROPERTY. IT WILL BE ABANDONED AND CAPPED.
15. SITE IS SUBJECT TO LIQUEFACTION.
16. ANY OPEN SPACE LOTS TO BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
17. PROJECT TO COMPLY WITH SCHEDULE A IMPROVEMENTS PER THE SUBDIVISION MAP ACT.
18. SIDE YARD W/ GATE SETBACK - 4' MIN.
    SIDE YARD W/ NO GATE SETBACK - 4' MIN.
    REAR YARD SETBACK - 10' MIN.
    STREET REAR YARD SETBACK - 5' MIN.
19. PROJECT WALLS AND FENCING WILL BE SHOWN ON THE TENTATIVE TRACT MAP AND CONCEPTUAL GRADE PLAN.
20. THIS PROJECT IS EXEMPT FROM HYDRAULIC CONDITIONS OF CONCERN (H.C.O.C.)
21. THE TENTATIVE TRACT MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER
22. IMPERVIOUS SQUARE FOOTAGE:
    EXIST: 28,769 SF (0.64 AC)
    PROP: 204,934 SF (4.70 AC)

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

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

EARTHWORK QUANTITIES
CUT: 20,910 CY FILL: 21,790 CY NET: 880 CY (IMPORT)

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

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

PARCEL 1:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST, 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET; THENCE NORTH 84° 34' WEST, 192.9 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST 723.58 FEET;
THENCE SOUTH 0° 58' WEST, 144.9 FEET;
THENCE SOUTH 23° 54' WEST, 817.55 FEET;
THENCE NORTH 84° 34' WEST, 685.24 FEET TO A POINT ON SAID EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE WESTERLY 450 FEET THEREOF, THE EASTERLY LINE OF SAID LOT 450 FEET BEING PARALLEL WITH THE EAST LINE OF ARCHIBALD AVENUE.

PARCEL 2:
THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET; THENCE SOUTH 40° 45' WEST 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 84° 34' EAST, 545.84 FEET;
THENCE SOUTH 3° 51' WEST, 225.4 FEET;
THENCE NORTH 84° 34' WEST, 723.58 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET;
THENCE SOUTH 84° 34' EAST, 192.9 FEET
TO THE TRUE POINT OF BEGINNING.EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 64094 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS PORTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

PARCEL 3:
THAT PORTION OF LOT O OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 94 TO 97, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF LOT M OF FULLER RANCHO;
THENCE SOUTH 0° 04' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 432.4 FEET;
THENCE CONTINUING SOUTH 36° 15' WEST, 339.9 FEET;
THENCE NORTH 84° 34' WEST, 192.94 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 514.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
THENCE SOUTH 84° 34' EAST, 616.92 FEET;
THENCE NORTH 47° 26' EAST, 93.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE, BY DEED RECORDED JANUARY 3, 1934 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
THENCE NORTH 84° 34' WEST, 235.25 FEET;
THENCE NORTH 0° 02' WEST 225.00 FEET;
THENCE SOUTH 84° 34' WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 284.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JANUARY 7, 1965 AS INSTRUMENT NO. 1679 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

LEGEND

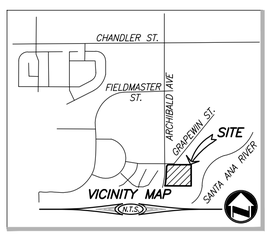
TRACT BOUNDARY	PROP. RETAINING WALL	(XX.XX)	EXISTING ELEVATION
R/W	EX. EDGE OF PAVEMENT	XX.XX	PROPOSED ELEVATION
LOT LINE	EX. WATER	C&G	CURB AND GUTTER
CENTERLINE	EX. SEWER	CF	CURB FACE
SETBACK	EX. CURB & GUTTER	CL	CENTER LINE
PROP. CURB & GUTTER	EX. STORM DRAIN	E/P	EDGE OF PAVEMENT
PROP. CURB	PROP. GEO-GRID BLOCK RETAINING WALL	EX.	EXISTING
PROP. WATER	PROP. BLOCK RETAINING WALL	FG	FINISHED GROUND
PROP. SEWER	PROP. STREETLIGHT	FH	FIRE HYDRANT
PROP. STORM DRAIN	PROP. FIRE HYDRANT	FS	FINISH SURFACE
EX. MAJOR CONTOUR		HOA	HOME OWNERS ASSOCIATION
EX. MINOR CONTOUR		MH	MAN HOLE
PROP. MAJOR CONTOUR		N.A.P.	NOT A PART
PROP. MINOR CONTOUR		O.S.	OPEN SPACE
		PE	PAD ELEVATION
		PIP	PROTECT IN PLACE
		PL	PROPERTY LINE
		PROP.	PROPOSED
		R/W	RIGHT OF WAY
		S/W	SIDEWALK
		SF	SQUARE FEET
		SD	STORM DRAIN
		SWR	SEWER
		TBR	TO BE REMOVED
		TC	TOP OF CURB
		TF	TOP OF FOOTING
		W.S.E.	WATER SURFACE ELEVATION
		WTR	WATER
		CMP	CORRUGATED METAL PIPE
		TBR	TO BE REMOVED

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

SHEET INDEX

SHEET 1:	TITLE SHEET & CONCEPTUAL GRADING
SHEET 2:	SECTION INDEX MAP & BOUNDARY SECTIONS
SHEET 3:	BOUNDARY SECTIONS, TYPICAL STREETS & DETAILS

REVISIONS	
DELTA	DESCRIPTION



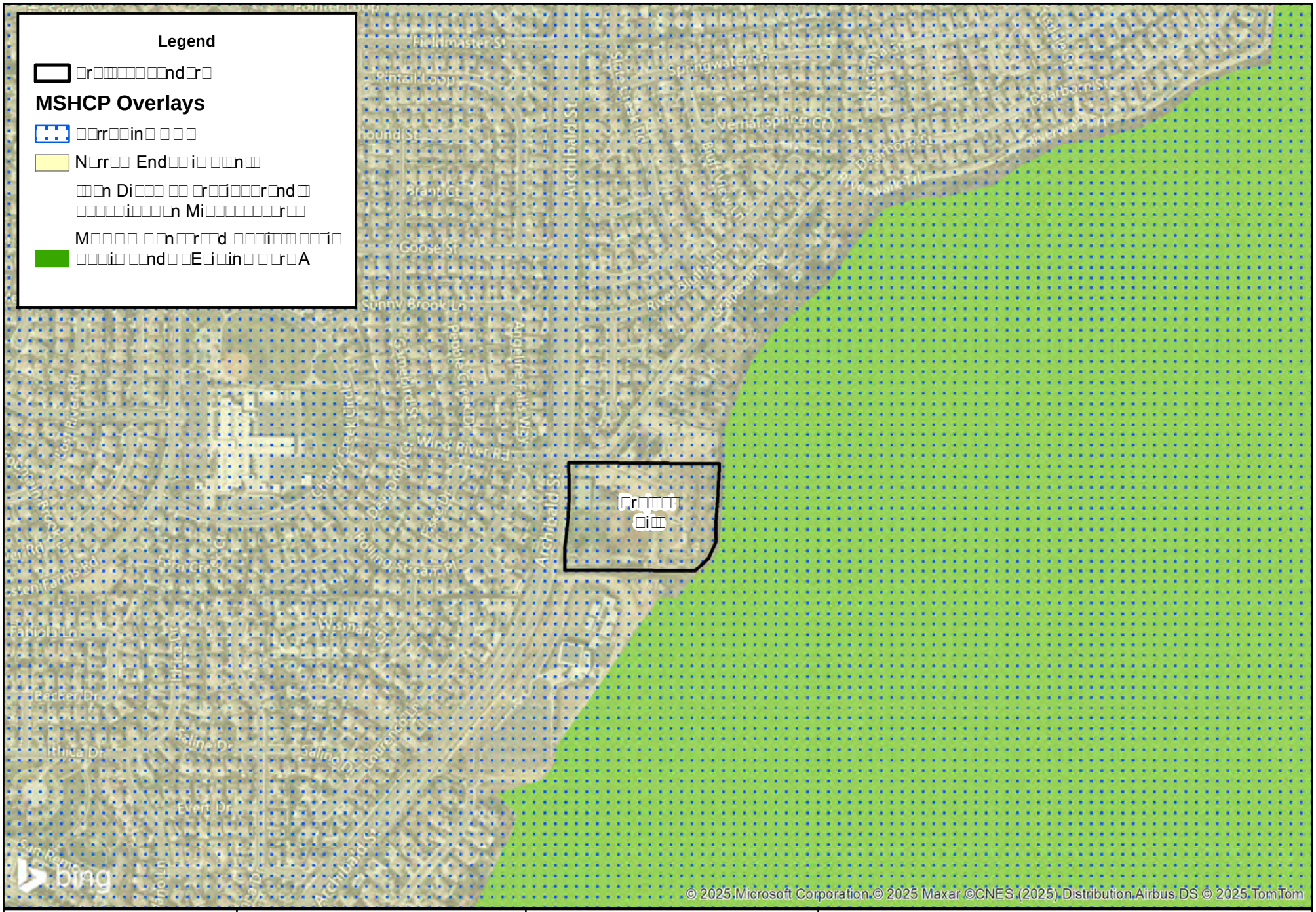
PAGE 1 OF 3
TENTATIVE TRACT MAP NO. 39022
PRELIMINARY GRADING
PREPARATION DATE: JULY 2024

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

FILE LOCATION: U:\PROJECTS\WARMINGTON\06271ENGINEERING\CONCEPTUAL GRADE\06271 CGO1.DWG

PLOT DATE: 8/30/2024

2719



SEC Archibald and Grapewin Project

2720

FIGURE 4

The field studies focused on a number of primary objectives that would satisfy the special provisions of the MSHCP and also comply with CEQA requirements, including: (1) general reconnaissance surveys and vegetation mapping; (2) general wildlife surveys; (3) habitat assessments and focused surveys for special-status plants; (4) habitat assessments and focused biological surveys for special-status animals (including species designated by MSHCP survey areas); (5) wildlife movement analysis; (6) assessments of riparian/riverine areas and vernal pool habitats; and (7) delineation of areas subject to the jurisdiction of the Corps, RWQCB, and CDFW. Observations of plant and wildlife species were recorded during the survey.

The January 2025 Biological Resource Assessment evaluates individual plants and animal species based on their special-status. For the purpose of the Biological Assessment, plants were considered special-status based on one or more of the following criteria:

- Listing through the Federal and/or State Endangered Species Act (ESA);
- Occurrence in the California Native Plant Society (CNPS) Rare Plant Inventory (List 1B, 2, 3, or 4);
- California Natural Diversity Database (CNDDB) Global/State Rankings; and/or
- Evaluation and coverage under the MSHCP.

Prior to conducting fieldwork, pertinent literature on the flora of the region was examined. A thorough archival review was conducted using available literature and other historical records. These resources included, but were not limited to, the following: CNPS *Inventory of Rare and Endangered Plants of California* [CNPS 2024]; CNDDB for the Corona North and surrounding USGS quadrangle maps (CNDDB 2024); and MSHCP Document, including Sections 6.1.2, Section 6.1.3, and 6.3.2; and Table 9.3 (Riverside County Integrated Project 2003).

Vegetation communities were characterized utilizing vegetation alliances in accordance with The Manual of California Vegetation, Second Edition (MCVII) (Sawyer et al. 2009). Where necessary, deviations were made when areas did not fit into exact habitat descriptions provided by MCVII. Plant communities were mapped in the field directly onto a 200-scale (1"=200') aerial photograph.

Section 6.1.2 Riparian/Riverine Areas and Vernal Pools

Volume I, Section 6.1.2 of the MSHCP describes the process through which protection of riparian/riverine areas and vernal pools would occur within the MSHCP Plan Area. The purpose is to ensure that the biological functions and

values of these areas throughout the MSHCP Conservation Area are maintained. The MSHCP requires that as projects are proposed within the overall Plan Area, the effect of those projects on riparian/riverine areas and vernal pools must be addressed. The Study Area was evaluated for the presence/absence of MSHCP riparian/riverine areas and vernal pools. With respect to riparian habitat, the Study Area was evaluated for the potential habitat to support the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii traillii*), the western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), listed fairy shrimp, and other species identified in Section 6.1.2 of the MSHCP.

The Study Area was evaluated to determine the limits of (1) Corps jurisdiction pursuant to Section 404 of the CWA; (2) RWQCB jurisdiction pursuant to Section 401 of the CWA and Porter-Cologne; (3) CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Game Code; and (4) MSHCP riparian/riverine areas and vernal pools. Suspected jurisdictional areas were field checked for the presence of definable channels and/or wetland vegetation, soils, and hydrology. Suspected wetland habitats on the Project site and surrounding buffer area were evaluated using the methodology set forth in the Corps' 1987 Wetland Delineation Manual (Wetland Manual) and the 2008 Regional Supplement to the Corps Wetland Delineation Manual: Arid West Region Version 2.0 (Arid West Supplement) and according to the March 2023 definition of Waters of the US. While in the field, the limits of MSHCP Features were recorded onto a 200-scale color aerial photograph using visible landmarks and limits of jurisdiction were recorded with a Trimble R1 Global Positioning System (GPS) receiver with ARC Collector application with sub-meter accuracy.

Section 6.1.3 Narrow Endemic Plants

The Project site falls within Narrow Endemic Plants (Survey Area Number 7). The CNDDB and MSHCP were reviewed to determine known occurrences of special- status plants in the region. Based on this information, a list of target plants (including their suitable habitats and soil) was developed and incorporated into a survey program to achieve the following goals: (1) characterize the vegetation associations and land use; (2) prepare a detailed floral compendium; and (3) document the distribution and abundance of any special-status plant species within the Project site.

General surveys were conducted to identify potential sensitive plant habitats, and to establish the accuracy of the data identified from the literature review and previous biological assessment and search. An aerial photograph and topographic map were used to determine the community types and other physical features that may support sensitive species or communities within the Project site and surrounding buffer area. The reconnaissance surveys also considered the guidelines adopted by CNPS and CDFW (Nelson 1984, CNPS 2001).

Where potentially suitable habitat was present, focused plant surveys included those MSCHP Covered Species identified by the NEPSSA Survey Area Number 7. For any locations with positive survey results, the MSHCP requires that 90 percent of those portions of the property that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Findings of equivalency shall be made demonstrating that the 90-percent standard has been met

Section 6.3.2 Special Survey Requirements

The CNDDB and MSHCP were initially consulted to determine known occurrences of special- status animals in the region. Based on this information, a list of target animal species (including their suitable habitats) was developed and incorporated into a survey program to achieve the following goals: (1) prepare a detailed faunal compendium; and (2) implement general reconnaissance field work and focused surveys to document the distribution and abundance of the special-status animal species within the Study Area.

The Study Area was evaluated for suitable burrowing owl habitat, and where present, focused surveys were conducted for the burrowing owl to satisfy the requirements of the MSHCP and CEQA.

General Biological Surveys

Wildlife species were evaluated and detected during field surveys by sight, call, tracks, and scat. Site reconnaissance was conducted in such a manner as to allow inspection of the Study Area by direct observation, including the use of binoculars. Observations of physical evidence and direct sightings of wildlife were recorded in field notes during each visit. A complete list of wildlife species observed within the Study Area is provided in the June 2024 Biological

Resource Assessment. Scientific nomenclature and common names for vertebrate species referred to in this report follow the Complete List of Amphibian, Reptile, Bird, and Mammal Species in California (CDFW 2023), Standard Common and Scientific Names for North American Amphibians, Turtles, Reptiles, and Crocodilians 6th Edition, Collins and Taggert (2009) for amphibians and reptiles, and the AOU Checklist (2010) for birds. The methodology (including any applicable survey protocols) utilized to conduct the focused surveys or the habitat assessments for special-status animals is included below.

Wildlife Movement Analysis

In order to evaluate direct, indirect, and cumulative impacts of the proposed Project on wildlife movement, an analysis of wildlife use/movement was conducted for the Study Area. The analysis considered the movement and use of large mammals (i.e., mountain lion and mule deer), medium-sized mammals (mesocarnivores), and other wildlife such as small mammals, birds, reptiles, and amphibians. Methods utilized for the wildlife analysis included a review of existing information on wildlife use (including the MSHCP), general and focused biological surveys to document the presence/absence of wildlife, and observations of mammal tracks and scat.

V. ENVIRONMENTAL SETTING

A. Existing Conditions

The Project site consists of several developed animal pens for goats, sheep, cattle, etc. The Project site also contains 2 residential units with a pool house, covered horse arena, and stables. Overall, the site includes developed communities and ruderal habitat consisting of non-native species. Located to the east of the Project site is the Santa Ana River. Habitat within the Santa Ana River consists of arundo thickets and southern cottonwood willow riparian forest and open water.

The site is bounded by Vantage Point Church on the south, residential development to the west and north, and the Santa Ana River to the east.

B. Soils

The United States Department of Agriculture Natural Resources Conservation Service lists five soil types (series) for the Project site (Figure 6). Please see below for the following soil type, which was used to determine the possibility for sensitive wildlife and plant species. No unique soil types as identified by the

MSHCP, such as clays for vernal pools or soils for sensitive or rare plants, exist on the Project site. Furthermore, no soils that would potentially provide hydrophilic soils for vernal pools occur onsite.

The following soil types are mapped within the Study Area and shown on Figure 6:

- Grangeville sandy loam, sandy substratum, drained, saline-alkali , 0 to 5 percent slopes (GsB)
- Grangeville fine sandy loam, poorly drained, saline-alk ali, 0 to 5 percent slopes (GuB)
- Pachappa fine sandy loam, 0 to 2 percent slopes (PaA)
- Ramona very fine sandy loam, 0 to 8 percent slopes, eroded (ReC2)
- Terrace escarpments (TeG)

C. Topography and Hydrology

The Project site does not contain any jurisdictional features. Santa Ana River occurs to the east of the Project site within the 500-foot buffer and is considered Waters of the State and Waters of the United States, as regulated by CDFW, RWQCB, and the Corps. No impacts are anticipated to occur to Santa Ana River due to Project implementation.

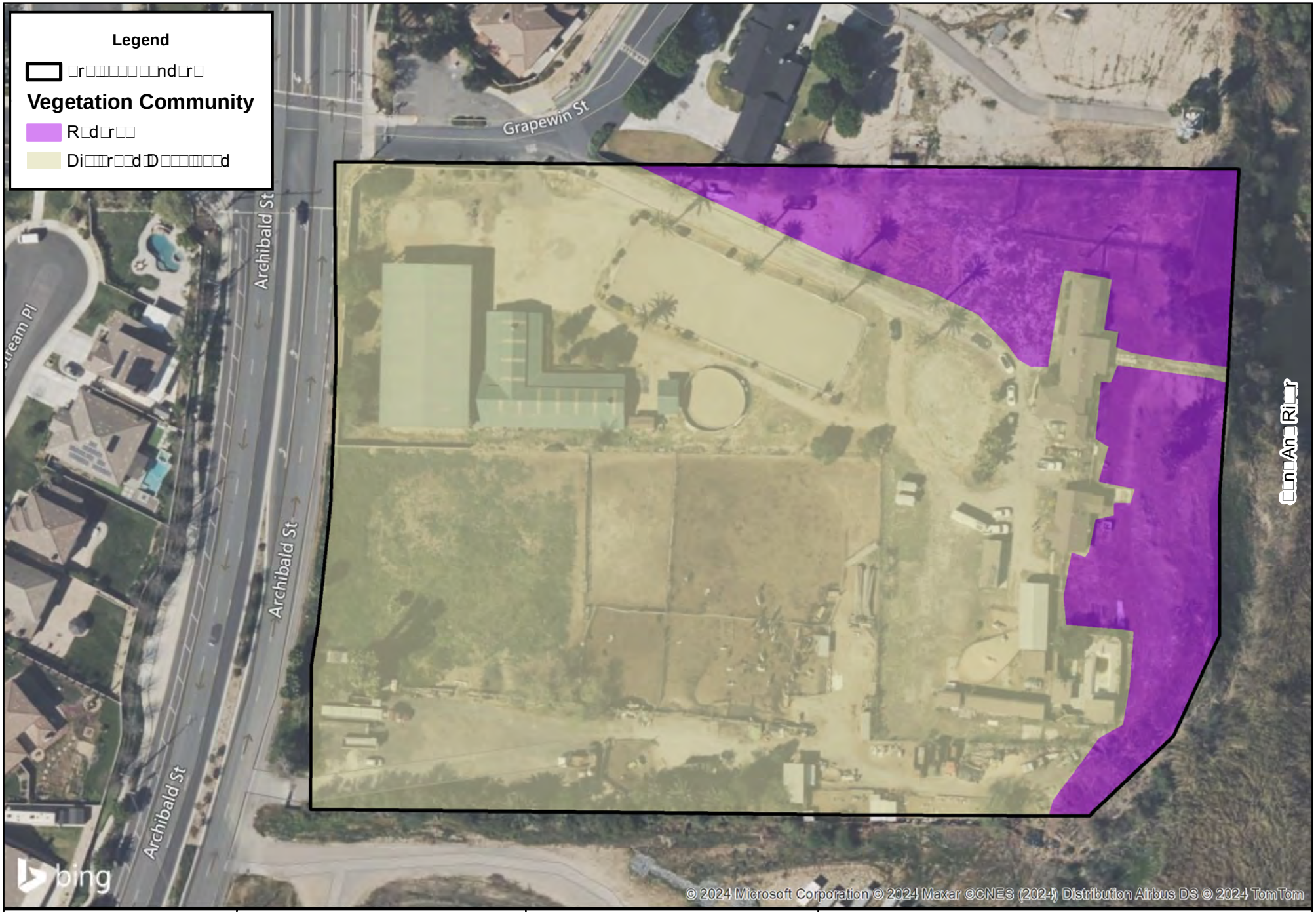
D. Plant Communities

Several plant communities were observed within the Study Area. The acreages of plant communities are shown in Table 1 and depicted in Figure 5. Site photographs are included within the January 2025 Biological Resource Assessment also provide representative photographs of site conditions.

Table 1. Vegetation Community Observed Onsite

Vegetation Community	Acreage within the Project site (acres)
Ruderal	1.64
Disturbed/Developed	6.66
TOTAL	8.30

The general description of the habitat observed during the field survey are described below.



SEC Archibald and Grapewin Project

2726

FIGURE 5

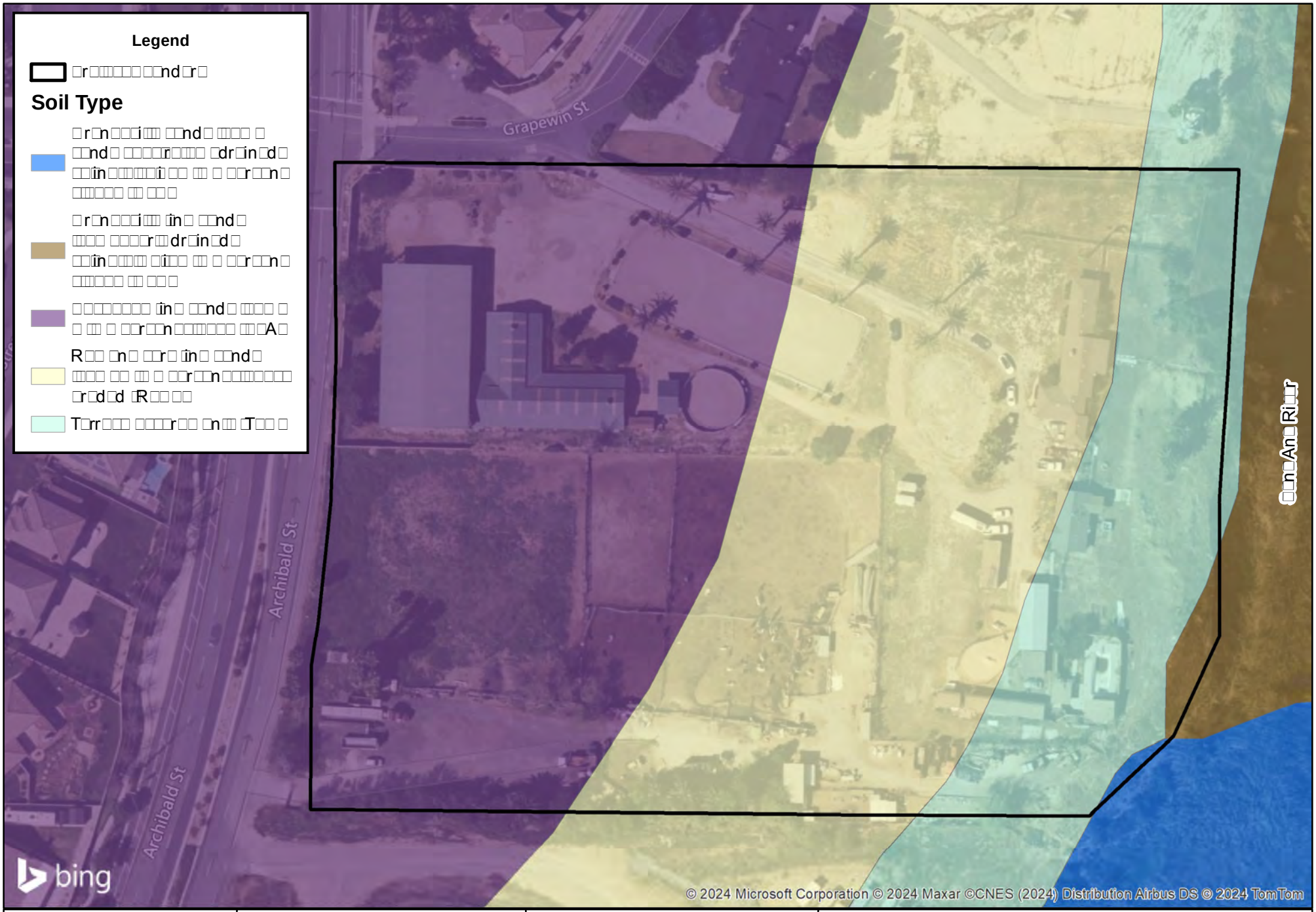


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FIGURE 6

Ruderal
The Project site contains portions of the ruderal vegetation community. These areas are regularly mowed and maintained. The vegetation within this area is comprised of predominantly of summer mustard (*Hirschfeldia incana*). Other species include tocalote (*Centaurea melitensis*), canary island date palm (*Phoenix canariensis*), tree tobacco (*Nicotiana glauca),* wall barley (*Hordeum murinum*), cheeseweed (*Malva parviflora*), bristly ox tongue (*Helminthotheca echioides*), storksbill (*Erodium moschatum),* lemon trees (*Citrus limon*), oleander (*Nerium oleander*), prickly pear (*Opuntia littoralis),* and red brome (*Bromus rubens*).

Disturbed/Developed
The developed areas include animal pens, previously used equestrian corals and arena, residential homes, horse stalls, and animal pens. Ornamental species occur within this community and include Russian thistle (*Salsola australis*), horseweed (*Erigeron canadensis*), mustard, tocalote, carrotwood (*Cupaniopsis anacardioides*), pine tree (*Pinus ssp.*),a single cottonwood (*Populus fremontii),* Brazilian peppertree (*Schinus terebinthifolia*), and canary island date palm.

500-foot Buffer Area
Areas found to the north and west of the Project site are developed with single-family residential developments. To the south is developed with Vantage Point Church. To the east of the Project site is Santa Ana River.

E. Other MSHCP Sections

Based on the RCA MSHCP Mapper and GIS Data, the Project site is <u>not</u>:

- within a predetermined Survey Area for mammals. No additional surveys are required.

Since the Project is located within the MSHCP, Best Management Practices (MSHCP Volume I, Appendix C) will be implemented as part of Project Design features in order to be consistent with the MSHCP.

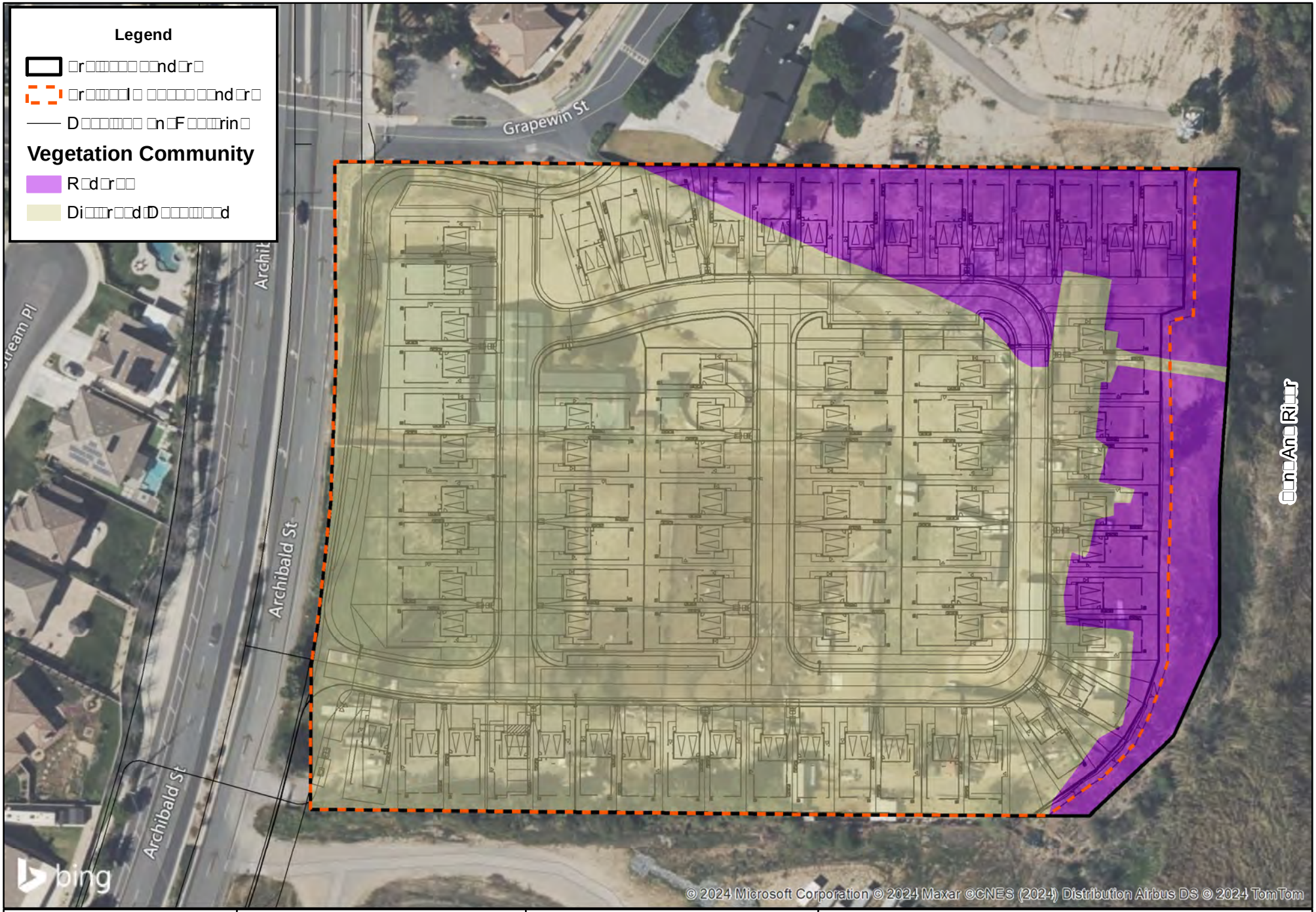
VI. IMPACT ANALYSIS

Proposed impacts to vegetation communities are summarized in Table 2 below. The determination of impacts in this analysis is based on the proposed Project development plan (Figure 3) and the biological values of the habitat and/or sensitivity of plant and wildlife species to be affected. Any recommended

mitigation measures to address impacts are discussed below, along with compliance of existing regulations. Based on the preliminary plans, the following vegetation impacts are anticipated (**Figure 7).** The Project site heavily disturbed/developed with Ruderal habitat, therefore, impacts as a result of Project implementation are to common vegetation species.

Table 2. Proposed Vegetation Communities Impacts

Vegetation Community	Existing Vegetation (acres)	*Impacts (acres)*	Avoided (acres)
Ruderal	1.64	1.23	0.41
Disturbed/Developed	6.66	6.65	0.01
TOTAL	8.30	7.88	0.42



SEC Archibald and Grapewin Project

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FIGURE 7

A. Section 6.1.2 -- Protection of Species Associated with Riparian/Riverine Areas

1. Description and Quantification of Unavoidable Impacts to Riparian/Riverine Areas

No MSHCP Riverine/Riparian features occur onsite. The offsite MSHCP Riverine/Riparian will not be impacted due to Project implementation.

2. Impacts to Species Protected under Section 6.1.2

No Riverine/Riparian habitat occurs onsite and no Section 6.1.2 special status plants were detected. Likewise, the Project site did not contain any suitable habitat for the avian species listed in Section 6.1.2: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools. However, The Project site is located adjacent to the Santa Ana River, which is suitable habitat for Section 6.1.2 Sensitive Avian Species. Implementation of the Project may indirectly impact these Section 6.1.2 Sensitive Avian Species during breeding season should construction take place during the typical nesting season.

3. Vernal Pools

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

No indication of clay substrates or hydric soils were documented within the Project Site. Furthermore, a review of prior google aerials was reviewed to determine if inundated features were present during years of high rainfall when features would certainly be documented. Aerials taken in 2011 represent an ideal baseline during which known (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was observed onsite.

B. Section 6.1.3 – Narrow Endemic Plants

The Project site is located within the Narrow Endemic Plant Species Survey Area (NEPSSA) Number 7 overlay, which include the following target species:

- San Diego ambrosia (*Ambrosia pumila*)
  Status: California Rare Plant Rank 1B.1, federally endangered
  Habitat(s): Habitats supporting chaparral, coastal scrub, valley and foothill grasslands, and vernal pools. Observed in sandy loam or clay soils, sometimes alkaline soils. Known from 20 to 415 meters (65 to 1360 feet) MSL. Blooms April through October.
  Status onsite: None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

- Brand's Star Phacelia (*Phacelia stellaris*)
  Status: California Rare Plant Rank 1B.1
  Habitat(s): Habitats supporting coastal dunes and coastal scrub Known from below 1 to 400 meters (5 to 1,310 feet) MSL. Blooms March through June.
  Status onsite: None. None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

- San Miguel Savory (*Clinopodium chandleri*)
  Status: California Rare Plant Rank 1B.2
  Habitat(s): Rocky areas in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Soils include rocky and gabbroic substrates. Known from 120 - 1075 meters (395 - 3525 feet) MSL. Blooms March through July.
  Status onsite: None. None. The Project site lacks suitable habitat and soils. Not observed during field surveys and focused narrow endemic plant surveys.

Several rare plant surveys were conducted during the blooming periods of the identified species above. No special status plant species were observed during the focused 2024 narrow endemic plant surveys and, and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site.

C. Section 6.1.4 Urban/Wildlands Interface

The Project site is not designated as an existing or proposed MSHCP Conservation Area or Core Linkage areas. However, the Project site is adjacent to the Santa Ana River, which is designated as a wildlife corridor known as Existing Core A within the MSHCP. MSHCP Existing Core A consists of Prado Basin and the Santa Ana River and functions as a linage, connecting Orange County to the west with San Bernardino County to the north. The Existing Core A is constrained on all sides by existing urban development and agricultural use, and planned land uses surrounding the Core exist largely of high impact land uses such as city and community development.

The Project site is composed of large spans of ruderal and disturbed habitat lacking suitable cover and resources that are typically associated with wildlife movement areas (i.e. water). Furthermore, the Project site is located at a substantially higher elevation than the Existing Core A of the MSHCP. The Project site currently includes several residential homes and fenced animal pens. Furthermore, north, west, and south of the Project is residential development and Vantage Point Church further restricting any regional movement. Therefore, the Project site is not used as a wildlife corridor, linkage, or specific travel route to and from nursery sites other important resources. However, indirect impacts may occur due to the adjacency to the Existing Core A.

D. Section 6.3.2 -- Species Survey Requirements

Per the MSHCP BUOW Survey Instructions, a Habitat Assessment was conducted on March 28, 2024 to determine any suitable BUOW habitat onsite. Burrows were observed onsite along the fence line as well as debris piles. Following the habitat assessment, additional focused surveys took place on June 11, June 25, July 16 and August 8, 2024 as identified within January 2025 Biological Resource Assessment. The surveys were conducted during typical BUOW peak activity time and was not conducted during rain, high winds (> 20 miles per hour), dense cloud cover >75%, or extreme temperatures.

No BUOWs or evidence of BUOWs were observed on site within the Study Area during the focused surveys. A majority of the Project site is characterized by vegetated ruderal and disturbed/developed habitats and contains suitably sized burrows and satellite burrows to provide suitable nesting habitat for BUOW. Much of the buffer area is developed or is consists of the Santa Ana River. California ground squirrels and their burrows were observed within the

Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls). Therefore, based on the focused surveys it is determined the Project site is not occupied by BUOW. The Project is considered consistent with MSHCP Guidelines. Additional information can be found in the Biological Report.

VII. Description of Avoidance, Mitigation Measures and Consistency

The Project site is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants pursuant to MSHCP Section 6.1.3, Urban/Wildlands Interface Guidelines pursuant to MSHCP Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

No MSHCP Riparian/Riverine features occur onsite. The Santa Ana River occurs to the east of the Project site within the 500-foot buffer that meet the definition of riparian and/or riverine as outline within the MSHCP Section 6.1.2. The Project site does not contain suitable habitat for any of the riparian/riverine vernal pool species listed in Section 6.1.2 of the MSHCP, including listed fairy shrimp. No impacts to those species listed in Section 6.1.2 of the MSHCP are associated with Project implementation due to the lack of suitable habitat onsite. Specifically, the Project site lacks suitable soils, sign of inundation (seasonal depression, soil cracking, etc.) and/or characteristic vernal pool plant species, no suitable habitat for fairy shrimp is present onsite. The Project site is dominated by well drained substrates and focused surveys for fairy shrimp are not warranted.

No impacts are anticipated to occur to the offsite drainage due to Project implementation. Therefore, no mitigation is required, and no Determination of Biologically Equivalent or Superior Preservation (DBESP) is required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.2.

However, during construction of the Project, indirect short-term noise impacts could temporarily affect Section 6.1.2 species heard and identified to occur within the Santa Ana River during breeding season, including the yellow-breasted chat and yellow warbler, both of which were heard within the Santa

Ana River during the biological field surveys. As outlined within January 2025 Biological Resource Assessment Mitigation Measure Bio – 3 (MM BIO-3) is proposed to ensure that activities affecting potential nesting habitat are restricted to periods outside of the avian breeding season or, where activities must occur, pre-activity surveys and avoidance measures are implemented.

MM BIO-3 *Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the Project Applicant shall adhere to the following:*

1. *Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds and/or ground nesters.*

2. *Any construction activities that occur during typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300-feet surrounding the site (as feasible), be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement ground disturbances. If active nests are identified, the biologist would establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers would be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist would review and verify compliance with these nesting boundaries and would verify the nesting effort has finished. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.*

Portions of the Project site are located within the Narrow Endemic Plant Species Survey Areas (NEPSSA) Number 7, which include the following target species:

- San Diego ambrosia
- Brand's phacelia
- San Miguel savory

No special status plant species were observed during the 2024 focused surveys and none are expected to occur onsite due to the lack of suitable habitat or suitable soil found on the Project site; therefore, there are no potential impacts to special status plants due to Project implementation and no mitigation required. Therefore, the Project is consistent with the goals and objectives within MSHCP Section 6.1.3.

Indirect Project impacts by themselves would not be expected to interfere with the wildlands interface within the region; however, the due to the Santa Ana River being designated as the Existing Core A, the following Urban/Wildland Interface Guidelines will be implemented through the participation in the MSHCP and implemented through the Conditions of Approval. No direct impacts are proposed within the Existing Core A.

Water Quality/Hydrology

The Project will comply with all applicable water quality regulations and Best Management Practices as part of prepared Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project and required by Conditions of Approval.

Toxics

Toxic sources within the Project Site would be limited to those commonly associated with landscape activities such as pesticides, insecticides, herbicides, and fertilizers. The Project will comply with all applicable water quality regulations to ensure adequate long-term treatment.

Lighting

Night lighting associated with the proposed Project site improvements that are adjacent to the Santa Ana River and Existing Core A would be directed away to reduce potential indirect impacts to wildlife species.

Noise

The Project site impacts are limited to the western portion of the site, which is adjacent to Archibald Street therefore, already subject to ambient roadway noise. Short-term construction related noise impacts will be reduced by the implementation of the following as implemented within the Conditions of Approval:

- During all Project Site excavation and construction on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site, which includes the Santa Ana River.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours.

Invasive Species

As part of Project design, the landscape plans do not utilize any invasive species adjacent to the Santa Ana River/Existing Core A.

Implementation of the aforementioned guidelines will minimize Project indirect impacts to a less than significant level and would be consistent with the goals and objectives within MSHCP Section 6.1.4.

Furthermore, based on the Habitat Assessment and focused burrowing owl surveys it is determined the Project site is not occupied by BUOW. No BUOWs or evidence of BUOWs were observed within the Project site during the focused surveys. A majority of the Project site was characterized by ruderal fields, which may provide suitable nesting habitat for BUOW but lack proper vegetation cover for the species. Much of the buffer area is developed. California ground squirrels and their burrows were observed within the Study Area. These burrows were actively utilized by the California ground squirrels and contained no BUOW or keys signs (sight, whitewash, burrows, bones, feathers, pellets, nests, and calls).

Due to the negative results of the focused surveys and with the City's participation in the MSHCP, a BUOW pre-construction survey outlined within the January 2025 Biological Resource Assessment Mitigation Measure BIO-4

(MM BIO-4) will be required to ensure protection for this species and compliance with the conservation goals as outlined within the MSHCP.

MM BIO-4: *Prior to impacts, a pre-construction survey for burrowing owl within the Study Area (Project site and surrounding 500-foot buffer) shall be conducted by a qualified biologist where suitable habitat is present within 30 days to the commencement of ground disturbing activities.*

If active burrowing owl burrows are detected during the breeding season, all work within 300 feet of any active burrow will be halted until that nesting effort is finished. The on-site biologist will review and verify compliance with these boundaries and will verify the nesting effort has finished. Work can resume when no other active burrowing owl nesting efforts are observed.

If active burrowing owl burrows are detected outside the breeding season, then passive and/or active relocation pursuant to a Burrowing Owl Exclusion Plan that shall be prepared by the Applicant and approved by the County of Riverside Environmental Programs Department (EPD) in consultation with CDFW. The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP.

Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to ensure that animals do not reenter the holes/dens.

Therefore, with the implementation of the Mitigation Measure the Project is consistent with the goals and objectives within MSHCP Section 6.3.2.

Since the Project is located within the MSHCP, Best Management Practices (MSHCP Volume I, Appendix C) will be implemented as part of Project Design features in order to be consistent with the MSHCP.

VIII. CERTIFICATION

I hereby certify that the statements furnished above and in the attachments present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge

Signature: _____ Date: 01/31/2025

IX. LIST OF PREPARERS

This report was prepared by Carlson Strategic Land Solutions:

- Peter Carlson, President
- Brianna Bernard, Project Manager and Biologist

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Michael Baker INTERNATIONAL

APPENDIX C

PHASE I CULTURAL RESOURCES ASSESSMENT AND BUILT ENVIRONMENT EVALUATION

VCS Environmental
EXPERTS IN STRATEGIC SOLUTIONS

November 19, 2024 (Revised January 30, 2025)

Greg Ocasek
Warmington Residential - Southern California Division
3090 Pullman Street
Costa Mesa, CA 92626

Subject: Phase I Cultural Resources Assessment and Built Environment Evaluation, Eastvale Grapewin. Archaeological and Paleontological Records Searches, NAHC Sacred Land File Search, Built Environment Evaluation Memorandum

Dear Mr. Ocasek:

This Memorandum summarizes Archaeological and Paleontological records searches, an NAHC Sacred Lands File search, a pedestrian survey, and a built environment evaluation for the Eastvale Grapewin Project in the City of Eastvale, Riverside County, California.

As shown in Figure 1 below, the proposed Project site is located in Section 2 of Township 3 South, Range 7 West on the USGS *Corona North, CA* 7.5' Quadrangle Map. Figure 2 is an aerial depicting the Project site.

Cultural Resources Records Search

A California Historic Resources Information System (CHRIS) record search was requested of the South Coastal Information Center (SCIC) at San Diego State University on September 4, 2024 (Attachment A). Prior to the request, we learned that the Eastern Information Center (EIC) at the University of California, Riverside had recently closed permanently and that both Universities and the State Office of Historic Preservation (OHP) are working collaboratively to ensure that the records are transferred as efficiently and quickly as possible to the SCIC.

We received the following statement from Jaime Lennox at the SCIC on September 20, 2024. This statement is what the SCIC is currently sending to those requesting records searches:

> *The SCIC is taking on the Riverside County portion of the EIC's archive. At this time, we are able to offer PDF copies of Riverside reports and resource records as well as database output.*
>
> *WE DO NOT HAVE ACCESS TO RIVERSIDE MAPS and there is no GIS data available. Maps will only be available once we receive the full Riverside archive. We do not know when we'll be receiving Riverside County materials but once received, we will*

> *make everything available to clients ASAP including for in-house search appointments.*
>
> *We've recently updated our website to accept Riverside staff conducted records search requests, site forms, and reports, however we are not processing Riverside requests until we receive the Riverside archive.*
>
> *Please note that we cannot provide expected turnaround times for requests at this time. Once we receive the Riverside archive, clients can anticipate longer than normal processing times as the EIC already had a processing queue ahead of closing.*

Update: Jaime Lennox, SCIC Coordinator, informed us on November 12, 2024 that the Riverside archive was finally received this week, and we can expect our request to be completed and returned to us in approximately one month as the SCIC is working through a backlog of records search requests.

Paleontological Resources Records Search

Brittney Stoneburg, Collections Manager at the Western Science Center (WSC) in Hemet, completed a paleontological records search on October 21, 2024 (Attachment B) that determined no paleontological resources are recorded on the Project Site, nor within a one-mile radius, but the WSC does have fossil localities within similarly mapped units across southern California.

The geologic units underlying the Project site consist of Holocene and Pleistocene age alluvial deposits. Pleistocene alluvial units are highly paleontologically sensitive; therefore, any fossil material recovered from this project would likely be scientifically significant. The WSC, therefore, recommends requiring the preparation of a paleontological resource mitigation program to monitor, salvage, and curate any recovered fossils from the Project site (Stoneburg 2024).

Native American Heritage Commission (NAHC) Sacred Lands File Search

The Native American Heritage Commission responded to our Sacred Lands File (SLF) search request on September 17, 2024 (Green 2024). The results of the NAHC's SLF search are negative for the presence of sacred lands in the vicinity of the Project site (refer to Attachment C); however, the absence of specific cultural resources information does not necessarily indicate the absence of such resources on the Project site.

The NAHC identified 45 individuals from 24 Tribes as having traditional lands or cultural places in the vicinity. Please refer to Attachment C for the complete list.

Built Environment Evaluation – Urbana Preservation and Planning

Urbana Preservation and Planning conducted an evaluation of the project site's built environment (Baker & Kupel 2024). The site contains fourteen buildings and structures built after World War II and before 2003. The property was evaluated as not eligible for inclusion in the California Register of Historical Resources and, therefore, does not qualify as a historical resource under CEQA. No mitigation measures are recommended. Refer to Attachment D.

Summary/Recommended Mitigation Measures

Cultural Resources

Despite the largely built nature of the Project site, it does not appear to have been graded—particularly in the western and southern portions of the Project site. Because of the proximity of the Santa Ana River that attracted precontact populations, and the presence of known archaeological sites nearby along the river, archaeological monitoring of grading for the project is recommended.

Recommended Cultural Resources Mitigation Measures:

CUL-1: Prior to issuance of a grading permit, the applicant shall provide written verification that a qualified archaeologist has been retained to develop and implement a Cultural Resources Monitoring Plan (CRMP). The CRMP shall address the details of all monitoring activities and procedures to be followed to reduce the impacts to cultural and historic resources to a less than significant level as well as address potential impacts to undiscovered buried archaeological resources associated with this project. The CRMP shall be reviewed by the consulting Tribe and reviewed and approved by the City.

CUL-2: The Project applicant shall provide Native American monitoring during grading if the Lead Agency determines it is necessary. If applicable, the Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The Lead Agency shall coordinate with the consulting Tribe(s) to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually-acceptable Tribal Monitoring and Treatment Agreement which includes the scope of monitoring, scheduling of monitors from individual consulting Tribe(s), and the course of action for inadvertent discoveries.

CUL-3: The Project archaeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

CUL-4: The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

1. During the original cutting of previously undisturbed deposits, the archaeological and Tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the Lead Agency at the time of discovery. The archaeologist, in consultation with the Lead Agency, shall determine the significance of the discovered resources. The Lead Agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the Lead Agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and Lead Agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the NAHC) shall be contacted in order to determine proper treatment and disposition of the remains.

4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The Project archaeologist in consultation with the consulting Tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

CUL-5: One or more of the following treatments, in order of preference, shall be used in the event of a cultural resources discovery:

1. Preservation-in-Place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological and cultural resources.

2. Reburial on the Project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods and Native

American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Phase IV monitoring report.

3. If Preservation-in-Place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources (OHP 1993). The collections and associated records shall be transferred, including title and accompanied by payment of the fees necessary for permanent curation.

CUL-6: A Phase IV Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the Lead Agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms. The Phase IV report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting Tribe(s).

Paleontological Resources

Deep excavations that extend down into paleontologically sensitive formations could uncover significant fossil remains. Therefore, paleontological monitoring is recommended to be conducted in the documented Pleistocene alluvial sediments during grading and trenching operations to recover any fossil remains quickly and professionally so as not impeding development. Sediment samples should be collected and processed as necessary to determine the small fossil potential in the proposed project area.

Recommended Paleontological Mitigation Measures:

PAL-1: Prior to the issuance of any grading permit, the project Applicant shall provide written evidence to the City, that the Applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grade conference, shall describe procedures for paleontological resource surveillance, and shall establish in the PRIMP, in cooperation with the Applicant and City, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the Applicant, which ensure proper exploration and/or salvage.

PAL-2: If paleontological resources are uncovered and after completion of the project, the Applicant shall submit the paleontologist's follow-up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The Applicant's qualified paleontologist shall prepare excavated material to the point

of identification. The Applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. Applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.

The City of Eastvale may have standard mitigation measures that it may wish to use for cultural and paleontological resources monitoring that would be acceptable if the spirit of the above recommended measures is retained.

Please contact Patrick Maxon at pmaxon@vcsenvironmental.com or 949.234.6077 should you have any questions or comments.

Sincerely,

Patrick Maxon, M.A., RPA
Director, Cultural Services

References

Baker, Alexandrea and Douglas Kupel
2024 Historical Resource Assessment (HRA) Memorandum | 8312 Grapewin Street / 8330 Archibald Avenue, Eastvale, California.

Green, Andrew
2024 Eastvale Grapewin Project, Riverside County, Sacred Lands File Search and Tribal Consultation list. Native American Heritage Commission, Sacramento.

Stoneburg, Brittney
2024 Results of a Records Search for the Eastvale Grapewin project, Western Science Center, Hemet.

Enclosures (3)

- Attachment A: South Coastal Information Center, California Historic Resources Information Center Records Search (submitted separately)
- Attachment B: Western Science Center, Hemet, Paleontology Records Search
- Attachment C: Native American Heritage Commission Sacred Lands File Search and Tribal Contacts List
- Attachment D: Urbana Preservation and Planning, Built Environment Evaluation

CONFIDENTIAL ATTACHMENT A

South Coastal Information Center
California Historic Resources Records Search

NOT FOR PUBLIC REVIEW

Submitted as a separate document on January 8, 2025

ATTACHMENT B

Western Science Center
Paleontological Records Search

WESTERN SCIENCE CENTER

October 21st, 2024

Patrick O. Maxon
VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Dear Mr. Maxon,

This letter presents the results of a record search conducted for the Eastvale Grapewin Project located in the city of Eastvale, Riverside County, California. The project area is located along Archibald Avenue at the southeast corner of Grapewin Street on Township 3 South, Range 7 West, on an unsectioned portion of the *Corona North CA* USGS 7.5 minute quadrangle.

The geologic units underlying the project are composed of alluvial deposits from the Holocene and Pleistocene epochs (Morton and Miller 2006). Pleistocene alluvial units are considered to be highly paleontologically sensitive. The Western Science Center does not have any localities within the project area or a 1 mile radius, but does have localities within similarly mapped units across Southern California.

Any fossil specimens recovered from the Eastvale Grapewin Project would be scientifically significant. Excavation activity associated with the development of the project area would impact the paleontologically sensitive Pleistocene units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils from the study area.

If you have any questions, or would like further information, please feel free to contact me at bstoneburg@westerncentermuseum.org.

Sincerely,

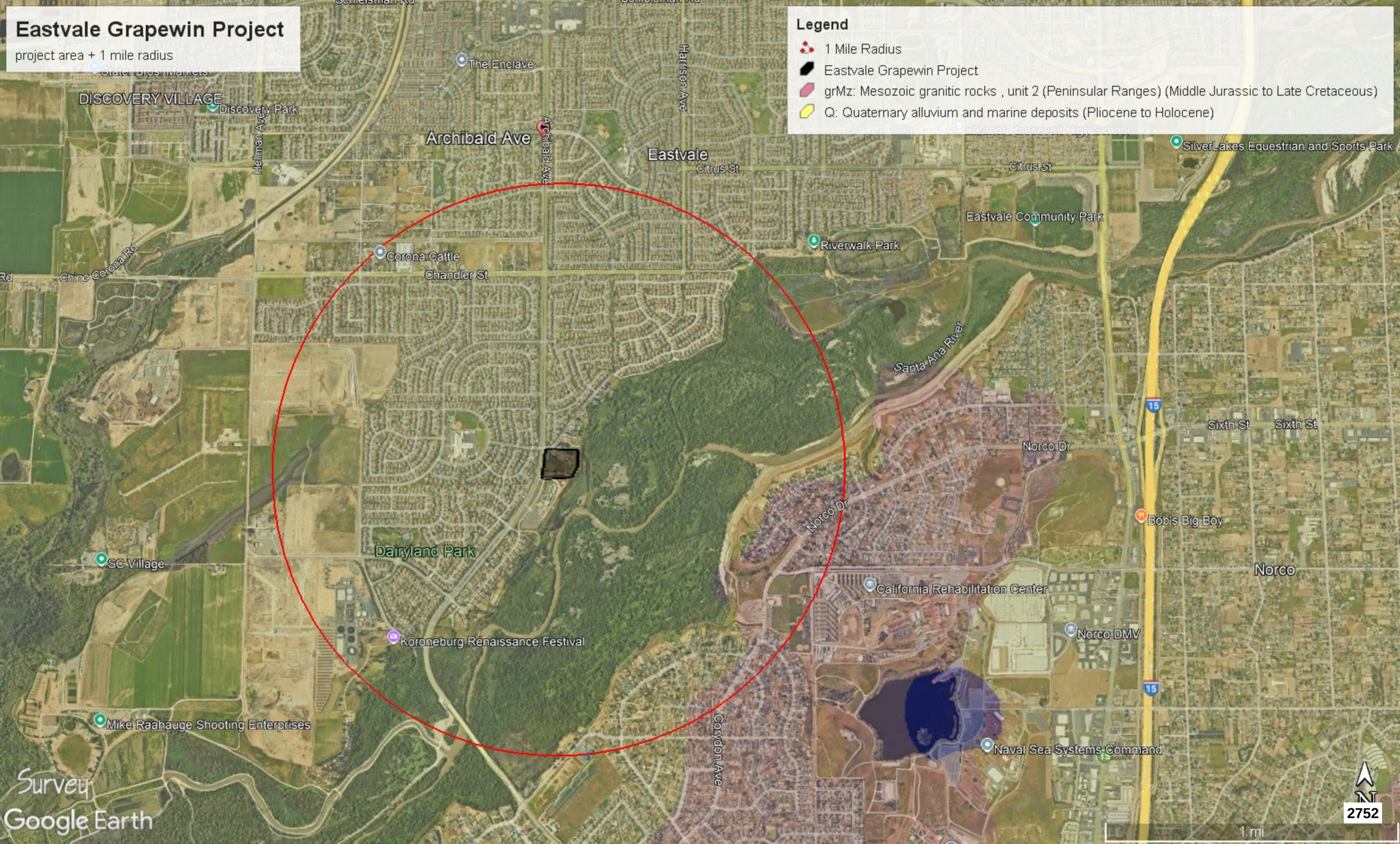
Brittney Elizabeth Stoneburg, MSc
Collections Manager

Eastvale Grapewin Project

project area + 1 mile radius

Legend

- 1 Mile Radius
- Eastvale Grapewin Project
- grMz: Mesozoic granitic rocks , unit 2 (Peninsular Ranges) (Middle Jurassic to Late Cretaceous)
- Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)



ATTACHMENT C

Native American Heritage Commission
Sacred Lands File Search and Tribal Contacts List

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

September 17, 2024

Patrick O. Maxon
VCS Environmental

Via Email to: pmaxon@vcsenvironmental.com

Re: Eastvale Grapewin Project, Riverside County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Riverside County
9/17/2024

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Agua Caliente Band of Cahuilla Indians	F	Lacy Padilla, Director of Historic Preservation/THPO	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 333-5222	(760) 699-6919	ACBCI-THPO@aguacaliente.net	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	1/11/2024
Augustine Band of Cahuilla Indians	F	Tribal Operations,	84-001 Avenue 54 Coachella, CA, 92236	(760) 398-4722		info@augustinetribe-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	4/18/2024
Cabazon Band of Cahuilla Indians	F	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA, 92203	(760) 342-2593	(760) 347-7880	jstapp@cabazonindians-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/1/2024
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/28/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	5/30/2023

Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	5/30/2023
Juaneno Band of Mission Indians	N	Sonia Johnston, Chairperson	P.O. Box 25628 Santa Ana, CA, 92799			sonia.johnston@sbcglobal.net	Juaneno	Orange,Riverside,San Diego	
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	3/17/2023
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbmian.chairwoman@gmail.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	3/28/2023
La Jolla Band of Luiseno Indians	F	Norma Contreras, Chairperson	22000 Highway 76 Pauma Valley, CA, 92061	(760) 742-3771			Luiseno	Orange,Riverside,San Diego	
Los Coyotes Band of Cahuilla and Cupeño Indians	F	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA, 92086-0189	(760) 782-0711	(760) 782-0712		Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	(951) 755-5177	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Ann Brierty, THPO	12700 Pumarra Road Banning, CA, 92220	(951) 755-5259	(951) 572-6004	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pauma Band of Luiseno Indians	F	Temet Aguilar, Chairperson	P.O. Box 369 Pauma Valley, CA, 92061	(760) 742-1289	(760) 742-3422	bennaecalac@aol.com	Luiseno	Orange,Riverside,San Diego	
Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	(951) 695-1778	sbodmer@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023

Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	(951) 695-1778	eozdil@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
Quechan Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366	(928) 261-0254		historicpreservation@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
Quechan Tribe of the Fort Yuma Reservation	F	Manfred Scott, Acting Chairman - Kw'ts'an Cultural Committee	P.O. Box 1899 Yuma, AZ, 85366	(928) 210-8739		culturalcommittee@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
Quechan Tribe of the Fort Yuma Reservation	F	Jordan Joaquin, President, Quechan Tribal Council	P.O.Box 1899 Yuma, AZ, 85366	(760) 919-3600		executivesecretary@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	5/16/2023
Ramona Band of Cahuilla	F	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	jgomez@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	8/16/2016
Ramona Band of Cahuilla	F	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	admin@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727		dwalsh@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	7/7/2023
Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548		jlinton@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835		lgonzalez@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000		cmadrigal@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

Torres-Martinez Desert Cahuilla Indians	F	Mary Belardo, Cultural Committee Vice Chair	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		belardom@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Abraham Becerra, Cultural Coordinator	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		abecerra@tmdci.org	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Thomas Tortez, Chairperson	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	(760) 397-8146	thomas.tortez@tmdci.org	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Alesia Reed, Cultural Committee Chairwoman	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		lisareed990@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Gary Resvaloso, TM MLD	P.O. Box 1160 Thermal, CA, 92274	(760) 777-0365		grestmtm@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Eastvale Grapewin Project, Riverside County.

Record: PROJ-2024-004861
Report Type: List of Tribes
Counties: Riverside
NAHC Group: All

ATTACHMENT D

Urbana Preservation and Planning
Built Environment Evaluation

URBANA PRESERVATION & PLANNING LLC

www.urbanapreservation.com

Toll Free : (844) URBANA 3
(844) 872-2623

October 31, 2024

Attn: Patrick O. Maxon, M.A., RPA
VCS Environmental
30900 Rancho Viejo Road | Suite 100 | San Juan Capistrano, CA 92675

Via Email: PMaxon@vcsenvironmental.com

RE: Historical Resource Assessment (HRA) Memorandum | 8312 Grapewin Street / 8330 Archibald Avenue, Eastvale, California.

Introduction and Purpose

The subject property at 8312 Grapewin Street and 8330 Archibald Avenue is composed of three developed parcels identified as Assessor Parcel Numbers (APN) 130-070-021, 130-070-015, and 130-080-004. The property contains fourteen buildings and structures built after World War Two and before 2003. The primary structure is a Ranch style single-family home (Building 1) constructed circa 1945-1948. Building 2 is a simple single-family home, also constructed between 1945 and 1948. The pool and pool structure (Building 6) were constructed between 1945 and 1948. An ancillary structure (Building 8) and a secondary pool structure (Structure 7) were constructed between 1948 and 1959. Three ancillary structures were constructed in 1970 (Building 9, Structures 13 & 14). Two ancillary structures (Buildings 3 and 5) and a stable (Building 4) were constructed between 1994 and 1998. A barn, riding arena, and ancillary structure (Buildings 10, 11, & 12) were constructed in 2003.

The property is not located within a historic district and is not identified on the California Built Environment Resource Directory (BERD). The property has not been previously surveyed for eligibility under the California Register of Historical Resources (CRHR), or the National Register of Historic Places (NRHP).

This Historical Resource Assessment (HRA) Memorandum was prepared by Urbana Preservation & Planning, LLC with contributions by Alexandrea Baker, MCP, and Douglas Kupel, Ph.D., RPA. Ms. Baker and Dr. Kupel exceed the Secretary of the Interior's Professional Qualification Standards in the disciplines of history and architectural history. Preparer qualifications are included as Attachment 2.

The purpose of the HRA Memorandum is to determine the potential for the property's eligibility under the criteria of the CRHR and to assess possible impacts to historical resources pursuant to Section 15064.5 of the California Environmental Quality Act Guidelines resultant from a proposed project.

Definition of Study Area / Area of Potential Impact

The study area encompasses the proposed project boundary which conforms to the parcel boundaries. The property is comprised of three parcels, addressed as 8312 Grapewin Street (Riverside County Assessor Parcel No. 130-070-021) and 8330 Archibald Avenue (Riverside County Assessor Parcel Nos. 130-070-015 & 130-080-004). The study area was intensively surveyed to inform historical resource identification and project impacts analysis.

A study area map is included as Figure 1 on the following page. Results are summarized in the following pages.

2005
CELEBRATING
20 Years
2025

Figure 1. Study Area Map

Building 1: Ranch Style Single-Family Home, ca. 1945-1948
Building 2: Single-Family Home, ca. 1945-1948
Building 3: Ancillary Structure, ca. 1994-1998
Building 4: Stable, ca. 1994-1998
Building 5: Ancillary Structure, ca. 1994-1998
Building 6: Pool Structure, ca. 1945-1948
Structure 7: Pool Shelter, ca. 1948-1959
Building 8: Ancillary Structure, ca. 1948-1959
Building 9: Ancillary Structure/Tack, ca. 1970
Building 10: Barn, ca. 2003
Structure 11: Riding Arena, ca. 2003
Building 12: Ancillary Structure, ca. 2003
Structure 13: Ancillary Structure, ca. 1970
Structure 14: Ancillary Structure, ca. 1970
Property Boundaries:

Intensive Level Survey Findings

The study area and subject property, 8312 Grapewin Street / 8330 Archibald Avenue, is located within the Fuller Ranch subdivision. The property was originally platted circa 1942. At the time of the original development, much of the surrounding area was part of the Fuller "RanchO," owned by O.R. Fuller. The Fuller family operated a guest house at their home that was located approximately half a mile northeast of the subject property. In the late 1930s/early 1940s, Fuller began selling parcels adjacent to the Fuller Lake, located adjacent to the Santa Ana River and likely touted as an amenity to the subdivision. The subject property was one of these lakeside properties and was originally developed with a single-family ranch style residence after WWII. In the following years, the property was further developed with the addition of a second single family residence, pool structures, and ancillary structures related to equestrian/agricultural uses. Based on property reports, it appears that the property was divided into three separate parcels in the 1990s.

The property has been used as a residential property for most of its history, though in recent years it has been used as an equestrian training facility and as an agricultural property. The property features fourteen buildings and structures, eight of which date to the historic era (more than 45 years of age). The builder and architect of these buildings could not be identified.

There does not appear to have been significant alterations to the property, aside from the construction of additional buildings and structures. The most significant alteration was made to the secondary residence (Building 2); the residence was enlarged, and a porch cover was constructed between 1980 and 1994. This residence has also had window replacements. The main residence (Building 1) was also reroofed and has had window replacements. Most of the buildings and structures on the property are utilitarian in form with few architectural details. The primary residence (Building 1) is a simple example of the ranch style. While Building 1 exhibits common features of the style, it does not feature any architectural details that would distinguish it from the many other ranch style homes built in Southern California at the time.

The 8312 Grapewin Street / 8330 Archibald Avenue property does not qualify for designation under the CRHR. The property is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage under CRHR Criterion 1. It is not associated with the lives of persons important in California's past under CRHR Criterion 2. The property does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values under CRHR Criterion 3. There does not appear to be potential to yield information important in prehistory or history under CRHR Criterion 4.

The Urbana analysis included a site visit to the property during which the buildings were photographed and examined. Urbana researched the property using city directory listings, historic aerial imagery, Sanborn Fire Insurance maps, newspaper archives, County of Riverside Grantor/Grantee Index, permit records and Urbana's in-house architecture and construction history library. Urbana documented and evaluated the property on California Department of Parks and Recreation (DPR) 523 series forms. The DPR forms include current photos, a property description, construction history, historical narratives on Eastvale and the Fuller Ranch, ownership history, and include assessment under of the CRHR criteria. The DPR forms are included as Attachment 1.

Project Impacts Assessment

The 8312 Grapewin Street / 8330 Archibald Avenue property does not appear eligible for inclusion on the CRHR. As a result, the property does not qualify as an historical resource under CEQA. Future proposed projects would not cause an impact

to historical resources within the Study Area / Area of Potential Impact. Because significant resources have not been identified, additional historical analysis is not recommended.

Refer to the attached DPR forms for additional property history and please contact the office with any questions or comments.

Respectfully Submitted,

Alexandrea Baker, MCP

Attachment 1. DPR Forms | 8312 Grapewin Street / 8330 Archibald Avenue

P1. Other Identifier: 8312 Grapewin Street; 8330 Archibald Avenue
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
- ***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Corona North **Date** 2022 **T** 5S ; **R** 9W ; ☐ **of** ☐ **of Sec** Unsectioned; S.B. **B.M.**
- c. Address 8312 Grapewin Street; 8330 Archibald Avenue City Eastvale Zip 92880
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 445377.15 mE/ 3755299.89 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited at the southeast corner of Grapewin Street and Archibald Avenue, originally part of Lot O, Section 2 of the Fuller Rancho subdivision. Identified as Riverside County Assessor's Parcel Numbers 130-070-021, 130-070-015, and 130-080-004, the property is located immediately west of the Santa Ana River.

***P3a. Description:** The evaluated property is located on parcels identified as APNs 130-070-021, 130-070-015 & 130-080-004 and consists of fourteen detached buildings and structures, addressed as 8312 Grapewin Street and 8330 Archibald Avenue. The buildings are sited on three irregular parcels, totaling approximately 8.07 acres, located at the southeast corner of Grapewin Street and Archibald Avenue. 8312 Grapewin Street (130-070-021) consists of twelve buildings, including the two residences, a barn, and stables buildings. The 8330 Archibald Avenue property (APNs 130-070-015 & 130-080-004) consists largely of an open agricultural space, with a driveway and two ancillary structures (Structures 13 &14). The surrounding neighborhood is composed of detached single-family residences, a religious property, and open space. **See Continuation Sheet for additional description.**

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property; HP33. Farm/ranch.
***P4. Resources Present:** ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: 8312 Grapewin Street west elevation.
***P6. Date Constructed/Age and Source:** ☒-Historic: 1942-1945; HistoricAerials.com
***P7. Owner and Address:** Group ABG
***P8. Recorded by:** Alexandrea Baker, MCP. Urbana Preservation & Planning, LLC www.urbanapreservation.com
***P9. Date Recorded:** Oct. 2024
***P10. Survey Type:** Historical Resource Assessment
***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, *Historical Resource Assessment Memorandum 8312 Grapewin St; 8330 Archibald Ave, Eastvale, CA*, Oct. 2024.

***Attachments:** ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

B1. Historic Name: 8312 Grapewin Street / Lot 13 and 14, Assessor Map #62
B2. Common Name: 8312 Grapewin Street / 8330 Archibald Avenue
B3. Original Use: Residential B4. Present Use: Residential/Agricultural
***B5. Architectural Style:** Ranch Style / Equestrian
***B6. Construction History:** Construction history is based on property building permits and historic and current aerial photography. Circa 1945-1948, the property was initially improved with a single-family residence, constructed in the Ranch style of architecture. Around the same time (between 1945 and 1948), the property was developed with the construction of a secondary residence, pool, pool shelter, and ancillary buildings. Between 1948 and 1959, an additional pool shelter and an ancillary structure were constructed. In 1970, three ancillary structures related to equestrian/agriculture uses were constructed. Between 1994 and 1998, a barn and ancillary structure were constructed. In 2003, a barn, ancillary structure, and riding arena were constructed.

Over the years, several permits were submitted for building electrical, plumbing, and sewer. There are several permits listed for the construction of ancillary buildings and structures. **See Continuation Sheet for a complete list of property building permits.**

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location:_____**
***B8. Related Features:** No related features.
B9a. Architect: Not Identified b. Builder: Not Identified
***B10. Significance: Theme** N/A **Area** N/A **Period of Significance** N/A **Property Type** Residential
Applicable Criteria CRHR Ineligible

The study area and subject property, 8312 Grapewin Street and 8330 Archibald Avenue is located on Lot O, Section 2 of the Fuller Rancho Subdivision, and is part of the City of Eastvale which was incorporated in 2010.

Constructed by 1948, the property does not qualify for designation under the CRHR. The property is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage under CRHR 1. The property is not associated with the lives of persons important in California's past under CRHR 2. The property and buildings do not exhibit features that would distinguish them architecturally or artistically, nor are they the work of a notable architect, builder, or designer under CRHR 3. The property does not have the potential to yield information important in prehistory or history.

See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for References
B13. Remarks: None
***B14. Evaluator:** Alexandrea Baker, MCP.
Urbana Preservation & Planning, LLC
***Date of Evaluation:** October 2024

(This space reserved for official comments)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

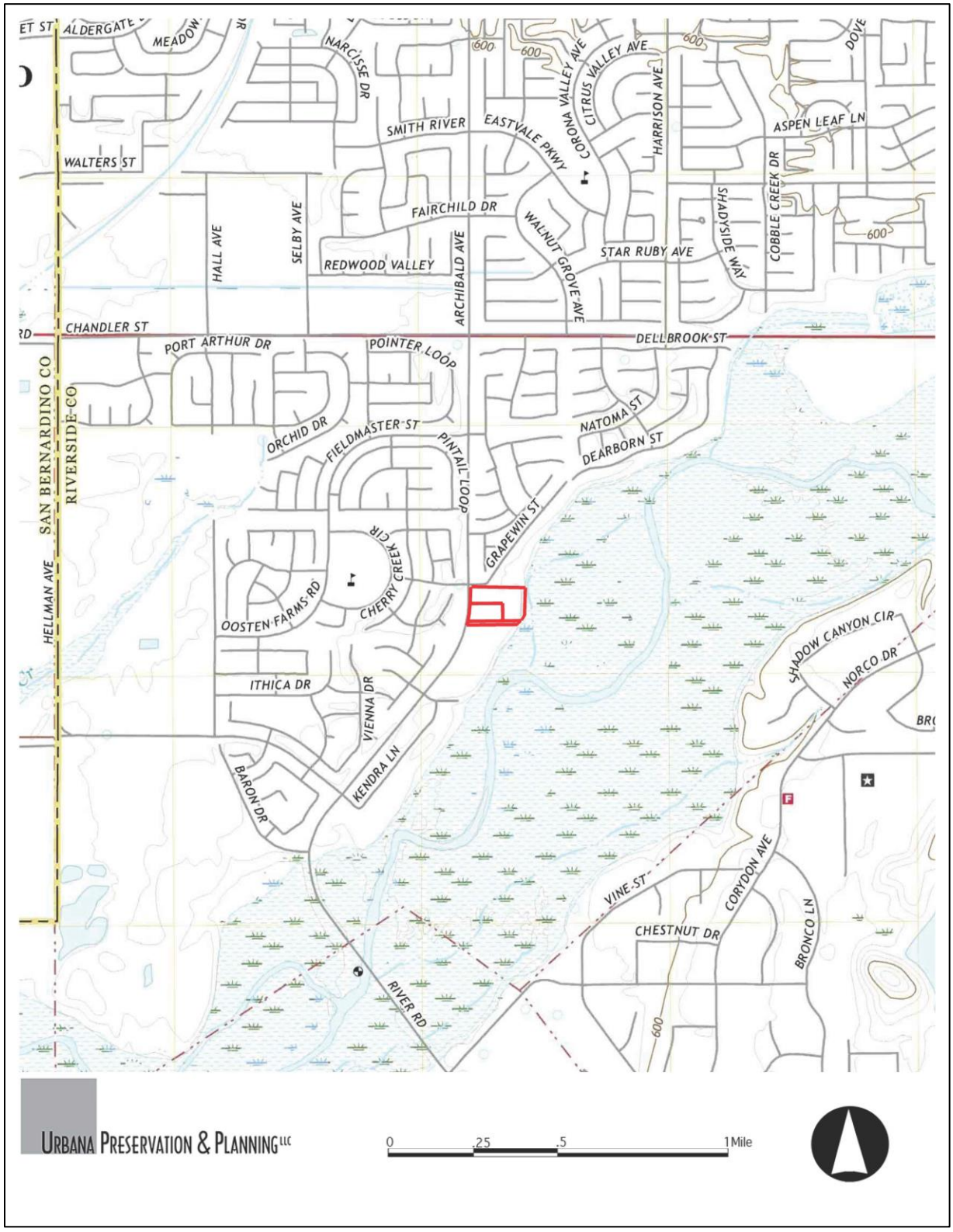
LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

*NRHP Status Code: 6Z

*Resource Name or # (Assigned by recorder) **8312 Grapewin Street; 8330 Archibald Avenue**

*Map Name: Corona North USGS Quadrangle Maps *Date: 2022 *Scale: 1:24,000



*Required information

Site Plan

Building 1: Ranch Style Single-Family Home, ca. 1945-1948
Building 2: Single-Family Home, ca. 1945-1948
Building 3: Ancillary Structure, ca. 1994-1998
Building 4: Stable, ca. 1994-1998
Building 5: Ancillary Structure, ca. 1994-1998
Building 6: Pool Structure, ca. 1945-1948
Structure 7: Pool Shelter, ca. 1948-1959
Building 8: Ancillary Structure, ca. 1948-1959
Building 9: Ancillary Structure/Tack, ca. 1970
Building 10: Barn, ca. 2003
Structure 11: Riding Arena, ca. 2003
Building 12: Ancillary Structure, ca. 2003
Structure 13: Ancillary Structure, ca. 1970
Structure 14: Ancillary Structure, ca. 1970
Property Boundaries:

P3a. Description (Continued from page 1)

8312 Grapewin Street / 8330 Archibald Avenue Current Description

The property was originally developed circa 1945-1948. It currently (2024) consists of fourteen detached structures: two single family residences, a barn, and eleven ancillary structures. The architect or builder of the property could not be determined. The buildings on the property were constructed gradually in three main periods: during World War Two and the immediate post-war era, in the 1970s, and from 1994 onward. A majority of the buildings are located at the eastern edge of the property overlooking the Santa Ana River. There is a long driveway leading from the southeast corner of Grapewin Street and Archibald Avenue along the north edge of the property to the residences. A second driveway enters the property from Archibald Avenue along the south edge of the property.

The main single-family residence (Building 1) was constructed in the ranch style of architecture by 1948. The second single family residence (Building 2) has minimal architectural details, most closely resembling a ranch style home. This structure was constructed between 1945 and 1948. Twelve of the buildings are located on the 8312 Grapewin Street property. Two of the structures are located on the 8330 Archibald Avenue property. A majority of the 8330 Archibald Avenue property is used as agricultural land.

Building 1 is a one-story single-family residence constructed by 1948. The building is constructed in the ranch style with minimal architectural details. The building has a T-shaped form with a low, broad mass. The building is clad in stucco with a hipped roof covered in composition shingles. The roof has a moderate overhang with boxed eaves. The front (west) elevation features a narrow front porch, with a concrete foundation, and a simple wood board railing. Set at the front elevation is a large exterior, stone chimney. There are two single doors set within the front porch area. There are two large, multi-lite windows within the front porch. To the left of the front porch, at the front elevation, there are two large multi-lite windows and two fixed round windows. On the right side of the front elevation, there is one door, and a one sash, multi-lite window. The western wing of the building is a double car garage, with a fixed multi-lite window at the west elevation. The two, rollup metal garage doors are located at the south elevation of the west wing.

The south elevation of Building 1 does not have any openings or features. The north elevation features one multi-lite fixed window. At the rear (east) elevation of the north wing of the building, there are five multi-lite sash windows, and one multi-lite fixed window. At the rear of the center wing of the building there are three multi-lite sash windows, seven multi-lite casement windows, one sliding glass door, and one rear entrance door. At the rear of the southern wing of the building there are three multi-lite sash windows, and one small sash window. Most of the windows are vinyl set within a wood opening. At the rear of the building, there is a small concrete step leading to a stone patio. From the patio, there is a long narrow stone staircase leading east towards the Santa Ana River.

Building 2 is a one-story single-family residence constructed between 1945 and 1948. The building has a simple, rectangular plan with minimal architectural features. The building has a side gable roof, clad in composition shingles. The roof has a moderate overhang with boxed eaves. At the front (west) elevation there is a simple front gable porch covering supported by two simple posts. The front elevation is asymmetrical, with a single front entrance door with a narrow sidelight next to it. There are three multi-lite sash windows at the front elevation. At the north elevation there are two fixed multi-lite windows with sconce lights above.

At the south elevation of Building 2, there is one (1) side entrance door with a small porch gable above. There is one fixed window at the south elevation. At the rear (east) elevation there is one rear door, and one sliding

glass door with a front gable porch roof above. At the rear elevation there is also one large, fixed window, one small, fixed window, one small sash window, and utility access door. There is a small concrete slab patio at the rear of the building, with several steps leading towards the east side of the property.

Building 3 is a simple ancillary structure. It has a rectangular plan with horizontal wood siding, constructed between 1994 and 1998. The building has a nearly flat shed roof with exposed rafters. The building is an agricultural ancillary building, with three doors at the east elevation, and three open windows with bars across at the west elevation.

Building 4 appears to be a horse stable that is currently used as storage, constructed between 1994 and 1998. The building has a rectangular plan with four individual stalls. The building has a metal frame and wood and metal siding. The building has a metal cross gable roof with and open gable for ventilation.

Building 5 is a small ancillary structure, constructed between 1994 and 1998. It was constructed of concrete blocks with a low pitched shed roof. The building has one door and one window opening at the west elevation. The building has one window opening at the east elevation. The building has an open gable.

Building 6 is a pool side amenity, constructed between 1945 and 1948. The building is constructed with concrete blocks that connect to the pool privacy wall. The building has an open east elevation, with an attached wooden bar area, and a small shower space. The building has a flat roof and a concrete floor. The west elevation has small openings in the concrete block wall.

Structure 7 is a pool shelter with a shed roof supported by three wood posts, constructed between 1948 and 1959. The structure is set on a concrete platform adjacent to the pool.

Building 8 is an agricultural ancillary building, constructed between 1948 and 1959. The building has a rectangular form with horizontal wood siding. The building has a gable roof with several large doors on each elevation. There is an open walkway through the center of the building.

Building 9 is a small ancillary building, constructed in 1970. It has a square plan, constructed of concrete blocks. The building as a side gable roof with door openings the north and south elevations.

Building 10 is a large barn, constructed in 2003. The building has an L-shaped form with the main opening located at the north elevation. The main opening is a set of large sliding doors. There is a large window, with a rounded transom above, set above the main entrance. The barn has windows and doors at each elevation. The building has open gables for ventilation.

Structure 11 is a large open-sided riding arena, constructed in 2003. The structure has a metal frame with a corrugated metal roof. There is simple fencing around each elevation with a flat, sawdust covered opening.

Building 12 is a simple ancillary structure, constructed in 2003. The building has a rectangular plan with a side gable roof. The building has vertical wood siding. There is one large door at the north elevation, and several horizontal sliding windows with wide wood trim around them.

Structures 13 and 14 are small ancillary structures, both constructed in 1970. They consist of corrugated metal roof coverings and open sides.

Additional features on the property include mature palm trees lining the driveway at the north edge of the property. There is a pool at the southeast corner of the property. The property is currently in use as an agricultural property, and there are a series of fences throughout the property. There are also several small temporary features throughout the property related to animal care.

Current views of the property are included below and in the following pages.

Building 1 – Front (West) Elevation.

Building 1 – Rear (East) Elevation

Building 2 – Front (West) Elevation

Building 3 – West Elevation

Building 4 – East Elevation

Building 5 – East Elevation

Building 6 – West Elevation

Structure 7 – View East

Building 8 – North Elevation

Building 9 – North Elevation

Building 10 – North Elevation

Structure 11 – North Elevation

Building 12 – North Elevation

Structure 13 – View South

Structure 14 – View South

Driveway – View East

Pool – View Northwest

Stairs to River – View East

B6. Construction History (Continued from page 2)

The subject property was originally part of the larger Fuller Rancho. In the 1940s, the Fuller Rancho, located further north from the subject property, began selling off properties alongside the Santa Ana River and the Fuller Ranch that previously existed east of the subject property. These riverside properties were sold to wealthy owners, primarily for use as weekend or vacation homes.

The subject property was originally developed in circa 1945-1948. The primary, ranch style home (Building 1) was constructed by 1948. The secondary single-family home, was likely constructed around the same time. Both structures first appear on aerial images from 1948. The pool and pool structure at the southeast corner of the property was also constructed between 1942 and 1948.

Between 1948 and 1959, the pool shelter (Structure 7) and ancillary structure (Building 8) were constructed.

Starting in 1970, the tack room (Building 9), feed storage (Structure 13), and hay shed (Structure 14) were constructed (Permit No. 188494 & 188495). Property owner Glenn Gilstrap obtained the permits. Each of these buildings are agricultural/equestrian in use. In 1971, Gilstrap obtained a permit for electrical for a pump for irrigation water (Permit No. 202535).

Based on permit history and the County of Riverside Grantor/Grantee Index, it appear that the property was subdivided into separate parcels (APNs 130-070-021, 130-070-015 & 130-080-004) between 1970 and 1991.

Between 1994 and 1998, the Ancillary Building (#3), the stable (Building 4), and Ancillary Building (#5) were constructed.

In 2003, the barn (Building 10), riding arena (Structure 11), and Building 12 were constructed.

In 2008, Susan Peacock obtained a permit to construct a block wall (Permit No. BWL080422). The contractor for the project was Pacific Shore Masonry.

Further permits were identified through the County of Riverside property report; however, the following permits did not include dates, ownership, or contractor information.

A permit was issued to provide electric to a well (Permit No. 237937). A room addition and patio cover were constructed (Permit No. BAR030420). This permit likely refers to the secondary residence (Building 2); this building originally had a small footprint, and based on aerial images, was expanded between 1980 and 1994, including the addition of the front porch gable roof. Other notable permits issued include construction of a barn (Permit No. BXX024213), which likely refers to the barn and riding arena construction in 2003. A permit to reroof, replacing the shake shingles and installing composition shingles is listed (Permit No. BXX981290).

Available permits are listed below in Table 1:

Table 1. Permit History

Date	Permitted Work	Owner	Address
1/30/1969	New electrical to residence (Permit No. 167440)	Owner: Glenn Gilstrap	8312 Grapewin (Lot 14, Assessor Map #62)

12/29/1970	Tack Room and Feed Storage (Permit No. 188494)	Owner: Glenn Gilstrap	8312 Grapewin (Lot 13 and 14, Assessor Map #62)
12/29/1970	Hay Shed (Permit No. 188495)	Owner: Glenn Gilstrap	8312 Grapewin (Lot 13 and 14, Assessor Map #62)
12/3/1971	Electrical to Pump for irrigation water (Permit No. 202535)	Owner: Glenn Gilstrap	8312 Grapewin Ave (Lot 13 and 14, Assessor Map #62)
11/31/2008	Block Wall (Permit No. BWL080422)	Owner: Susan Peacock Contractor: Pacific Shore Masonry	8312 Grapewin Rd
Not Listed	Electric to well (Permit No. 237937)	Not Listed	8312 Grapewin Rd
Not Listed	Room Addition and Patio Cover (BAR030420)	Not Listed	8312 Grapewin Rd
Not Listed	200 AMP Electric meter to horse barn and AG Reg hay barn (BEL021395)	Not Listed	8312 Grapewin Rd
Not Listed	Relocate 200 AMP Service (BEL031401)	Not Listed	8312 Grapewin Rd
Not Listed	Temp power for construction trailer (BEL 040179)	Not Listed	8312 Grapewin Rd
Not Listed	Temp power pole for well pump for grading purposes (BEL040186)	Not Listed	8312 Grapewin Rd
Not Listed	AG Reg - Cover for private area (open all sides) (BFE020023)	Not Listed	8312 Grapewin Rd
Not Listed	Rough Grading - TR 30735 - all lots (BGR030835)	Not Listed	8312 Grapewin Rd
Not Listed	Rough Grade Permit for TR30701 (BGR031171)	Not Listed	8312 Grapewin Rd
Not Listed	New Septic System (BPL020651)	Not Listed	8312 Grapewin Rd
Not Listed	Barn (No plumbing or electrical (BXX024213)	Not Listed	8312 Grapewin Rd
Not Listed	6'x172' Garden Wall (BXX067146)	Not Listed	8312 Grapewin Rd
Not Listed	Retaining Wall (BXX067787)	Not Listed	8312 Grapewin Rd
Not Listed	Reroof - shake tear off/install comp (BXX981290)	Not Listed	8312 Grapewin Rd

B10. Significance (Continued from page 2)

Historic Overview of Eastvale

The land that would become the city of Eastvale was originally part of the Spanish Empire until 1810 and became Mexico after 1821. The government of Mexico awarded land grants to influential citizens. California became part of the United States in 1848 and became a state in 1850. Riverside County was created in 1893. At one of the first meetings of the Riverside County Board of Commissioners, "East Vale" was listed as one of the 53 school districts in the county. However, the area would not obtain cityhood until more than a century later in 2010.

The Eastvale area slowly developed as a farming and dairy community. The community remained as a low-density rural community for many decades. In 1940, the area had a population of only 755 people. By the 1950s, nearby Los Angeles was experiencing a population boom, and development began to expand into the outlying farmlands. In response, dairies began further east, into the Eastvale area. The dairies that operated out of Eastvale, Chino Valley, and Ontario were primarily owned and operated by Dutch and Portuguese families. Approximately half of present-day Eastvale was part of what became known as the Fuller Ranch. The Fuller Ranch totaled approximately 3,000 acres and was owned by the Fuller family from 1889 to 1954. Most of the southern half of the city, between Schleisman Road and the Santa Ana River (including the subject property), were formerly Fuller ranch land. The population in Eastvale grew slowly. By 1970, the population had reached 1,587, and by 2000, had reached 6,011.

In 2007, conversations regarding cityhood. In 2010, the city was officially incorporated as a city in Riverside County. The area had a significant population boom in the decade between 2000 and 2010. By 2010, the population reached 47,637. By 2017, the population reached 64,613.[1]

Fuller Ranch

Approximately half of the current city of Eastvale was previously part of the Fuller Ranch. The ranch originally measured approximately six square miles, about 3,000 acres, spanning between Schleisman Road to the Santa Ana River. The property was first called the Pioneer Ranch after a business owned by the Fuller family. The name was changed to the Fuller Ranch in 1925. The Fuller family owned the property for approximately 65 years, between 1889 and 1954.

Henry Harrison Fuller was born in 1832 in Buckstown, Pennsylvania. In his early life, Fuller worked as a bricklayer and in a dry goods store. In 1854, he married Mary Ann Morewood. Their daughter Anna Losta was born in 1855. In 1854, the family moved to Iowa where they had five more children: Charles Henry, Mary Drusilla, Ortus Benton, Ernest Pearl, and Grace Vivian. From 1873 to 1877, Fuller was working as an Indian Agent for the reservation at Lemhi, Idaho.

Fuller first visited California in 1877. In 1882, Fuller purchased a 200-acre ranch approximately 25 miles northeast of downtown Los Angeles, in the upper San Gabriel River Valley. His family joined him in 1883. Fuller sold the ranch in 1884 to G.D. Whitcomb and G.E. Gard. This land became the town sites of Glendora and Alosa. After selling their property, Harrison and Mary Ann Fuller purchased 20 acres further west, and in 1886, moved into a two-story house on the property. This home was located at what is now the corner of Citrus and Alosta Avenues in the City of Azusa. In Azusa, Fuller established one of the first orange groves in the San Gabriel River Valley. He also served as Los Angeles County Tax Collector for eight years. In 1889, the Fuller family purchased the ranch at what would become Eastvale, taking advantage of the end of the railroad boom and falling land prices. Harrison Fuller passed away in 1903.

The Fuller family saw commercial success in Los Angeles in the 1880s. The family was involved in merchandising, storage, construction, and local transportation. Charles and Ortus Fuller, and their brother-in-law Fred Zucker, were involved in several business ventures including the Fuller Department Stores, Los Angeles Warehouse Company, Enterprise Construction Company, and Pioneer Transfer Company.

The Pioneer Transfer Company was established to provide local freight transportation, to and from the railroads in Los Angeles. At the time, the company was using horse drawn vehicles, as motorized trucks would not exist for several more years. A ranch in present day Eastvale was purchased by the Fuller family between 1887 to 1892. It was established to raise draft horses for the Pioneer Transfer Company and named the Pioneer Ranch. It was located approximately 50 miles from downtown Los Angeles and approximately four miles from the Rincon railroad station. Around 1900, motor trucks replaced horses at the Pioneer Transfer Company, which was subsequently renamed to the Pioneer Truck and Transfer. By 1907, operations at the Pioneer Ranch changed their emphasis from draft horses to show horses and other animals.

The Pioneer Ranch was listed as being in South Riverside in 1893, as towns in the surrounding area had yet to be established. In 1893, Ortus Fuller was listed as a farmer at the property and appears to have been the primary operator of the ranch. However, by 1901, Charles and Ortus Fuller began focusing their business interests on Santa Barbara County, leaving the Pioneer Ranch in the hands of a hired manager. By then, the ranch had become known as one of the best cattle and racehorse breeding farms in California. The property had pasture land for horses, swine, and other livestock, several acres of barley and alfalfa crops, and more acres of vegetable crops including corn, melons, and beets. In addition to the 3,000 acres owned by the Fuller family, an additional 2,000 acres were leased and used as ranch property by 1907.

In 1915, approximately 2,000 acres of land were transferred from ownership by individual Fuller family members (Charles, Ortus, and Mary Fuller, and their spouses) to the family-owned Pioneer Ranch Corporation. By 1915, portions of the original 3,000-acre ranch had been sold. The land was sold and developed into the Persimmon, Kingston, and Cedar Rapids subdivision tracts, and by 1915, the Pioneer Ranch totaled approximately 1,885 acres.

The Pioneer Ranch remained in the Fuller family, with ownership passing to Olive Ransome (O.R.) Fuller, son of Charles Fuller, in 1925. O.R grew up in Kansas and moved to California to live with his father in 1900. He operated several successful auto dealerships and a passenger transit company, from 1907 to 1929. Ortus Fuller passed away in 1922; at the time, the Fuller family had minimal involvement in the running of the ranch. Charles and O.R. Fuller used the property as a weekend retreat, staying at the original ranch house, however, it appears they had a minimal interest in the property until after 1925.

In 1928, O.R. Fuller and his wife Ione designed a new home on the property, Casa Orone, which they used as a weekend retreat while living in Los Angeles. During the Great Depression Fuller lost all of his businesses, with his only remaining asset being the ranch. At this time, he changed the name to the Fuller Rancho, signifying his intent to take greater control of the property. He often spelled the word “RanchO” to emphasize his first initial. In 1931, the family, including O.R., Ione, and their eleven-year-old daughter Marcellie, moved to the ranch. At this time, in 1931, the Fuller ranch totaled 3,000 acres with about 1400 animals, including about 500 dairy cows. Milk and cream were sold in Corona and the surrounding area. There were also about 7,500 chickens, as well as many turkeys and other types of fowl, on the property. Within a few years of moving to the ranch full time, Fuller had become one of the largest turkey ranchers in Southern California. Fuller Rancho delivered milk and eggs across Southern California, and opened the Fuller Rancho Market, a drive-up grocery store, in Pomona.

In 1937, Fuller converted the main house, Casa Orone, into the Fuller Guest Rancho. The house had overnight accommodations for 25 guests, an Olympic-sized swimming pool, a poolside bar and a 5-star restaurant. Guests were able to visit the nearby lake and river, and ride horses through the area. The Ranch was also known for its illegal gambling. The ranch drew many visitors from nearby Los Angeles, including celebrities such as Olivia DeHavilland, Groucho Marx, Mary Pickford, Red Skelton, and Elizabeth Taylor.

In the late 1930s, Fuller also began subdividing the ranch into building lots, along the adjacent Santa Ana River. One of the notable early residents was actor Charles Grapewin who owned one of the riverside properties. His residence, a two story Mediterranean style home that has since been demolished, was located at the northern end of the street now known as Grapewin Street.

During World War II, medical staff and patients from the nearby Corona Naval Hospital in Norco visited the Rancho. O.R. Fuller passed away soon after the War, in August 1946. By that time, large portions of the original 3,000 acre Fuller Rancho had been sold or leased to third parties for ranches or housing development. Ione Fuller closed the guest ranch after her husband's death. She soon married Harvey Weeks in 1948 and remained at the Fuller Rancho until her death in 1951.

The remaining Fuller Rancho property was sold to Walter Koening, a local dairyman. Koening subsequently resold most of the land for agricultural use. In 1959, the guest house was purchased by the Good Samaritan Center, a retirement facility. In 1967, it was converted to the St. Katherine's Home for Boys, a youth counseling facility. In 2004, the property was demolished and subdivided into tract housing. In 2010, the 3,000 acres that originally made up the Fuller Rancho and the surrounding area, were incorporated as the City of Eastvale, California.[2]

Ranch Style Architecture

The Ranch style of architecture originated in the mid-1930s in southern California. Its simple form made it relatively cheap to construct, and it was one of the styles permitted to be built under FHA financing guidelines. Into the 1950s, Ranch style homes represented sheltered privacy and a sense of security from the happenings of the Cold War, when Civil Defense needs stressed strength of the family and home as strength of the country. Throughout the United States, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s.

After World War II, the style began to gain popularity. It was the most popular style of architecture in the 1950s and 1960s. The style was often found in large, mass constructed subdivisions. Ranch house suburbs were common across the country, especially in areas that saw a housing boom post-war. The style was especially popular in the southern Sunbelt region, where relatively cheap land prices allowed for the sprawling style to be built. The increased use of automobiles after World War II facilitated the widespread construction of the ranch style house. Mass constructed ranch style suburbs were constructed on large swaths of undeveloped land – away from the cities. Cars made it possible for people to travel from the city to their homes in the suburbs.

The style was loosely based on early Spanish Colonial ranch houses in the American Southwest. The ranch style that came about in the mid-century was advertised as part of a casual family-oriented lifestyle for postwar families. It was more accessible to most Americans than other modern styles seen at the time. The style met the demand for housing that reflected the latest architectural aesthetic, stylistic details, and materials, including interior courtyards, aluminum framed windows, sliding glass doors, flat roofs, and masonry screen walls, while remaining affordable. The Ranch style home was typically built with a broad,

one-story shape, built low to the ground, with a low-pitched roof. The front entry is typically off-center and sheltered under the main roof of the house. The garage is typically attached, elongating the building's form. They typically have a large picture window and an asymmetrical façade.[3]
Identifying-exterior features of Ranch style residential buildings are listed below:

- Broad, one-story horizontal massing
- Built low to the ground
- Asymmetrical façade
- Off-center front door
- Low-pitched roof without dormers
- Moderate to wide roof overhang
- Large picture windows
- Multiple window shapes and sizes
- Integrated "slants"
- Different wall-cladding materials
- Garage attached to main façade
- One of four general subtypes that are based on roof form
    - Hipped roof
    - Cross-hipped roof
    - Side-gable roof
    - Cross-gable roof

The subject property features one ranch style residence. The building was constructed circa 1942 and is a simple example of the style. The one-story residence features several of the character defining features of the Ranch style. The residence has a broad, one-story horizontal form, built low to the ground. The building has an asymmetrical façade, clad in stucco with a large exterior stone chimney at the front elevation. The roof is low-pitched with a moderate overhang. The building has several large windows, and windows of different sizes and shapes. The garage is attached to the front elevation.

Property Ownership History

8312 Grapewin Street
John Ridgway was the first identified owner of the property. Earlier owners could not be identified after reviewing County of Riverside Grantor/Grantee indexes and genealogical research. It is possible that Ridgway was the original owner of the property, however no further information on Ridgway was available. Marcellie Fuller, daughter of O.R. Fuller, stated that river front properties were sold by her father to "a talent scout from Hollywood, a film director, an oilman from Long Beach, a shipbuilder from Long Beach, and a mortician from Long Beach." Ridgway sold the property to Cataldo and Mary Burke in 1965.

Cataldo and Mary Burke were married in Michigan in 1913 and moved to Southern California in 1928. The couple had five daughters. Burke was one of the earliest wholesale grape and wine merchants in the Los Angeles area. Burke and his brothers, Jim and Mike Burchierie, operated a winery, Gardena Vintage Co., for thirty years. Burke retired in 1960, and the couple moved to West Palm Springs. They purchased the subject property in 1965, though they only owned it for one year.[4]

The next owner was part of the Mezori family. Margaret Mezori was born in 1913 in California. Henry and Margaret Mezori had three children, Delores, Henry, and Suzanne Mezori. Delores was born in 1936, Henry in 1946, and Suzanne in 1949. From at least 1950 to 1958, the family was living in Elsinore, California. Delores

attended the University of California and married Donald Roy Parks in 1958.[5] In 1961, she was working at Beaumont Realty in 1961. Members of the Mezori family owned the property from 1966 to 1969.[6]

Glenn and Marjorie Gilstrap owned the property from circa 1969 to 2000. Glenn Eugene Gilstrap was born in Indiana in 1928. Marjorie June Heacock was born in Indiana in 1929. The couple was married in 1946 and welcomed their daughter, Glenda, in 1949. In 1950, the couple was living in Indiana with their daughter. At the time, Glenn Gilstrap was working as a delivery driver for an electrical company. By 1960, the family was living in Westminster, California. The family lived in Westminster until at least 1970. They had purchased the property by 1969, as noted on County of Riverside permits, and owned the property until 2000. Glenn Gilstrap passed away in 2011.[7]

In 2000, the property passed to Joanne Burt Peacock, although research indicates her grandson, Richard William Peacock Jr. was living at the property by 1994. Richard Peacock was born in 1934 in Oakland. He was a product manager at Ling Electronics for 26 years and was also an amateur radio operator. The couple had three sons: William Frank, Michael Davey, and Bradley Burt, and one grandson, Richard William Peacock Jr. In 1966, the family was living in Orange, California. Richard Peacock passed away in 1988.[8]

The property remained in the Peacock family until 2022. Research indicated that several members of the Peacock family occupied the property throughout the years, including Richard Peacock Jr. from 1994 to 2020, Michael Peacock from 2000 to 2014, and Bradly Peacock from1999 to 2022. It was most recently owned and used by Susan Hoffman Peacock for a business called "Dressage Peacock." The property was used as the location of a dressage apprenticeship program, run by Susan Peacock. The program was designed to prepare the participants for a career as a professional dressage trainer. The program participants were able to live at the property and participated in daily work with their own horse, supervised by Peacock and her staff. Susan Peacock is a trainer and national and international clinician. She is one of the few USDF nationality certified instructor/trainers in the United States. Joanne L. and Bradley Burt Peacock sold the property in 2022.

Table 2 showing the known owners of 8312 Grapewin Street is included below:

Table 2: Ownership History for 8312 Grapewin Street

Year	Owner	Source
1965	John Ridgway	County of Riverside Grantor/Grantee Index
1965-1966	Cataldo and Mary Burke	County of Riverside Grantor/Grantee Index
1966-1968	Delores L. Mezori	County of Riverside Grantor/Grantee Index
1968	Henry and Margret M. Mezori	County of Riverside Grantor/Grantee Index
1969	Henry and Etal Mezori	County of Riverside Grantor/Grantee Index
1969-2000	Glenn E and Marjorie J Gilstrap	Riverside County Permits Ancestry.com. U.S., Phone and Address Directories
2000-2022	Joanne Peacock Bradley Burt Peacock	County of Riverside Grantor/Grantee Index

8330 Archibald Avenue

The 8330 Archibald Avenue does not contain any residential buildings, and as such does not have an occupancy history. According to the County of Riverside property report, the property was first established in 1991; the property may have been subdivided from the larger 8312 Grapewin Street property at this time. The

first identified, and current, owner is the Onesimo and Silvia Coronel Family Trust. Research indicated that several members of the Coronel family were associated with the property including Onesimo, Silvia (Delatorre), Laura, Griselda, Lissette, and Howard Coronel. Onesimo E. Coronel was born in 1953. Silvia B. Delatorre was born in 1952. The couple married in 1984 in Los Angeles. Onesimo Coronel is associated with the property as early as 1984. Further information about the family was not available. They are listed as the current owners of the property on Parlay ParcelQuest.

Table 3 showing the known owners of 8330 Archibald Avenue is included below:

Table 3: Ownership History for 8330 Archibald Avenue

Year	Owner	Source
1991-2024	Onesimo and Silvia Coronel Family Trust	Parlay ParcelQuest

B10. Significance (Continued from page 2):

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

CRHR Criterion 1: Association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
Research and analysis indicates the subject property does not qualify for designation under Criterion 1. The subject property is located at the intersection of Grapewin Street and Archibald Avenue, with the Santa Ana River immediately to the east. The property was initially improved with a single family ranch style home, most likely in the immediate post-WWII period. A secondary home, pool, and ancillary structures were constructed soon after. The property was originally part of the Fuller Rancho, a 3,000 acre agricultural ranch owned by the Fuller family.

The subject property was built with the Fuller Rancho subdivision. Located alongside the Santa Ana River, it was presumably built as a rural country home, as the surrounding area had not yet been developed. The residence built was large, but simple. The pool and steps leading towards the river, as well as grounds for equestrian use, indicate the home's use as a rural property with plenty of opportunities for outdoor recreation. Research indicates the property has primarily been used as a residential property, with equestrian and agricultural uses in recent years. Its association with the Fuller Ranch via the development of former ranch property is not considered significant. The subsequent rural property use is not unique to the area, and the property does not appear to have an association with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. For this reason, Urbana determined the property is not eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.
The two longest owners of the property were Glenn Gilstrap and the Peacock family. Other owners were identified as only owning the property for a few years and are not strongly associated with the property.

Glenn Gilstrap owned the property between 1969 and 2000 and had the longest period of ownership. Gilstrap worked as a delivery driver. Gilstrap and his wife, Ione, had one daughter, Glenda. Research does not indicate that Gilstrap rises to the necessary level of significance for designation under Criterion 2.

The Peacock family owned the property between 1969 to 2022. Joanne Peacock purchased the property in 1969. Research indicates that several members of the Peacock family resided at the home over the years. Most recently, the property was used by Susan Peacock as an equestrian training facility. Research does not indicate that any members of the Peacock family rise to the necessary level of significance for designation under Criterion 2. Research and analysis determined the property is not associated with the lives of persons important to local or California history. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.
Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. The original architect or builder of the buildings could not be determined. The main building, Building 1, is a one-story Ranch style home. The residence features several characteristics of the Ranch style, including a wide asymmetrical floor plan, exterior stone chimney, large windows and windows of varying sizes, low roof pitch, and attached garage. However, the ranch style was extremely common in Southern California during the period of construction, and the subject property does not possess high artistic value. It is a typical example of the style and does not possess distinctive

characteristics that would raise it to the necessary level of significance. The other buildings on the property are largely utilitarian and lack distinctive characteristics or high artistic value. For this reason, Urbana determined that the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.
The subject property is not eligible under Criterion 4 as it is unlikely to yield important information in prehistory or history.

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The subject property has not been found by Urbana to be individually eligible for designation under any of the criteria. Further integrity analysis is not merited.

***B12. References (Continued from page 2):**

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Daily Record, November 28, 1961.
Lake Elsinore Valley Sun Tribune, March 20, 1958.
Los Angeles Examiner, March 31, 1940.
Los Angeles Herald Examiner, January 10, 1941.
Pres-Enterprise, November 29, 1941.
Riverside Independent Enterprise, October 5, 1963.
Southwest Tropics Wave, September 29, 1963.
The Indianapolis News, November 28, 1946.
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The Los Angeles Times, November 22, 1988.
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The Register, July 21, 1968.
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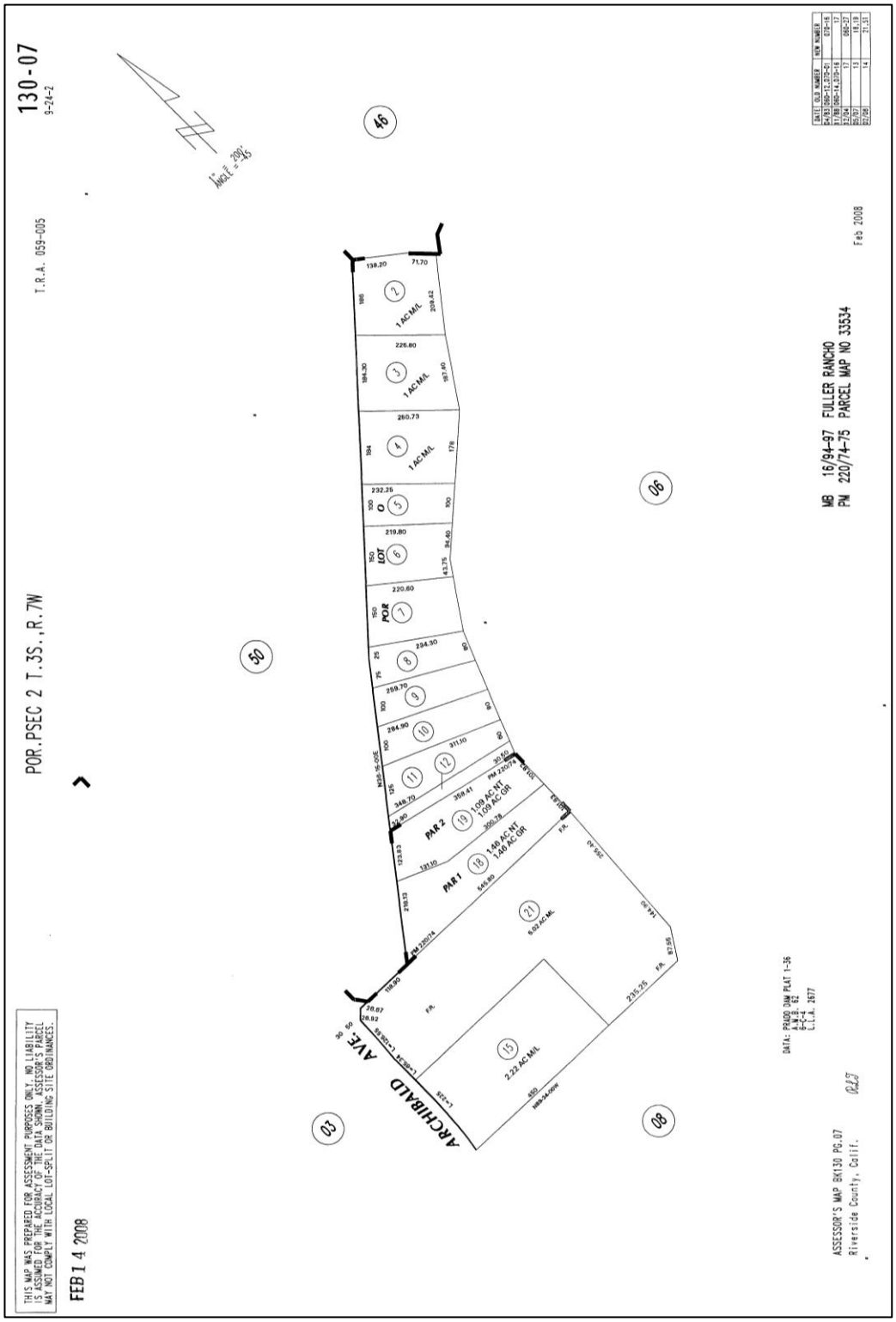
Assessor Parcel Map



Source: Assessor's Map Book 16/94-97, County of Riverside Assessor's Office.

Historic Aerials

1938 Aerial Image
Source: *HistoricAerials.com*

1938 Aerial Image - Cropped
Source: *HistoricAerials.com*

1948 Aerial Image
Source: *HistoricAerials.com*

1948 Aerial Image - Cropped
Source: *HistoricAerials.com*

1959 Aerial Image - Cropped
Source: *HistoricAerials.com*

1966 Aerial Image - Cropped
Source: *HistoricAerials.com*

1975 Aerial Image - Cropped
Source: *HistoricAerials.com*

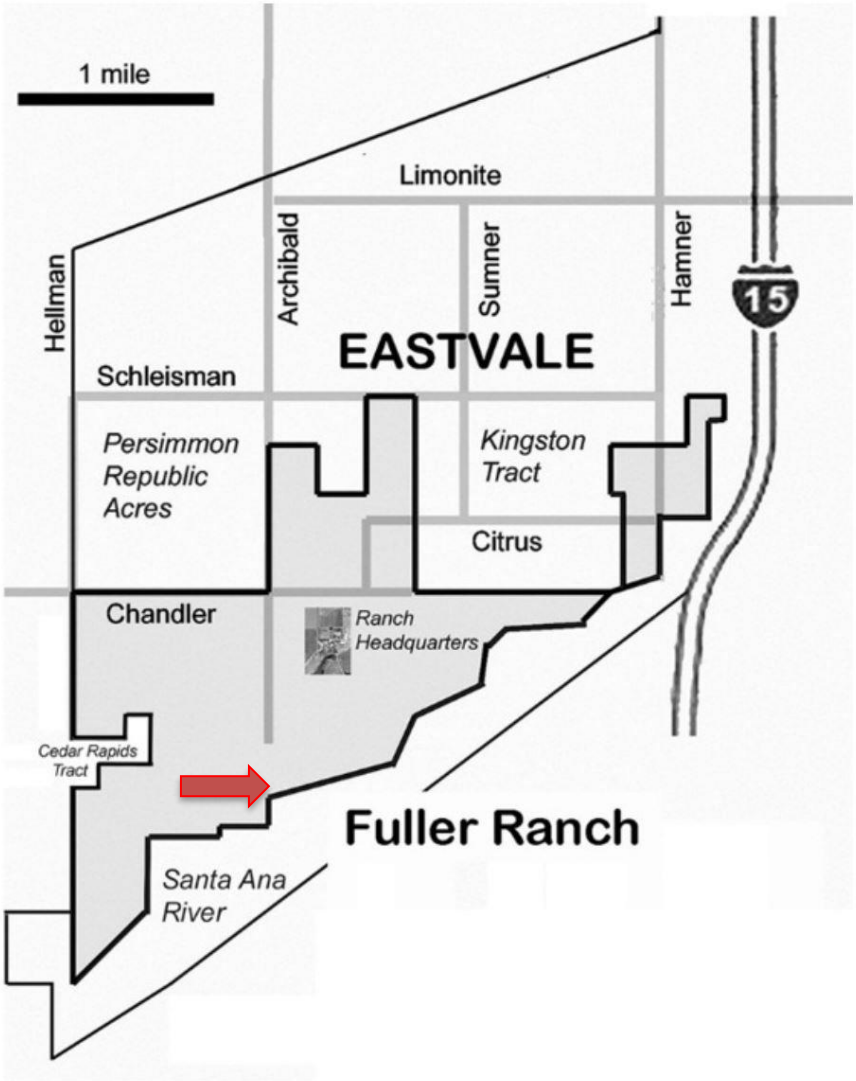
1980 Aerial Image - Cropped
Source: *HistoricAerials.com*

1985 Aerial Image - Cropped
Source: *HistoricAerials.com*

1994 Aerial Image - Cropped
Source: *HistoricAerials.com*

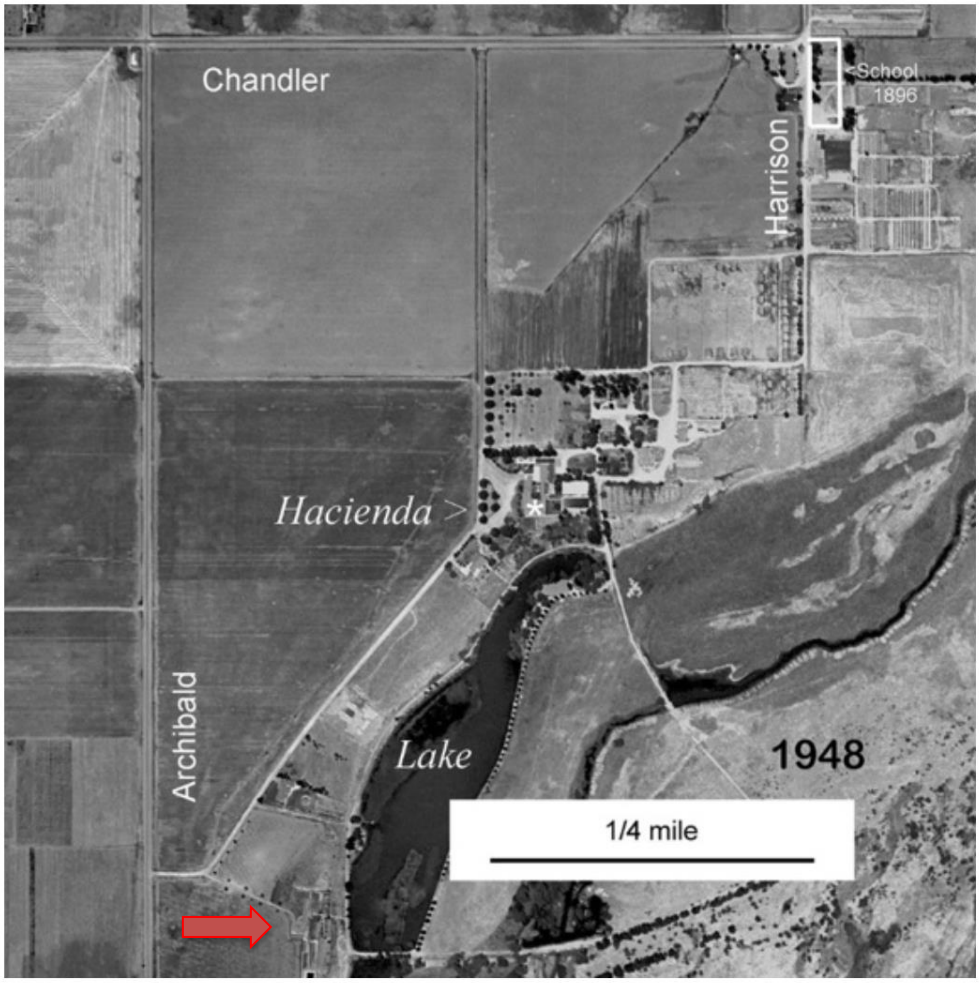
2005 Aerial Image - Cropped
Source: *HistoricAerials.com*

Historic Photos of the Surrounding Area



Fuller ranch at Eastvale. The extent of ranch property is described fairly consistently in documents from 1915 and 1928. A likely scenario is that Pioneer

Map of the former Fuller Ranch boundaries. The approximate location of the subject property is marked with a red arrow.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



Fuller RanchO headquarters buildings including the *hacienda* form a cluster near the center of this 1948 aerial photograph. The diagonal roadway along the bluff bordering the lake leads to Rincon and Auburndale districts of "greater Corona." The first East Vale Schoolhouse site is in the upper right

Annotated 1948 aerial image of the Fuller RanchO. The subject property is marked with the red arrow.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.

Charley Grapewin (1859-1956) was semi-retired when he came to Fuller RanchO to visit and to write a play. He and his wife Anna liked it so well they asked O.R. Fuller to sell them a lot on the bluff overlooking the river valley. In 1940 he built a house, at a cost of about $100,000, with seven large bedrooms and six bathrooms. *Corona Public Library.*

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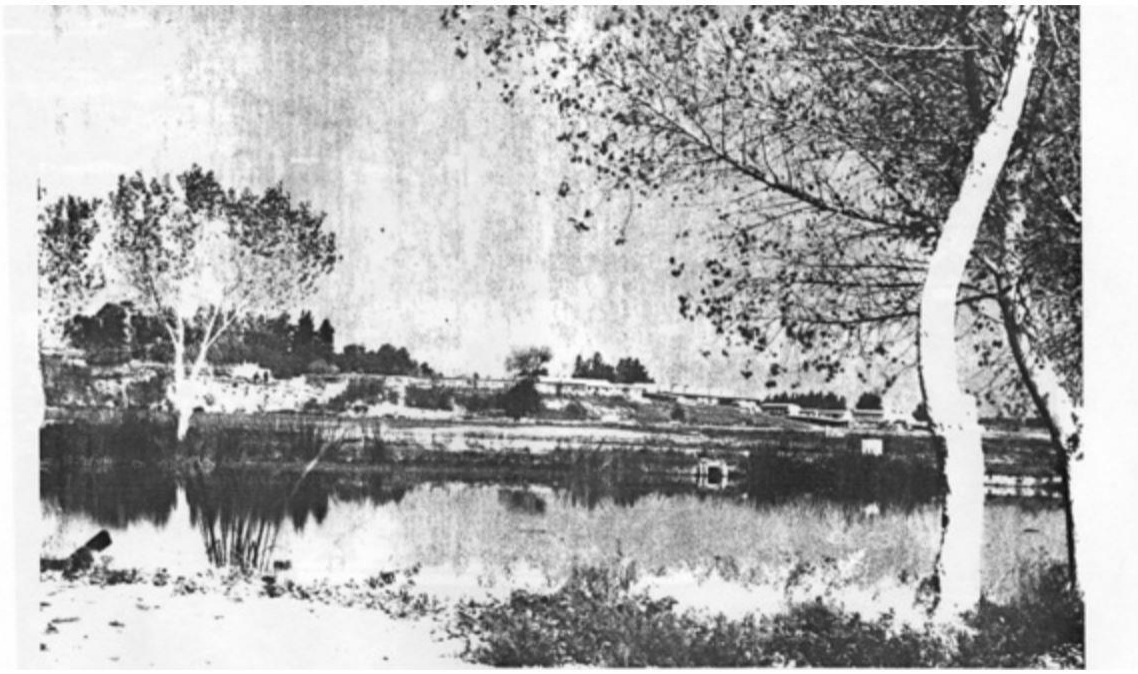
Photograph of the nearby Charley Grapewin residence.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



Looking north across Fuller Lake, with the dairy and silos in the background.

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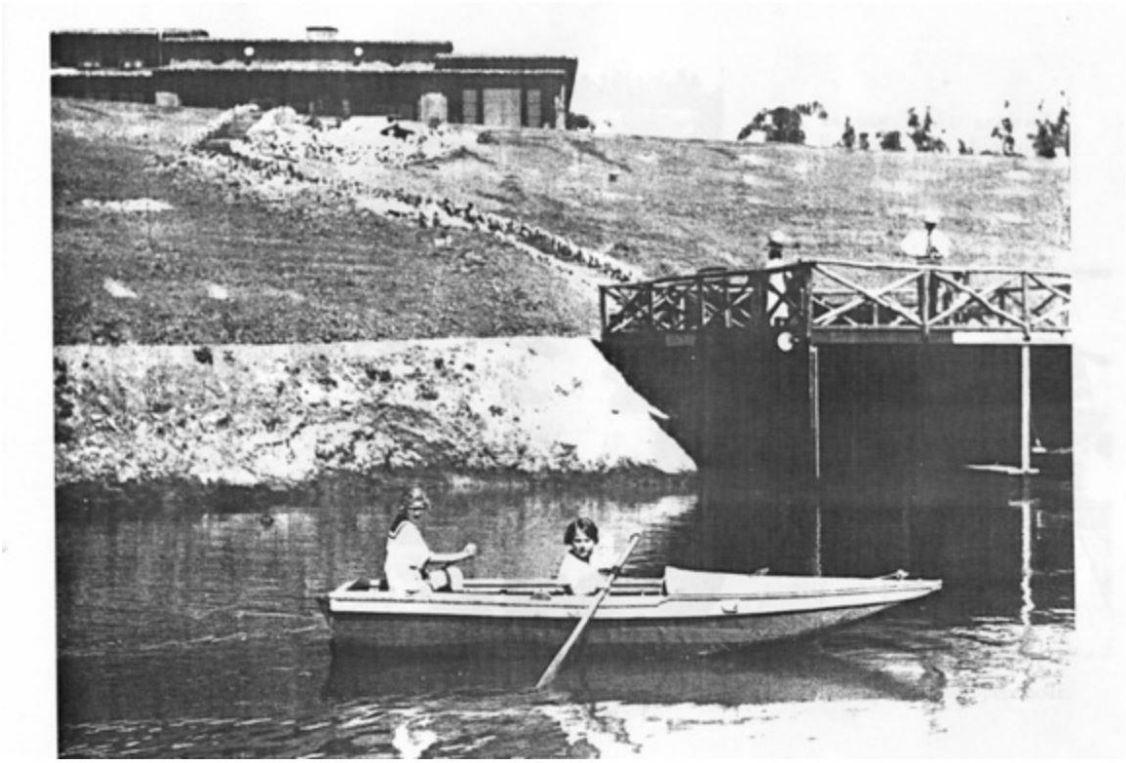
Photograph of the adjacent Fuller Lake.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.

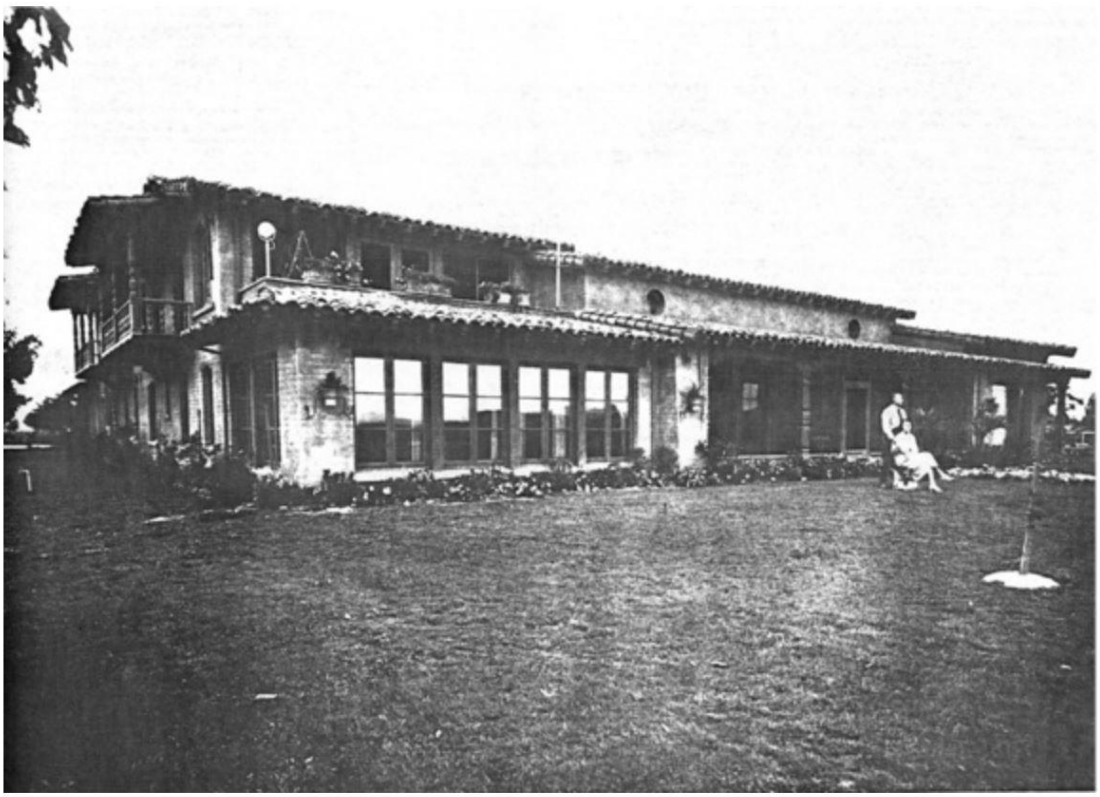


The lake affords boating, motorboating, fishing, and a welcome retreat for wild fowl.

Photograph of the adjacent Fuller Lake.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.

Wishing **You** Well
Ione & O. R. Fuller

Historic photograph of the Fuller RanchO hacienda.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.



The *hacienda* at Fuller RanchO was built for O.R. and Ione Fuller by Leo Kroonen, about 1928. Marcellie's history mentions that the dairy cows were auctioned off about 1937, at the beginning of the Guest Ranch era. Poultry remained on the ranch.

Photograph of the hacienda at the Fuller RanchO.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.

O.R. Fuller's role in Southern California bus transport was commended in 1922. *McGraw-Hill, Bus Transportation, June 1922.*

Photograph of O.R. Fuller.
Source: *Fuller Ranch At Eastvale* by Loren P. Meissner.

Newspaper and Genealogical Database Search Results for Owners and Occupant

Man Held for Sale Of Bad Wine

LOS ANGELES, Feb. 6.—Cataldo Burke, of the Gardena Vintage Co., today faced a term of six months in jail or a fine of $500, following his conviction on charges of having broken seals on his state quarantined warehouse and selling wine that had been ruled unfit for use by the bureau of food and drug inspection of the state health department. Milton P. Duffy, chief of the state inspection bureau, charged that more than 20,000 gallons of the wine had been declared unfit for consumption on account of a high cid content.

Article mentioning former owner, Cataldo Burke.
Source: *The Napa Valley Register*, February 6, 1936.

Guest Book Tells Secret of Birthday

"I'm sorry it should have to end,
Such a lovely birthday did I spend."

It was thus that Marcelle (Mrs. Roger) Imhof wrote in the Charley Grapewins' guest book as she and Roger were leaving after a delightful week end at the Grapewin rancho, which adjoins the Fuller dude ranch at Corona. And this was the first time the Grapewins knew it was Marcelle's birthday, for nary a word had she said about it during the entire holiday.

The foursome spent happy hours, boating on the large lake adjoining the Grapewin estate, catching bass for breakfast and strolling through the orchards of apricot trees.

Newspaper article describing the nearby home of Charley Grapewin. At the time, the Grapewin home was one of the few in the area. It was located down the street north of the subject property.
Source: *Los Angeles Examiner*, March 31, 1940

* * *

After "Tobacco Road" is finished, Jeeter Lester's cabin, the one which cost 20th Century-Fox $3800 to build and artificially age, will be given to Charley Grapewin as a memento of the picture and of the biggest role in his career.

Grapewin hopes to move the cabin all the way from Sherwood Forest (the "Tobacco Road" location) to his one-acre farm on the Fuller ranch near Corona.

Legend is that Grapewin won this property in a poker game years ago. He since has built a house on it and, between pictures, he spends most of his time there.

* * *

Newspaper article describing the nearby home of Charley Grapewin. At the time, the Grapewin home was one of the few in the area. It was located down the street north of the subject property.
Source: *Los Angeles Herald Examiner*, January 10, 1941.

By ALEXANDER KAHN
(LP) Staff Correspondent

HOLLYWOOD—(LP)— Charley Grapewin is content, after 53 years of acting, to work only when he feels like it, spending the rest of his time fishing.

About four pictures a year are the limit for Grapewin, who may be found the rest of the year at No. 1 Grapewin Avenue, Corona, Cal., where he fishes for bass from Charley Grapewin's landing on the banks of Weeping Willow Lake.

At present the distinguished veteran of stage and screen is at work again in what he considers an outstanding role, one worthy of him to quit fishing for a while, at least. He's the Jeeter Lester of the screen in the film version of "Tobacco Road," the Broadway hit play which 0th Century-Fox is producing.

Virtually every player of character parts in Hollywood wanted the role and Grapewin thought enough of it to postpone his fishing while he underwent tests. He admits he was happy to get the part, one of the fattest to fall to any actor. But he says he wouldn't have been too dejected if he had failed in his quest.

"There's always the Grapewin landing," he chuckled, "and the bass are fine.

"Anyway, I'd done just about as much work for the years as I figured I needed to keep me in my accustomed state of comfort. I had a good long workout in 'The Grapes of Wrath' and

FROM OUR FILES

Do You Remember?

10 YEARS AGO TODAY
January 7, 1931

J. F. Gallagher of Castella was elected president of the Shasta county board of education yesterday at the organization meeting of the board. All members were present as follows: Miss Myra E. Giles of Anderson, Miss

Newspaper article describing the nearby home of Charley Grapewin. At the time, the Grapewin home was one of the few in the area. It was located down the street north of the subject property.
Source: *Courier-Free Press*, January 7, 1941.

ENGAGEMENT ANNOUNCED — The engagement of Miss Marjorie June Heacock, to Glenn Eugene Gilstrap, son of Mr. and Mrs. Ivis Gilstrap, is announced by her parents, Mr. and Mrs. Murral Heacock. The wedding will be December 6.

Engagement announcement for Marjorie Heacock and Glenn Gilstrap, former owners of the subject property. Source: *The Indianapolis News*, November 28, 1946.

Landmark Will Be Rest Home

CORONA—Fuller Rancho, landmark and former showplace north of Corona, has been bought by Mrs. Mary Joyce Theriot and J. W. Koning of Anaheim and is being converted into a rest home.

The transaction involves only the main building and its immediate grounds of about seven acres.

The historic property on Grapewin Rd., between Archibald Ave. and Chandler St. embraces 70 acres of ranch land and two smaller residences in addition to the main structure acquired for a rest home. There is a swimming pool, tennis courts and dairy buildings on the Rancho.

Recently the entire Fuller Rancho property was offered to the County Probation Committee as a site for a new Juvenile Hall, at a price of $150,000, the amount of the federal inheritance tax appraisal.

The big Spanish type two-story dwelling being converted into a rest home is the old O. R. Fuller residence and contains a dozen bedrooms with baths, a main living room 22 by 40 feet, a dining hall 17 by 30 feet, a grill room 15 by 29 feet, a lounge 23 by 30 feet, a playroom 16 by 37 feet and a cardroom 14 by 23 feet.

The Rancho was developed by Fuller, founder of the Motor Transit Co. which eventually became part of the Pacific Electric system. His father, O. R. Fuller Sr., parlayed a Los Angeles draying concern into a trucking agency and then into a bus business.

The elder Fuller and his son were prominent in the early day development of motor transportation of passengers and freight in Soutern California. The Pioneer Transfer Co. now operating in Corona was once a part of the transportation owned and operated by the Fullers.

Article referencing to nearby Fuller RanchO guest house.
Source: *The San Bernardine County Sun*, December 9, 1954.

Dolores Mezori To Marry Roy Parks

● ELSINORE

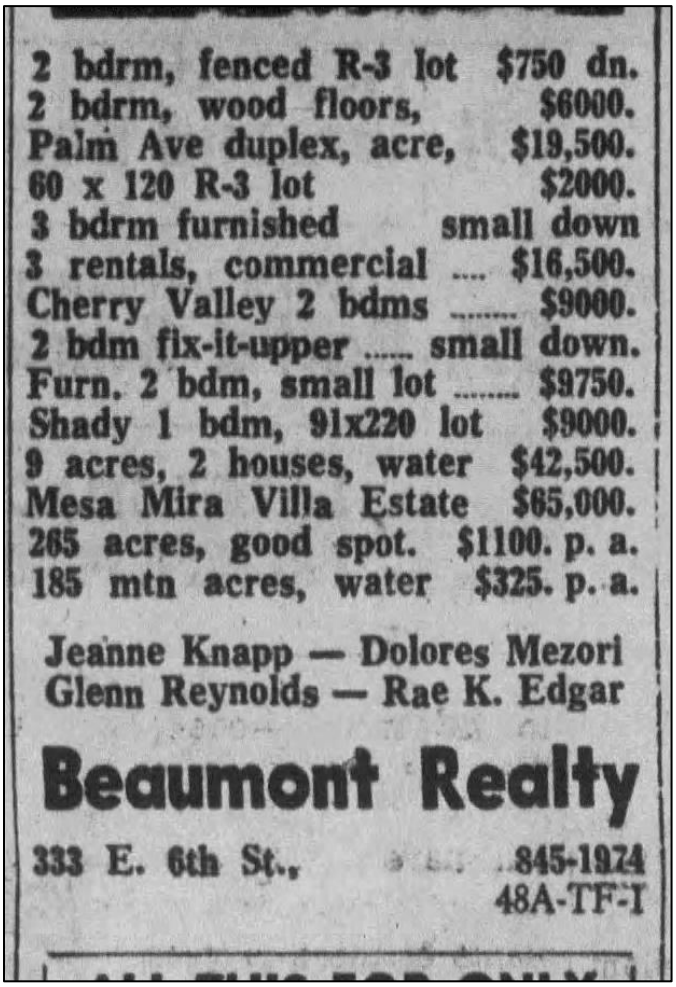
The engagement of Miss Dolores Louise Mezori of Elsinore to Donald Roy Parks of San Diego has been announced by the bride-elect's parents, Mr. and Mrs. Henry Mezori of Lakeshore drive.

The announcement was made on a recent Sunday at a family gathering at the Mezori home here.

Miss Mezori is a second-year student at the Uiversity of California and is a graduate of the local high school. Roy formerly attended Elsinore schools, graduating from high school in Anaheim. Later he attended Gardena Junior college and Western Television institute in Los Angeles. At present he is serving with the U.S. Navy in San Diego in the nuclear field. His parents, Mr. and Mrs. William R. Parks, now live in Arlington.

Th marriage will take place April 20 in St. Frances Catholic church, Elsinore.

Mr. and Mrs. Henry Mezori, previous owners of the subject property, announced their daughter's engagement in 1958.
Source: *Lake Elsinore Valley Sun Tribune*, March 20, 1958.



2 bdrm, fenced R-3 lot $750 dn.
2 bdrm, wood floors, $6000.
Palm Ave duplex, acre, $19,500.
60 x 120 R-3 lot $2000.
3 bdrm furnished small down
3 rentals, commercial .... $16,500.
Cherry Valley 2 bdms ..... $9000.
2 bdm fix-it-upper ..... small down.
Furn. 2 bdm, small lot ..... $9750.
Shady 1 bdm, 91x220 lot $9000.
9 acres, 2 houses, water $42,500.
Mesa Mira Villa Estate $65,000.
265 acres, good spot. $1100. p. a.
185 mtn acres, water $325. p. a.

Jeanne Knapp — Dolores Mezori
Glenn Reynolds — Rae K. Edgar

Beaumont Realty

333 E. 6th St., 845-1974
48A-TF-I

Dolores Mezori was one of the owners of the subject property in the 1960s. She was employed at Beaumont Realty in 1961.
Source: *Daily Record*, November 28, 1961.

200 attend celebration of golden anniversary

Pioneer Southwest residents honored with dinner, program at church hall

Nearly 200 friends and relatives gathered in the banquet room at Crenshaw Christian church to celebrate the fiftieth wedding anniversary of Mr. and Mrs. Cataldo Burke, pioneer residents of the Southwest who now make their home in West Palm Springs.

The couple married in Detroit, Michigan, and in 1928 came to the Southwest where they settled on the present site of the St. Catherine Laboure church on West Redondo Beach boulevard.

Their five daughters were reared there and were graduated from Redondo high school.

Burke was one of the earliest wholesale grape and wine merchants in the district, and for 30 years he and his brothers, Jim and Mike Burchierie, operated a winery at Florence avenue and Hoover street. The establishment still is being operated by relatives.

In 1960 Burke retired, and he and Mrs. Burke built their new home in West Palm Springs where they presently reside.

Among the well-wishers at the anniversary party were their five daughters and their husbands, Messrs and Mesdames Maurice Contreras, John Jessimen, Joe Cicinelli, Kenny Whiteley, and Dr. and Mrs. Leon J. Ginsburg. Also attending were their 10 grandchildren and six great-grandchildren.

GOLDENWEDS: Mr. and Mrs. Cataldo Burke, pioneer residents of the Southwest, who now make their home in West Palm Springs, celebrated their golden wedding anniversary with a banquet at Crenshaw Christian church. Burke and his brothers operated a winery at Florence avenue and Hoover street for more than 30 years.

Mr. and Mrs. Cataldo Burke, former owners of the property, celebrated their golden anniversary in 1963.
Source: *Southwest Tropics Wave*, September 29, 1963.

E4 The REGISTER Sunday, July 21, 1968

The Ronald Neals Honeymoon At Acapulco

Ronald J. Neal and his bride, the former Suzzanne E. Mezori daughter of Mrs. Margaret M. Mezori of Brea, are en route to Acapulco for a honeymoon. The couple were married Saturday afternoon in the Brea Congregational Church by Rev. Charles Harlow. Parents of the bridegroom are Mr. and Mrs. Vernon Neal of Brea.

Escorted to the altar by her uncle, Wilbert F. Dawson, who gave her in marriage, the bride wore a French imported silk organza A-line gown with watteau train trimmed with hand reembroidered seed pearls, sequins and chantilly lace appliques. A single rose with drop pearls on the petals was her headpiece and held her float veil. She carried baby white roses and an orchid in a cascade bouquet.

Maid of honor for the double ring ceremony was Miss Vickie Magnusson and bridesmaids were Miss Diane M. Dawson, Mrs. Victor L. McCarty, Mrs. James C. Fluegge, and Mrs. Shari L. Reynoso. All wore apricot crepe gowns and carried cascades of carnations.

Lyndell Emrick was the best man and ushers were Terry Swindle, Alan Smith, Charles Hatfield, and Louis Costea. Twins, Terry and Gary Wilson, were flower girl and ring bearer; and junior hostesses were Judith and Jennifer Wollaston. Miss Karen French was the soloist and organist for the wedding was Richard Horn.

The Assistance League Clubhouse in Fullerton was the setting for the reception following the ceremony. Mrs. Clyde McCullum attended the guest book. Serving were Mrs. Don Howland, punch;

MRS. RONALD J. NEAL

and Mrs. Joe Harrison and Mrs. Jane McGowan, cake.

When the couple return from their wedding trip, they will make their home in Brea.

Both the bride and bridegroom were graduated from Brea-Olinda High School and both are students now at Fullerton Junior Collge. The new Mrs. Neal is an associate member in Epsilon Chapter of Alpha Gamma Sigma.

SPECIAL
SUNDAY 1 P.M.
AUCTION
Bring what you have here
AOK Commission Auction
See our big ad in today's Classified section CL. 75

Sorority Names New Chairmen

Chairmen for Northern Orange County Council of Beta Sigma Phi Sorority for 1968-69 have been announced by Mrs. Betty Rowan of Placentia, president.

They are the Mmes. David Miles, Anaheim, Founder's Day; Glendon Lowery, Fullerton Valentine Ball; Charles Agte, Anaheim, budget committee; Richard Davis, Anaheim, coordinating committee; William Hughes, Yorba Linda auditing committee; and John Spring Jr., Brea, point system.

Miss Maloney

Wedding announcement of Suzanne Mezori and Ronald Neals. Suzanne is the daughter of the former owner, Margaret Mezori.
Source: *The Register*, July 21, 1968.

Car wrecked as horses hit, killed

NORCO — A family of four escaped serious injury yesterday when their car hit three horses galloping toward them on Archibald Avenue.

The three horses died.

Richard Bailey, 37, of Norco, his wife, Brenda, 37, and their children, Connie, 8, and Tracey, 13, did not require hospital treatment. Their 1974 Buick station wagon, however, was totally wrecked, California Highway Patrol officer Roman Vondriska said.

Vondriska said five registered Thoroughbred mares, belonging to Margorie Gilstrap of Grapewin, got out of a fenced pasture and were galloping south on Archibald.

About 6:45 p.m., the Baileys' car, going north 45 to 50 miles an hour on Archibald, hit three of the animals, killing two and injuring a third. "They were running abreast," Vondriska said. He said there was no way the car could have avoided the horses.

He said it was surprising no one in the car was seriously injured. "If you had seen it you would have thought it was a fatal." The officer said the family members were wearing seat belts and he thinks they probably lay down on the seats because the roof of the car was caved in.

The injured horse was destroyed by a veterinarian summoned to the scene. The horse had two broken legs, Vondriska said.

The two horses that were not injured were corraled by farmers who live in the area.

Vondriska said he didn't know the value of the animals.

Article referencing Margorie Gilstrap while she was living at the subject property.
Source: *Press-Enterprise*, November 29, 1983.

PEACOCK, Richard age 54; passed away on November 20, 1988. Born on January 4, 1934 in Oakland, he was Product Manager for 26 years with Ling Electronics and also an amateur radio operator (WA600R) 'Silent Key'. He is survived by his wife, Joanne; sons, Richard William, Michael Davey and Bradley Burt; sisters, Helen Rolsen and Patricia Thomas; brother, W. F. Peacock Jr. and one grandson, Richard William Peacock, Jr.

Memorial services to be held at First Lutheran Church, Fullerton on Wednesday, November 23 at 6 pm. **McAuley & Wallace Mortuary, Fullerton** in charge of arrange-

Obituary for former owner, Richard Peacock.
Source: *The Los Angeles Times*, November 22, 1988.

Endnotes

[1] City of Eastvale, *Economic and Community Profile*, https://stories.opengov.com/cityofeastvaleca/published/dM_TcOrn_m. Accessed October 2024; City of Eastvale, *History*, https://www.eastvaleca.gov/community/about-eastvale/history; Meissner, Loren P. *Fuller Ranch At Eastvale.* Corona Library Foundation, 2013.
[2] Theobald, Mark, "Auburn-Fuller," CoachBuilt, http://www.coachbuilt.com/bui/f/fuller/fuller.htm, Accessed October 2024; Meissner, Loren P. *Fuller Ranch At Eastvale*. Corona Library Foundation, 2013.
[3] McAlester, Virginia, et al. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, 2021.
[4] *Southwest Topics-Wave*, September 29, 1963, Page 1.
[5] *Lake Elsinore Valley Sun-Tribune*, March 20, 1958, Page 13.
[6] *Daily Record*, November 28, 1961, Page 14.
[7] "Glenn Eugene Gilstrap," *Dignity Memorial*, 2011, https://www.dignitymemorial.com/obituaries/riverside-ca/glenn-gilstrap-4513588. Accessed October 2024.
[8] Riverside County Grantor/Grantee Index, 2000; *The Los Angeles Times,* November 22, 1988.

Attachment 2. Preparer Qualifications

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

Senior Historian and Archaeologist, ***Douglas Kupel,*** holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, master's degrees from the University of Arizona and Northern Arizona University, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California, Nevada, and Arizona. He maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian.

Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Historic Preservation Officer (SHPO), and the Cities of Phoenix and Glendale, Arizona. As the former National Register of Historic Places (NRHP) Coordinator for the Arizona SHPO, Doug processed many large and complex historic district nominations early in his career. He has continued his association with the NRHP program by serving on Arizona's Historic Sites Review Committee. Doug has authored 37 NRHP nominations including the Multiple Property Format NRHP Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886, and the NRHP Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Dr. Kupel is a court-recognized expert on water rights and has conducted substantive research and analysis on statewide water management and policy. For the City of Phoenix Law Department, he organized and directed research for litigation and water resources planning in the Arizona General Stream adjudication. He has served as expert witness for Native American and municipal water history topics. Dr. Kupel has worked on a number of significant Native American water rights settlements during his career at Phoenix and Glendale. These include the White Mountain Apache Tribe (WMAT) Water Rights Settlement, Verde River Yavapai – Apache Settlement, Gila River Indian Community Water Rights Settlement, Fort McDowell Indian Community Water Rights Settlement, and the Salt River Pima-Maricopa Indian Community Water Rights Settlement.

He has more than 30 years of experience in water civil engineering projects, including authoring historical narratives, manuscripts, and eligibility evaluations for the Bureau of Reclamation Salt River Project, and the Central Arizona Project. His experience provides understanding not only to historic properties and cultural resources, but also to larger management concerns and the federal regulatory process. His management of large publicly owned utilities speaks directly to his ability to supervise and organize large-scale projects in a complex regulatory environment. Dr. Kupel led a research and planning group as Deputy Director of a water utility and has wide experience with a variety of water resources, planning, safety, and emergency management programs. Dr. Kupel has served as a liaison on water planning and policy issues between municipal utilities and a wide range of local, state, and Federal agencies. His knowledge of imported water contracts, water supply planning efforts, and financial and economic analysis related to natural resources highlights his ability to integrate cultural resources planning within larger planning efforts.

EDUCATION

Ph.D. – History School of Historical, Philosophical and Religious Studies
Arizona State University
Dissertation Title: Urban Water in the Arid West: Municipal Water and Sewer Utilities in Phoenix, Arizona.

—

Master of Arts – History
University of Arizona

—

Master of Education – Educational Leadership
Northern Arizona University

—

Graduate Certificate – Archaeology
University of South Carolina

—

Bachelor of Arts – History
University of Oregon, Eugene

REGISTRATIONS

Society of Professional Archaeologists – Registered Professional Archaeologist, No. 10353

—

Organization of American Historians
No. 48527

—

PUBLICATIONS

Fuel for Growth: Water and Arizona's Urban Environment
University of Arizona Press, 2003

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

SELECT PROJECT EXPERIENCE

2023-2024	National Park Service and National Conference of State Historic Preservation Officers National Historic Landmark Theme Study Update for US Underground Railroad Resources (Nationwide)
2023	City of La Quinta Historical Resource Survey and Context Statement (La Quinta, CA)
2023	Mira Loma Quartermaster Depot HABS Package (Jurupa Valley, CA)
2023	Villa Del Lido Historic Resources Research Report (La Jolla, CA)
2022	4190 Utah Street Historic Designation and Mills Act Project (San Diego, CA)
2022	National Park Service Preliminary NHL Historic Context for Properties Associated with Barney L. Ford (Colorado, Wyoming, Virginia, South Carolina, California)
2022	Post Rock Resources of Kansas National Register Nominations (Gernon House, Berhorst Bros. Hardware Building, Lucas School Gymnasium).
2022	Preliminary Study for Caltrans Bicycle and Pedestrian Improvement Project Environmental Clearance (Pomona, CA).
2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Tribal Consultation (Southern CA).
2021	Coast Highway Bridge Replacement Project – Caltrans Environmental Clearance (Oceanside, CA)
2021	Post Rock Resources of Kansas Survey and MPDF (Lincoln, Mitchell, Rush, and Russell Counties, KS).
2021	4055 Lytle Creek Historic American Building Survey (HABS) Level II Documentation (Fontana, CA).
2021	Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation (Norco, CA).
2019-2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020-21	US Patent Litigation Expert Witness Consulting; Hunton, Andrews, Kurth, LLP (Napa, CA).
2020-21	Avo Theater Rehabilitation Tax Credit Consulting, JCG Development (Vista, CA).
2020	Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate (Jurupa Valley, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020	Rancho Miramonte Section 106 Historic Property Survey Report, TH Miramonte Investors, LLC (Rancho Miramonte, CA).
2020	Historic Designation Report Peer Review: 1135 Devonshire Drive (San Diego, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA + Clark County, Nevada).
2020-21	Determination of Historic Significance Report Peer Reviews, City of Coronado (Coronado, CA).
2020	East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom (Banning, CA).
2019	Southern California Edison Catalina Island Historic-Era Water System Management Program (Catalina Island, CA).

PROFESSIONAL EXPERIENCE

Senior Historian / Archaeologist:
Urbana Preservation & Planning, LLC (San Diego, CA) 2019-present

—

Adjunct Faculty:
Grand Canyon University
Embry-Riddle Aeronautical University
Arizona State University (Main, Downtown, and West Campus)
Gateway Community College
Phoenix College
1996 - present

—

Deputy Water Services Director
City of Glendale (Glendale, AZ)
2014-2018

—

Environmental Program Manager
City of Glendale (Glendale, AZ)
2012-2014

—

Water Advisor
City of Phoenix (Phoenix, AZ)
2011-2012

—

Assistant Water Advisor
City of Phoenix (Phoenix, AZ)
2007-2010

—

Historian
City of Phoenix (Phoenix, AZ)
1988-2007

—

Historian: Arizona State Historic Preservation Office, Phoenix, Arizona
1986-1988

—

Consulting Historian / Archaeologist: Independent Consultant (California, Arizona, Nevada, and South Carolina)
1979-1986

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
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2012 Thompson Draw Historic District National Register Nomination, Payson, Arizona, Metropolis Design Group. (Phoenix, AZ)

2012 *De Soto Dealership National Register Nomination, Phoenix, Arizona. Metropolis Design Group, Phoenix.*

2011 *Sage Acres Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2011 *Historic American Building Survey Documentation of the Fort Defiance Hospital and Associated Buildings, Fort Defiance, Arizona. Metropolis Design Group, Phoenix.*

2010 *Sands Estates Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *Historic Building Analysis of Morcomb Service Station and House, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *Myrtle Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *Bunch / Perez House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *61st Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 *Hoghe Bunk House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*

2007 George Dowdy Rental Cottage National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2006 Catlin Court Historic District Expansion, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 C. H. Tinker House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 First United Methodist Church National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 Glendale High School Auditorium National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 Glendale Elementary One-Room School Building National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 Jonas McNair House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2005 Floralcroft Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

2004 Ethnic History Survey of Glendale, Arizona. Metropolis Design Group, Phoenix.

2003 National Register Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Ryden Architects, Phoenix.

2003 Historic Building Analysis of the Big Horn Ranch Service Station, Maricopa County, Arizona. Metropolis Design Group, Phoenix.

2002 Historic Building Analysis of the Palmerita Ranch, La Paz and Yuma Counties, Arizona. Metropolis Design Group, Phoenix.

2002 Historic Building Analysis of the Gold King Mansion, Mohave County, Arizona. Metropolis Design Group, Phoenix.

2002 National Register Nomination of the San Clemente Historic District, Tucson, Arizona. Ryden Architects, Phoenix.

2002 Historic Building Analysis of the Wahweap Trailer Village, Glen Canyon National Recreation Area, Arizona. Metropolis Design Group, Phoenix.

2002 Historic Resources Survey of the Evergreen Neighborhood, Casa Grande, Arizona. Metropolis Design Group, Phoenix.

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

2001 Historic Resources Survey of Fifty Properties in Clifton, Arizona. Metropolis Design Group, Phoenix.

2001 National Register Nomination of the Catalina Vista Historic District, Tucson, Arizona. Ryden Architects, Phoenix.

2001 Historic Building Analysis of the Tucson Southern Pacific Depot. Ryden Architects, Phoenix.

2000 Historic Resources Survey of the Blenman – Elm Neighborhood, Tucson, Arizona. Ryden Architects, Phoenix.

2000 Historic Structures Report, Lee's Ferry, Glen Canyon National Recreation Area. Alliance Architects, Phoenix.

2000 Historic Resources Survey of the Robson Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1999 National Register Nomination of the Temple Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1999 National Register Nomination of the Irving School, Mesa, Arizona. Ryden Architects, Phoenix.

1999 Historic Resources Survey of Gila Bend, Arizona. Ryden Architects, Phoenix.

1999 Historic Building Analysis of the Eisendrath House, Tempe, Arizona. Alliance Architects, Phoenix.

1998 Reconnaissance Survey of Historic Resources in Mesa, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the Jokake Inn Bell Towers, Phoenix, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the Evergreen Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the West Second Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1998 National Register Nomination of the Wilbur Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.

1998 Historic Building Documentation of the Bagley/Wallace House, Mesa, Arizona. Ryden Architects, Phoenix.

1998 Historic Resources Survey of BHP Superior West Plant Site, Superior, Arizona. Alliance Architects, Phoenix.

1997 Historic Resources Survey of Chandler, Arizona. Alliance Architects, Phoenix.

1997 National Register Nomination of the John and Isabella Greenway House, Ajo, Arizona. Prepared for the Arizona State Historic Preservation Office, Phoenix.

1997 National Register Nomination of the N. Clyde Pierce House, Phoenix, Arizona. Prepared for Greg and Judy Pierce (owners), Phoenix.

1997 Historic Resources Survey of Glendale, Arizona. Alliance Architects, Phoenix.

1997 Historic Resources Survey of Ash Fork, Arizona. Ryden Architects, Phoenix.

1997 National Register Nomination for the Manistee Ranch, Glendale, Arizona. Alliance Architects, Phoenix.

1997 Historic Resources Survey of Tempe, Arizona, and Update of Tempe Multiple Resource Area National Register Nomination. Ryden Architects, Phoenix.

1996 National Register Nomination of the Queen Creek School, Arizona. Ryden Architects, Phoenix.

1996 Historic Building Analysis of the Irving School, Mesa. Ryden Architects, Phoenix.

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
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1996 Historic Building Analysis of the Sun Valley Court Motel, Mesa. Ryden Architects, Phoenix.

1996 Multiple Property Format National Register Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886. Ryden Architects, Phoenix.

1995 Historic Resources Survey of Historic Route 66 in Arizona. Ryden Architects, Phoenix.

1995 National Register Nomination of the Laveen School Auditorium, Laveen, Arizona. Laveen Elementary School District No. 59. Laveen.

1995 Historic Building Analysis of the Flagstaff Freight Depot, Flagstaff. Ryden Architects, Phoenix.

1994 National Register Nomination of the Henning Block, Holbrook. Ryden Architects, Phoenix.

1994 Historic Building Analysis of the John A. Freeman House, Snowflake. Ryden Architects, Phoenix.

1994 Historic American Buildings Survey Documentation of the Clifton Historic District, Clifton. Ryden Architects, Phoenix.

1994 Historic Building Analysis of the Sacred Heart of Jesus Catholic Church, Tombstone. Ryden Architects, Phoenix.

1994 National Register Nomination of the Swindall House, Phoenix. Ryden Architects, Phoenix.

1994 National Register Determination of Eligibility Peach Springs Tourist Court and the Standard Oil Warehouse. Ryden Architects, Phoenix.

1994 Historic Building Analysis of the Yuma Quartermaster Depot Corral House, Yuma. Ryden Architects, Phoenix.

1993 Historic Building Analysis of the Thomas House and the Baird Machine Shop, Phoenix. Ryden Architects, Phoenix.

1993 National Register Nomination of the Kitchel House, Phoenix. Ryden Architects, Phoenix.

1993 Historic American Buildings Survey Documentation of the Thunderbird Tavern, Holbrook. Ryden Architects, Phoenix.

1993 Historic American Buildings Survey Documentation of the Ortega Homestead, Holbrook. Ryden Architects, Phoenix.

1993 Historic Building Analysis of the Western Drug Warehouse, Phoenix. Ryden Architects, Phoenix.

1993 Historic Resources Survey of the Town of Patagonia. Ryden Architects, Phoenix.

1992 Historic Building Analysis of the Elias/Rodriguez House, Tempe. Ryden Architects, Phoenix.

1992 Historic Building Analysis of the Constable Ice and Fuel Co. Warehouse, Phoenix. Ryden Architects, Phoenix.

1992 Historic Resources Survey of Sedona. Ryden Architects, Phoenix.

1991 Historic Resources Survey of the Town of Holbrook. Ryden Architects, Phoenix.

1990 Historic Building Analysis of the Central Wholesale Terminal, Phoenix. Ryden Architects, Phoenix.

1988 National Register Nomination for City-County Building, Phoenix, Maricopa County. Gerald A. Doyle and Associates, Phoenix.

1985 Historical and Archaeological Character, Fort Lowell Park Master Plan. Acuna-Coffeen Landscape Architects, Tucson.

1985 University of Arizona National Register District Nomination Form (with Robert C. Giebner, David Blackburn, and Adelaide Elm).

1985 San Xavier Historic Artifact Analysis. Cultural and Environmental Systems, Tucson.

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

1984 Diversity Through Adversity: Water Control at San Xavier. TerraMar International Services, San Diego.

1984 A Proposal to Construct a Plank Road Exhibit at the Proposed Imperial Safety Roadside Rest. Prepared for the California Department of Transportation.

1984 Historic Property Survey Report, Proposed Sand Hills Interchange. Prepared for the California Department of Transportation.

1984 Request for Determination of Effect, Plank Road. Prepared for the California Department of Transportation.

1984 First Addendum Archaeological Survey Report, Proposed Sand Hills Interchange. Prepared for the California Department of Transportation.

1983 Historic Property Survey Report, Proposed MTDB East Urban Transit Corridor. Prepared for the California Department of Transportation.

1983 Architectural Survey Report, Proposed MTDB East Urban Transit Corridor. Prepared for the California Department of Transportation.

1983 Request for Determination of Eligibility, La Mesa Depot (with John W. Snyder). Prepared for the California Department of Transportation.

1983 Plank Road Discontiguous District Nomination form (with Pat Welch and Lisa Capper).

1983 Plank Road Research. Wirth Environmental Services, San Diego, Califonia.

1983 Picacho Basin Historic Research. Wirth Environmental Services, San Diego.

1983 Miguel Substation Historic Research. Wirth Associates, San Diego.

1982 The Calhoun Street Parking Lot: A Historical and Archaeological Investigation of Block 408, Old Town San Diego. Prepared for the California Department of Transportation.

1982 Archaeological Survey of the Old Town Maintenance Station, Old Town San Diego. Prepared for the California Department of Transportation.

1982 Archaeological Survey Report of the Old Town Excess Parcel Sale, Blocks 379, 380 and 395, Old Town San Diego. Prepared for the California Department of Transportation.

1982 Archaeological Survey Report of the Calhoun Street Parking Lot, Old Town San Diego. Prepared for the California Department of Transportation.

1981 Proposed Archaeological Phase II Excavation at SDi 8873H (with Joan M. DeCosta). Prepared for the California Department of Transportation.

1981 Historical and Archaeological Investigation of a Proposed Old Town Excess Parcel Sale, Blocks 379, 380, and 395. Old San Diego. Prepared for the California Department of Transportation.

1981 A Modern Material Culture Study: South Carolina's Migrant Farmworkers. Institute of Archaeology and Anthropology, USC, Columbia.

1981 Historical Evaluation of the Sunset Street Property, Lot 1, Block 394, Old San Diego. Prepared for the California Department of Transportation.

1980 Conservation Management Strategies: State Departments of Transportation. Department of Anthropology, University of South Carolina, Columbia.

1980 Final Report of the Rincon, et al., Cultural Resource Survey; Jamul. Regional Environmental Consultants, San Diego (with Paige Talley).

1980 Final Report of the Rincon, et al., Cultural Resource Survey: La Jolla. Regional Environmental Consultants, San Diego (with Paige Talley).

1980 Final Report of the Rincon; et al., Cultural Resource Survey: Pala. Regional Environmental Consultants, San Diego (with Paige Talley).

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

1979 Cultural Resource Study of a Proposed Electrical Transmission Line from Jade to the Sand Hills, Imperial County, California. Regional Environmental Consultants, San Diego (with Carol Walker).

Alexandrea Baker, MCP
Associate Urban / Preservation Planner + GIS Lead
alex@urbanapreservation.com

Alexandrea Baker holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning degree from San Diego State University. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History and Architectural History. At Urbana, Alex surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with NRHP Bulletin No. 36, authors technical reports, prepares GIS maps and manages all aspects of our GIS program. Recent project experience includes the City of La Quinta historical resource survey; the Post Rock Resources MPDF and NRHP nominations, Historic Designation and Mills Act Applications for private property owners throughout Southern California, on-call historic research services for multiple jurisdictions, and all historic sites database and GIS management for SCE projects. As the lead GIS planner and database manager on the Urbana team, she has prepared map packages for thousands of sites for projects throughout the West. Her cartography work products are regularly used for in-depth analyses and strategic decision making by client and agency partners. In addition to her preservation planning experience, Alex is adept ArcGIS StoryMaps.

PROJECT EXPERIENCE

2024	*Determination of Historic Significance Report for 767 B Avenue* | Coronado, California.
2024	*Tucson Bus Rapid Transit Project Historic Property Survey* | Tucson, Arizona.
2024	*Edison and Walker Specific Plan – Historical Resource Survey* | Ontario, California.
2024	*GIS Mapping for Historical and Archaeological Resource Management Report Chollas Creek & Euclid-54th Project* | San Diego, California.
2024	*GIS Mapping for Historical and Archaeological Resource Management Report Famosa Slough Alley Slope Restoration Project* | San Diego, California.
2024	*Historical Resource Analysis Report for Harvest Landing Retail Center & Business Park Project* | Perris, California.
2023	*Determination of Historic Significance Report for 811 Tolita Avenue* | Coronado, California.
2023	*Determination of Historic Significance Report for 841 H Avenue* | Coronado, California.
2023	*Determination of Historic Significance Report for 325 9th Street* | Coronado, California.
2023	*Determination of Historic Significance Report for 437 J Avenue* | Coronado, California.
2023	*Historical Resource Analysis Report for 33521 Zeiders Road* | Menifee, California
2023	*Historical Resources Analysis Report Proposed El Camino Specific Plan Project* | San Juan Capistrano, California.
2023	*Historical Resource Analysis Report for 5900 Cherry Avenue* | Long Beach, California.
2023	*Historical Resource Analysis Report for 800 Meadow Pass Road* | Walnut, California.
2023	*University Hills Historical Resource Analysis Report* | San Bernardino, California.

EDUCATION

Master of City Planning
San Diego State University

—

Bachelor of Arts– Geography,
University of Nebraska-Lincoln

PROFESSIONAL EXPERIENCE

Urban / Preservation Planner + GIS Technician: Urbana Preservation & Planning, LLC (San Diego, CA) 2018 – present

—

Planning Intern: Alta Planning (San Diego, CA), 2019

—

Planning Intern: City of Richmond (Richmond, CA), 2019

—

Planning Intern: Maxable (San Diego, CA), 2018-2019

—

Para Educator: Mid Valley Special Education Cooperative (St. Charles, IL), 2017-2018

—

Teacher Assistant: Lincoln Family Services (Lincoln, NE), 2016-2017

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Michael Baker
INTERNATIONAL

APPENDIX D
GEOTECHNICAL AND INFILTRATION EVALUATION

GEOTECHNICAL AND INFILTRATION EVALUATION

PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
ASSESSOR'S PARCEL NUMBERS (APNS) 130-070-015 AND -021; AND 130-080-004
8312 GRAPEWIN STREET
EASTVALE, RIVERSIDE COUNTY, CALIFORNIA

PREPARED FOR

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CALIFORNIA 92626

PREPARED BY

GEOTEK, INC.
1548 NORTH MAPLE STREET
CORONA, CALIFORNIA 92878

PROJECT NO. 3836-CR **APRIL 8, 2024**

GEOTEK

GeoTek, Inc.
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April 8, 2024
Project No. 3836-CR

Warmington Residential
3090 Pullman Street
Costa Mesa, California 92626

Attention: Mr. Bret Ilich

Subject: **Geotechnical and Infiltration Evaluation**
Proposed Single-Family Residential Development
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
8312 Grapewin Street
Eastvale, Riverside County, California

Dear Mr. Ilich:

GeoTek, Inc. (GeoTek) is pleased to provide the results of this Geotechnical and Infiltration Evaluation for the proposed single-family residential project to be located at 8312 Grapewin Street in the City of Eastvale, Riverside County, California. This report presents the results of GeoTek's evaluation, discussion of findings, and provides geotechnical recommendations for foundation design and earthwork construction.

Based upon review and evaluation, site development appears feasible from a geotechnical viewpoint provided that the recommendations included in this report are incorporated into the design and construction phases of the project.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact GeoTek.

Respectfully submitted,
GeoTek, Inc.

REGISTERED PROFESSIONAL ENGINEER BRUCE A. HICK GE 2284 GEOTECHNICAL STATE OF CALIFORNIA

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Appendix C – Infiltration Test Data & Porchet Calculations
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1. PURPOSE AND SCOPE OF SERVICES

The purpose of this study was to evaluate the geotechnical engineering and geologic conditions at the project site, as outlined in GeoTek's proposal P-0301324-CR, dated February 28, 2024. Services provided for this study included the following:

- Research and review of available geologic data and general information pertinent to the site,
- Site exploration consisting of the excavation, logging, and sampling of six (6) exploratory test borings extending to depths ranging from 16.5 to 47 feet below grade,
- Excavation of two (2) additional borings to a depth of about five (5) feet below grade and performing an infiltration test in each boring,
- Laboratory testing of soil samples collected during the field investigation,
- Review and evaluation of site seismicity, and
- Preparation of this geotechnical report which presents GeoTek's findings, conclusions, and recommendations for this site.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 SITE DESCRIPTION

The approximate 8.24-acre irregular-shaped project site is located at 8312 Grapewin Street in the City of Eastvale, Riverside County, California (See Figure 1). Access to the site is available by either Archibald Avenue or Grapewin Street, both paved, improved streets located adjacent to the western and northern site boundaries, respectively.

The site is currently occupied by several residential structures, outbuildings, a large barn, animal pens, fences, and storage areas. The Santa Ana River watershed is located adjacent to the eastern site boundary with a water surface elevation of approximately 540 feet above mean sea level (amsl). Site elevations range from approximately 578 feet amsl to about 591 feet amsl in western and eastern portions, respectively. Topographically, the site can be considered as

having a relatively flat to gently sloping terrain, with surface drainage generally directed to the west.

Review of historic aerial photographs of the site indicated the site consisted of vacant, tilled agricultural land in 1938. Site conditions prior to 1938 are unknown. Between 1938 to 1949, a residential structure appears to have been constructed within the eastern portion of the site, with the western portion of the site possibly still used for agricultural purposes. Between 1949 to 2002, the site appears to mostly consist of vacant, undeveloped land, with the exception of the residence structure within the eastern portion. Between 2002 to 2005, various outbuildings, barns, and animal pens appear to have been constructed. Site conditions from 2005 to the present time appear to be relatively unchanged.

2.2 PROJECT DESCRIPTION

Based upon review of a *Conceptual Density Study* prepared by KTGY Architecture and Planning, dated March 1, 2024, GeoTek understands the subject property is to be developed with seventy-nine (79) one- to two-story single-family residences. Associated utilities, access and drive lanes, pavement, hardscape, and landscape improvements are also anticipated as part of the site development. Storm water disposal by means of on-site storm water disposal systems are anticipated for this project. The Best Management Practice (BMPs) system(s) to be selected for stormwater disposal are currently unknown.

The proposed residential structures are anticipated to be of wood-frame construction, two- to three-stories in height, and incorporate conventional shallow foundations and post-tensioned (PT) slab-on-grade floors. Sewage disposal will be by a public sewer. For the purposes of this report, it is assumed maximum column and wall loads will be about 75 kips and 3.5 kips per foot, respectively. Specific site development plans were not provided as of the date of this report. Once actual loads are known that information should be provided to GeoTek to determine if modifications to the recommendations presented in this report are warranted.

If site development differs from the assumptions made herein, the recommendations included in this report should be subject to further review and evaluation. Site development plans should be reviewed by GeoTek when they become available.

3. FIELD EXPLORATION AND LABORATORY TESTING

3.1 FIELD EXPLORATION

The field exploration for this report was conducted on March 26, 2024, and consisted of excavating six (6) geotechnical exploratory borings with a hollow-stem drill rig to depths ranging from about 16.5 to 47 feet below grade at the boring locations. The approximate locations of the GeoTek excavations are shown on the Exploration Location Map (Figure 2). A geologist from GeoTek logged the excavations and collected soil samples for use in subsequent laboratory testing. The logs of the exploratory borings are included in Appendix A.

Relatively undisturbed soil samples were recovered at various intervals in the geotechnical borings with a California sampler. The California sampler is a 3-inch outside diameter, 2.5-inch inside diameter, split barrel sampler lined with brass rings. The sampler was 18 inches long. The sampler conformed to the requirements of ASTM D 3550. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. The relatively undisturbed samples, together with bulk samples of representative soil types, were returned to the laboratory for testing and evaluation. The California sampler test data are presented on the boring logs in Appendix A.

In Boring B-2 standard penetration tests (SPT) were performed with a 2.0-inch outside diameter, 1.5-inch inside diameter, split-barrel sampler. The sampler was 18 inches long. The inside diameter of the sampler shoe was 1.4 inches. The sampler was unlined. The sampler conformed to the requirements of ASTM D 1586. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. The sampler penetration test data are presented on the Logs of Borings for Boring B-2.

Infiltration Testing

In addition to the geotechnical exploratory borings, two infiltration test borings (I-1 and I-2) were excavated in the areas of the proposed storm water management facilities, to depths of about five (5) feet each. The locations and depths of the infiltration test borings were provided by Warmington Residential. Infiltration/percolation testing was conducted in these borings in general accordance with the requirements of the County of Riverside.

The infiltration tests consisted of drilling an eight-inch diameter test hole to the desired depth and installing approximately two inches of gravel in the bottom of the hole. A three-inch diameter perforated PVC pipe, wrapped in a filter sock, was placed in the excavations and the

annular space was filled with gravel to prevent caving within the boring. Water was then placed in the borings to presoak the holes and percolation testing was performed the following the pre-soak period. The infiltration tests were then performed which consisted of adding water to each test hole and measuring the water drop over a 30-minute period. The water drop was recorded for twelve test intervals. Water was added to the test holes after each test interval. The field percolation rates were then converted to an infiltration rate using the Porchet Method. The results of the infiltration testing are summarized in the table below:

PRELIMINARY INFILTRATION TEST RESULTS		
Infiltration Boring No.	Depth of Boring (ft.)	Infiltration Rate* (inches per hour)
I-1	5	0.60
I-2	5	0.61

*Porchet Method converted infiltration rate from measured rate

The results of the conversions indicate infiltration rates at the test locations ranged from approximately 0.60 inches per hour (Boring I-1) to approximately 0.61 inches per hour (Boring I-2), indicating relatively poor infiltration rates. Copies of the infiltration test data sheets and the Porchet infiltration rate conversion calculations are presented in Appendix C. No factors of safety were applied to the rates provided. Over the lifetime of the infiltration areas, the infiltration rates may be affected by sediment build up and biological activities, as well as local variations in near surface soil conditions. A suitable factor of safety should be applied to the field rate in designing the infiltration system.

It should be noted that the infiltration rates provided above were performed in relatively undisturbed on-site soils. Infiltration rates will vary and are mostly dependent on the underlying consistency of the site soils and relative density. Infiltration rates may be impacted by weight of equipment travelling over the soils, placement of engineered fill and other various factors. GeoTek assumes no responsibility or liability for the ultimate design or performance of the storm water facility.

3.2 LABORATORY TESTING

Laboratory testing was performed on selected relatively undisturbed ring and bulk samples collected during the field exploration. The purpose of the laboratory testing was to confirm the field classification of the materials encountered and to evaluate their physical properties for use in the engineering design and analysis. Results of the laboratory testing program along with a brief description and relevant information regarding testing procedures are included on the exploratory borings logs included in Appendix A and in Appendix B.

4. GEOLOGIC AND SOILS CONDITIONS

4.1 REGIONAL SETTING

The subject property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. It extends approximately 975 miles south of the Transverse Ranges geomorphic province to the tip of Baja California. This province varies in width from about 30 to 100 miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province.

The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. Several major fault zones are found in this province. The Elsinore Fault zone and the San Jacinto Fault zone trend northwest-southeast and are found near the middle of the province. The San Andreas Fault zone borders the northeasterly margin of the province.

The site is located in an area geologically mapped by others to be underlain by older alluvium (Morton, D.M., Miller, F.K., 2006). No active faults are shown in the immediate site vicinity on the maps reviewed for the area. The nearest known active fault is the Elsinore Fault zone (Chino section) located approximately 3.8 miles southwest of the site.

4.2 GENERAL SOIL CONDITIONS

A brief description of the earth materials encountered is presented in the following section. Based on the site reconnaissance, the exploratory excavations and review of published geologic maps, the area investigated is locally underlain by some surficial undocumented fill and disturbed soils atop older alluvium.

4.2.1 Undocumented Fill

Undocumented fill soil was encountered within Borings B-2, B-3, and B-5 from the existing ground surface to depths of about 1 to 1.5 feet below existing grades. The placement of the undocumented fill was likely associated with the existing structural improvements at the site or past agricultural use of the property. The fill soil generally consisted of silty sands and clayey sands (SM and SC soil type based on the Unified Soil Classification System) and were encountered in a medium dense condition based on penetration samples obtained. Documentation of the placement of the fill soils encountered is understood to not be available or obtainable.

4.2.2 Disturbed Soils

Disturbed soils were encountered at the surface of five (5) of the borings. The disturbance of the upper site soils likely resulted from previous land uses at the site, including possible agricultural uses. The disturbed near surface soils encountered generally consisted of silty to clayey sands and sandy clays (SM, SC, and CL soil types) and were encountered at depths ranging from about 0.5 to 1 feet below existing grades at the boring locations.

4.2.3 Older Alluvium

Older alluvial soils were encountered in all of the borings performed, beneath either the undocumented fill or disturbed soil and extended to the maximum depth explored (47 feet). As encountered in the borings, the older alluvium consisted of interbedded layers of silty sands, relatively clean sands, clayey sands, and sandy clays (SM, SP, SC, and CL soil types based upon the Unified Soil Classification System). The coarse-grained alluvial soils (SM, SP, and SC soil types) were found to range between medium dense to very dense, while the fine-grained grained alluvial soils (CL soil type) were found to generally be soft to hard. The upper older alluvial soils encountered within some of the borings were observed to be in a loose or relatively soft condition.

Based on the laboratory test results, the near surface soils have a "Very Low" (0≤EI≤20) to "Low" (21≤EI≤50) Expansion Index (ASTM D 4829). Based on the laboratory test results, the near surface soils have a soluble sulfate content of less than 0.1 percent (ASTM D 4327). Additionally, selected samples of the upper site soils were found to exhibit a "very low" to "low" potential for hydroconsolidation (settlement upon wetting with or without additional loading). The test results are provided in Appendix B.

4.3 SURFACE WATER AND GROUNDWATER

4.3.1 Surface Water

If encountered during earthwork operations, surface water on this site will likely be the result of precipitation or possibly some minor surface run-off from the surrounding areas. Natural drainage at the site is interpreted to be to the west following the existing site topography in the area. Provisions for surface drainage will need to be accounted for by the project civil engineer.

4.3.2 Groundwater

Groundwater was not encountered within any of the exploratory borings drilled at the site to the maximum depth drilled of about 47 feet (Boring B-4) below the existing ground surface. Based on a review of groundwater depths noted on the California Department of Water

Resources Water Data Library website and review of site elevations, it is estimated the historic high groundwater depth is approximately 38 feet below existing grades at the site. Based on the results of the field exploration, review of site area geomorphology and geology, groundwater is not anticipated to adversely affect the proposed improvements.

4.4 FAULTING AND SEISMICITY

4.4.1 Faulting

The geologic structure of the entire California area is dominated mainly by northwest-trending faults associated with the San Andreas system. The site is in a seismically active region. However, the site is not situated within a State of California designated *"Alquist-Priolo"* Earthquake Fault Zone. The nearest known active fault to the site is the Elsinore Fault zone (Chino section) located approximately 3.8 miles to the southwest of the site.

4.4.2 Seismic Design Parameters

The site is located at approximately 33.9369 degrees West Latitude and -117.5922 degrees North Longitude. Due to the relatively dense nature of the site soil (average blow counts greater than 15) a Site Class "D" is considered appropriate for this site. Site spectral accelerations (S_a and S_1) for 0.2 and 1.0 second periods for a Class "D" site, was determined from the SEAOC/OSHPD web interface that utilizes the USGS web services and retrieves the seismic design data and presents that information in a report format. Using the ASCE 7-16 option on the SEAOC/OSHPD website results in the values for S_{M1} and S_{D1} reported as "null-See Section 11.4.8" (of ASCE 7-16). As noted in ASCE 7-16, Section 11.4.8, a site-specific ground motion procedure is recommended for Site Class D when the value S_1 exceeds 0.2. The value S_1 for the subject site exceeds 0.2.

For a site Class D, an exception to performing a site-specific ground motion analysis is allowed in ASCE 7-16 where S_1 exceeds 0.2 provided the value of the seismic response coefficient, Cs, is conservatively calculated by Eq 12.8-2 of ASCE 7-16 for values of $T \leq 1.5Ts$ and taken as equal to 1.5 times the value computed in accordance with either Eq. 12.8-3 for $T_L \geq T > 1.5Ts$ or Eq. 12.8-4 for $T > T_L$.

The results, based on the 2015 NEHRP and the 2022 CBC, are presented in the following table assuming that the exception as allowed in ASCE 7-16 is applicable. If the exception is deemed not appropriate, a site-specific ground motion analysis will be required.

SITE SEISMIC PARAMETERS	
Mapped 0.2 sec Period Spectral Acceleration, S_S	1.59g
Mapped 1.0 sec Period Spectral Acceleration, S_1	0.60g
Site Coefficient for Site Class "D", F_a	1.0
Site Coefficient for Site Class "D", F_v	1.7
Maximum Considered Earthquake Spectral Response Acceleration for 0.2 Second, S_{MS}	1.59g
Maximum Considered Earthquake Spectral Response Acceleration for 1.0 Second, S_{M1}	1.02g
5% Damped Design Spectral Response Acceleration Parameter at 0.2 Second, S_{DS}	1.06
5% Damped Design Spectral Response Acceleration Parameter at 1 second, S_{D1}	0.68
Peak Ground Acceleration (PGA_M)	0.72g
Seismic Design Category	D

Final selection of the appropriate seismic design coefficients should be made by the project structural engineer based upon the local practices and ordinances, expected building response and desired level of conservatism.

4.5 LIQUEFACTION

Liquefaction describes a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in relatively cohesionless soils. These soils may thereby acquire a high degree of mobility, which can lead to lateral movement, sliding, consolidation and settlement of loose sediments, sand boils and other damaging deformations. This phenomenon occurs only below the water table, but, after liquefaction has developed, the effects can propagate upward into overlying non-saturated soil as excess pore water dissipates.

The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and both intensity and duration of ground shaking. In general, materials that are susceptible to liquefaction are loose, saturated granular soils having low fines content under low confining pressures.

The project site is located within an area mapped by the County of Riverside as having a "High" to "Very High" liquefaction potential hazard. Based on the current mapping by Riverside County, a liquefaction analysis was performed for the subject site to estimate seismic-induced settlement potential. The seismic-settlement assessment (liquefaction and "dry sand") was performed utilizing the subsurface soil profile encountered within Boring B-2, with a PGA_m of 0.72g, and a USGS Unified Hazard Tool mean disaggregated moment magnitude event of 6.71 corresponding to a 2,475-year return period (2% probability of exceedance in 50 years). Based

on the analysis, relatively nominal seismic-induced settlements ("dry sand" and liquefaction) are estimated for the subject site – on the order of about ¼ inch total with estimated seismic-induced differential settlements of about ½ the total settlement over a 40-foot span.

4.6 OTHER SEISMIC HAZARDS

Due to the general flat terrain, the potential for seismic induced landslides is considered nil. Additionally, due to the estimated relatively low liquefaction hazard potential, the estimated lateral spread horizontal displacements are estimated to be negligible. The potential for secondary seismic hazards such as a seiche and tsunami is considered negligible due to site elevation and distance from an open body of water.

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 GENERAL

Development of the site appears feasible from a geotechnical engineering viewpoint. The following recommendations should be incorporated into the design and construction phases of development.

The upper site soils encountered consisted of undocumented fill soils, disturbed soils, and some relatively loose/soft older alluvium. These upper site soils are not considered suitable for foundation support in their present state. Remedial grading, consisting of removal and recompaction of the upper site soils is recommended to provide a uniform bearing for the proposed improvements.

5.2 EARTHWORK CONSIDERATIONS

5.2.1 General

Earthwork and grading should be performed in accordance with the applicable grading ordinances of the City of Eastvale and the 2022 California Building Code (CBC), and recommendations contained in this report. The Grading Guidelines included in Appendix E outline general procedures and do not anticipate all site-specific situations. In the event of conflict, the recommendations presented in the text of this report should supersede those contained in Appendix E.

5.2.2 Site Clearing

Initial site preparation should commence with removal of debris, existing structures, pavements, underground utilities, foundations, slabs-on-grade, deleterious materials and vegetation within the limits of the planned improvements. Demolition of existing buildings/structures should include removal of all shallow foundations, floor slabs and any of below-grade construction. If any existing building/structure is supported by deep foundations, it is recommended that those foundation units be cut-off at least 3 feet below all new building foundations and floor slabs and one foot beneath all future utility lines. Existing utilities, not planned for re-use, should be capped off at the property boundaries and removed. All materials generated by demolition and site clearing operations should be properly disposed of off-site. Voids resulting from removing any materials should be replaced with engineered fill materials with expansion characteristics similar to the onsite materials.

5.2.3 Site Preparation

Due to the anticipated presence of undocumented fill, disturbed soil, and non-uniform nature of the near-surface upper site soils, it is recommended that the soils be removed beneath the planned building footprint to a depth of at least five (5) feet below existing natural grade, or three (3) feet below the base of the proposed foundations, whichever is greater. The lateral extent of this recommended over-excavation should extend at least 5 feet beyond the building limits, where obtainable. Removal bottoms should be relatively uniform in native soil type which is not visibly porous and having an in-place density of at least 85 percent of the soil's maximum dry density as determined by ASTM D 1557 test procedures. The actual depths of removals required should be determined and approved of by a GeoTek representative during site grading. Removals should include all undocumented fill, disturbed soil, and any relatively loose/soft and/or compressible, porous alluvium.

The subgrade soils below the limits of the proposed pavement and hardscape areas, and where surface improvements or new fill is planned, should be over-excavated to a depth of at least two (2) feet below existing natural grades.

Based on the known land use history, concentrated organics may be present at the project site. Additional earthwork recommendations related to the encountering of any concentrated areas of organic matter may be provided during site grading.

Following site clearing operations, over-excavation and lowering of site grades, where necessary, it is recommended that the exposed subgrade soils beneath all surface improvements be proof rolled with a heavy rubber-tired piece of construction equipment approved by and in the presence of the geotechnical engineering representative. All soil that ruts or excessively deflects during proof rolling should be removed as recommended by the GeoTek

representative. Following proof rolling and removal of any unsuitable bearing soil, the exposed subgrade should be scarified to a depth of about 12 inches, be moisture conditioned to slightly above the soil's optimum moisture content and then be compacted to at least 90 percent of the soil's maximum dry density as determined by ASTM D1557 test procedures.

5.2.4 Engineered Fill

The on-site soils are generally considered suitable for reuse as engineered fill provided they are free from vegetation, debris, oversized materials (6 inch diameter or greater) and other deleterious material. All areas should be brought to final subgrade elevations with fill materials that are placed and compacted in general accordance with minimum project standards. Engineered fill should be placed in 6-to-8-inch loose lifts, moisture conditioned to slightly above the optimum moisture content and compacted to a minimum relative compaction of 90 percent as determined by ASTM D1557 test procedures.

If wet soils are encountered during remedial grading, methods for drying soils such as stockpiling or mixing with dry soils may be required to bring the soils to the required moisture content for placement as engineered fill. Placement of engineered fill should be observed and tested on a full-time basis by a GeoTek representative during grading activities.

5.2.5 Transition Lot Condition

Building pads graded with a cut/fill transition should be undercut to reduce the potential for differential settlement. The cut portion of the cut/fill transition should be undercut to a depth of at least five (5) feet from natural grade or three (3) feet below the deepest proposed footing, whichever is deeper, and be backfilled with a properly compacted engineered fill. The bottom of the undercut should be sloped at a minimum of 1 percent toward the adjacent street/parking lot area.

5.2.6 Oversized Rock Disposal

Although unlikely, oversized cobbles, boulders and rock fragments may be encountered during rough grading and utility trench operations. If encountered, on-site disposal of oversized materials is possible, provided the oversized materials are placed as recommended on Plate 4 within Appendix E. Alternatively, oversized materials can be exported from the site.

5.2.7 Excavation Characteristics

Excavations in the on-site older alluvium should be readily accomplished with heavy-duty earthmoving or excavating equipment in good operating condition. All excavations should be formed in accordance with current Cal-OSHA requirements.

5.2.8 Trench Excavations and Backfill

Temporary trench excavations within the on-site materials should be stable at a 1.5:1 inclination for short durations during construction and where cuts do not exceed 15 feet in height. Deeper temporary excavations should be reviewed by GeoTek prior to their planned excavation to determine if supplemental recommendations or analysis are warranted. It is anticipated that temporary cuts to a maximum height of 4 feet can be excavated vertically.

Trench excavations should conform to Cal-OSHA regulations. The contractor should have a competent person, per OSHA requirements, on site during construction to observe conditions and to make the appropriate recommendations.

Utility trench backfill should be compacted to at least 90 percent relative compaction (as determined by ASTM D-1557 test procedures). Under-slab trenches should also be compacted to project specifications. Where applicable, based on jurisdictional requirements, the top 12 inches of backfill below subgrade for road pavements should be compacted to at least 95 percent relative compaction. On-site materials may not be suitable for use as bedding material but should be suitable as backfill provided particles larger than 6 inches are removed. Relatively abundant amounts of oversize materials may be encountered during excavations.

Compaction should be achieved with a mechanical compaction device. Ponding or jetting of trench backfill is not recommended. If backfill soils have dried out, they should be properly moisture conditioned prior to placement in trenches.

5.2.9 Shrinkage and Bulking

For planning purposes, a shrinkage loss of about 10 to 15 percent is anticipated for excavations within the undocumented fill, disturbed soils, and upper alluvium at the site. Several factors will impact earthwork balancing on the site, including shrinkage, trench spoil from utilities and footing excavations, as well as the accuracy of topography. Shrinkage and bulking are primarily dependent upon the degree of compactive effort achieved during construction, depth of fill and underlying site conditions.

A subsidence loss of up to about 0.10 feet is estimated for the site.

Site balance areas should be available in order to adjust project grades, depending on actual field conditions at the conclusion of earthwork construction.

5.2.10 Grading Plan Review

Upon completion of the site grading plans, it is recommended that those plans be provided to GeoTek for review. Based on that review, some modifications to the recommendations provided in this report may be necessary.

5.3 DESIGN RECOMMENDATIONS

5.3.1 Foundation Design Criteria

Post-Tensioned Slab Foundation Systems:

The soils are classified as having a "Very Low" (0≤EI≤20) and "Low" (21≤EI≤50) Expansion Index (EI) in accordance with ASTM D 4829. Since the California Building Code (CBC) indicates Post Tensioning Institute (PTI) design methodology is intended for expansive soils conditions, no e_m or y_m parameters as used in the PTI methodology are provided for structures to be constructed on soils having a "Very Low" EI. Preliminary e_m and y_m values were generated for structures to be constructed on soils having a "Low" (21≤EI≤50) Expansion Index (EI) based upon the following assumed parameters: Liquid Limit (LL) = 33, Plastic Limit (PL) = 19, and Plasticity Index (PI) = 14, Thornthwaite Moisture Index = -25; constant suction value = 3.6pF; post-equilibrium case assumed with wet (swelling) cycle going from 4.0pF to 3.0pF and drying (shrinking) cycle going from 4.0pF to 4.5pF. Structures to be constructed on soils having a "Very Low" EI can be constructed using "Low" EI design parameters.

The foundation elements for the proposed structures should bear entirely in engineered fill soils and should be designed in accordance with the *2022 California Building Code (CBC)*. The following design recommendations for post-tensioned (PT) foundations for this project are provided:

MINIMUM DESIGN REQUIREMENTS FOR POST-TENSIONED FOUNDATIONS		
Foundation Design Parameter	"Very Low" (0-20) Expansion Index	"Low" (21-50) Expansion Index
Foundation Depth or Minimum Perimeter Beam Depth/Turned Down Edge (inches below lowest adjacent grade)	One & Two-Stories – 12 inches Three-stories – 18 inches	One & Two-Stories – 12 inches Three-stories – 18 inches
Minimum Beam/Wall Foundation Width*	One & Two-Stories – 12 inches Three-stories – 15 inches	One & Two-Stories – 12 inches Three-stories – 18 inches
Minimum Slab Thickness (actual)	5 inches	5 inches
Edge Moisture Variation Distance, e_m	N/A	3.3 ft (Edge Lift – Swelling) 5.6 ft (Center Lift – Shrinkage)
Soil Differential Movement, y_m	N/A	≈ 0.55 inches (Edge Lift – Swelling) ≈ -0.15 inches (Center Lift – Shrinkage)
Effective Plasticity Index**	N/A	15 – Design Value
Presaturation of Subgrade Soil (Percent of Optimum)	Minimum 100% to a depth of 12 inches	Minimum 110% to a depth of 12 inches

*Code minimums per Table 1809.7 of CBC 2022
**Effective Plasticity Index should be verified at the completion of rough grading.

Conventional Reinforced Concrete Foundation Elements:

Alternatively, the site structures may be designed utilizing conventional reinforced concrete foundation systems. The conventional foundation elements for the proposed structures should bear entirely in compacted, engineered fill soils. Foundations should be designed in accordance with current Riverside County and 2022 CBC requirements.

Foundation design criteria for a conventional foundation system, in general conformance with the 2022 CBC are presented in this report. These are typical design criteria and are not intended to supersede the design by the structural engineer. It should be noted that the criteria provided are based on soil support characteristics only. The structural engineer should design the slab and beam reinforcement based on actual loading conditions. As previously discussed, the structural engineer needs to consider the estimated static and seismic settlements into their design.

Based on the expansion index testing performed for this report, site soils possess a "Very Low" (0≤EI≤20) to "Low" (21≤EI≤50) Expansion Index (EI) when tested in general accordance with ASTM D4829. Expansion index and soluble sulfate evaluation of the soils beneath conventional foundation elements should be performed during construction to evaluate the as-graded

conditions. Final recommendations should be based upon the as-graded soils conditions. A summary of the foundation design recommendations is presented in the following table:

DESIGN PARAMETER	"VERY LOW" (0≤EI≤20) EXPANSION INDEX (ASTM D 4829)	"LOW" (21≤EI≤50) EXPANSION INDEX (ASTM D 4829)
Building Foundation Depth or Minimum Perimeter Beam Depth (inches below lowest adjacent grade)	One & Two-Stories – 12 inches Three-stories – 18 inches	One & Two-Stories – 12 inches Three-stories – 18 inches
Minimum Foundation Width* (Inches)	One & Two-Stories – 12 inches Three-stories – 15 inches	One & Two-Stories – 12 inches Three-stories – 15 inches
Minimum Slab Thickness (actual)	4 inches	4 inches
Minimum Slab Reinforcing	6" x 6" – W1.4 x W1.4 welded wire fabric or No. 3 bars at 18 inch centers placed in middle of slab	6" x 6" – W2.9 x W2.9 welded wire fabric or No. 3 bars at 18 inch centers placed in middle of slab
Minimum Footing Reinforcement	Two No. 4 reinforcing bars, one placed near the top and one near the bottom of the footing	Two No. 4 reinforcing bars, one placed near the top and one near the bottom of the footing
Presaturation of Subgrade Soil (Percent of Optimum)	Minimum of 100 percent of the optimum moisture content to a depth of at least 12 inches prior to placing concrete	Minimum of 110 percent of the optimum moisture content to a depth of at least 12 inches prior to placing concrete

*Code minimums per Table 1809.7 of CBC 2022.

Based upon review, a modulus of subgrade reaction (E_I) of 175 pci may be used in the design of the post-tensioned slab foundation system or the conventional foundation system. It should be noted that this value is based upon standard one foot plate load tests. Depending upon the design methodology and foundation geometry this value may need to be modified by the following:

$$E_s = E_I \ ((B+1)/2B)^2$$

where: Es = design modulus
B = footing width

Post-tensioned slabs and conventional foundation systems should be designed in accordance with the *2022 CBC* and also the post-tensioned slabs should be designed according to PTI design methodology.

The following criteria for design of foundations are preliminary and should be re-evaluated based on the results of additional laboratory testing of samples obtained at/near finish pad grade.

5.3.1.1 An allowable bearing capacity of 2,000 pounds per square foot (psf) may be used for design of continuous and perimeter footings 12 inches deep and 12 inches wide, and pad footings 24 inches square and 12 inches deep. This allowable soil bearing capacity may be increased by 400 psf for each additional foot of footing depth and 250 psf for each additional foot of footing width to a maximum value of 3,000 psf. An increase of one-third may be applied when considering short-term live loads (e.g., seismic and wind loads). These bearing values contain a minimum factor of safety of three (3).

5.3.1.2 Structural foundations should be designed in accordance with the 2022 CBC, and to withstand a total static settlement of 1 inch and maximum differential static settlement of one-half of the total settlement over a horizontal distance of 40 feet.

5.3.1.3 The passive earth pressure may be computed as an equivalent fluid having a density of 325 psf per foot of depth, to a maximum earth pressure of 3,250 psf for footings founded on engineered fill or competent native soil. The allowable passive earth pressure contains a factor of safety of 1.5. A coefficient of friction between soil and concrete of 0.30 may be used with dead load forces. The coefficient of friction contains a reduction value of one-third (1/3). Passive pressure and frictional resistance may be combined without reduction. The upper one foot of soil should be ignored in the passive pressure calculations unless the surface is covered with pavements.

5.3.1.4 A grade beam, a minimum of 12 inches wide and 18 inches deep, should be utilized across large entrances. The base of the grade beam should be at the same elevation as the bottom of the adjoining footings.

5.3.1.5 A moisture and vapor retarding system should be placed below slabs-on-grade where moisture migration through the slab is undesirable. Guidelines for these are provided in the 2022 California Green Building Standards Code (CALGreen) Section 4.505.2, the 2022 CBC Section 1907.1 and ACI 360R-10. The vapor retarder design and construction should also meet the requirements of ASTM E 1643. A portion of the vapor retarder design should be the implementation of a moisture vapor retardant membrane.

It should be realized that the effectiveness of the vapor retarding membrane can be adversely impacted as a result of construction related punctures (e.g., stake penetrations, tears, punctures from walking on the vapor retarder placed atop the underlying aggregate layer, etc.). These occurrences should be limited as much as possible during construction. Thicker membranes are generally more resistant to accidental puncture than thinner ones. Products specifically designed for use as moisture/vapor retarders may also be more puncture resistant. Although the CBC

specifies a 6-mil vapor retarder membrane, it is GeoTek's opinion that a minimum 10 mil thick membrane with joints properly overlapped and sealed should be considered, unless otherwise specified by the slab design professional. The membrane should consist of Stego wrap or the equivalent.

Moisture and vapor retarding systems are intended to provide a certain level of resistance to vapor and moisture transmission through the concrete, but do not eliminate it. The acceptable level of moisture transmission through the slab is to a large extent based on the type of flooring used and environmental conditions. Ultimately, the vapor retarding system should be comprised of suitable elements to limit migration of water and reduce transmission of water vapor through the slab to acceptable levels. The selected elements should have suitable properties (i.e., thickness, composition, strength, and permeability) to achieve the desired performance level.

Moisture retarders can reduce, but not eliminate, moisture vapor rise from the underlying soils up through the slab. Moisture retarder systems should be designed and constructed in accordance with applicable American Concrete Institute, Portland Cement Association, Post-Tensioning Concrete Institute, ASTM and California Building Code requirements and guidelines.

GeoTek recommends that a qualified person, such as the flooring contractor, structural engineer, architect, and/or other experts specializing in moisture control within the building be consulted to evaluate the general and specific moisture and vapor transmission paths and associated potential impact on the proposed construction. That person (or persons) should provide recommendations relative to the slab moisture and vapor retarder systems and for migration of potential adverse impact of moisture vapor transmission on various components of the structures, as deemed appropriate.

In addition, the recommendations in this report and GeoTek's services in general are not intended to address mold prevention; since GeoTek, along with geotechnical consultants in general, do not practice in the area of mold prevention. If specific recommendations addressing potential mold issues are desired, then a professional mold prevention consultant should be contacted.

It is recommended that control joints be placed in two directions spaced approximately 24 to 36 times the thickness of the slab in inches. These joints are a

widely accepted means to control cracks and should be reviewed by the project structural engineer.

5.3.2 Miscellaneous Foundation Recommendations

5.3.2.1 To reduce moisture penetration beneath the slab on grade areas, utility trench excavations should be backfilled with engineered fill, lean concrete or concrete slurry where they intercept the perimeter footing or thickened slab edge.

5.3.2.2 Soils from the footing excavations should not be placed in the slab-on-grade areas unless properly compacted and tested. The excavations should be free of loose/sloughed materials and be neatly trimmed at the time of concrete placement.

5.3.3 Foundation Setbacks

Minimum setbacks for all foundations should comply with the 2022 CBC or City of Eastvale requirements, whichever is more stringent. Improvements not conforming to these setbacks are subject to the increased likelihood of excessive lateral movements and/or differential settlements. If large enough, these movements can compromise the integrity of the improvements. The top outside edge of all footings should be set back a minimum of H/3 (where H is the slope height) from the face of any descending slope. The setback should be at least five feet and need not exceed 40 feet.

5.3.4 Soil Corrosivity

The soil resistivity at this site was tested in the laboratory on a sample collected during the field investigation. The results of the testing indicate that the on-site soils are considered "*moderately corrosive*" (3,819 ohm-cm) (Roberge, 2000) to buried ferrous metal in accordance with current standards used by corrosion engineers. Recommendations for protection of buried ferrous metal should be provided by a corrosion engineer. Additional corrosion testing should be performed at the time of site grading to assess the corrosion potential of the as-graded soils.

5.3.5 Soil Sulfate Content

The sulfate content was determined in the laboratory on a sample collected during the field investigation. The results indicate that the water-soluble sulfate result is less than 0.1 percent by weight, which is considered "*negligible*" (S0 exposure category) as per Table 19.3.1.1 of ACI 318-19. Based on the test results and Table 19.3.1.1 of ACI 318-19, no special recommendations for concrete are required for this project due to soil sulfate exposure.

5.4 RETAINING WALL DESIGN AND CONSTRUCTION

5.4.1.1 General Design Criteria

Recommendations presented in this report apply to typical masonry or concrete vertical retaining walls. These are typical design criteria and are not intended to supersede the design by the structural engineer.

Retaining wall foundations should be embedded a minimum of 18 inches into engineered fill.

Retaining wall foundations should be designed in accordance with Section 5.3 of this report. Structural needs may govern and should be evaluated by the project structural engineer.

All earth retention structure plans, as applicable, should be reviewed by this office prior to finalization.

Earthwork considerations, site clearing and remedial earthwork for all earth retention structures should meet the requirements of this report, unless specifically provided otherwise, or more stringent requirements or recommendations are made by the designer. The backfill material placement for all earth retention structures should meet the requirement of Section 5.2.4 in this report.

In general, cantilever earth retention structures, which are designed to yield at least 0.001H, where H is equal to the height of the earth retention structure, may be designed using the "active" condition. Rigid earth retention structures (including but not limited to rigid walls, and walls braced at top, such as typical basement walls) should be designed using the "at-rest" condition.

In addition to the design lateral forces due to retained earth, surcharges due to improvements, such as an adjacent building or traffic loading, should be considered in the design of the earth retention structures. Loads applied within a 1:1 (horizontal: vertical) projection from the surcharge on the stem of the earth retention structure should be considered in the design.

Final selection of the appropriate design parameters should be made by the designer of the earth retention structures.

5.4.1.2 Cantilevered Walls

The recommendations presented below are for cantilevered retaining walls. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained

from minor deflections. An equivalent fluid pressure approach may be used to compute the horizontal pressure against the wall. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

ACTIVE EARTH PRESSURES	
Surface Slope of Retained Materials (horizontal:vertical)	Equivalent Fluid Pressure (pcf) Select Backfill* and Native Soils
Level	45
2:1	81

*The design pressures assume the backfill material has an expansion index less than or equal to 20. Backfill zone includes area between back of the wall to a plane (1:1 horizontal: vertical) up from bottom of the wall foundation (on the backside of the wall) to the ground surface.

For walls with a retained height greater than six (6) feet, an incremental seismic pressure should be included into the wall design. Where needed, it is recommended that a dynamic load increment of $14H^2$ [units: pounds per lineal feet of wall length] where H is the retained wall height, should be included into the wall design to account for seismic loading conditions. This dynamic load increment value may be considered to be applied to one-third of the wall height, H, above the base of the wall.

5.4.1.3 Retaining Wall Backfill and Drainage

The wall backfill should also include a minimum one (1) foot wide section of ¾- to 1-inch clean crushed rock (or an approved equivalent). The rock should be placed immediately adjacent to the back of the wall and extend up from a back drain to within approximately 24 inches of the finish grade. The upper 24 inches should consist of compacted on-site materials. The rock should be separated from the earth with filter fabric. The presence of other materials might necessitate revision of the parameters provided and modification of the wall designs. The backfill materials should be placed in lifts no greater than eight (8) inches in thickness and compacted to a minimum of 90% relative compaction as determined by ASTM D 1557 test procedures. Proper surface drainage needs to be provided and maintained.

As an alternative to the drain, rock and fabric, a pre-manufactured wall drainage product (example: Mira Drain 6000 or approved equivalent) may be used behind the retaining wall. The wall drainage product should extend from the base of the wall to within two (2) feet of the ground surface. The subdrain should be placed in direct contact with the wall drainage product.

Retaining walls should be provided with an adequate pipe and gravel back drain system to help prevent buildup of hydrostatic pressures. Backdrains should consist of a four (4)-inch diameter perforated collector pipe (Schedule 40, SDR 35, or approved equivalent) embedded in a minimum of one (1) cubic foot per linear foot of ¾- to 1-inch clean crushed rock or an approved equivalent, wrapped in filter fabric (Mirafi 140N or an approved equivalent). The drain system should be connected to a suitable outlet. Waterproofing of site walls should be performed where moisture migration through the walls is undesirable.

5.4.1.4 Restrained Retaining Walls

Retaining walls that will be restrained at the top that support level backfill or that have reentrant or male corners, should be designed for an equivalent at-rest fluid pressure of 66 pcf, plus any applicable surcharge loading. For areas of male or reentrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner, or a distance otherwise determined by the project structural engineer.

5.4.1.5 Other Design Considerations

- Wall design should consider the additional surcharge loads from superjacent slopes and/or footings, where appropriate.
- No backfill should be placed against concrete until minimum design strengths are evident by compression tests of cylinders.
- The retaining wall footing excavations, backcuts, and backfill materials should be approved by the project geotechnical engineer or their authorized representative.
- Positive separations should be provided in garden walls at horizontal distances not exceeding 20 feet.

5.5 PRELIMINARY PAVEMENT DESIGN RECOMMENDATIONS

Although planned final grades beneath the street improvements within the site are not yet known, the following preliminary pavement design recommendations are based on section minimums designated by the County of Riverside (Standard Plan No. 105). Preliminary pavement thickness design is based on the Caltrans Highway Design Manual (2018).

An R-value of 30 has been assumed for the preliminary design of the project pavement sections. Once the traffic loading information becomes more defined, revision to the pavement design recommendations may be warranted. It is recommended that the final pavement design be based on R-value testing of the as-graded subgrade soils within the pavement areas.

Based on the assumptions noted above the following preliminary pavement recommendations are provided for the site:

PRELIMINARY MINIMUM PAVEMENT SECTION			
Street Type	Traffic Index (TI)*	Thickness of Asphalt Concrete (inches)	Thickness of Aggregate Base (inches)
Local Street	5.5	3.0**	7.0
Collector Street	7.0	4.2**	9.0
Major Arterial (Archibald Avenue)	8.0	5.0**	10.5

*County of Riverside standards (Standard Plan No. 105).

**Minimum asphalt concrete thickness required by the County of Riverside.

Traffic Indices (TIs) used in the pavement design are designated by the County of Riverside and should provide a pavement life of approximately 20 years with a normal amount of flexible pavement maintenance. Irrigation adjacent to pavements, without a deep curb or other cutoff to separate landscaping from the paving may result in premature pavement failure. Traffic parameters used for design were selected based upon engineering judgment and not upon information furnished to us such as an equivalent wheel load analysis or a traffic study.

All base material and the upper 12 inches of subgrade should be compacted to at least 95 percent of the material's maximum dry density as determined by ASTM D1557 test procedures. All materials and methods of construction should conform to the requirements of the City of Eastvale and/or County of Riverside.

5.6 CONCRETE CONSTRUCTION

5.6.1 General

Concrete construction should follow the 2022 CBC and ACI guidelines regarding design, mix placement and curing of the concrete. If desired, GeoTek could provide quality control testing of the concrete during construction.

5.6.2 Concrete Mix Design

As discussed in Section 5.3.5, no special recommendations for concrete are required for this project due to soil sulfate exposure. Additional testing should be performed during grading so that specific recommendations can be formulated based on the as-graded conditions.

5.6.3 Concrete Flatwork

Exterior concrete flatwork is often one of the most visible aspects of site development. They are typically given the least level of quality control, being considered "non-structural" components. Cracking of these features is common due to various factors. While cracking usually does not affect the structural performance of the concrete, it is unsightly. It is recommended that the same standards of care be applied to these features as to the structure itself.

Flatwork should consist of a minimum four-inch (actual) thick concrete and the use of temperature and shrinkage control reinforcement is suggested. The project structural engineer should provide final design recommendations.

5.6.4 Concrete Performance

Concrete cracks should be expected. These cracks can vary from sizes that are hairline to more than 1/8 inch in width. Most cracks in concrete while unsightly do not significantly impact long-term performance. While it is possible to take measures (proper concrete mix, placement, curing, control joints, etc.) to reduce the extent and size of cracks that occur, some cracking will occur despite the best efforts to minimize it. Concrete undergoes chemical processes that are dependent on a wide range of variables, which are difficult, at best, to control. Concrete, while seemingly a stable material, is subject to internal expansion and contraction due to external changes over time.

One of the simplest means to control cracking is to provide weakened control joints for cracking to occur along. These do not prevent cracks from developing; they simply provide a relief point for the stresses that develop. These joints are a widely accepted means to control cracks but are not always effective. Control joints are more effective the more closely spaced they are. GeoTek suggests that control joints be placed in two orthogonal directions and located at a distance approximately equal to 24 to 36 times the slab thickness.

5.7 PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

It is recommended that site grading, specifications, and foundation plans be reviewed by this office prior to construction to check for conformance with the recommendations of this report. It is also recommended that GeoTek representatives be present during site grading and foundation construction to observe and document for proper implementation of the geotechnical recommendations. The owner/developer should have GeoTek perform at least the following duties:

- Observe site clearing and grubbing operations for proper removal of all unsuitable materials.

- Observe and test bottom of removals prior to fill placement.
- Evaluate the suitability of on-site and import materials for fill placement and collect soil samples for laboratory testing where necessary.
- Observe the fill for uniformity during placement, including utility trench excavation backfill. Also, test the fill for density, relative compaction and moisture content.
- Observe and probe foundation excavations to confirm suitability of bearing materials with respect to density.

If requested, a construction observation and compaction report can be provided by GeoTek which can comply with the requirements of the governmental agencies having jurisdiction over the project. It is recommended that these agencies be notified prior to commencement of construction so that necessary grading permits can be obtained.

6. INTENT

It is the intent of this report to aid in the design and construction of the proposed development. Implementation of the advice presented in this report is intended to reduce risk associated with construction projects. The professional opinions and geotechnical advice contained in this report are not intended to imply total performance of the project or guarantee that unusual or variable conditions will not be discovered during or after construction.

The scope of GeoTek's evaluation is limited to the area explored that is shown on the Exploration Location Map (Figure 2). This evaluation does not and should in no way be construed to encompass any areas beyond the specific area of the proposed construction as indicated to GeoTek by the client. Further, no evaluation of any existing site improvements is included. The scope is based on GeoTek's understanding of the project and the client's needs, GeoTek's proposal (Proposal No. P-0301324-CR) dated February 28, 2024, and geotechnical engineering standards normally used on similar projects in this region.

7. LIMITATIONS

GeoTek's findings are based on site conditions observed and the stated sources. Thus, GeoTek's comments are professional opinions that are limited to the extent of the available data.

GeoTek has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering at this time and location and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and physical constraints applicable to this report.

Since GeoTek's recommendations are based on the site conditions observed and encountered at the stated times and laboratory testing. Thus, GeoTek's conclusions and recommendations are professional opinions that are limited to the extent of the available data. Observations during construction are important to allow for any change in recommendations found to be warranted. These opinions have been derived in accordance with current standards of practice and no warranty of any kind is expressed or implied. Standards of care/practice are subject to change with time.

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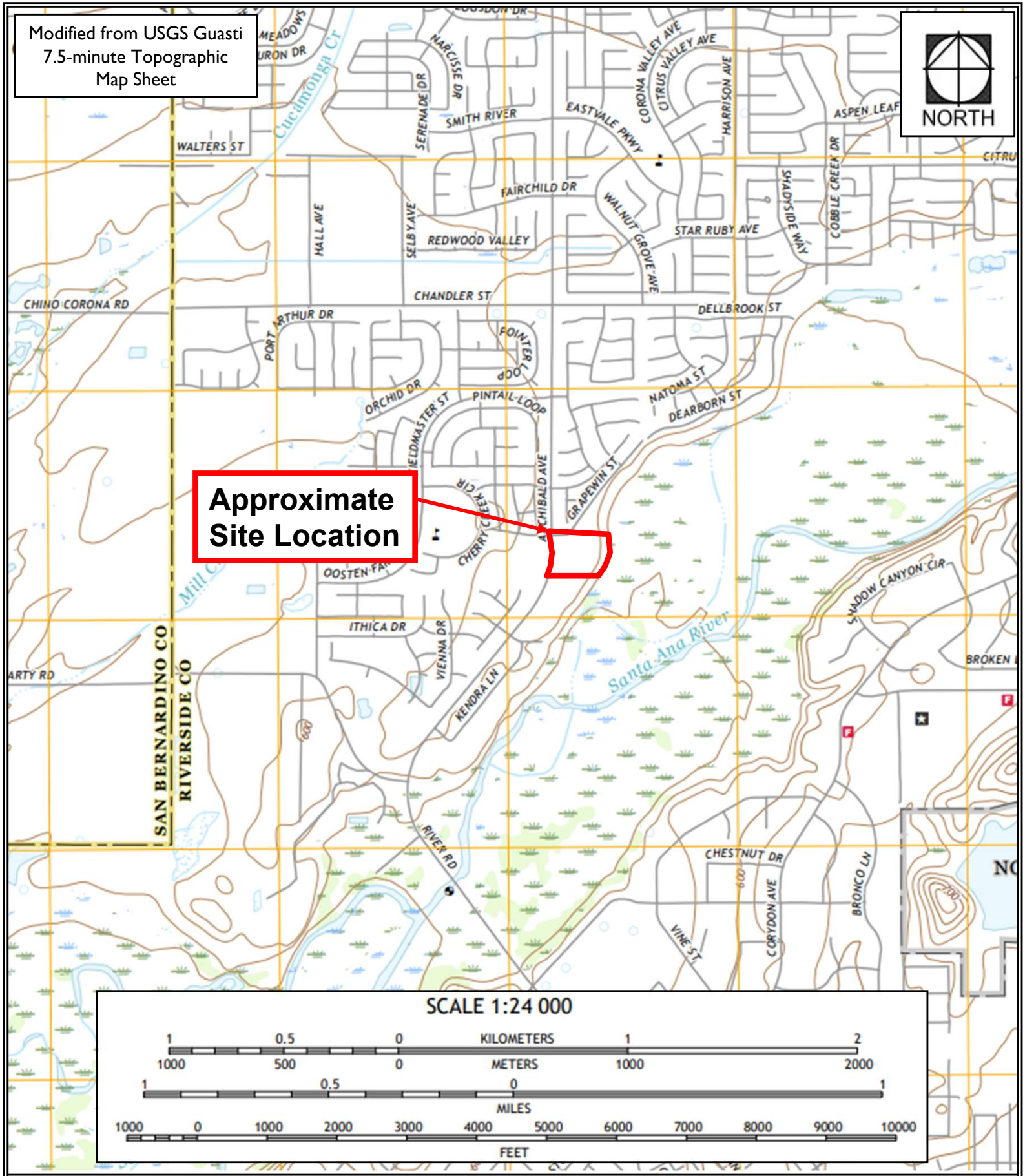


Warmington Residential
8312 Grapewin Street
APNs 130-080-004, 130-070-015 and -021
Eastvale, Riverside County, California

Project No. 3836-CR

Figure 1

Site Location and Topography Map

GEOTEK 2869

LEGEND
(Locations are Approximate)

Site Boundary

B-6 Geotechnical Boring

I-2 Infiltration Test

Warmington Residential
8312 Grapewin Street
APNs 130-080-004, 130-070-015 and -021
Eastvale, Riverside County, California

Project No. 3836-CR

GEOTEK

Figure 2

Exploration Location Map

APPENDIX A

LOGS OF EXPLORATORY BORINGS

Proposed Single-Family Residential Development
8312 Grapewin Street
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
Eastvale, Riverside County, California
Project No. 3836-CR

A - FIELD TESTING AND SAMPLING PROCEDURES

The Modified Split-Barrel Sampler (Ring)

The ring sampler is driven into the ground at various depths in accordance with ASTM D 3550 test procedures. The sampler, with an external diameter of 3.0 inches, is lined with 1-inch long, thin brass rings with inside diameters of approximately 2.4 inches. The sampler is typically driven into the ground 12 or 18 inches with a 140-pound hammer free falling from a height of 30 inches. Blow counts are recorded for every 6 inches of penetration as indicated on the log of boring. The samples are removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

The Standard Penetration Test (SPT) Sampler

Standard penetration tests (SPT) were performed with a 2.0-inch outside diameter, 1.5-inch inside diameter, split-barrel sampler. The sampler was 18 inches long. The inside diameter of the sampler shoe was 1.4 inches. The sampler was unlined. The sampler conformed to the requirements of ASTM D 1586. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. Blow counts are recorded for every 6 inches of penetration as indicated on the log of boring. Disturbed samples are removed from the sample barrel, sealed in a plastic bag, and transported to the laboratory for testing.

Bulk Samples (Large)

These samples are normally large bags of earth materials over 20 pounds in weight collected from the field by means of hand digging or exploratory cuttings.

Bulk Samples (Small)

These are plastic bag samples which are normally airtight and contain less than 5 pounds in weight of earth materials collected from the field by means of hand digging or exploratory cuttings. These samples are primarily used for determining natural moisture content and classification indices.

B - BORING LOG LEGEND

The following abbreviations and symbols often appear in the classification and description of soil and rock on the log of borings:

SOILS

USCS	Unified Soil Classification System
f-c	Fine to coarse
f-m	Fine to medium

GEOLOGIC

B: Attitudes	Bedding: strike/dip
J: Attitudes	Joint: strike/dip
C: Contact line	
……..	Dashed line denotes USCS material change
———	Solid Line denotes unit / formational change
———	Thick solid line denotes end of boring

(Additional denotations and symbols are provided on the boring logs)

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-1

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0				SM	**Disturbed Soil:** Silty f SAND, light brown, slightly moist			
		9 15 16	R1	SM	**Older Alluvium:** Silty f SAND, light brown, moist, medium dense	13.1	111.2	
		13 21 32	R2		Silty f SAND, light brown, moist, dense	16.4	109.7	
5		13 26 31	R3	SC/CL	Clayey f SAND to f sandy CLAY, light brown, moist to very moist, dense to hard	24.7	102.9	
10		13 40 50/6"	R4	SC/SM	Silty/Clayey f SAND, brown, moist, very dense	3.5	120.8	
15		17 28 32	R5	SM	Silty f-c SAND, yellowish brown, moist, dense, trace gravel			
20		21 17 9	R6		Silty f-c SAND, yellowish brown, moist, medium dense, some gravels	1.9	114.2	
25					**BORING TERMINATED AT 21.5 FEET** No groundwater encountered Boring backfilled with soil cuttings			
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-2

Depth (ft)	SAMPLES: Sample Type	Blows/ 6 in	Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Dry Density (pcf)	Others
0					**Undocumented Fill:**			EI, SA, SR 39.9% passing No. 200 Expansion Index = 0
		8 15 25	R1	SC	Clayey f-m SAND, reddish-brown, moist, medium dense	7.1	125.8	
					Older Alluvium:			
		18 27 50/6"	R2	SM	Silty f-c SAND, reddish brown, moist, very dense, trace clay	11.1	127.7	
5		26 50/6"	R3		Silty f-c SAND, reddish brown, moist, very dense, trace clay, trace gravel	10.0	123.6	
		28 50/2"	R4		Silty f-c SAND, reddish grey-brown, moist, very dense, trace clay, trace gravel	7.5	119.4	
10		16 50/6"	R5		Silty f-c SAND, reddish brown, moist, very dense, trace clay, trace gravel			
15		24 50/6"	R6		Silty f-c SAND, brown, moist, very dense, trace clay, trace gravel	12.2	122.4	
20		36 50/6"	R7	SM	Silty f-c SAND, grey-brown, very dense, trace gravel			
25		16 24 40	S1		Silty f-c SAND, brown, moist, very dense, trace gravel			
30		19 23 28	S2	SC/SM	Silty/clayey f-c SAND, light brown, moist, very dense, trace gravel	11.9		

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**Boring No.: B-2 (continued)** MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
35		19 28 50/6"	S3	SM	Silty f-m SAND, light brown, moist, very dense, few gravels			
40		26 31 50/4"	S4		Silty f-c SAND, grey-brown, moist, very dense, trace gravels	4.7		
45		23 32 50/2"	S5		Silty f-m SAND, grey-brown, moist, very dense, trace gravel	6.4		
50					**PRACTICAL DRILLING REFUSAL ENCOUNTERED AT 47 FEET** No groundwater encountered Boring backfilled with soil cuttings			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington ResidentiL	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-3

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0					**Undocumented Fill:**			
				SC	Clayey f SAND, reddish brown, moist			
		7 5 2	R1	SC	**Older Alluvium:** Clayey f SAND, reddish-brown, moist, loose, trace rootlets	13.3	118.3	
5		3 5 6	R2	SM	Silty f SAND, light brown, moist, loose	2.5	103.2	Collapse
		6 10 13	R3		Silty f SAND, light brown, moist, medium dense	3.3	107.5	
10		7 11 15	R4		Silty f SAND, light brown, moist, medium dense	4.7	108.4	Collapse
15		9 16 29	R5	SC	Clayey f-c SAND, reddish brown, moist, medium dense, trace gravel			
					BORING TERMINATED AT 16.5 FEET No groundwater encountered Boring backfilled with soil cuttings			
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington ResidentiL	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-4

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0				CL/SC	**Disturbed Soil:** F-m sandy CLAY to clayey f-m SAND, brown, slightly moist			MD, EI, SH Expansion Index = 24
					Older Alluvium:			
		2 2 3	R1	CL/SC	F sandy CLAY to clayey f SAND, brown, moist, soft to loose	14.2	95.6	
5		5 10 13	R2	CL	Silty CLAY, light brown, moist to very moist, very stiff	25.5	98.2	
		7 12 16	R3		Silty CLAY, light brown, moist to very moist, very stiff	27.1	94.5	
10		5 10 12	R4		Silty CLAY, brown, moist to very moist, stiff to very stiff, some oxidation	31.3	91.8	
15		6 11 11	R5		Silty CLAY, brown, moist, stiff, some oxidation staining			
					BORING TERMINATED AT 16.5 FEET			
					No groundwater encountered Boring backfilled with soil cuttings			
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-5

Depth (ft)	SAMPLES: Sample Type	Blows/ 6 in	Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Dry Density (pcf)	Others
0					**Undocumented Fill:**			
		6 8 10	R1	SM	Silty f SAND, brown, moist, medium dense, trace clay	7.8	118.2	
					Older Alluvium:			
		13 50/6"	R2	SM	Silty f SAND, brown, moist, very dense, trace clay	14.4	117.9	
5		27 50/3"	R3	SC/SM	Silty/clayey f-m SAND, reddish brown, moist, very dense	12.5	118.0	
10		31 50/6"	R4		Silty/clayey f-c SAND, reddish brown, moist, very dense	11.2	120.8	
15		13 26 36	R5	CL	F-m sandy CLAY, light brown, moist, hard			
20		19 21 24	R6	SM	Silty f-m SAND, light brown, moist, medium dense to dense	8.8	113.8	
25					**BORING TERMINATED AT 21.5 FEET** No groundwater encountered Boring backfilled with soil cuttings			
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Boring No.: B-6

Depth (ft)	SAMPLES: Sample Type	Blows/ 6 in	Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Dry Density (pcf)	Others
0					**Disturbed Soil:** Silty f-m SAND, brown, slightly moist			
					Older Alluvium:			
		5 4 3	R1	SC	Clayey f-m SAND, brown, slightly moist, loose	3.7	106.1	
		3 4 6	R2	SM/SC	Silty/clayey f SAND, light brown, moist, loose	15.8	101.4	
5		7 18 24	R3		Silty/clayey f SAND, light brown, moist, medium dense	19.4	106.3	
10		10 22 30	R4	SM	Silty f-m SAND, brown, moist, dense	7.9	126.0	
15		16 27 29	R5		Silty f-m SAND, brown, moist, dense			
20		12 27 43	R6	SC	Clayey f-m SAND, reddish brown, moist, dense	14.5	120.3	
					BORING TERMINATED AT 21.5 FEET			
					No groundwater encountered Boring backfilled with soil cuttings			
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**Boring No.: I-1** MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0				SM	**Disturbed Soil:** Silty f SAND, light brown, slightly moist			
				SM	**Older Alluvium:** Silty f SAND, light brown, moist			
5					**BORING TERMINATED AT 5 FEET** No groundwater encountered Boring set with pipe, sock, and gravel			
10								
15								
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Warmington Residential	**DRILLER:**	2R Drilling	**LOGGED BY:**	JS
PROJECT NAME:	8312 Grapewin St. Eastvale	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Victor
PROJECT NO.:	3836-CR	**HAMMER:**	140#/30"	**RIG TYPE:**	Track
LOCATION:	See Exploration Location Map			**DATE:**	3/26/2024

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	**Boring No.: I-2** MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0				CL/SC	**Disturbed Soil:** F-m sandy CLAY to clayey f-m SAND, brown, slightly moist			
				SC	**Older Alluvium:** Clayey f-m SAND, light brown, moist			
				SM	Silty f-m SAND, light brown, slightly moist			
5					**BORING TERMINATED AT 5 FEET**			
					No groundwater encountered			
					Boring set with pipe, sock, and gravel			
10								
15								
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resisitivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

APPENDIX B

LABORATORY TEST RESULTS

Proposed Single-Family Residential Development
8312 Grapewin Street
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
Eastvale, Riverside County, California
Project No. 3836-CR

SUMMARY OF LABORATORY TESTING

Classification

Soils were classified visually in general accordance with the Unified Soil Classification System (ASTM Test Method D 2487). The soil classifications are shown on the logs of borings in Appendix A.

Collapse Test

Collapse tests were performed on selected samples of the site soils in general accordance with ASTM D 5333 test procedures. The results of this test are presented graphically in Appendix B.

Direct Shear

Shear testing was performed in a direct shear machine of the strain-control type in general accordance with ASTM D 3080 test procedures. The rate of deformation was approximately 0.035 inch per minute. The sample was sheared under varying confining loads in order to determine the coulomb shear strength parameters, angle of internal friction and cohesion. The tests were performed on soil samples remolded to approximately 90 percent of maximum dry density as determined by ASTM D 1557 test procedures. The shear test results are presented graphically in Appendix B.

Expansion Index

Expansion Index testing was performed on two (2) soil samples obtained from the field exploration. Testing was performed in general accordance with ASTM D 4829 test procedures. The results of the testing are provided below.

Boring #	Depth (ft.)	Description	Expansion Index	Classification
B-2	0-5	Clayey/Silty Sand (SM)	0	Low
B-4	0-5	Clayey Sand (SC) to Sandy Clay (CL)	24	Very Low

In-Situ Moisture and Density

The natural water content of sampled soils was determined in general accordance with ASTM D 2216 test procedures on samples of the materials recovered from the subsurface exploration. In addition, in-place dry density of the sampled soils was determined in general accordance with ASTM D 2937 test procedures on relatively undisturbed samples to measure the unit weight of the subsurface soils. Results of these tests are shown on the boring logs at the appropriate sample depths in Appendix A.

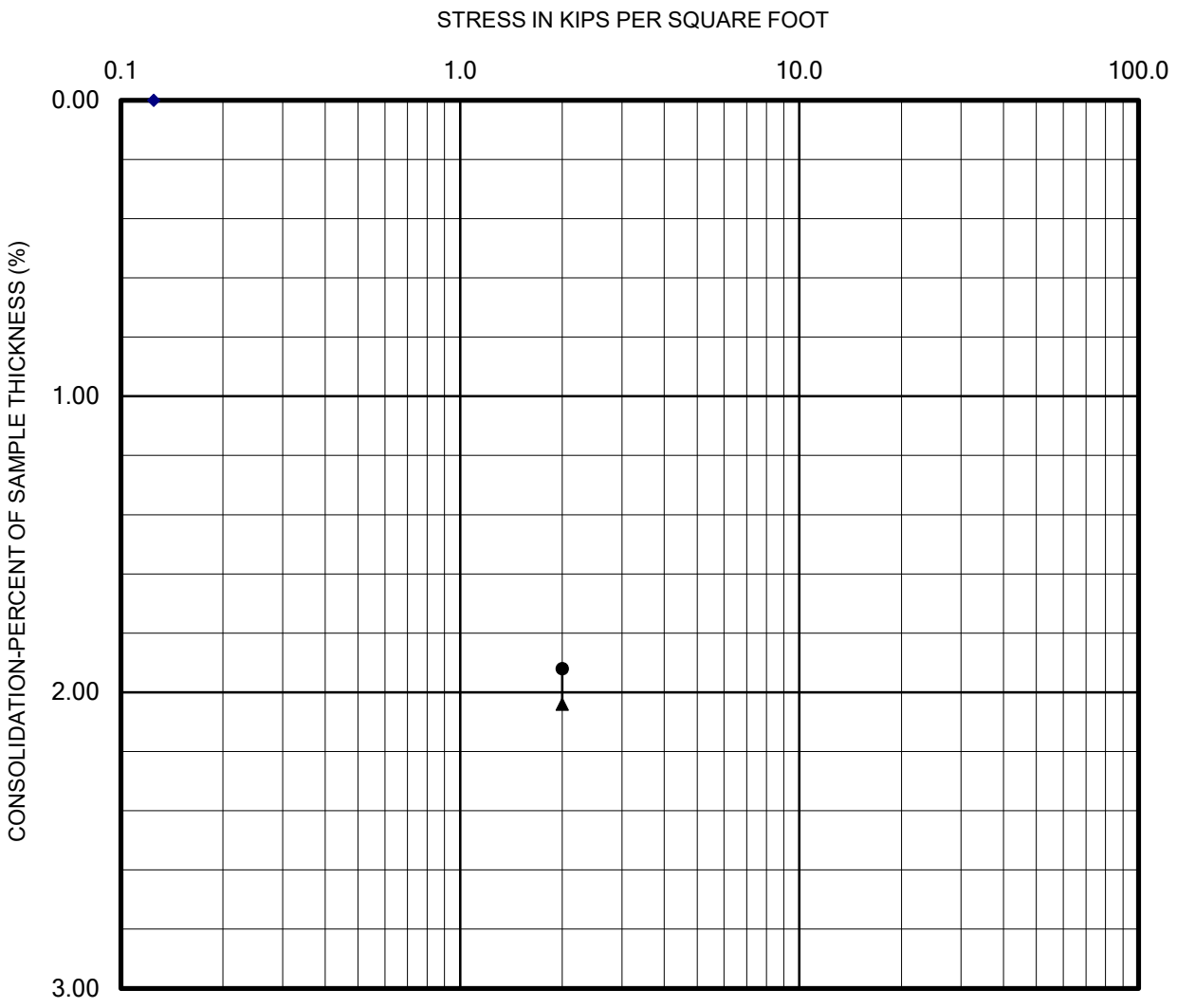
Moisture-Density Relationship

Laboratory testing was performed on one (1) sample collected during the subsurface exploration. The laboratory maximum dry density and optimum moisture content for the soil was determined in general accordance with ASTM D 1557 test procedures. The results are presented graphically in Appendix B.

Sulfate Content, Resistivity and Chloride Content

Testing to determine the water-soluble sulfate content was performed in general accordance with ASTM D4327 test procedures. Resistivity testing was completed in general accordance with ASTM G187 test procedures. Testing to determine the chloride content was performed in general accordance with ASTM D4327 test procedures. The results of the testing are provided below and in Appendix B.

Boring #	Depth (ft.)	pH ASTM D4972	Chloride ASTM D4327 (mg/kg)	Sulfate ASTM D4327 (% by weight)	Resistivity ASTM G187 (ohm-cm)
B-2	0-5	7.2	7.0	0.0124	3,819



Seating Cycle
Loading Prior to Inundation
Loading After Inundation
Rebound Cycle

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546

GEOTEK

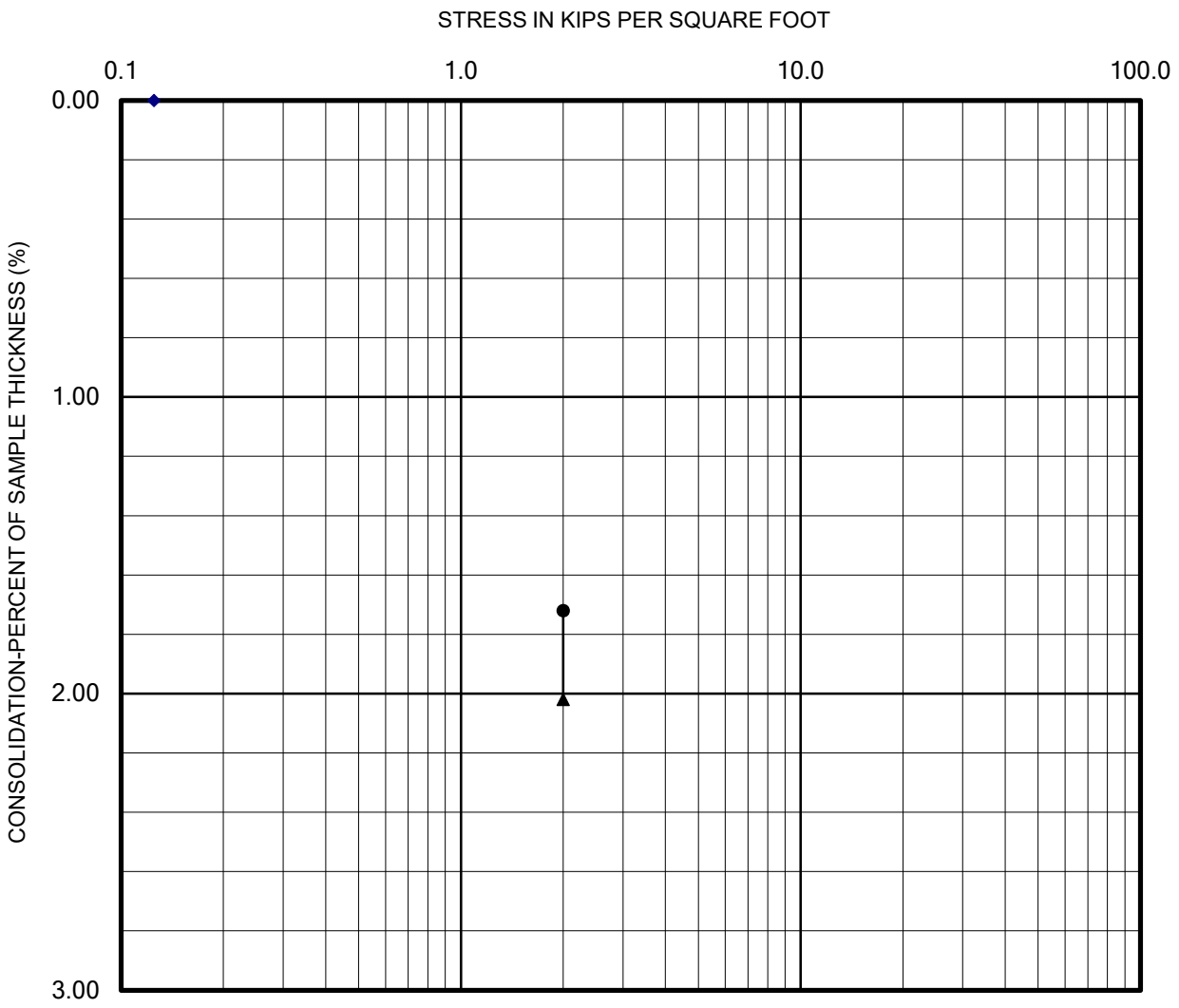
CHECKED BY: EC	Lab: Corona
PROJECT NO.: 3836-CR	Date: 4/1/2024

COLLAPSE REPORT

Sample: B-3 @ 5 Feet

Warmington Residential
8312 Grapewin Street Eastvale

Plate B-1



Seating Cycle
Loading Prior to Inundation
Loading After Inundation
Rebound Cycle

PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 4546

GEOTEK

CHECKED BY: EC	Lab: Corona
PROJECT NO.: 3836-CR	Date: 4/1/2024

COLLAPSE REPORT

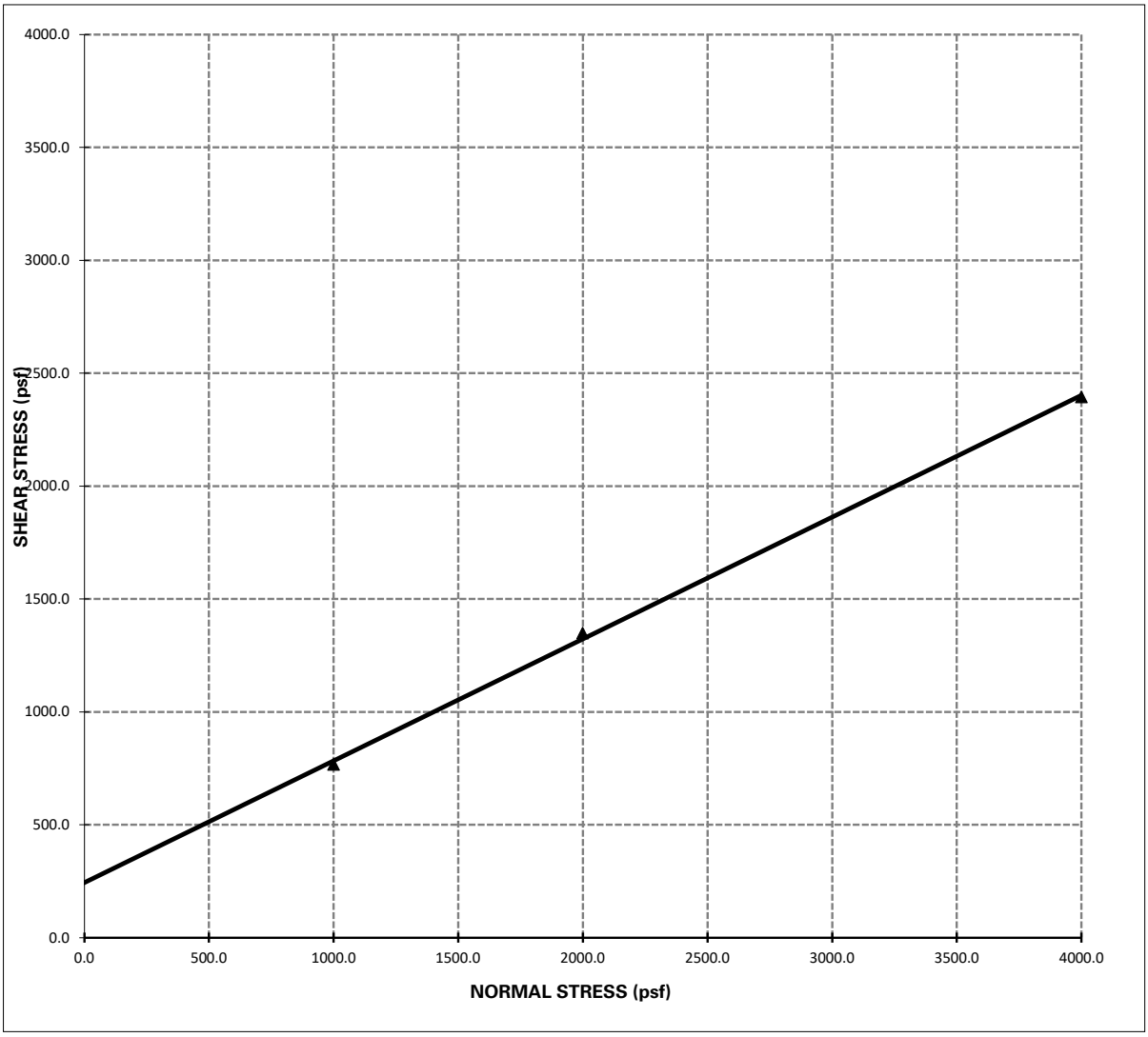
Sample: B-3 @ 10 Feet

Warmington Residential
8312 Grapewin Street Eastvale

Plate B-2

DIRECT SHEAR TEST

Project Name:	APNs 130-070-015 & -021; 130-080-(	***Sample Location:***	B-4 @ 0-5 Feet
Project Number:	3836-CR	***Date Tested:***	4/3/2024



Shear Strength: Φ = **28 °** , **C = 244 psf**

Notes: 1 - The soil specimen used in the shear box was a ring sample remolded to approximately 90% relative compaction from a bulk sample collected during the field investigation.

2 - The above reflect direct shear strength at saturated conditions.

3 - The tests were run at a shear rate of 0.01 in/min.

GeoTek - Corona
1548 N. Maple St.
Corona, CA 92880
Phone: (951) 710-1160
Fax: (951) 710-1167

Report No: PTR:24-00062-S01

Proctor Report

Client: Warmington Residential
3090 Pullman Street
Costa Mesa CA 92626

CC:

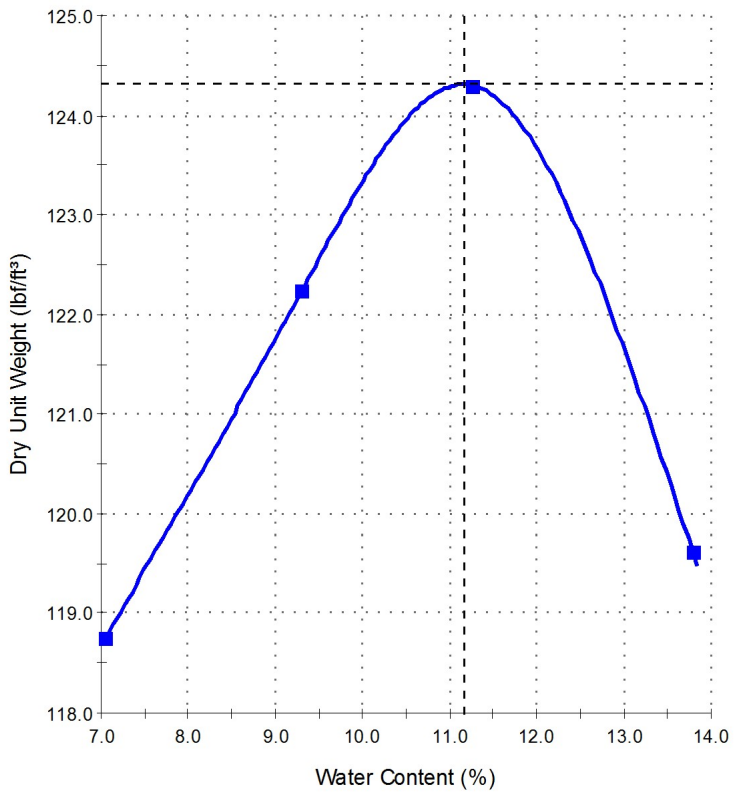
Project: 3836-CR
APNs 130-070-015 & -021; 130-080-004

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 24-00062-S01
Date Sampled: 3/26/2024
Sampled By:
Material: □i□□□□□nd□ □□□□
Location: B-4 @ 0-5 Feet

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lbf/ft³):	**124.3**
Optimum Water Content (%):	**11.2**
Method:	A
Preparation Method:	Moist
Retained Sieve No 4 (4.75mm) (%):	1
Passing Sieve No 4 (4.75mm) (%):	99
Tested By:	Mycheal Phillips
Date Tested:	3/29/2024

Comments

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GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	Warmington Residential	***Tested/ Checked By:***	RB Lab No Corona
Project Number:	3836-CR	***Date Tested:***	3/29/2024
Project Location:	APNs 130-070-015 & -021; 130-080-004	***Sample Source:***	B-2 @ 0-5 Feet
		Sample Description:	

Ring #:_____ Ring Dia. : 4.01" Ring Ht.:1"

DENSITY DETERMINATION

Weight of compacted sample & ring (gm)	763.6
Weight of ring (gm)	369.2
Net weight of sample (gm)	**394.4**
Wet Density, lb / ft3 (C*0.3016)	**119.0**
Dry Density, lb / ft3 (D/1.F)	**108.1**

SATURATION DETERMINATION

Moisture Content, %	10.0
Specific Gravity, assumed	**2.70**
Unit Wt. of Water @ 20 °C, (pcf)	**62.4**
% Saturation	**48.4**

READINGS

DATE	TIME	READING	
3/29/2024		0.2790	Initial
3/29/2024		0.2770	10 min/Dry
3/30/2024		0.2770	Final

FINAL MOISTURE

Final Weight of wet sample & tare	% Moisture
799.0	**19.0**

EXPANSION INDEX = 0

2888

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	Warmington Residential	***Tested/ Checked By:***	RB Lab No Corona
Project Number:	3836-CR	***Date Tested:***	3/29/2024
Project Location:	APNs 130-070-015 & -021; 130-080-004	***Sample Source:***	B-4 @ 0-5 Feet
		Sample Description:	

Ring #:_____ Ring Dia. : 4.01" Ring Ht.:1"

DENSITY DETERMINATION

Weight of compacted sample & ring (gm)	781.2
Weight of ring (gm)	364.3
Net weight of sample (gm)	**416.9**
Wet Density, lb / ft3 (C*0.3016)	**125.7**
Dry Density, lb / ft3 (D/1.F)	**116.4**

SATURATION DETERMINATION

Moisture Content, %	8.0
Specific Gravity, assumed	**2.70**
Unit Wt. of Water @ 20 °C, (pcf)	**62.4**
% Saturation	**48.3**

READINGS

DATE	TIME	READING	
3/29/2024		0.5900	Initial
3/29/2024		0.5890	10 min/Dry
3/30/2024		0.6130	Final

FINAL MOISTURE

Final Weight of wet sample & tare	% Moisture
805.8	**13.9**

EXPANSION INDEX = 24

2889

Results Only Soil Testing for X

April 1, 2024

Prepared for:

Eddy Cuevas
GeoTek USA
1548 N. Maple Avenue
Corona, CA 92878
Ecuevas@geotekusa.com/jbrucelas@geotekusa.com

Project X Job#: S240329B
Client Job or PO#: 3836-CR

Prepared by:
N.Rabatin

Respectfully Submitted,

Eduardo Hernandez, M.Sc., P.E.
Sr. Corrosion Consultant
NACE Corrosion Technologist #16592
Professional Engineer
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Soil Analysis Lab Results

Client: GeoTek USA
Job Name: X
Client Job Number: 3836-CR
Project X Job Number: S240329B
April 1, 2024

	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51	ASTM G200	SM 4500-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327
Bore# / Description	**Depth**	**Sulfates** SO_4^{2-}		**Chlorides** Cl^-		**Resistivity** As Rec'd | Minimum		**pH**	**Redox**	**Sulfide** S^{2-}	**Nitrate** NO_3^-	**Ammonium** NH_4^+	**Lithium** Li^+	**Sodium** Na^+	**Potassium** K^+	**Magnesium** Mg^{2+}	**Calcium** Ca^{2+}	**Fluoride** F_2^-	**Phosphate** PO_4^{3-}
	(ft)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ω-cm)	(Ω-cm)		(mV)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B-2	0-5	124.3	0.0124	7.0	0.0007	59,630	3,819	7.2	158	1.1	45.7	14.2	ND	54.5	11.6	26.5	122.2	2.5	16.0

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
Chemical Analysis performed on 1:3 Soil-To-Water extract
PPM = mg/kg (soil) = mg/L (Liquid)

Note: Sometimes a bad sulfate hit is a contaminated spot. Typical fertilizers are Potassium chloride, ammonium sulfate or ammonium sulfate nitrate (ASN). So this is another reason why testing full corrosion series is good because we then have the data to see if those other ingredients are present meaning the soil sample is just fertilizer-contaminated soil. This can happen often when the soil samples collected are simply surface scoops which is why it's best to dig in a foot, throw away the top and test the deeper stuff. Dairy farms are also notorious for these items.

If one lot pops up much more corrosive than all others, we would recommend collecting more samples from the lots surrounding the problem lot to determine if the peak is isolated to it.

APPENDIX C

INFILTRATION TEST DATA & PORCHET CALCULATIONS

Proposed Single-Family Residential Development

8312 Grapewin Street

Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004

Eastvale, Riverside County, California

Project No. 3836-CR

PERCOLATION DATA SHEET

Project: 9312 Grapewin Street (APN's 130-070-015 & -021 ; 130-080-004) **Job No.:** 3836-CR

Test Hole No.: I-I **Tested By:** JS **Date:** 3/27/24

Depth of Hole As Drilled: 60" **Before Test:** 60" **After Test** 60"

Reading No.	Time	Time Interval (Min)	Total Depth of Hole (Inches)	Initial Water Level (Inches)	Final Water Level (Inches)	Δ in Water Level (Inches)	Rate (Minutes per Inch)	Comments
Trial I	7:47 AM	25	60	36	39	3		Presoaked prior to Trials
	8:12 AM							
Trial 2	8:14 AM	25	60	35.4	39	3.6		
	8:39 AM							
1	8:40 AM	30	60	36	40.2	4.2		
	9:10 AM							
2	9:11 AM	30	60	36	40.4	4.4		
	9:41 AM							
3	9:42 AM	30	60	36	39.6	3.6		
	10:12 AM							
4	10:13 AM	30	60	36	39.7	3.7		
	10:43 AM							
5	10:44 AM	30	60	34.8	39.2	4.4		
	11:14 AM							
6	11:15 AM	30	60	36	39.4	3.4		
	11:45 AM							
7	11:46 AM	30	60	35.4	38.8	3.4		
	12:16 PM							
8	12:18 PM	30	60	36	39.6	3.6		
	12:48 PM							
9	12:50 PM	30	60	36	39.4	3.4		
	1:20 PM							
10	1:22 PM	30	60	35.8	39.2	3.4		
	1:52 PM							
11	1:54 PM	30	60	35.4	39	3.6		
	2:24 PM							
12	2:25 PM	30	60	36	39.6	3.6		
	2:55 PM							

GEOTEK

PERCOLATION DATA SHEET

Project: 9312 Grapewin Street (APN's 130-070-015 & -021 ; 130-080-004) **Job No.:** 3836-CR

Test Hole No.: 1-2 **Tested By:** JS **Date:** 3/27/24

Depth of Hole As Drilled: 60" **Before Test:** 60" **After Test** 60"

Reading No.	Time	Time Interval (Min)	Total Depth of Hole (Inches)	Initial Water Level (Inches)	Final Water Level (Inches)	Δ in Water Level (Inches)	Rate (Minutes per Inch)	Comments
Trial 1	7:52 AM	25	60	34.8	39	4.2		Presoaked prior to Trials
	8:17 AM							
Trial 2	8:18 AM	25	60	36	39.6	3.6		
	8:43 AM							
1	8:44 AM	30	60	36	39.6	3.6		
	9:14 AM							
2	9:15 AM	30	60	36	40.6	4.6		
	9:45 AM							
3	9:46 AM	30	60	36	40.3	4.3		
	10:16 AM							
4	10:17 AM	30	60	36	39.5	3.5		
	10:47 AM							
5	10:48 AM	30	60	34.8	38.4	3.6		
	11:18 AM							
6	11:19 AM	30	60	35.5	39.2	3.7		
	11:49 AM							
7	11:50 AM	30	60	35.6	38.9	3.3		
	12:20 PM							
8	12:22 PM	30	60	35.6	39.4	3.8		
	12:52 PM							
9	12:54 PM	30	60	35.4	39	3.6		
	1:24 AM							
10	1:25 AM	30	60	36	39.8	3.8		
	1:55 AM							
11	1:56 AM	30	60	35.5	39.6	4.1		
	2:26 AM							
12	2:27 AM	30	60	36	39.7	3.7		
	2:57 AM							

GEOTEK

Client:	**Warmington Residential**
Project:	**8312 Grapewin St, Eastvale**
Project No:	**3836-CR**
Date:	**3/27/24**

Boring No. **I-1**

Percolation to Infiltration Rate (Porchet Method)

Time Interval, Δt =	30
Final Depth to Water, D_F =	39.6
Test Hole Radius, r =	4
Initial Depth to Water, D_O =	36
Total Test Hole Depth, D_T =	60

Equation - $I_t = \dfrac{\Delta H\,(60r)}{\Delta t\,(r+2H_{avg})}$

$H_O = D_T - D_O$ =	24
$H_F = D_T - D_F$ =	20.4
$\Delta H = \Delta D = H_O - H_F$ =	3.6
$H_{avg} = (H_O+H_F)/2$ =	22.2

I_t = 0.60 **Inches per Hour**

GEOTEK

Client:	**Warmington Residential**
Project:	**8312 Grapewin St, Eastvale**
Project No:	**3836-CR**
Date:	**3/27/24**

Boring No. **I-2**

Percolation to Infiltration Rate (Porchet Method)

Time Interval, Δt =	30
Final Depth to Water, D_F =	39.7
Test Hole Radius, r =	4
Initial Depth to Water, D_O =	36
Total Test Hole Depth, D_T =	60

Equation - $I_t = \dfrac{\Delta H\,(60r)}{\Delta t\,(r+2H_{avg})}$

$H_O = D_T - D_O$ =	24
$H_F = D_T - D_F$ =	20.3
$\Delta H = \Delta D = H_O - H_F$ =	3.7
$Havg = (H_O+H_F)/2$ =	22.15

I_t = 0.61 **Inches per Hour**

GEOTEK

APPENDIX D

SEISMIC-SETTLEMENT ASSESSMENT

Proposed Single-Family Residential Development

8312 Grapewin Street

Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004

Eastvale, Riverside County, California

Project No. 3836-CR

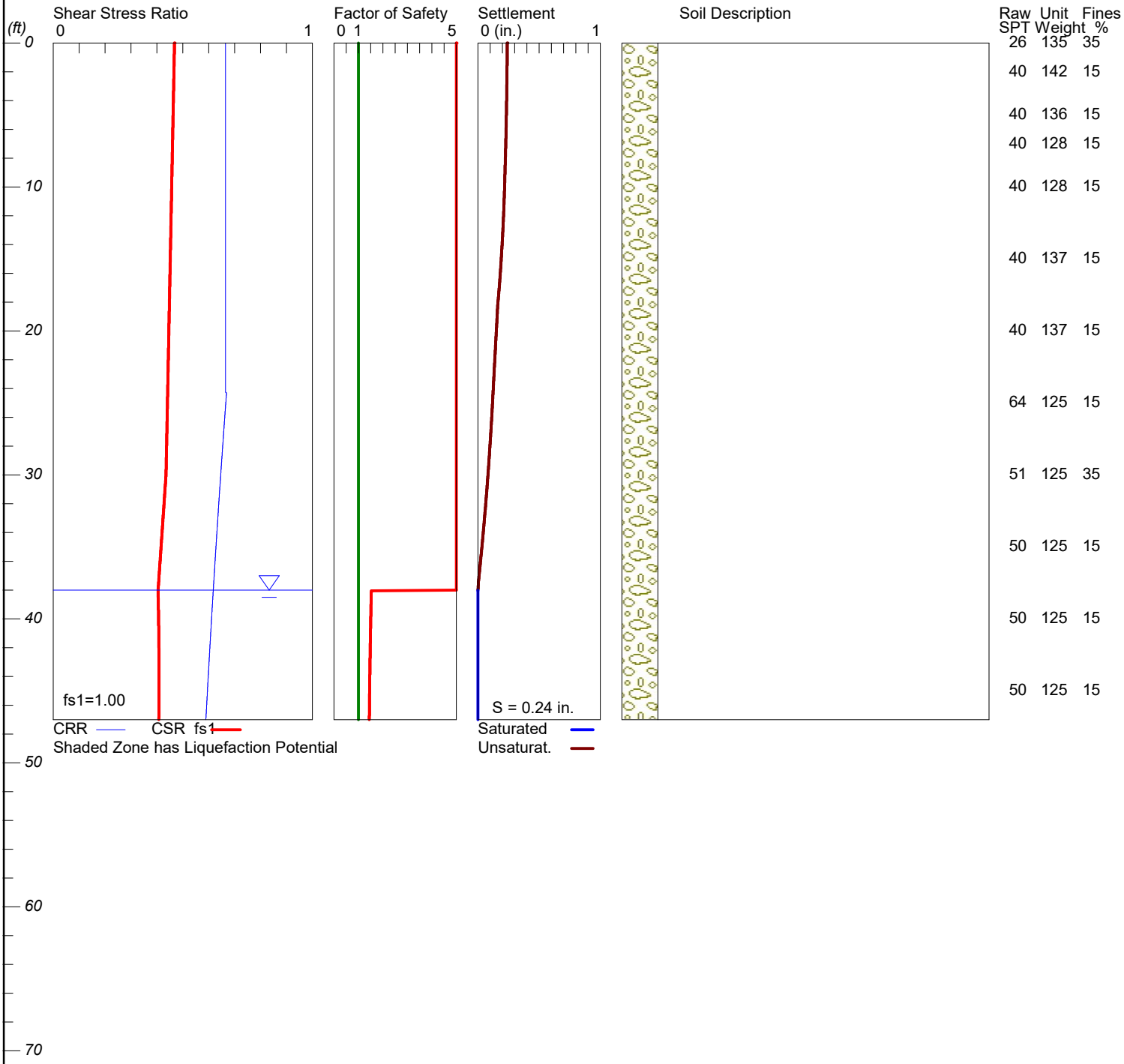
GEOTEK

LIQUEFACTION ANALYSIS

3836-CR 8312 Grapewin Street Eastvale, CA

Hole No.=B-2 Water Depth=38 ft

Magnitude=6.71
Acceleration=0.72g



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*******************************************************************************
******************
                                        LIQUEFACTION ANALYSIS SUMMARY

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******************
        Font: Courier New, Regular, Size 8 is recommended for this report.
        Licensed to ,   4/5/2024        7:14:12 AM

        Input File Name: D:\Projects\3836-CR Boring B-2.liq
        Title:  3836-CR 8312 Grapewin Street Eastvale, CA
        Subtitle:  Warmington Residential

        Surface Elev.=
        Hole No.=B-2
        Depth of Hole= 47.00 ft
        Water Table during Earthquake= 38.00 ft
        Water Table during In-Situ Testing= 50.00 ft
        Max. Acceleration= 0.72 g
        Earthquake Magnitude= 6.71

 Input Data:
        Surface Elev.=
        Hole No.=B-2
        Depth of Hole=47.00 ft
        Water Table during Earthquake= 38.00 ft
        Water Table during In-Situ Testing= 50.00 ft
        Max. Acceleration=0.72 g
        Earthquake Magnitude=6.71
        No-Liquefiable Soils:   CL, OL are Non-Liq. Soil

        1. SPT or BPT Calculation.
        2. Settlement Analysis Method: Tokimatsu/Seed
        3. Fines Correction for Liquefaction: Stark/Olson et al.*
        4. Fine Correction for Settlement: During Liquefaction*
        5. Settlement Calculation in: All zones*
        6. Hammer Energy Ratio,                                   Ce = 1.35
        7. Borehole Diameter,                                         Cb= 1
        8. Sampling Method,                                          Cs= 1
        9. User request factor of safety (apply to CSR) ,   User= 1
           Plot one CSR curve (fs1=User)
        10. Use Curve Smoothing: Yes*
        * Recommended Options

        In-Situ Test Data:
        Depth   SPT     gamma   Fines
```

ft		pcf	%
0.00	26.00	135.00	35.00
2.00	40.00	142.00	15.00
5.00	40.00	136.00	15.00
7.00	40.00	128.00	15.00
10.00	40.00	128.00	15.00
15.00	40.00	137.00	15.00
20.00	40.00	137.00	15.00
25.00	64.00	125.00	15.00
30.00	51.00	125.00	35.00
35.00	50.00	125.00	15.00
40.00	50.00	125.00	15.00
45.00	50.00	125.00	15.00

Output Results:

Settlement of Saturated Sands=0.00 in.
Settlement of Unsaturated Sands=0.24 in.
Total Settlement of Saturated and Unsaturated Sands=0.24 in.
Differential Settlement=0.120 to 0.158 in.

Depth ft	CRRm	CSRfs	F.S.	S_sat. in.	S_dry in.	S_all in.
0.00	0.66	0.47	5.00	0.00	0.24	0.24
0.05	0.66	0.47	5.00	0.00	0.24	0.24
0.10	0.66	0.47	5.00	0.00	0.24	0.24
0.15	0.66	0.47	5.00	0.00	0.24	0.24
0.20	0.66	0.47	5.00	0.00	0.24	0.24
0.25	0.66	0.47	5.00	0.00	0.24	0.24
0.30	0.66	0.47	5.00	0.00	0.24	0.24
0.35	0.66	0.47	5.00	0.00	0.24	0.24
0.40	0.66	0.47	5.00	0.00	0.24	0.24
0.45	0.66	0.47	5.00	0.00	0.24	0.24
0.50	0.66	0.47	5.00	0.00	0.24	0.24
0.55	0.66	0.47	5.00	0.00	0.24	0.24
0.60	0.66	0.47	5.00	0.00	0.24	0.24
0.65	0.66	0.47	5.00	0.00	0.24	0.24
0.70	0.66	0.47	5.00	0.00	0.24	0.24
0.75	0.66	0.47	5.00	0.00	0.24	0.24
0.80	0.66	0.47	5.00	0.00	0.24	0.24
0.85	0.66	0.47	5.00	0.00	0.24	0.24
0.90	0.66	0.47	5.00	0.00	0.24	0.24
0.95	0.66	0.47	5.00	0.00	0.24	0.24
1.00	0.66	0.47	5.00	0.00	0.24	0.24
1.05	0.66	0.47	5.00	0.00	0.24	0.24
1.10	0.66	0.47	5.00	0.00	0.24	0.24
1.15	0.66	0.47	5.00	0.00	0.24	0.24
1.20	0.66	0.47	5.00	0.00	0.24	0.24

1.25	0.66	0.47	5.00	0.00	0.24	0.24
1.30	0.66	0.47	5.00	0.00	0.24	0.24
1.35	0.66	0.47	5.00	0.00	0.24	0.24
1.40	0.66	0.47	5.00	0.00	0.24	0.24
1.45	0.66	0.47	5.00	0.00	0.24	0.24
1.50	0.66	0.47	5.00	0.00	0.24	0.24
1.55	0.66	0.47	5.00	0.00	0.24	0.24
1.60	0.66	0.47	5.00	0.00	0.24	0.24
1.65	0.66	0.47	5.00	0.00	0.24	0.24
1.70	0.66	0.47	5.00	0.00	0.24	0.24
1.75	0.66	0.47	5.00	0.00	0.24	0.24
1.80	0.66	0.47	5.00	0.00	0.24	0.24
1.85	0.66	0.47	5.00	0.00	0.24	0.24
1.90	0.66	0.47	5.00	0.00	0.24	0.24
1.95	0.66	0.47	5.00	0.00	0.24	0.24
2.00	0.66	0.47	5.00	0.00	0.24	0.24
2.05	0.66	0.47	5.00	0.00	0.24	0.24
2.10	0.66	0.47	5.00	0.00	0.24	0.24
2.15	0.66	0.47	5.00	0.00	0.24	0.24
2.20	0.66	0.47	5.00	0.00	0.24	0.24
2.25	0.66	0.47	5.00	0.00	0.24	0.24
2.30	0.66	0.47	5.00	0.00	0.24	0.24
2.35	0.66	0.47	5.00	0.00	0.24	0.24
2.40	0.66	0.47	5.00	0.00	0.24	0.24
2.45	0.66	0.47	5.00	0.00	0.24	0.24
2.50	0.66	0.47	5.00	0.00	0.24	0.24
2.55	0.66	0.47	5.00	0.00	0.24	0.24
2.60	0.66	0.47	5.00	0.00	0.24	0.24
2.65	0.66	0.47	5.00	0.00	0.24	0.24
2.70	0.66	0.47	5.00	0.00	0.24	0.24
2.75	0.66	0.46	5.00	0.00	0.24	0.24
2.80	0.66	0.46	5.00	0.00	0.24	0.24
2.85	0.66	0.46	5.00	0.00	0.24	0.24
2.90	0.66	0.46	5.00	0.00	0.24	0.24
2.95	0.66	0.46	5.00	0.00	0.24	0.24
3.00	0.66	0.46	5.00	0.00	0.24	0.24
3.05	0.66	0.46	5.00	0.00	0.24	0.24
3.10	0.66	0.46	5.00	0.00	0.24	0.24
3.15	0.66	0.46	5.00	0.00	0.24	0.24
3.20	0.66	0.46	5.00	0.00	0.24	0.24
3.25	0.66	0.46	5.00	0.00	0.24	0.24
3.30	0.66	0.46	5.00	0.00	0.24	0.24
3.35	0.66	0.46	5.00	0.00	0.24	0.24
3.40	0.66	0.46	5.00	0.00	0.24	0.24
3.45	0.66	0.46	5.00	0.00	0.24	0.24
3.50	0.66	0.46	5.00	0.00	0.24	0.24
3.55	0.66	0.46	5.00	0.00	0.24	0.24
3.60	0.66	0.46	5.00	0.00	0.24	0.24
3.65	0.66	0.46	5.00	0.00	0.23	0.23
3.70	0.66	0.46	5.00	0.00	0.23	0.23

3.75	0.66	0.46	5.00	0.00	0.23	0.23
3.80	0.66	0.46	5.00	0.00	0.23	0.23
3.85	0.66	0.46	5.00	0.00	0.23	0.23
3.90	0.66	0.46	5.00	0.00	0.23	0.23
3.95	0.66	0.46	5.00	0.00	0.23	0.23
4.00	0.66	0.46	5.00	0.00	0.23	0.23
4.05	0.66	0.46	5.00	0.00	0.23	0.23
4.10	0.66	0.46	5.00	0.00	0.23	0.23
4.15	0.66	0.46	5.00	0.00	0.23	0.23
4.20	0.66	0.46	5.00	0.00	0.23	0.23
4.25	0.66	0.46	5.00	0.00	0.23	0.23
4.30	0.66	0.46	5.00	0.00	0.23	0.23
4.35	0.66	0.46	5.00	0.00	0.23	0.23
4.40	0.66	0.46	5.00	0.00	0.23	0.23
4.45	0.66	0.46	5.00	0.00	0.23	0.23
4.50	0.66	0.46	5.00	0.00	0.23	0.23
4.55	0.66	0.46	5.00	0.00	0.23	0.23
4.60	0.66	0.46	5.00	0.00	0.23	0.23
4.65	0.66	0.46	5.00	0.00	0.23	0.23
4.70	0.66	0.46	5.00	0.00	0.23	0.23
4.75	0.66	0.46	5.00	0.00	0.23	0.23
4.80	0.66	0.46	5.00	0.00	0.23	0.23
4.85	0.66	0.46	5.00	0.00	0.23	0.23
4.90	0.66	0.46	5.00	0.00	0.23	0.23
4.95	0.66	0.46	5.00	0.00	0.23	0.23
5.00	0.66	0.46	5.00	0.00	0.23	0.23
5.05	0.66	0.46	5.00	0.00	0.23	0.23
5.10	0.66	0.46	5.00	0.00	0.23	0.23
5.15	0.66	0.46	5.00	0.00	0.23	0.23
5.20	0.66	0.46	5.00	0.00	0.23	0.23
5.25	0.66	0.46	5.00	0.00	0.23	0.23
5.30	0.66	0.46	5.00	0.00	0.23	0.23
5.35	0.66	0.46	5.00	0.00	0.23	0.23
5.40	0.66	0.46	5.00	0.00	0.23	0.23
5.45	0.66	0.46	5.00	0.00	0.23	0.23
5.50	0.66	0.46	5.00	0.00	0.23	0.23
5.55	0.66	0.46	5.00	0.00	0.23	0.23
5.60	0.66	0.46	5.00	0.00	0.23	0.23
5.65	0.66	0.46	5.00	0.00	0.23	0.23
5.70	0.66	0.46	5.00	0.00	0.23	0.23
5.75	0.66	0.46	5.00	0.00	0.23	0.23
5.80	0.66	0.46	5.00	0.00	0.23	0.23
5.85	0.66	0.46	5.00	0.00	0.23	0.23
5.90	0.66	0.46	5.00	0.00	0.23	0.23
5.95	0.66	0.46	5.00	0.00	0.23	0.23
6.00	0.66	0.46	5.00	0.00	0.23	0.23
6.05	0.66	0.46	5.00	0.00	0.23	0.23
6.10	0.66	0.46	5.00	0.00	0.23	0.23
6.15	0.66	0.46	5.00	0.00	0.23	0.23
6.20	0.66	0.46	5.00	0.00	0.23	0.23

6.25	0.66	0.46	5.00	0.00	0.23	0.23
6.30	0.66	0.46	5.00	0.00	0.23	0.23
6.35	0.66	0.46	5.00	0.00	0.23	0.23
6.40	0.66	0.46	5.00	0.00	0.23	0.23
6.45	0.66	0.46	5.00	0.00	0.23	0.23
6.50	0.66	0.46	5.00	0.00	0.23	0.23
6.55	0.66	0.46	5.00	0.00	0.23	0.23
6.60	0.66	0.46	5.00	0.00	0.23	0.23
6.65	0.66	0.46	5.00	0.00	0.23	0.23
6.70	0.66	0.46	5.00	0.00	0.23	0.23
6.75	0.66	0.46	5.00	0.00	0.23	0.23
6.80	0.66	0.46	5.00	0.00	0.23	0.23
6.85	0.66	0.46	5.00	0.00	0.23	0.23
6.90	0.66	0.46	5.00	0.00	0.23	0.23
6.95	0.66	0.46	5.00	0.00	0.23	0.23
7.00	0.66	0.46	5.00	0.00	0.23	0.23
7.05	0.66	0.46	5.00	0.00	0.23	0.23
7.10	0.66	0.46	5.00	0.00	0.23	0.23
7.15	0.66	0.46	5.00	0.00	0.23	0.23
7.20	0.66	0.46	5.00	0.00	0.23	0.23
7.25	0.66	0.46	5.00	0.00	0.23	0.23
7.30	0.66	0.46	5.00	0.00	0.23	0.23
7.35	0.66	0.46	5.00	0.00	0.23	0.23
7.40	0.66	0.46	5.00	0.00	0.23	0.23
7.45	0.66	0.46	5.00	0.00	0.23	0.23
7.50	0.66	0.46	5.00	0.00	0.23	0.23
7.55	0.66	0.46	5.00	0.00	0.23	0.23
7.60	0.66	0.46	5.00	0.00	0.23	0.23
7.65	0.66	0.46	5.00	0.00	0.23	0.23
7.70	0.66	0.46	5.00	0.00	0.23	0.23
7.75	0.66	0.46	5.00	0.00	0.23	0.23
7.80	0.66	0.46	5.00	0.00	0.22	0.22
7.85	0.66	0.46	5.00	0.00	0.22	0.22
7.90	0.66	0.46	5.00	0.00	0.22	0.22
7.95	0.66	0.46	5.00	0.00	0.22	0.22
8.00	0.66	0.46	5.00	0.00	0.22	0.22
8.05	0.66	0.46	5.00	0.00	0.22	0.22
8.10	0.66	0.46	5.00	0.00	0.22	0.22
8.15	0.66	0.46	5.00	0.00	0.22	0.22
8.20	0.66	0.46	5.00	0.00	0.22	0.22
8.25	0.66	0.46	5.00	0.00	0.22	0.22
8.30	0.66	0.46	5.00	0.00	0.22	0.22
8.35	0.66	0.46	5.00	0.00	0.22	0.22
8.40	0.66	0.46	5.00	0.00	0.22	0.22
8.45	0.66	0.46	5.00	0.00	0.22	0.22
8.50	0.66	0.46	5.00	0.00	0.22	0.22
8.55	0.66	0.46	5.00	0.00	0.22	0.22
8.60	0.66	0.46	5.00	0.00	0.22	0.22
8.65	0.66	0.46	5.00	0.00	0.22	0.22
8.70	0.66	0.46	5.00	0.00	0.22	0.22

8.75	0.66	0.46	5.00	0.00	0.22	0.22
8.80	0.66	0.46	5.00	0.00	0.22	0.22
8.85	0.66	0.46	5.00	0.00	0.22	0.22
8.90	0.66	0.46	5.00	0.00	0.22	0.22
8.95	0.66	0.46	5.00	0.00	0.22	0.22
9.00	0.66	0.46	5.00	0.00	0.22	0.22
9.05	0.66	0.46	5.00	0.00	0.22	0.22
9.10	0.66	0.46	5.00	0.00	0.22	0.22
9.15	0.66	0.46	5.00	0.00	0.22	0.22
9.20	0.66	0.46	5.00	0.00	0.22	0.22
9.25	0.66	0.46	5.00	0.00	0.22	0.22
9.30	0.66	0.46	5.00	0.00	0.22	0.22
9.35	0.66	0.46	5.00	0.00	0.22	0.22
9.40	0.66	0.46	5.00	0.00	0.22	0.22
9.45	0.66	0.46	5.00	0.00	0.22	0.22
9.50	0.66	0.46	5.00	0.00	0.22	0.22
9.55	0.66	0.46	5.00	0.00	0.22	0.22
9.60	0.66	0.46	5.00	0.00	0.22	0.22
9.65	0.66	0.46	5.00	0.00	0.22	0.22
9.70	0.66	0.46	5.00	0.00	0.22	0.22
9.75	0.66	0.46	5.00	0.00	0.22	0.22
9.80	0.66	0.46	5.00	0.00	0.22	0.22
9.85	0.66	0.46	5.00	0.00	0.22	0.22
9.90	0.66	0.46	5.00	0.00	0.22	0.22
9.95	0.66	0.46	5.00	0.00	0.22	0.22
10.00	0.66	0.46	5.00	0.00	0.22	0.22
10.05	0.66	0.46	5.00	0.00	0.22	0.22
10.10	0.66	0.46	5.00	0.00	0.22	0.22
10.15	0.66	0.46	5.00	0.00	0.22	0.22
10.20	0.66	0.46	5.00	0.00	0.22	0.22
10.25	0.66	0.46	5.00	0.00	0.22	0.22
10.30	0.66	0.46	5.00	0.00	0.22	0.22
10.35	0.66	0.46	5.00	0.00	0.22	0.22
10.40	0.66	0.46	5.00	0.00	0.22	0.22
10.45	0.66	0.46	5.00	0.00	0.22	0.22
10.50	0.66	0.46	5.00	0.00	0.22	0.22
10.55	0.66	0.46	5.00	0.00	0.22	0.22
10.60	0.66	0.46	5.00	0.00	0.22	0.22
10.65	0.66	0.46	5.00	0.00	0.22	0.22
10.70	0.66	0.46	5.00	0.00	0.21	0.21
10.75	0.66	0.46	5.00	0.00	0.21	0.21
10.80	0.66	0.46	5.00	0.00	0.21	0.21
10.85	0.66	0.46	5.00	0.00	0.21	0.21
10.90	0.66	0.46	5.00	0.00	0.21	0.21
10.95	0.66	0.46	5.00	0.00	0.21	0.21
11.00	0.66	0.46	5.00	0.00	0.21	0.21
11.05	0.66	0.46	5.00	0.00	0.21	0.21
11.10	0.66	0.46	5.00	0.00	0.21	0.21
11.15	0.66	0.46	5.00	0.00	0.21	0.21
11.20	0.66	0.46	5.00	0.00	0.21	0.21

11.25	0.66	0.46	5.00	0.00	0.21	0.21
11.30	0.66	0.46	5.00	0.00	0.21	0.21
11.35	0.66	0.46	5.00	0.00	0.21	0.21
11.40	0.66	0.46	5.00	0.00	0.21	0.21
11.45	0.66	0.46	5.00	0.00	0.21	0.21
11.50	0.66	0.46	5.00	0.00	0.21	0.21
11.55	0.66	0.46	5.00	0.00	0.21	0.21
11.60	0.66	0.46	5.00	0.00	0.21	0.21
11.65	0.66	0.46	5.00	0.00	0.21	0.21
11.70	0.66	0.46	5.00	0.00	0.21	0.21
11.75	0.66	0.46	5.00	0.00	0.21	0.21
11.80	0.66	0.46	5.00	0.00	0.21	0.21
11.85	0.66	0.46	5.00	0.00	0.21	0.21
11.90	0.66	0.46	5.00	0.00	0.21	0.21
11.95	0.66	0.45	5.00	0.00	0.21	0.21
12.00	0.66	0.45	5.00	0.00	0.21	0.21
12.05	0.66	0.45	5.00	0.00	0.21	0.21
12.10	0.66	0.45	5.00	0.00	0.21	0.21
12.15	0.66	0.45	5.00	0.00	0.21	0.21
12.20	0.66	0.45	5.00	0.00	0.21	0.21
12.25	0.66	0.45	5.00	0.00	0.21	0.21
12.30	0.66	0.45	5.00	0.00	0.21	0.21
12.35	0.66	0.45	5.00	0.00	0.21	0.21
12.40	0.66	0.45	5.00	0.00	0.21	0.21
12.45	0.66	0.45	5.00	0.00	0.21	0.21
12.50	0.66	0.45	5.00	0.00	0.21	0.21
12.55	0.66	0.45	5.00	0.00	0.21	0.21
12.60	0.66	0.45	5.00	0.00	0.21	0.21
12.65	0.66	0.45	5.00	0.00	0.21	0.21
12.70	0.66	0.45	5.00	0.00	0.21	0.21
12.75	0.66	0.45	5.00	0.00	0.21	0.21
12.80	0.66	0.45	5.00	0.00	0.20	0.20
12.85	0.66	0.45	5.00	0.00	0.20	0.20
12.90	0.66	0.45	5.00	0.00	0.20	0.20
12.95	0.66	0.45	5.00	0.00	0.20	0.20
13.00	0.66	0.45	5.00	0.00	0.20	0.20
13.05	0.66	0.45	5.00	0.00	0.20	0.20
13.10	0.66	0.45	5.00	0.00	0.20	0.20
13.15	0.66	0.45	5.00	0.00	0.20	0.20
13.20	0.66	0.45	5.00	0.00	0.20	0.20
13.25	0.66	0.45	5.00	0.00	0.20	0.20
13.30	0.66	0.45	5.00	0.00	0.20	0.20
13.35	0.66	0.45	5.00	0.00	0.20	0.20
13.40	0.66	0.45	5.00	0.00	0.20	0.20
13.45	0.66	0.45	5.00	0.00	0.20	0.20
13.50	0.66	0.45	5.00	0.00	0.20	0.20
13.55	0.66	0.45	5.00	0.00	0.20	0.20
13.60	0.66	0.45	5.00	0.00	0.20	0.20
13.65	0.66	0.45	5.00	0.00	0.20	0.20
13.70	0.66	0.45	5.00	0.00	0.20	0.20

13.75	0.66	0.45	5.00	0.00	0.20	0.20
13.80	0.66	0.45	5.00	0.00	0.20	0.20
13.85	0.66	0.45	5.00	0.00	0.20	0.20
13.90	0.66	0.45	5.00	0.00	0.20	0.20
13.95	0.66	0.45	5.00	0.00	0.20	0.20
14.00	0.66	0.45	5.00	0.00	0.20	0.20
14.05	0.66	0.45	5.00	0.00	0.20	0.20
14.10	0.66	0.45	5.00	0.00	0.20	0.20
14.15	0.66	0.45	5.00	0.00	0.20	0.20
14.20	0.66	0.45	5.00	0.00	0.20	0.20
14.25	0.66	0.45	5.00	0.00	0.20	0.20
14.30	0.66	0.45	5.00	0.00	0.20	0.20
14.35	0.66	0.45	5.00	0.00	0.20	0.20
14.40	0.66	0.45	5.00	0.00	0.19	0.19
14.45	0.66	0.45	5.00	0.00	0.19	0.19
14.50	0.66	0.45	5.00	0.00	0.19	0.19
14.55	0.66	0.45	5.00	0.00	0.19	0.19
14.60	0.66	0.45	5.00	0.00	0.19	0.19
14.65	0.66	0.45	5.00	0.00	0.19	0.19
14.70	0.66	0.45	5.00	0.00	0.19	0.19
14.75	0.66	0.45	5.00	0.00	0.19	0.19
14.80	0.66	0.45	5.00	0.00	0.19	0.19
14.85	0.66	0.45	5.00	0.00	0.19	0.19
14.90	0.66	0.45	5.00	0.00	0.19	0.19
14.95	0.66	0.45	5.00	0.00	0.19	0.19
15.00	0.66	0.45	5.00	0.00	0.19	0.19
15.05	0.66	0.45	5.00	0.00	0.19	0.19
15.10	0.66	0.45	5.00	0.00	0.19	0.19
15.15	0.66	0.45	5.00	0.00	0.19	0.19
15.20	0.66	0.45	5.00	0.00	0.19	0.19
15.25	0.66	0.45	5.00	0.00	0.19	0.19
15.30	0.66	0.45	5.00	0.00	0.19	0.19
15.35	0.66	0.45	5.00	0.00	0.19	0.19
15.40	0.66	0.45	5.00	0.00	0.19	0.19
15.45	0.66	0.45	5.00	0.00	0.19	0.19
15.50	0.66	0.45	5.00	0.00	0.19	0.19
15.55	0.66	0.45	5.00	0.00	0.19	0.19
15.60	0.66	0.45	5.00	0.00	0.19	0.19
15.65	0.66	0.45	5.00	0.00	0.19	0.19
15.70	0.66	0.45	5.00	0.00	0.19	0.19
15.75	0.66	0.45	5.00	0.00	0.18	0.18
15.80	0.66	0.45	5.00	0.00	0.18	0.18
15.85	0.66	0.45	5.00	0.00	0.18	0.18
15.90	0.66	0.45	5.00	0.00	0.18	0.18
15.95	0.66	0.45	5.00	0.00	0.18	0.18
16.00	0.66	0.45	5.00	0.00	0.18	0.18
16.05	0.66	0.45	5.00	0.00	0.18	0.18
16.10	0.66	0.45	5.00	0.00	0.18	0.18
16.15	0.66	0.45	5.00	0.00	0.18	0.18
16.20	0.66	0.45	5.00	0.00	0.18	0.18

16.25	0.66	0.45	5.00	0.00	0.18	0.18
16.30	0.66	0.45	5.00	0.00	0.18	0.18
16.35	0.66	0.45	5.00	0.00	0.18	0.18
16.40	0.66	0.45	5.00	0.00	0.18	0.18
16.45	0.66	0.45	5.00	0.00	0.18	0.18
16.50	0.66	0.45	5.00	0.00	0.18	0.18
16.55	0.66	0.45	5.00	0.00	0.18	0.18
16.60	0.66	0.45	5.00	0.00	0.18	0.18
16.65	0.66	0.45	5.00	0.00	0.18	0.18
16.70	0.66	0.45	5.00	0.00	0.18	0.18
16.75	0.66	0.45	5.00	0.00	0.18	0.18
16.80	0.66	0.45	5.00	0.00	0.18	0.18
16.85	0.66	0.45	5.00	0.00	0.18	0.18
16.90	0.66	0.45	5.00	0.00	0.17	0.17
16.95	0.66	0.45	5.00	0.00	0.17	0.17
17.00	0.66	0.45	5.00	0.00	0.17	0.17
17.05	0.66	0.45	5.00	0.00	0.17	0.17
17.10	0.66	0.45	5.00	0.00	0.17	0.17
17.15	0.66	0.45	5.00	0.00	0.17	0.17
17.20	0.66	0.45	5.00	0.00	0.17	0.17
17.25	0.66	0.45	5.00	0.00	0.17	0.17
17.30	0.66	0.45	5.00	0.00	0.17	0.17
17.35	0.66	0.45	5.00	0.00	0.17	0.17
17.40	0.66	0.45	5.00	0.00	0.17	0.17
17.45	0.66	0.45	5.00	0.00	0.17	0.17
17.50	0.66	0.45	5.00	0.00	0.17	0.17
17.55	0.66	0.45	5.00	0.00	0.17	0.17
17.60	0.66	0.45	5.00	0.00	0.17	0.17
17.65	0.66	0.45	5.00	0.00	0.17	0.17
17.70	0.66	0.45	5.00	0.00	0.17	0.17
17.75	0.66	0.45	5.00	0.00	0.17	0.17
17.80	0.66	0.45	5.00	0.00	0.17	0.17
17.85	0.66	0.45	5.00	0.00	0.17	0.17
17.90	0.66	0.45	5.00	0.00	0.16	0.16
17.95	0.66	0.45	5.00	0.00	0.16	0.16
18.00	0.66	0.45	5.00	0.00	0.16	0.16
18.05	0.66	0.45	5.00	0.00	0.16	0.16
18.10	0.66	0.45	5.00	0.00	0.16	0.16
18.15	0.66	0.45	5.00	0.00	0.16	0.16
18.20	0.66	0.45	5.00	0.00	0.16	0.16
18.25	0.66	0.45	5.00	0.00	0.16	0.16
18.30	0.66	0.45	5.00	0.00	0.16	0.16
18.35	0.66	0.45	5.00	0.00	0.16	0.16
18.40	0.66	0.45	5.00	0.00	0.16	0.16
18.45	0.66	0.45	5.00	0.00	0.16	0.16
18.50	0.66	0.45	5.00	0.00	0.16	0.16
18.55	0.66	0.45	5.00	0.00	0.16	0.16
18.60	0.66	0.45	5.00	0.00	0.16	0.16
18.65	0.66	0.45	5.00	0.00	0.16	0.16
18.70	0.66	0.45	5.00	0.00	0.16	0.16

18.75	0.66	0.45	5.00	0.00	0.16	0.16
18.80	0.66	0.45	5.00	0.00	0.16	0.16
18.85	0.66	0.45	5.00	0.00	0.16	0.16
18.90	0.66	0.45	5.00	0.00	0.16	0.16
18.95	0.66	0.45	5.00	0.00	0.16	0.16
19.00	0.66	0.45	5.00	0.00	0.16	0.16
19.05	0.66	0.45	5.00	0.00	0.16	0.16
19.10	0.66	0.45	5.00	0.00	0.16	0.16
19.15	0.66	0.45	5.00	0.00	0.16	0.16
19.20	0.66	0.45	5.00	0.00	0.16	0.16
19.25	0.66	0.45	5.00	0.00	0.16	0.16
19.30	0.66	0.45	5.00	0.00	0.15	0.15
19.35	0.66	0.45	5.00	0.00	0.15	0.15
19.40	0.66	0.45	5.00	0.00	0.15	0.15
19.45	0.66	0.45	5.00	0.00	0.15	0.15
19.50	0.66	0.45	5.00	0.00	0.15	0.15
19.55	0.66	0.45	5.00	0.00	0.15	0.15
19.60	0.66	0.45	5.00	0.00	0.15	0.15
19.65	0.66	0.45	5.00	0.00	0.15	0.15
19.70	0.66	0.45	5.00	0.00	0.15	0.15
19.75	0.66	0.45	5.00	0.00	0.15	0.15
19.80	0.66	0.45	5.00	0.00	0.15	0.15
19.85	0.66	0.45	5.00	0.00	0.15	0.15
19.90	0.66	0.45	5.00	0.00	0.15	0.15
19.95	0.66	0.45	5.00	0.00	0.15	0.15
20.00	0.66	0.45	5.00	0.00	0.15	0.15
20.05	0.66	0.45	5.00	0.00	0.15	0.15
20.10	0.66	0.45	5.00	0.00	0.15	0.15
20.15	0.66	0.45	5.00	0.00	0.15	0.15
20.20	0.66	0.45	5.00	0.00	0.15	0.15
20.25	0.66	0.45	5.00	0.00	0.15	0.15
20.30	0.66	0.45	5.00	0.00	0.15	0.15
20.35	0.66	0.45	5.00	0.00	0.15	0.15
20.40	0.66	0.45	5.00	0.00	0.15	0.15
20.45	0.66	0.45	5.00	0.00	0.15	0.15
20.50	0.66	0.45	5.00	0.00	0.15	0.15
20.55	0.66	0.45	5.00	0.00	0.15	0.15
20.60	0.66	0.45	5.00	0.00	0.15	0.15
20.65	0.66	0.45	5.00	0.00	0.15	0.15
20.70	0.66	0.45	5.00	0.00	0.15	0.15
20.75	0.66	0.45	5.00	0.00	0.15	0.15
20.80	0.66	0.45	5.00	0.00	0.15	0.15
20.85	0.66	0.45	5.00	0.00	0.15	0.15
20.90	0.66	0.45	5.00	0.00	0.14	0.14
20.95	0.66	0.45	5.00	0.00	0.14	0.14
21.00	0.66	0.45	5.00	0.00	0.14	0.14
21.05	0.66	0.45	5.00	0.00	0.14	0.14
21.10	0.66	0.44	5.00	0.00	0.14	0.14
21.15	0.66	0.44	5.00	0.00	0.14	0.14
21.20	0.66	0.44	5.00	0.00	0.14	0.14

21.25	0.66	0.44	5.00	0.00	0.14	0.14
21.30	0.66	0.44	5.00	0.00	0.14	0.14
21.35	0.66	0.44	5.00	0.00	0.14	0.14
21.40	0.66	0.44	5.00	0.00	0.14	0.14
21.45	0.66	0.44	5.00	0.00	0.14	0.14
21.50	0.66	0.44	5.00	0.00	0.14	0.14
21.55	0.66	0.44	5.00	0.00	0.14	0.14
21.60	0.66	0.44	5.00	0.00	0.14	0.14
21.65	0.66	0.44	5.00	0.00	0.14	0.14
21.70	0.66	0.44	5.00	0.00	0.14	0.14
21.75	0.66	0.44	5.00	0.00	0.14	0.14
21.80	0.66	0.44	5.00	0.00	0.14	0.14
21.85	0.66	0.44	5.00	0.00	0.14	0.14
21.90	0.66	0.44	5.00	0.00	0.14	0.14
21.95	0.66	0.44	5.00	0.00	0.14	0.14
22.00	0.66	0.44	5.00	0.00	0.14	0.14
22.05	0.66	0.44	5.00	0.00	0.14	0.14
22.10	0.66	0.44	5.00	0.00	0.14	0.14
22.15	0.66	0.44	5.00	0.00	0.14	0.14
22.20	0.66	0.44	5.00	0.00	0.14	0.14
22.25	0.66	0.44	5.00	0.00	0.14	0.14
22.30	0.66	0.44	5.00	0.00	0.14	0.14
22.35	0.66	0.44	5.00	0.00	0.14	0.14
22.40	0.66	0.44	5.00	0.00	0.14	0.14
22.45	0.66	0.44	5.00	0.00	0.13	0.13
22.50	0.66	0.44	5.00	0.00	0.13	0.13
22.55	0.66	0.44	5.00	0.00	0.13	0.13
22.60	0.66	0.44	5.00	0.00	0.13	0.13
22.65	0.66	0.44	5.00	0.00	0.13	0.13
22.70	0.66	0.44	5.00	0.00	0.13	0.13
22.75	0.66	0.44	5.00	0.00	0.13	0.13
22.80	0.66	0.44	5.00	0.00	0.13	0.13
22.85	0.66	0.44	5.00	0.00	0.13	0.13
22.90	0.66	0.44	5.00	0.00	0.13	0.13
22.95	0.66	0.44	5.00	0.00	0.13	0.13
23.00	0.66	0.44	5.00	0.00	0.13	0.13
23.05	0.66	0.44	5.00	0.00	0.13	0.13
23.10	0.66	0.44	5.00	0.00	0.13	0.13
23.15	0.66	0.44	5.00	0.00	0.13	0.13
23.20	0.66	0.44	5.00	0.00	0.13	0.13
23.25	0.66	0.44	5.00	0.00	0.13	0.13
23.30	0.66	0.44	5.00	0.00	0.13	0.13
23.35	0.66	0.44	5.00	0.00	0.13	0.13
23.40	0.66	0.44	5.00	0.00	0.13	0.13
23.45	0.66	0.44	5.00	0.00	0.13	0.13
23.50	0.66	0.44	5.00	0.00	0.13	0.13
23.55	0.66	0.44	5.00	0.00	0.13	0.13
23.60	0.66	0.44	5.00	0.00	0.13	0.13
23.65	0.66	0.44	5.00	0.00	0.13	0.13
23.70	0.66	0.44	5.00	0.00	0.13	0.13

23.75	0.66	0.44	5.00	0.00	0.13	0.13
23.80	0.66	0.44	5.00	0.00	0.13	0.13
23.85	0.66	0.44	5.00	0.00	0.13	0.13
23.90	0.66	0.44	5.00	0.00	0.13	0.13
23.95	0.66	0.44	5.00	0.00	0.13	0.13
24.00	0.66	0.44	5.00	0.00	0.13	0.13
24.05	0.66	0.44	5.00	0.00	0.12	0.12
24.10	0.66	0.44	5.00	0.00	0.12	0.12
24.15	0.66	0.44	5.00	0.00	0.12	0.12
24.20	0.66	0.44	5.00	0.00	0.12	0.12
24.25	0.66	0.44	5.00	0.00	0.12	0.12
24.30	0.67	0.44	5.00	0.00	0.12	0.12
24.35	0.67	0.44	5.00	0.00	0.12	0.12
24.40	0.67	0.44	5.00	0.00	0.12	0.12
24.45	0.67	0.44	5.00	0.00	0.12	0.12
24.50	0.67	0.44	5.00	0.00	0.12	0.12
24.55	0.67	0.44	5.00	0.00	0.12	0.12
24.60	0.67	0.44	5.00	0.00	0.12	0.12
24.65	0.67	0.44	5.00	0.00	0.12	0.12
24.70	0.67	0.44	5.00	0.00	0.12	0.12
24.75	0.67	0.44	5.00	0.00	0.12	0.12
24.80	0.67	0.44	5.00	0.00	0.12	0.12
24.85	0.67	0.44	5.00	0.00	0.12	0.12
24.90	0.67	0.44	5.00	0.00	0.12	0.12
24.95	0.67	0.44	5.00	0.00	0.12	0.12
25.00	0.67	0.44	5.00	0.00	0.12	0.12
25.05	0.67	0.44	5.00	0.00	0.12	0.12
25.10	0.67	0.44	5.00	0.00	0.12	0.12
25.15	0.67	0.44	5.00	0.00	0.12	0.12
25.20	0.67	0.44	5.00	0.00	0.12	0.12
25.25	0.66	0.44	5.00	0.00	0.12	0.12
25.30	0.66	0.44	5.00	0.00	0.12	0.12
25.35	0.66	0.44	5.00	0.00	0.12	0.12
25.40	0.66	0.44	5.00	0.00	0.12	0.12
25.45	0.66	0.44	5.00	0.00	0.12	0.12
25.50	0.66	0.44	5.00	0.00	0.12	0.12
25.55	0.66	0.44	5.00	0.00	0.12	0.12
25.60	0.66	0.44	5.00	0.00	0.12	0.12
25.65	0.66	0.44	5.00	0.00	0.11	0.11
25.70	0.66	0.44	5.00	0.00	0.11	0.11
25.75	0.66	0.44	5.00	0.00	0.11	0.11
25.80	0.66	0.44	5.00	0.00	0.11	0.11
25.85	0.66	0.44	5.00	0.00	0.11	0.11
25.90	0.66	0.44	5.00	0.00	0.11	0.11
25.95	0.66	0.44	5.00	0.00	0.11	0.11
26.00	0.66	0.44	5.00	0.00	0.11	0.11
26.05	0.66	0.44	5.00	0.00	0.11	0.11
26.10	0.66	0.44	5.00	0.00	0.11	0.11
26.15	0.66	0.44	5.00	0.00	0.11	0.11
26.20	0.66	0.44	5.00	0.00	0.11	0.11

26.25	0.66	0.44	5.00	0.00	0.11	0.11
26.30	0.66	0.44	5.00	0.00	0.11	0.11
26.35	0.66	0.44	5.00	0.00	0.11	0.11
26.40	0.66	0.44	5.00	0.00	0.11	0.11
26.45	0.66	0.44	5.00	0.00	0.11	0.11
26.50	0.66	0.44	5.00	0.00	0.11	0.11
26.55	0.66	0.44	5.00	0.00	0.11	0.11
26.60	0.66	0.44	5.00	0.00	0.11	0.11
26.65	0.66	0.44	5.00	0.00	0.11	0.11
26.70	0.66	0.44	5.00	0.00	0.11	0.11
26.75	0.66	0.44	5.00	0.00	0.11	0.11
26.80	0.66	0.44	5.00	0.00	0.11	0.11
26.85	0.66	0.44	5.00	0.00	0.11	0.11
26.90	0.66	0.44	5.00	0.00	0.11	0.11
26.95	0.66	0.44	5.00	0.00	0.11	0.11
27.00	0.66	0.44	5.00	0.00	0.11	0.11
27.05	0.66	0.44	5.00	0.00	0.11	0.11
27.10	0.66	0.44	5.00	0.00	0.10	0.10
27.15	0.66	0.44	5.00	0.00	0.10	0.10
27.20	0.66	0.44	5.00	0.00	0.10	0.10
27.25	0.66	0.44	5.00	0.00	0.10	0.10
27.30	0.66	0.44	5.00	0.00	0.10	0.10
27.35	0.66	0.44	5.00	0.00	0.10	0.10
27.40	0.66	0.44	5.00	0.00	0.10	0.10
27.45	0.66	0.44	5.00	0.00	0.10	0.10
27.50	0.66	0.44	5.00	0.00	0.10	0.10
27.55	0.66	0.44	5.00	0.00	0.10	0.10
27.60	0.66	0.44	5.00	0.00	0.10	0.10
27.65	0.66	0.44	5.00	0.00	0.10	0.10
27.70	0.66	0.44	5.00	0.00	0.10	0.10
27.75	0.65	0.44	5.00	0.00	0.10	0.10
27.80	0.65	0.44	5.00	0.00	0.10	0.10
27.85	0.65	0.44	5.00	0.00	0.10	0.10
27.90	0.65	0.44	5.00	0.00	0.10	0.10
27.95	0.65	0.44	5.00	0.00	0.10	0.10
28.00	0.65	0.44	5.00	0.00	0.10	0.10
28.05	0.65	0.44	5.00	0.00	0.10	0.10
28.10	0.65	0.44	5.00	0.00	0.10	0.10
28.15	0.65	0.44	5.00	0.00	0.10	0.10
28.20	0.65	0.44	5.00	0.00	0.10	0.10
28.25	0.65	0.44	5.00	0.00	0.10	0.10
28.30	0.65	0.44	5.00	0.00	0.10	0.10
28.35	0.65	0.44	5.00	0.00	0.10	0.10
28.40	0.65	0.44	5.00	0.00	0.10	0.10
28.45	0.65	0.44	5.00	0.00	0.09	0.09
28.50	0.65	0.44	5.00	0.00	0.09	0.09
28.55	0.65	0.44	5.00	0.00	0.09	0.09
28.60	0.65	0.44	5.00	0.00	0.09	0.09
28.65	0.65	0.44	5.00	0.00	0.09	0.09
28.70	0.65	0.44	5.00	0.00	0.09	0.09

28.75	0.65	0.44	5.00	0.00	0.09	0.09
28.80	0.65	0.44	5.00	0.00	0.09	0.09
28.85	0.65	0.44	5.00	0.00	0.09	0.09
28.90	0.65	0.44	5.00	0.00	0.09	0.09
28.95	0.65	0.44	5.00	0.00	0.09	0.09
29.00	0.65	0.44	5.00	0.00	0.09	0.09
29.05	0.65	0.44	5.00	0.00	0.09	0.09
29.10	0.65	0.44	5.00	0.00	0.09	0.09
29.15	0.65	0.44	5.00	0.00	0.09	0.09
29.20	0.65	0.44	5.00	0.00	0.09	0.09
29.25	0.65	0.44	5.00	0.00	0.09	0.09
29.30	0.65	0.44	5.00	0.00	0.09	0.09
29.35	0.65	0.44	5.00	0.00	0.09	0.09
29.40	0.65	0.44	5.00	0.00	0.09	0.09
29.45	0.65	0.44	5.00	0.00	0.09	0.09
29.50	0.65	0.44	5.00	0.00	0.09	0.09
29.55	0.65	0.44	5.00	0.00	0.09	0.09
29.60	0.65	0.44	5.00	0.00	0.09	0.09
29.65	0.65	0.44	5.00	0.00	0.09	0.09
29.70	0.65	0.44	5.00	0.00	0.08	0.08
29.75	0.65	0.44	5.00	0.00	0.08	0.08
29.80	0.65	0.44	5.00	0.00	0.08	0.08
29.85	0.65	0.44	5.00	0.00	0.08	0.08
29.90	0.65	0.44	5.00	0.00	0.08	0.08
29.95	0.65	0.44	5.00	0.00	0.08	0.08
30.00	0.65	0.44	5.00	0.00	0.08	0.08
30.05	0.65	0.43	5.00	0.00	0.08	0.08
30.10	0.65	0.43	5.00	0.00	0.08	0.08
30.15	0.65	0.43	5.00	0.00	0.08	0.08
30.20	0.65	0.43	5.00	0.00	0.08	0.08
30.25	0.65	0.43	5.00	0.00	0.08	0.08
30.30	0.65	0.43	5.00	0.00	0.08	0.08
30.35	0.64	0.43	5.00	0.00	0.08	0.08
30.40	0.64	0.43	5.00	0.00	0.08	0.08
30.45	0.64	0.43	5.00	0.00	0.08	0.08
30.50	0.64	0.43	5.00	0.00	0.08	0.08
30.55	0.64	0.43	5.00	0.00	0.08	0.08
30.60	0.64	0.43	5.00	0.00	0.08	0.08
30.65	0.64	0.43	5.00	0.00	0.08	0.08
30.70	0.64	0.43	5.00	0.00	0.08	0.08
30.75	0.64	0.43	5.00	0.00	0.08	0.08
30.80	0.64	0.43	5.00	0.00	0.07	0.07
30.85	0.64	0.43	5.00	0.00	0.07	0.07
30.90	0.64	0.43	5.00	0.00	0.07	0.07
30.95	0.64	0.43	5.00	0.00	0.07	0.07
31.00	0.64	0.43	5.00	0.00	0.07	0.07
31.05	0.64	0.43	5.00	0.00	0.07	0.07
31.10	0.64	0.43	5.00	0.00	0.07	0.07
31.15	0.64	0.43	5.00	0.00	0.07	0.07
31.20	0.64	0.43	5.00	0.00	0.07	0.07

31.25	0.64	0.43	5.00	0.00	0.07	0.07
31.30	0.64	0.43	5.00	0.00	0.07	0.07
31.35	0.64	0.43	5.00	0.00	0.07	0.07
31.40	0.64	0.43	5.00	0.00	0.07	0.07
31.45	0.64	0.43	5.00	0.00	0.07	0.07
31.50	0.64	0.43	5.00	0.00	0.07	0.07
31.55	0.64	0.43	5.00	0.00	0.07	0.07
31.60	0.64	0.43	5.00	0.00	0.07	0.07
31.65	0.64	0.43	5.00	0.00	0.07	0.07
31.70	0.64	0.43	5.00	0.00	0.07	0.07
31.75	0.64	0.43	5.00	0.00	0.07	0.07
31.80	0.64	0.43	5.00	0.00	0.07	0.07
31.85	0.64	0.43	5.00	0.00	0.07	0.07
31.90	0.64	0.43	5.00	0.00	0.06	0.06
31.95	0.64	0.43	5.00	0.00	0.06	0.06
32.00	0.64	0.43	5.00	0.00	0.06	0.06
32.05	0.64	0.43	5.00	0.00	0.06	0.06
32.10	0.64	0.43	5.00	0.00	0.06	0.06
32.15	0.64	0.43	5.00	0.00	0.06	0.06
32.20	0.64	0.43	5.00	0.00	0.06	0.06
32.25	0.64	0.43	5.00	0.00	0.06	0.06
32.30	0.64	0.43	5.00	0.00	0.06	0.06
32.35	0.64	0.43	5.00	0.00	0.06	0.06
32.40	0.64	0.43	5.00	0.00	0.06	0.06
32.45	0.64	0.43	5.00	0.00	0.06	0.06
32.50	0.64	0.43	5.00	0.00	0.06	0.06
32.55	0.64	0.43	5.00	0.00	0.06	0.06
32.60	0.64	0.43	5.00	0.00	0.06	0.06
32.65	0.64	0.43	5.00	0.00	0.06	0.06
32.70	0.64	0.42	5.00	0.00	0.06	0.06
32.75	0.64	0.42	5.00	0.00	0.06	0.06
32.80	0.64	0.42	5.00	0.00	0.06	0.06
32.85	0.64	0.42	5.00	0.00	0.06	0.06
32.90	0.64	0.42	5.00	0.00	0.05	0.05
32.95	0.64	0.42	5.00	0.00	0.05	0.05
33.00	0.64	0.42	5.00	0.00	0.05	0.05
33.05	0.63	0.42	5.00	0.00	0.05	0.05
33.10	0.63	0.42	5.00	0.00	0.05	0.05
33.15	0.63	0.42	5.00	0.00	0.05	0.05
33.20	0.63	0.42	5.00	0.00	0.05	0.05
33.25	0.63	0.42	5.00	0.00	0.05	0.05
33.30	0.63	0.42	5.00	0.00	0.05	0.05
33.35	0.63	0.42	5.00	0.00	0.05	0.05
33.40	0.63	0.42	5.00	0.00	0.05	0.05
33.45	0.63	0.42	5.00	0.00	0.05	0.05
33.50	0.63	0.42	5.00	0.00	0.05	0.05
33.55	0.63	0.42	5.00	0.00	0.05	0.05
33.60	0.63	0.42	5.00	0.00	0.05	0.05
33.65	0.63	0.42	5.00	0.00	0.05	0.05
33.70	0.63	0.42	5.00	0.00	0.05	0.05

33.75	0.63	0.42	5.00	0.00	0.05	0.05
33.80	0.63	0.42	5.00	0.00	0.05	0.05
33.85	0.63	0.42	5.00	0.00	0.05	0.05
33.90	0.63	0.42	5.00	0.00	0.04	0.04
33.95	0.63	0.42	5.00	0.00	0.04	0.04
34.00	0.63	0.42	5.00	0.00	0.04	0.04
34.05	0.63	0.42	5.00	0.00	0.04	0.04
34.10	0.63	0.42	5.00	0.00	0.04	0.04
34.15	0.63	0.42	5.00	0.00	0.04	0.04
34.20	0.63	0.42	5.00	0.00	0.04	0.04
34.25	0.63	0.42	5.00	0.00	0.04	0.04
34.30	0.63	0.42	5.00	0.00	0.04	0.04
34.35	0.63	0.42	5.00	0.00	0.04	0.04
34.40	0.63	0.42	5.00	0.00	0.04	0.04
34.45	0.63	0.42	5.00	0.00	0.04	0.04
34.50	0.63	0.42	5.00	0.00	0.04	0.04
34.55	0.63	0.42	5.00	0.00	0.04	0.04
34.60	0.63	0.42	5.00	0.00	0.04	0.04
34.65	0.63	0.42	5.00	0.00	0.04	0.04
34.70	0.63	0.42	5.00	0.00	0.04	0.04
34.75	0.63	0.42	5.00	0.00	0.04	0.04
34.80	0.63	0.42	5.00	0.00	0.03	0.03
34.85	0.63	0.42	5.00	0.00	0.03	0.03
34.90	0.63	0.42	5.00	0.00	0.03	0.03
34.95	0.63	0.42	5.00	0.00	0.03	0.03
35.00	0.63	0.42	5.00	0.00	0.03	0.03
35.05	0.63	0.42	5.00	0.00	0.03	0.03
35.10	0.63	0.42	5.00	0.00	0.03	0.03
35.15	0.63	0.42	5.00	0.00	0.03	0.03
35.20	0.63	0.42	5.00	0.00	0.03	0.03
35.25	0.63	0.42	5.00	0.00	0.03	0.03
35.30	0.63	0.41	5.00	0.00	0.03	0.03
35.35	0.63	0.41	5.00	0.00	0.03	0.03
35.40	0.63	0.41	5.00	0.00	0.03	0.03
35.45	0.63	0.41	5.00	0.00	0.03	0.03
35.50	0.63	0.41	5.00	0.00	0.03	0.03
35.55	0.63	0.41	5.00	0.00	0.03	0.03
35.60	0.63	0.41	5.00	0.00	0.03	0.03
35.65	0.63	0.41	5.00	0.00	0.03	0.03
35.70	0.63	0.41	5.00	0.00	0.02	0.02
35.75	0.63	0.41	5.00	0.00	0.02	0.02
35.80	0.63	0.41	5.00	0.00	0.02	0.02
35.85	0.62	0.41	5.00	0.00	0.02	0.02
35.90	0.62	0.41	5.00	0.00	0.02	0.02
35.95	0.62	0.41	5.00	0.00	0.02	0.02
36.00	0.62	0.41	5.00	0.00	0.02	0.02
36.05	0.62	0.41	5.00	0.00	0.02	0.02
36.10	0.62	0.41	5.00	0.00	0.02	0.02
36.15	0.62	0.41	5.00	0.00	0.02	0.02
36.20	0.62	0.41	5.00	0.00	0.02	0.02

36.25	0.62	0.41	5.00	0.00	0.02	0.02
36.30	0.62	0.41	5.00	0.00	0.02	0.02
36.35	0.62	0.41	5.00	0.00	0.02	0.02
36.40	0.62	0.41	5.00	0.00	0.02	0.02
36.45	0.62	0.41	5.00	0.00	0.02	0.02
36.50	0.62	0.41	5.00	0.00	0.02	0.02
36.55	0.62	0.41	5.00	0.00	0.01	0.01
36.60	0.62	0.41	5.00	0.00	0.01	0.01
36.65	0.62	0.41	5.00	0.00	0.01	0.01
36.70	0.62	0.41	5.00	0.00	0.01	0.01
36.75	0.62	0.41	5.00	0.00	0.01	0.01
36.80	0.62	0.41	5.00	0.00	0.01	0.01
36.85	0.62	0.41	5.00	0.00	0.01	0.01
36.90	0.62	0.41	5.00	0.00	0.01	0.01
36.95	0.62	0.41	5.00	0.00	0.01	0.01
37.00	0.62	0.41	5.00	0.00	0.01	0.01
37.05	0.62	0.41	5.00	0.00	0.01	0.01
37.10	0.62	0.41	5.00	0.00	0.01	0.01
37.15	0.62	0.41	5.00	0.00	0.01	0.01
37.20	0.62	0.41	5.00	0.00	0.01	0.01
37.25	0.62	0.41	5.00	0.00	0.01	0.01
37.30	0.62	0.41	5.00	0.00	0.01	0.01
37.35	0.62	0.41	5.00	0.00	0.01	0.01
37.40	0.62	0.41	5.00	0.00	0.00	0.00
37.45	0.62	0.41	5.00	0.00	0.00	0.00
37.50	0.62	0.41	5.00	0.00	0.00	0.00
37.55	0.62	0.41	5.00	0.00	0.00	0.00
37.60	0.62	0.41	5.00	0.00	0.00	0.00
37.65	0.62	0.41	5.00	0.00	0.00	0.00
37.70	0.62	0.41	5.00	0.00	0.00	0.00
37.75	0.62	0.41	5.00	0.00	0.00	0.00
37.80	0.62	0.41	5.00	0.00	0.00	0.00
37.85	0.62	0.41	5.00	0.00	0.00	0.00
37.90	0.62	0.41	5.00	0.00	0.00	0.00
37.95	0.62	0.40	5.00	0.00	0.00	0.00
38.00	0.62	0.40	5.00	0.00	0.00	0.00
38.05	0.62	0.40	1.53	0.00	0.00	0.00
38.10	0.62	0.40	1.53	0.00	0.00	0.00
38.15	0.62	0.40	1.53	0.00	0.00	0.00
38.20	0.62	0.40	1.52	0.00	0.00	0.00
38.25	0.62	0.40	1.52	0.00	0.00	0.00
38.30	0.62	0.40	1.52	0.00	0.00	0.00
38.35	0.62	0.40	1.52	0.00	0.00	0.00
38.40	0.62	0.40	1.52	0.00	0.00	0.00
38.45	0.62	0.41	1.52	0.00	0.00	0.00
38.50	0.62	0.41	1.52	0.00	0.00	0.00
38.55	0.62	0.41	1.52	0.00	0.00	0.00
38.60	0.62	0.41	1.52	0.00	0.00	0.00
38.65	0.62	0.41	1.52	0.00	0.00	0.00
38.70	0.62	0.41	1.52	0.00	0.00	0.00

38.75	0.62	0.41	1.52	0.00	0.00	0.00
38.80	0.61	0.41	1.52	0.00	0.00	0.00
38.85	0.61	0.41	1.52	0.00	0.00	0.00
38.90	0.61	0.41	1.52	0.00	0.00	0.00
38.95	0.61	0.41	1.51	0.00	0.00	0.00
39.00	0.61	0.41	1.51	0.00	0.00	0.00
39.05	0.61	0.41	1.51	0.00	0.00	0.00
39.10	0.61	0.41	1.51	0.00	0.00	0.00
39.15	0.61	0.41	1.51	0.00	0.00	0.00
39.20	0.61	0.41	1.51	0.00	0.00	0.00
39.25	0.61	0.41	1.51	0.00	0.00	0.00
39.30	0.61	0.41	1.51	0.00	0.00	0.00
39.35	0.61	0.41	1.51	0.00	0.00	0.00
39.40	0.61	0.41	1.51	0.00	0.00	0.00
39.45	0.61	0.41	1.51	0.00	0.00	0.00
39.50	0.61	0.41	1.51	0.00	0.00	0.00
39.55	0.61	0.41	1.51	0.00	0.00	0.00
39.60	0.61	0.41	1.51	0.00	0.00	0.00
39.65	0.61	0.41	1.51	0.00	0.00	0.00
39.70	0.61	0.41	1.51	0.00	0.00	0.00
39.75	0.61	0.41	1.51	0.00	0.00	0.00
39.80	0.61	0.41	1.50	0.00	0.00	0.00
39.85	0.61	0.41	1.50	0.00	0.00	0.00
39.90	0.61	0.41	1.50	0.00	0.00	0.00
39.95	0.61	0.41	1.50	0.00	0.00	0.00
40.00	0.61	0.41	1.50	0.00	0.00	0.00
40.05	0.61	0.41	1.50	0.00	0.00	0.00
40.10	0.61	0.41	1.50	0.00	0.00	0.00
40.15	0.61	0.41	1.50	0.00	0.00	0.00
40.20	0.61	0.41	1.50	0.00	0.00	0.00
40.25	0.61	0.41	1.50	0.00	0.00	0.00
40.30	0.61	0.41	1.50	0.00	0.00	0.00
40.35	0.61	0.41	1.50	0.00	0.00	0.00
40.40	0.61	0.41	1.50	0.00	0.00	0.00
40.45	0.61	0.41	1.50	0.00	0.00	0.00
40.50	0.61	0.41	1.50	0.00	0.00	0.00
40.55	0.61	0.41	1.50	0.00	0.00	0.00
40.60	0.61	0.41	1.50	0.00	0.00	0.00
40.65	0.61	0.41	1.50	0.00	0.00	0.00
40.70	0.61	0.41	1.50	0.00	0.00	0.00
40.75	0.61	0.41	1.49	0.00	0.00	0.00
40.80	0.61	0.41	1.49	0.00	0.00	0.00
40.85	0.61	0.41	1.49	0.00	0.00	0.00
40.90	0.61	0.41	1.49	0.00	0.00	0.00
40.95	0.61	0.41	1.49	0.00	0.00	0.00
41.00	0.61	0.41	1.49	0.00	0.00	0.00
41.05	0.61	0.41	1.49	0.00	0.00	0.00
41.10	0.61	0.41	1.49	0.00	0.00	0.00
41.15	0.61	0.41	1.49	0.00	0.00	0.00
41.20	0.61	0.41	1.49	0.00	0.00	0.00

41.25	0.61	0.41	1.49	0.00	0.00	0.00
41.30	0.61	0.41	1.49	0.00	0.00	0.00
41.35	0.61	0.41	1.49	0.00	0.00	0.00
41.40	0.61	0.41	1.49	0.00	0.00	0.00
41.45	0.61	0.41	1.49	0.00	0.00	0.00
41.50	0.61	0.41	1.49	0.00	0.00	0.00
41.55	0.61	0.41	1.49	0.00	0.00	0.00
41.60	0.61	0.41	1.49	0.00	0.00	0.00
41.65	0.61	0.41	1.49	0.00	0.00	0.00
41.70	0.61	0.41	1.48	0.00	0.00	0.00
41.75	0.61	0.41	1.48	0.00	0.00	0.00
41.80	0.61	0.41	1.48	0.00	0.00	0.00
41.85	0.60	0.41	1.48	0.00	0.00	0.00
41.90	0.60	0.41	1.48	0.00	0.00	0.00
41.95	0.60	0.41	1.48	0.00	0.00	0.00
42.00	0.60	0.41	1.48	0.00	0.00	0.00
42.05	0.60	0.41	1.48	0.00	0.00	0.00
42.10	0.60	0.41	1.48	0.00	0.00	0.00
42.15	0.60	0.41	1.48	0.00	0.00	0.00
42.20	0.60	0.41	1.48	0.00	0.00	0.00
42.25	0.60	0.41	1.48	0.00	0.00	0.00
42.30	0.60	0.41	1.48	0.00	0.00	0.00
42.35	0.60	0.41	1.48	0.00	0.00	0.00
42.40	0.60	0.41	1.48	0.00	0.00	0.00
42.45	0.60	0.41	1.48	0.00	0.00	0.00
42.50	0.60	0.41	1.48	0.00	0.00	0.00
42.55	0.60	0.41	1.48	0.00	0.00	0.00
42.60	0.60	0.41	1.48	0.00	0.00	0.00
42.65	0.60	0.41	1.48	0.00	0.00	0.00
42.70	0.60	0.41	1.48	0.00	0.00	0.00
42.75	0.60	0.41	1.48	0.00	0.00	0.00
42.80	0.60	0.41	1.47	0.00	0.00	0.00
42.85	0.60	0.41	1.47	0.00	0.00	0.00
42.90	0.60	0.41	1.47	0.00	0.00	0.00
42.95	0.60	0.41	1.47	0.00	0.00	0.00
43.00	0.60	0.41	1.47	0.00	0.00	0.00
43.05	0.60	0.41	1.47	0.00	0.00	0.00
43.10	0.60	0.41	1.47	0.00	0.00	0.00
43.15	0.60	0.41	1.47	0.00	0.00	0.00
43.20	0.60	0.41	1.47	0.00	0.00	0.00
43.25	0.60	0.41	1.47	0.00	0.00	0.00
43.30	0.60	0.41	1.47	0.00	0.00	0.00
43.35	0.60	0.41	1.47	0.00	0.00	0.00
43.40	0.60	0.41	1.47	0.00	0.00	0.00
43.45	0.60	0.41	1.47	0.00	0.00	0.00
43.50	0.60	0.41	1.47	0.00	0.00	0.00
43.55	0.60	0.41	1.47	0.00	0.00	0.00
43.60	0.60	0.41	1.47	0.00	0.00	0.00
43.65	0.60	0.41	1.47	0.00	0.00	0.00
43.70	0.60	0.41	1.47	0.00	0.00	0.00

43.75	0.60	0.41	1.47	0.00	0.00	0.00
43.80	0.60	0.41	1.47	0.00	0.00	0.00
43.85	0.60	0.41	1.47	0.00	0.00	0.00
43.90	0.60	0.41	1.47	0.00	0.00	0.00
43.95	0.60	0.41	1.47	0.00	0.00	0.00
44.00	0.60	0.41	1.46	0.00	0.00	0.00
44.05	0.60	0.41	1.46	0.00	0.00	0.00
44.10	0.60	0.41	1.46	0.00	0.00	0.00
44.15	0.60	0.41	1.46	0.00	0.00	0.00
44.20	0.60	0.41	1.46	0.00	0.00	0.00
44.25	0.60	0.41	1.46	0.00	0.00	0.00
44.30	0.60	0.41	1.46	0.00	0.00	0.00
44.35	0.60	0.41	1.46	0.00	0.00	0.00
44.40	0.60	0.41	1.46	0.00	0.00	0.00
44.45	0.60	0.41	1.46	0.00	0.00	0.00
44.50	0.60	0.41	1.46	0.00	0.00	0.00
44.55	0.60	0.41	1.46	0.00	0.00	0.00
44.60	0.60	0.41	1.46	0.00	0.00	0.00
44.65	0.60	0.41	1.46	0.00	0.00	0.00
44.70	0.60	0.41	1.46	0.00	0.00	0.00
44.75	0.60	0.41	1.46	0.00	0.00	0.00
44.80	0.60	0.41	1.46	0.00	0.00	0.00
44.85	0.60	0.41	1.46	0.00	0.00	0.00
44.90	0.60	0.41	1.46	0.00	0.00	0.00
44.95	0.60	0.41	1.46	0.00	0.00	0.00
45.00	0.60	0.41	1.46	0.00	0.00	0.00
45.05	0.59	0.41	1.46	0.00	0.00	0.00
45.10	0.59	0.41	1.46	0.00	0.00	0.00
45.15	0.59	0.41	1.46	0.00	0.00	0.00
45.20	0.59	0.41	1.46	0.00	0.00	0.00
45.25	0.59	0.41	1.46	0.00	0.00	0.00
45.30	0.59	0.41	1.46	0.00	0.00	0.00
45.35	0.59	0.41	1.45	0.00	0.00	0.00
45.40	0.59	0.41	1.45	0.00	0.00	0.00
45.45	0.59	0.41	1.45	0.00	0.00	0.00
45.50	0.59	0.41	1.45	0.00	0.00	0.00
45.55	0.59	0.41	1.45	0.00	0.00	0.00
45.60	0.59	0.41	1.45	0.00	0.00	0.00
45.65	0.59	0.41	1.45	0.00	0.00	0.00
45.70	0.59	0.41	1.45	0.00	0.00	0.00
45.75	0.59	0.41	1.45	0.00	0.00	0.00
45.80	0.59	0.41	1.45	0.00	0.00	0.00
45.85	0.59	0.41	1.45	0.00	0.00	0.00
45.90	0.59	0.41	1.45	0.00	0.00	0.00
45.95	0.59	0.41	1.45	0.00	0.00	0.00
46.00	0.59	0.41	1.45	0.00	0.00	0.00
46.05	0.59	0.41	1.45	0.00	0.00	0.00
46.10	0.59	0.41	1.45	0.00	0.00	0.00
46.15	0.59	0.41	1.45	0.00	0.00	0.00
46.20	0.59	0.41	1.45	0.00	0.00	0.00

46.25	0.59	0.41	1.45	0.00	0.00	0.00
46.30	0.59	0.41	1.45	0.00	0.00	0.00
46.35	0.59	0.41	1.45	0.00	0.00	0.00
46.40	0.59	0.41	1.45	0.00	0.00	0.00
46.45	0.59	0.41	1.45	0.00	0.00	0.00
46.50	0.59	0.41	1.45	0.00	0.00	0.00
46.55	0.59	0.41	1.45	0.00	0.00	0.00
46.60	0.59	0.41	1.45	0.00	0.00	0.00
46.65	0.59	0.41	1.45	0.00	0.00	0.00
46.70	0.59	0.41	1.45	0.00	0.00	0.00
46.75	0.59	0.41	1.45	0.00	0.00	0.00
46.80	0.59	0.41	1.45	0.00	0.00	0.00
46.85	0.59	0.41	1.45	0.00	0.00	0.00
46.90	0.59	0.41	1.44	0.00	0.00	0.00
46.95	0.59	0.41	1.44	0.00	0.00	0.00
47.00	0.59	0.41	1.44	0.00	0.00	0.00

* F.S.<1, Liquefaction Potential Zone
(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Unit: qc, fs, Stress or Pressure = atm (1.0581tsf); Unit Weight = pcf; Depth = ft; Settlement = in.

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1 atm (atmosphere) = 1 tsf (ton/ft2)
CRRm Cyclic resistance ratio from soils
CSRsf Cyclic stress ratio induced by a given earthquake (with user request factor of safety)
F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf
S_sat Settlement from saturated sands
S_dry Settlement from Unsaturated Sands
S_all Total Settlement from Saturated and Unsaturated Sands
NoLiq No-Liquefy Soils

APPENDIX E

GENERAL EARTHWORK GRADING GUIDELINES

Proposed Single-Family Residential Development
8312 Grapewin Street
Assessor's Parcel Numbers (APNs) 130-070-015 and -021; and 130-080-004
Eastvale, Riverside County, California
Project No. 3836-CR

GEOTEK

GENERAL GRADING GUIDELINES

Guidelines presented herein are intended to address general construction procedures for earthwork construction. Specific situations and conditions often arise which cannot reasonably be discussed in general guidelines, when anticipated these are discussed in the text of the report. Often unanticipated conditions are encountered which may necessitate modification or changes to these guidelines. It is our hope that these will assist the contractor to more efficiently complete the project by providing a reasonable understanding of the procedures that would be expected during earthwork and the testing and observation used to evaluate those procedures.

General

Grading should be performed to at least the minimum requirements of governing agencies, Chapters 18 and 33 of the Uniform Building Code, CBC and the guidelines presented below.

Preconstruction Meeting

A preconstruction meeting should be held prior to site earthwork. Any questions the contractor has regarding our recommendations, general site conditions, apparent discrepancies between reported and actual conditions and/or differences in procedures the contractor intends to use should be brought up at that meeting. The contractor (including the main onsite representative) should review our report and these guidelines in advance of the meeting. Any comments the contractor may have regarding these guidelines should be brought up at that meeting.

Grading Observation and Testing

1. Observation of the fill placement should be provided by our representative during grading. Verbal communication during the course of each day will be used to inform the contractor of test results. The contractor should receive a copy of the "Daily Field Report" indicating results of field density tests that day. If our representative does not provide the contractor with these reports, our office should be notified.
2. Testing and observation procedures are, by their nature, specific to the work or area observed and location of the tests taken, variability may occur in other locations. The contractor is responsible for the uniformity of the grading operations; our observations and test results are intended to evaluate the contractor's overall level of efforts during grading. The contractor's personnel are the only individuals participating in all aspects of site work. Compaction testing and observation should not be considered as relieving the contractor's responsibility to properly compact the fill.
3. Cleanouts, processed ground to receive fill, key excavations, and subdrains should be observed by our representative prior to placing any fill. It will be the contractor's responsibility to notify our representative or office when such areas are ready for observation.

4. Density tests may be done on the surface material to receive fill, as considered warranted by this firm.
5. In general, density tests would be made at maximum intervals of two feet of fill height, or every 1,000 cubic yards of fill placed. Criteria will vary depending on soil conditions and size of the fill. More frequent testing may be performed. In any case, an adequate number of field density tests should be made to evaluate the required compaction and moisture content is generally being obtained.
6. Laboratory testing to support field test procedures will be performed, as considered warranted, based on conditions encountered (e.g. change of material sources, types, etc.) Every effort will be made to process samples in the laboratory as quickly as possible and in progress construction projects are our first priority. However, laboratory workloads may cause delays and some soils may require a **minimum of 48 to 72 hours to complete test procedures**. Whenever possible, our representative(s) should be informed in advance of operational changes that might result in different source areas for materials.
7. Procedures for testing of fill slopes are as follows:
   a) Density tests should be taken periodically during grading on the flat surface of the fill, three to five feet horizontally from the face of the slope.
   b) If a method other than over building and cutting back to the compacted core is to be employed, slope compaction testing during construction should include testing the outer six inches to three feet in the slope face to determine if the required compaction is being achieved.
8. Finish grade testing of slopes and pad surfaces should be performed after construction is complete.

Site Clearing

1. All vegetation, and other deleterious materials, should be removed from the site. If material is not immediately removed from the site it should be stockpiled in a designated area(s) well outside of all current work areas and delineated with flagging or other means. Site clearing should be performed in advance of any grading in a specific area.
2. Efforts should be made by the contractor to remove all organic or other deleterious material from the fill, as even the most diligent efforts may result in the incorporation of some materials. This is especially important when grading is occurring near the natural grade. All equipment operators should be aware of these efforts. Laborers may be required as root pickers.
3. Nonorganic debris or concrete may be placed in deeper fill areas provided the procedures used are observed and found acceptable by our representative.

Treatment of Existing Ground

1. Following site clearing, all surficial deposits of alluvium and colluvium as well as weathered or creep effected bedrock, should be removed unless otherwise specifically indicated in the text of this report.
2. In some cases, removal may be recommended to a specified depth (e.g. flat sites where partial alluvial removals may be sufficient). The contractor should not exceed these depths unless directed otherwise by our representative.
3. Groundwater existing in alluvial areas may make excavation difficult. Deeper removals than indicated in the text of the report may be necessary due to saturation during winter months.
4. Subsequent to removals, the natural ground should be processed to a depth of six inches, moistened to near optimum moisture conditions and compacted to fill standards.
5. Exploratory back hoe or dozer trenches still remaining after site removal should be excavated and filled with compacted fill if they can be located.

Fill Placement

1. Unless otherwise indicated, all site soil and bedrock may be reused for compacted fill; however, some special processing or handling may be required (see text of report).
2. Material used in the compacting process should be evenly spread, moisture conditioned, processed, and compacted in thin lifts six (6) to eight (8) inches in compacted thickness to obtain a uniformly dense layer. The fill should be placed and compacted on a nearly horizontal plane, unless otherwise found acceptable by our representative.
3. If the moisture content or relative density varies from that recommended by this firm, the contractor should rework the fill until it is in accordance with the following:
   a) Moisture content of the fill should be at or above optimum moisture. Moisture should be evenly distributed without wet and dry pockets. Pre-watering of cut or removal areas should be considered in addition to watering during fill placement, particularly in clay or dry surficial soils. The ability of the contractor to obtain the proper moisture content will control production rates.
   b) Each six-inch layer should be compacted to at least 90 percent of the maximum dry density in compliance with the testing method specified by the controlling governmental agency. In most cases, the testing method is ASTM Test Designation D 1557.
4. Rock fragments less than eight inches in diameter may be utilized in the fill, provided:
   a) They are not placed in concentrated pockets;
   b) There is a sufficient percentage of fine-grained material to surround the rocks;
   c) The distribution of the rocks is observed by, and acceptable to, our representative.

5. Rocks exceeding eight (8) inches in diameter should be taken off site, broken into smaller fragments, or placed in accordance with recommendations of this firm in areas designated suitable for rock disposal. On projects where significant large quantities of oversized materials are anticipated, alternate guidelines for placement may be included. If significant oversize materials are encountered during construction, these guidelines should be requested.
6. In clay soil, dry or large chunks or blocks are common. If in excess of eight (8) inches minimum dimension, then they are considered as oversized. Sheepsfoot compactors or other suitable methods should be used to break up blocks. When dry, they should be moisture conditioned to provide a uniform condition with the surrounding fill.

Slope Construction

1. The contractor should obtain a minimum relative compaction of 90 percent out to the finished slope face of fill slopes. This may be achieved by either overbuilding the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment.
2. Slopes trimmed to the compacted core should be overbuilt by at least three (3) feet with compaction efforts out to the edge of the false slope. Failure to properly compact the outer edge results in trimming not exposing the compacted core and additional compaction after trimming may be necessary.
3. If fill slopes are built "at grade" using direct compaction methods, then the slope construction should be performed so that a constant gradient is maintained throughout construction. Soil should not be "spilled" over the slope face nor should slopes be "pushed out" to obtain grades. Compaction equipment should compact each lift along the immediate top of slope. Slopes should be back rolled or otherwise compacted at approximately every 4 feet vertically as the slope is built.
4. Corners and bends in slopes should have special attention during construction as these are the most difficult areas to obtain proper compaction.
5. Cut slopes should be cut to the finished surface. Excessive undercutting and smoothing of the face with fill may necessitate stabilization.

UTILITY TRENCH CONSTRUCTION AND BACKFILL

Utility trench excavation and backfill is the contractor's responsibility. The geotechnical consultant typically provides periodic observation and testing of these operations. While efforts are made to make sufficient observations and tests to verify that the contractors' methods and procedures are adequate to achieve proper compaction, it is typically impractical to observe all backfill procedures. As such, it is critical that the contractor use consistent backfill procedures.

Compaction methods vary for trench compaction and experience indicates many methods can be successful. However, procedures that "worked" on previous projects may or may not prove effective on a given site. The contractor(s) should outline the procedures proposed, so that we may discuss them **prior** to construction. We will offer comments based on our knowledge of site conditions and experience.

1. Utility trench backfill in slopes, structural areas, in streets and beneath flat work or hardscape should be brought to at least optimum moisture and compacted to at least 90 percent of the laboratory standard. Soil should be moisture conditioned prior to placing in the trench.
2. Flooding and jetting are not typically recommended or acceptable for native soils. Flooding or jetting may be used with select sand having a Sand Equivalent (SE) of 30 or higher. This is typically limited to the following uses:
   a) shallow (12 + inches) under slab interior trenches and,
   b) as bedding in pipe zone.

   The water should be allowed to dissipate prior to pouring slabs or completing trench compaction.
3. Care should be taken not to place soils at high moisture content within the upper three feet of the trench backfill in street areas, as overly wet soils may impact subgrade preparation. Moisture may be reduced to 2% below optimum moisture in areas to be paved within the upper three feet below sub grade.
4. Sand backfill should not be allowed in exterior trenches adjacent to and within an area extending below a 1:1 projection from the outside bottom edge of a footing, unless it is similar to the surrounding soil.
5. Trench compaction testing is generally at the discretion of the geotechnical consultant. Testing frequency will be based on trench depth and the contractor's procedures. A probing rod would be used to assess the consistency of compaction between tested areas and untested areas. If zones are found that are considered less compact than other areas, this would be brought to the contractor's attention.

JOB SAFETY

General

Personnel safety is a primary concern on all job sites. The following summaries are safety considerations for use by all our employees on multi-employer construction sites. On ground personnel are at the highest risk of injury and possible fatality on grading construction projects. The company recognizes that construction activities will vary on each site and that job site safety is the contractor's responsibility. However, it is imperative that all personnel be safety conscious to avoid accidents and potential injury.

In an effort to minimize risks associated with geotechnical testing and observation, the following precautions are to be implemented for the safety of our field personnel on grading and construction projects.

1. Safety Meetings: Our field personnel are directed to attend the contractor's regularly scheduled safety meetings.
2. Safety Vests: Safety vests are provided for and are to be worn by our personnel while on the job site.
3. Safety Flags: Safety flags are provided to our field technicians; one is to be affixed to the vehicle when on site, the other is to be placed atop the spoil pile on all test pits.

In the event that the contractor's representative observes any of our personnel not following the above, we request that it be brought to the attention of our office.

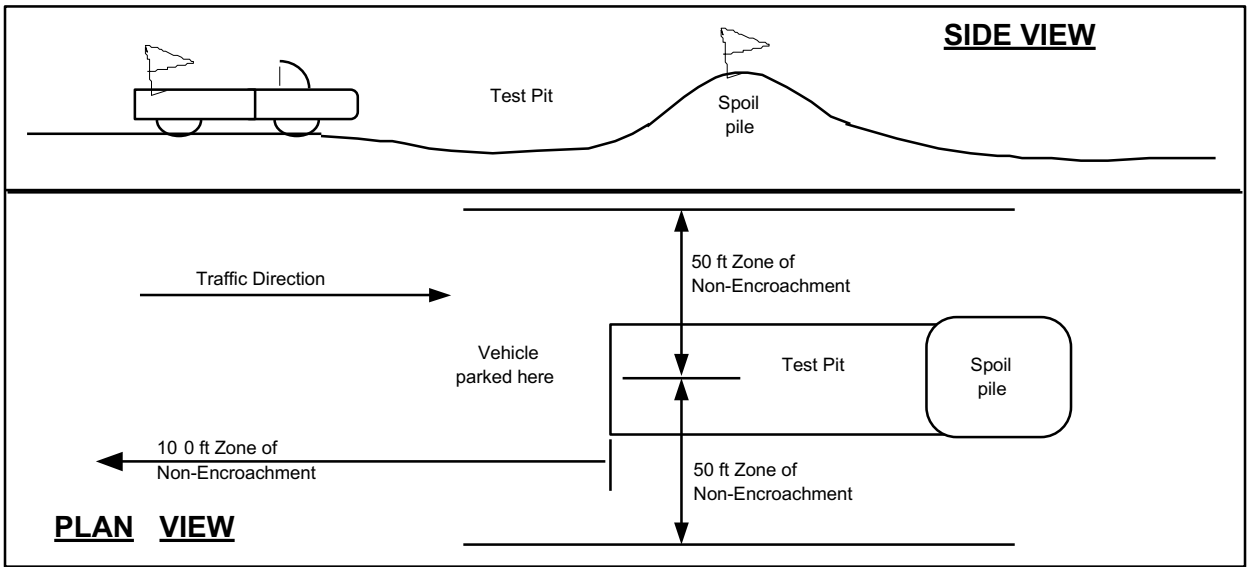
Test Pits Location, Orientation and Clearance

The technician is responsible for selecting test pit locations. The primary concern is the technician's safety. However, it is necessary to take sufficient tests at various locations to obtain a representative sampling of the fill. As such, efforts will be made to coordinate locations with the grading contractors authorized representatives (e.g. dump man, operator, supervisor, grade checker, etc.), and to select locations following or behind the established traffic pattern, preferably outside of current traffic. The contractors authorized representative should direct excavation of the pit and safety during the test period. Again, safety is the paramount concern.

Test pits should be excavated so that the spoil pile is placed away from oncoming traffic. The technician's vehicle is to be placed next to the test pit, opposite the spoil pile. This necessitates that the fill be maintained in a drivable condition. Alternatively, the contractor may opt to park a piece of equipment in front of test pits, particularly in small fill areas or those with limited access.

A zone of non-encroachment should be established for all test pits (see diagram below). No grading equipment should enter this zone during the test procedure. The zone should extend outward to the sides approximately 50 feet from the center of the test pit and 100 feet in the direction of traffic flow. This zone is established both for safety and to avoid excessive ground vibration, which typically decreases test results.

TEST PIT SAFETY PLAN



Slope Tests

When taking slope tests, the technician should park their vehicle directly above or below the test location on the slope. The contractor's representative should effectively keep all equipment at a safe operation distance (e.g. 50 feet) away from the slope during testing.

The technician is directed to withdraw from the active portion of the fill as soon as possible following testing. The technician's vehicle should be parked at the perimeter of the fill in a highly visible location.

Trench Safety

It is the contractor's responsibility to provide safe access into trenches where compaction testing is needed. Trenches for all utilities should be excavated in accordance with CAL-OSHA and any other applicable safety standards. Safe conditions will be required to enable compaction testing of the trench backfill.

All utility trench excavations in excess of 5 feet deep, which a person enters, are to be shored or laid back. Trench access should be provided in accordance with OSHA standards. Our personnel are directed not to enter any trench by being lowered or "riding down" on the equipment.

Our personnel are directed not to enter any excavation which;

1. is 5 feet or deeper unless shored or laid back,
2. exit points or ladders are not provided,
3. displays any evidence of instability, has any loose rock or other debris which could fall into the trench, or

4. displays any other evidence of any unsafe conditions regardless of depth.

If the contractor fails to provide safe access to trenches for compaction testing, our company policy requires that the soil technician withdraws and notifies their supervisor. The contractors representative will then be contacted in an effort to effect a solution. All backfill not tested due to safety concerns or other reasons is subject to reprocessing and/or removal.

Procedures

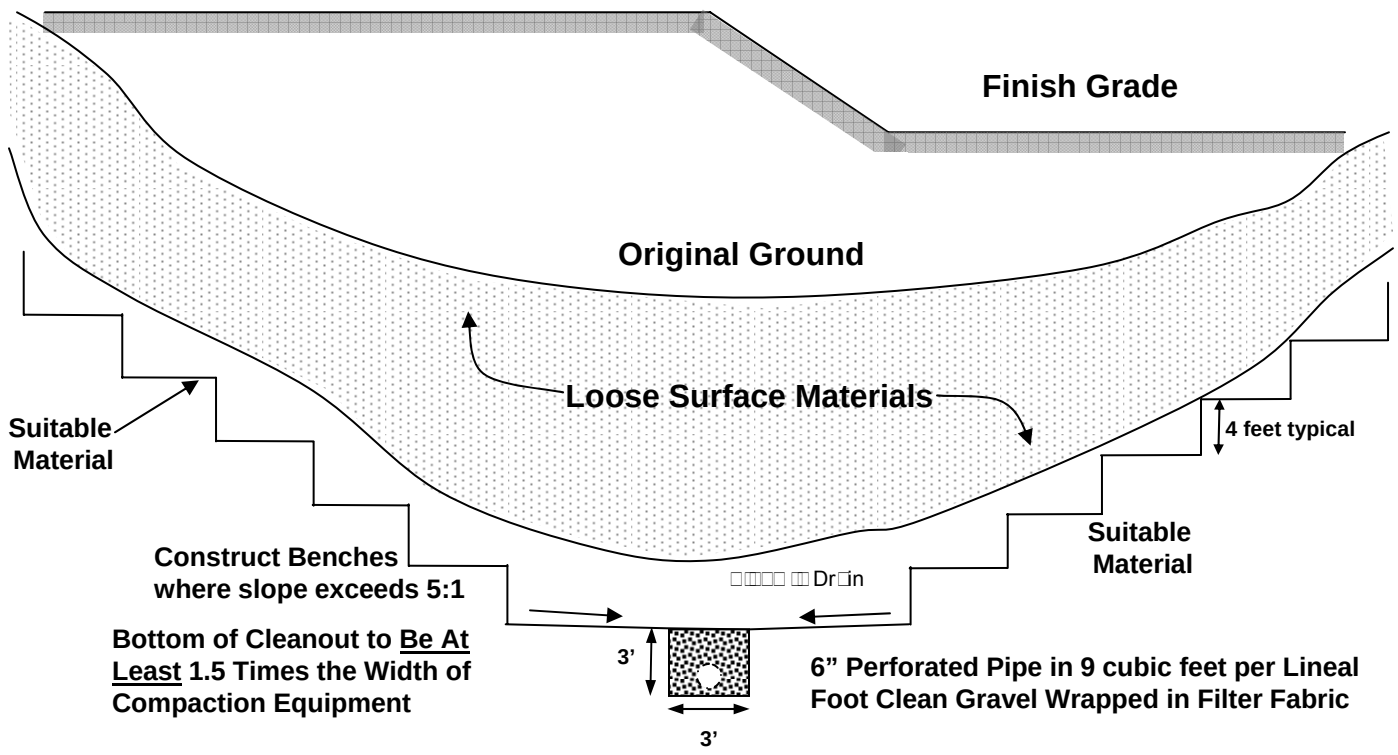
In the event that the technician's safety is jeopardized or compromised as a result of the contractor's failure to comply with any of the above, the technician is directed to inform both the developer's and contractor's representatives. If the condition is not rectified, the technician is required, by company policy, to immediately withdraw and notify their supervisor. The contractor's representative will then be contacted in an effort to affect a solution. No further testing will be performed until the situation is rectified. Any fill placed in the interim can be considered unacceptable and subject to reprocessing, recompaction or removal.

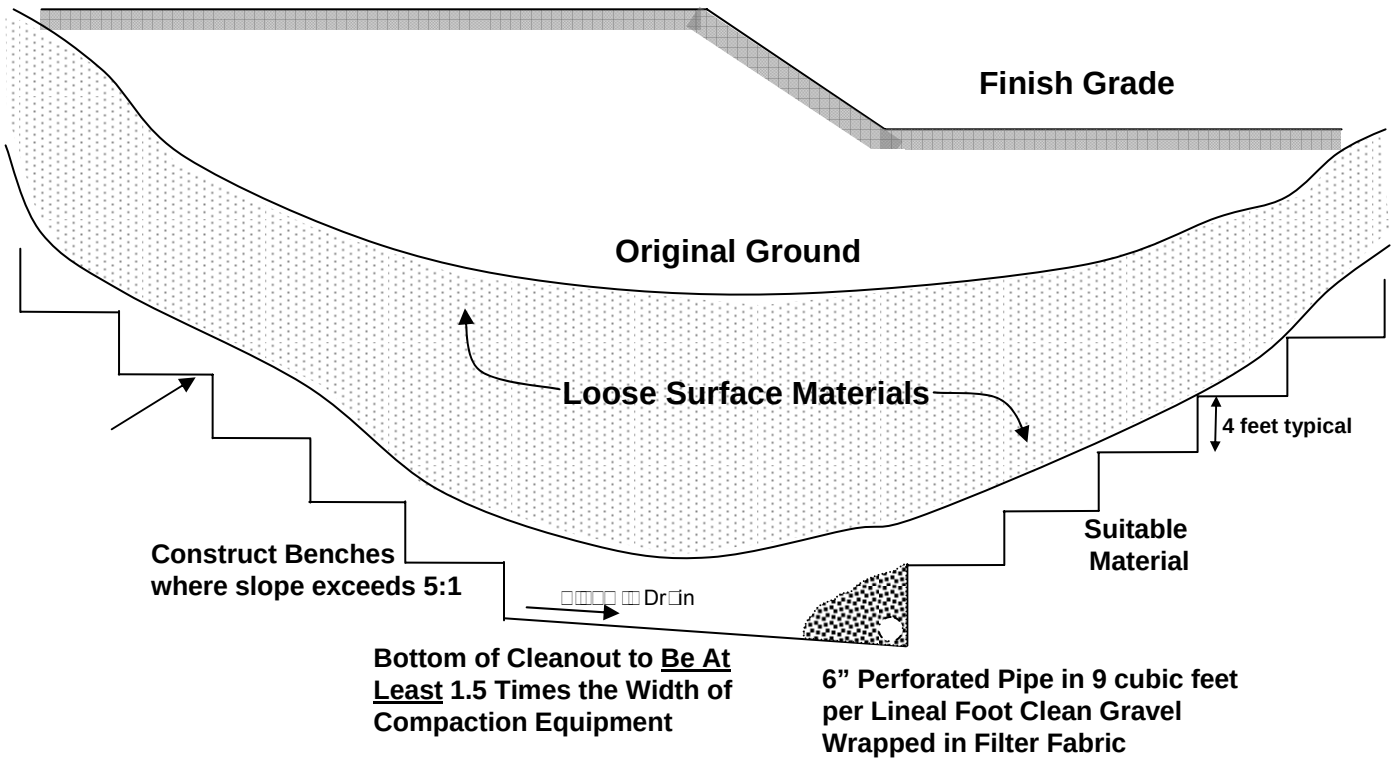
In the event that the soil technician does not comply with the above or other established safety guidelines, we request that the contractor bring this to the technician's attention and notify our project manager or office. Effective communication and coordination between the contractors' representative and the field technician(s) is strongly encouraged in order to implement the above safety program and safety in general.

The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures, particularly the zone of non-encroachment.

The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures, particularly the zone of non-encroachment.

ALTERNATES





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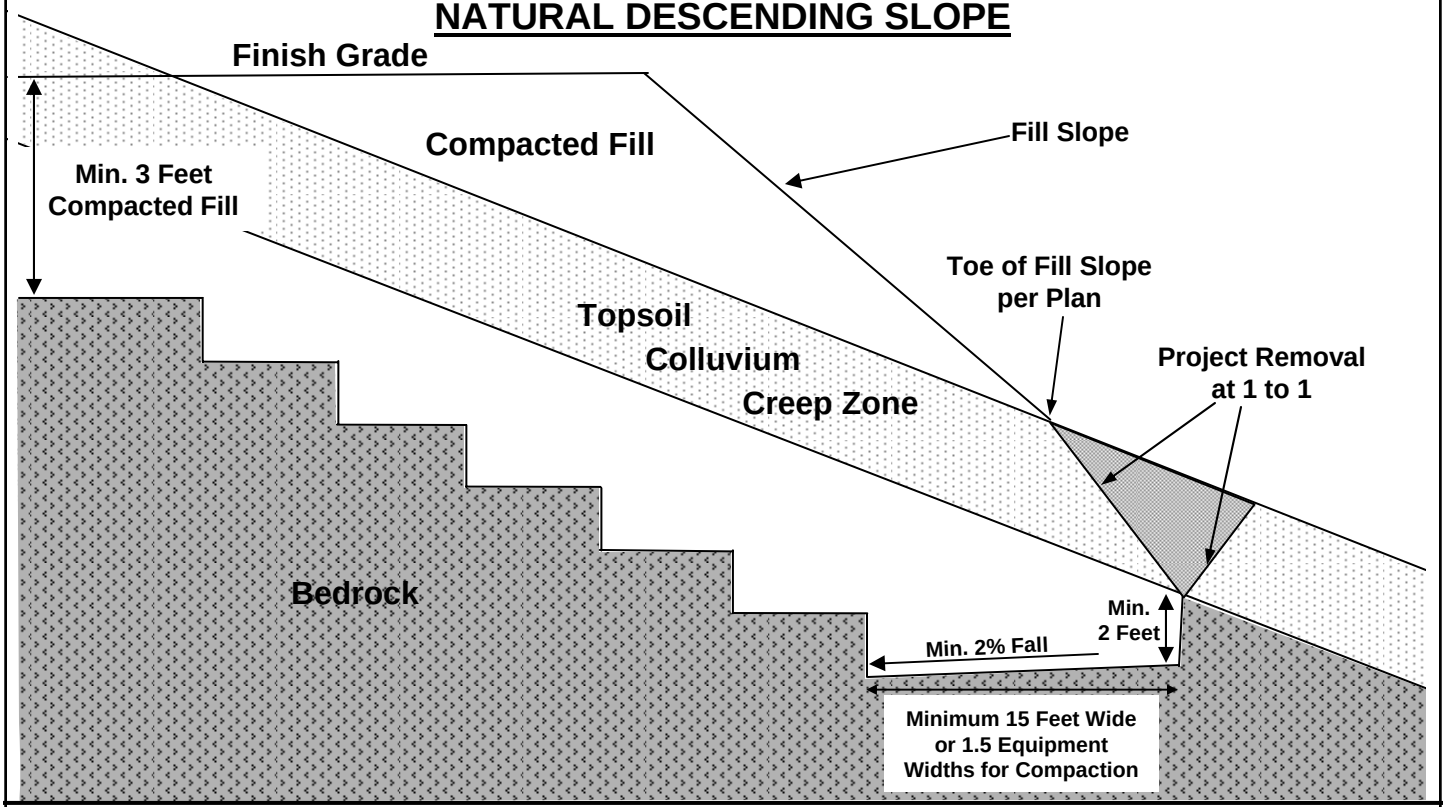
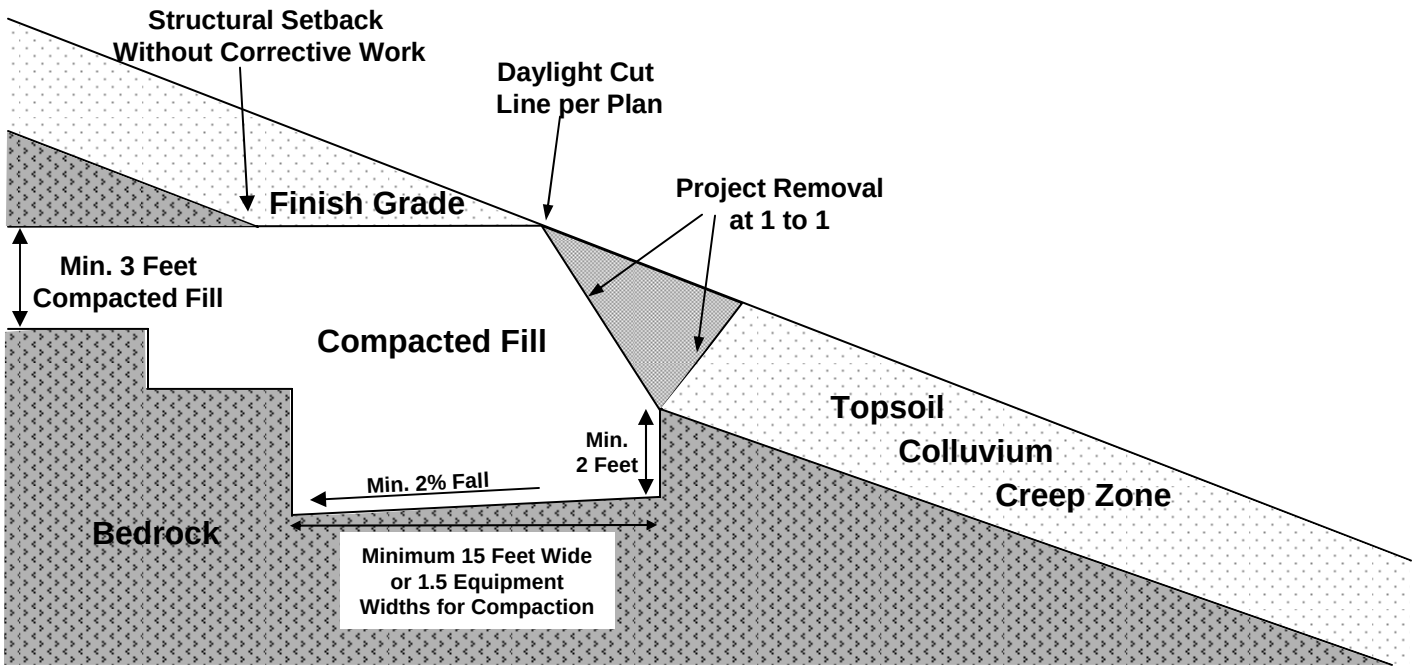
TYPICAL FILL SLOPE OVER NATURAL DESCENDING SLOPE



DAYLIGHT CUT AREA OVER NATURAL DESCENDING SLOPE



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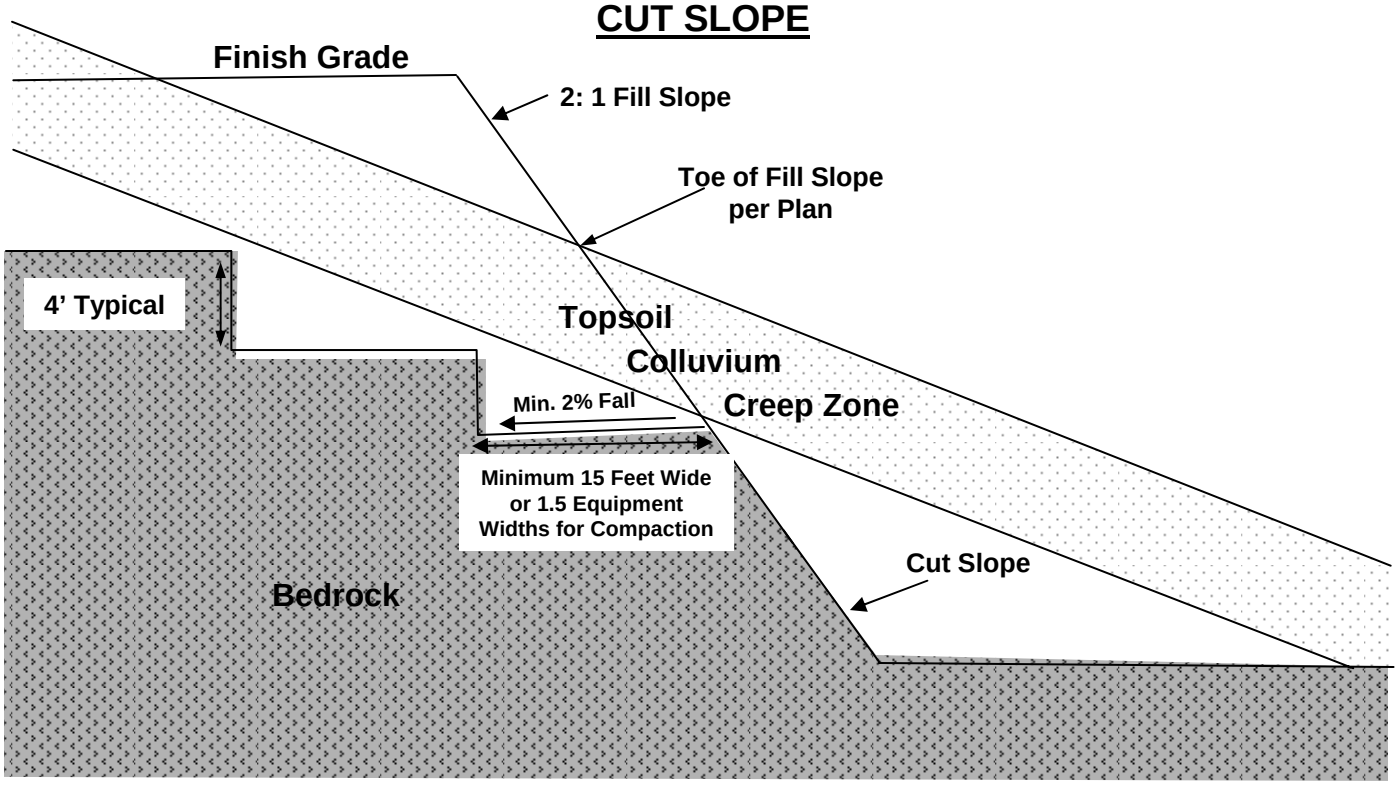
TYPICAL FILL SLOPE OVER CUT SLOPE



TYPICAL FILL SLOPE

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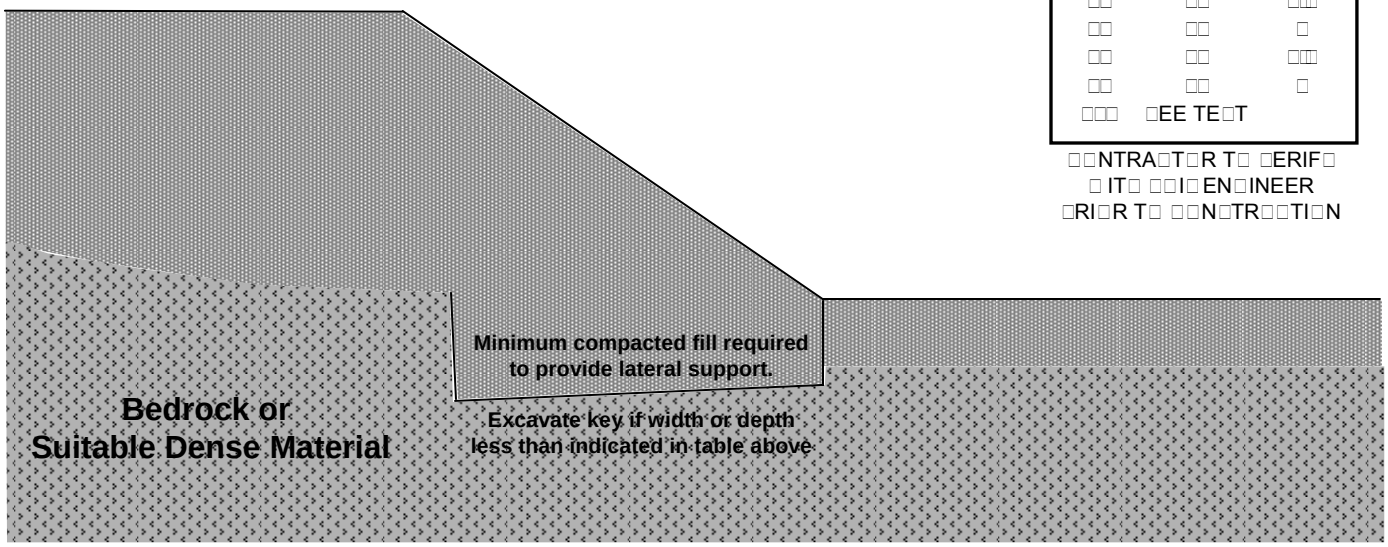

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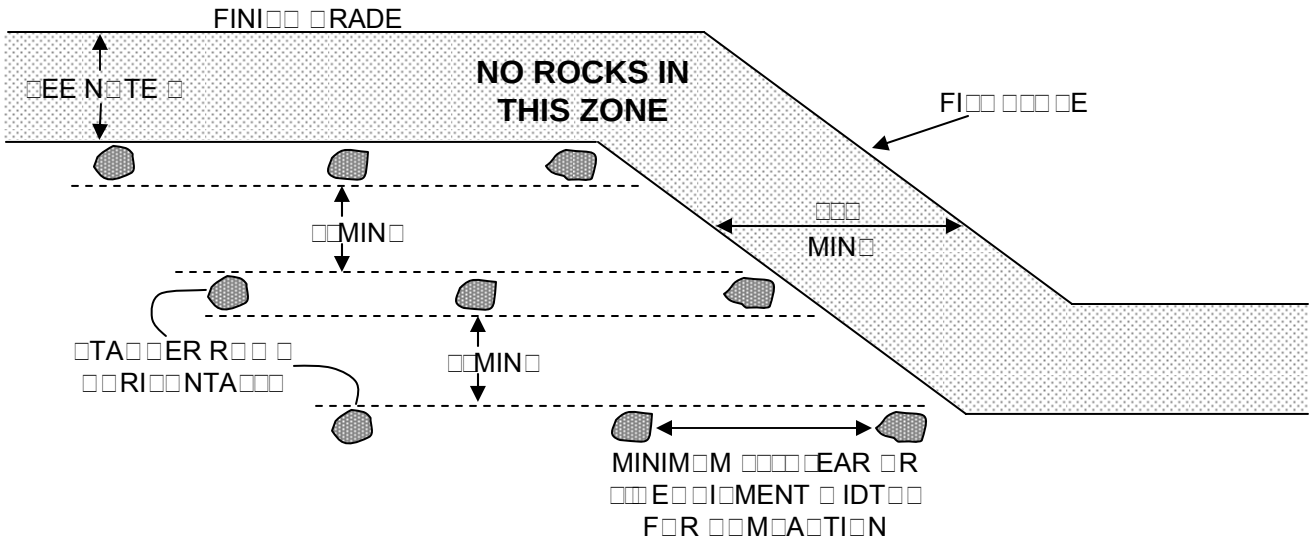
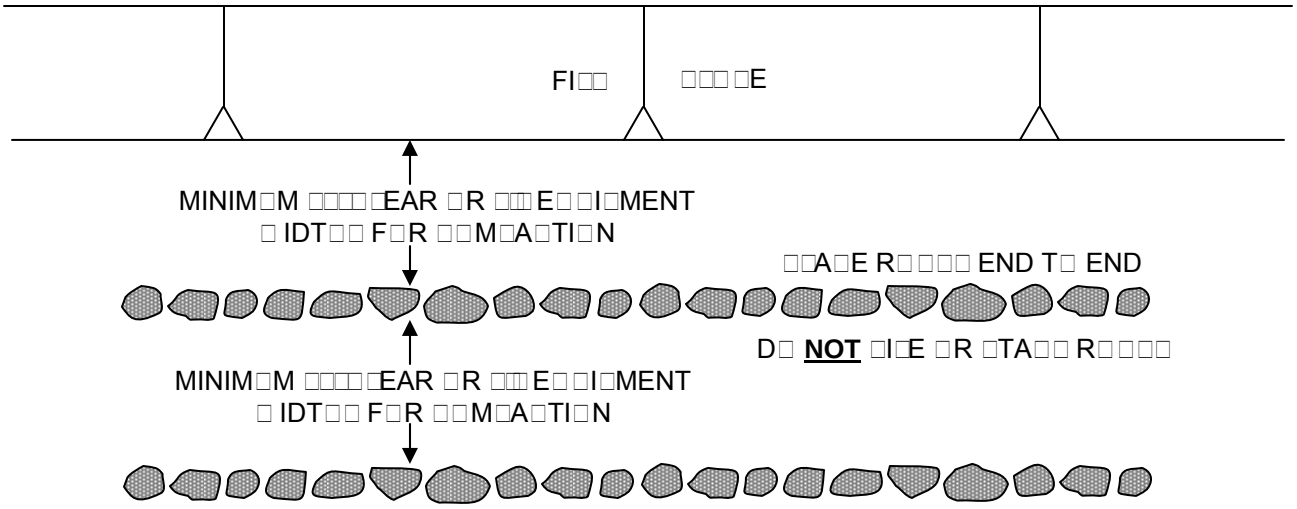
CROSS SECTIONAL VIEW



PLAN VIEW



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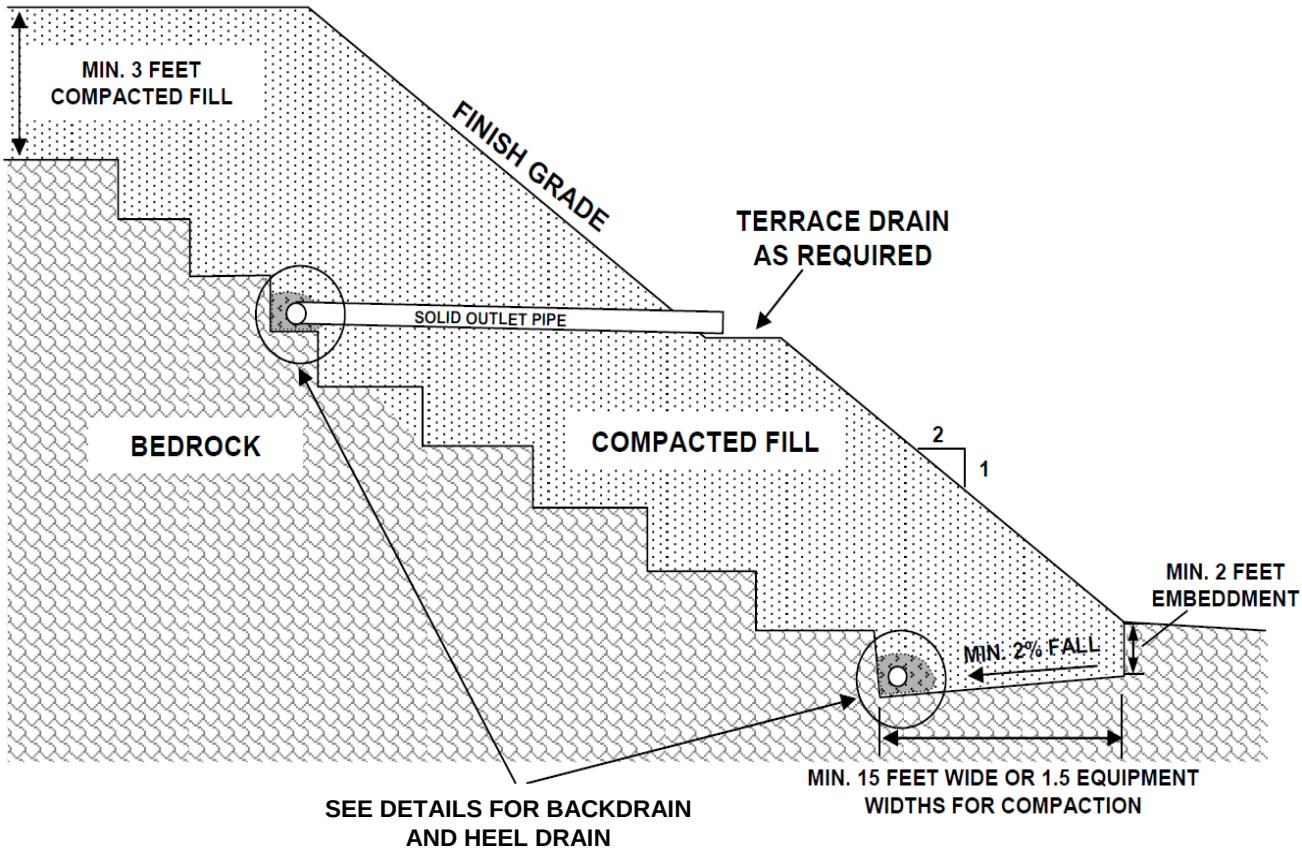
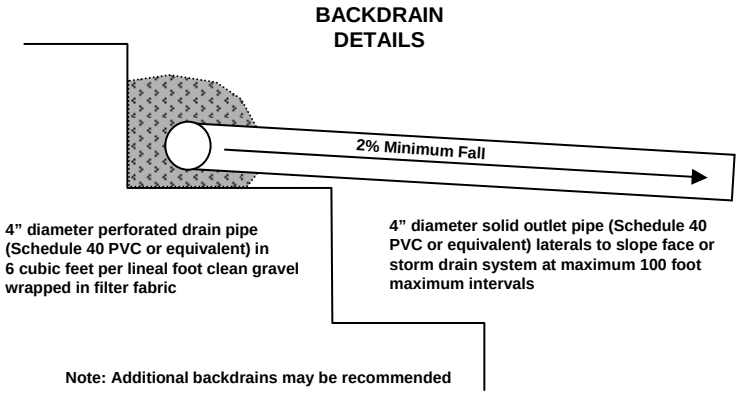
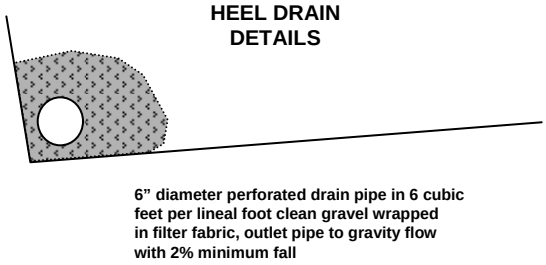

MIN. 3 FEET
COMPACTED FILL
FINISH GRADE
TERRACE DRAIN
AS REQUIRED
SOLID OUTLET PIPE
BEDROCK
COMPACTED FILL
2
1
MIN. 2 FEET
EMBEDDMENT
MIN. 2% FALL
MIN. 15 FEET WIDE OR 1.5 EQUIPMENT
WIDTHS FOR COMPACTION
SEE DETAILS FOR BACKDRAIN
AND HEEL DRAIN


BACKDRAIN
DETAILS
2% Minimum Fall
4" diameter perforated drain pipe
(Schedule 40 PVC or equivalent) in
6 cubic feet per lineal foot clean gravel
wrapped in filter fabric
4" diameter solid outlet pipe (Schedule 40
PVC or equivalent) laterals to slope face or
storm drain system at maximum 100 foot
maximum intervals
Note: Additional backdrains may be recommended


HEEL DRAIN
DETAILS
6" diameter perforated drain pipe in 6 cubic
feet per lineal foot clean gravel wrapped
in filter fabric, outlet pipe to gravity flow
with 2% minimum fall

GEOTEK

Michael Baker
INTERNATIONAL

APPENDIX E
PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT

Assessor's Parcel Numbers: 130-070-015, 130-080-004, and 130-070-021
Eastvale, California 92880

Phase I and Phase II Environmental Site Assessment

April 9, 2024

Prepared for:

Warmington Residential
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Prepared by:

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San Bernardino, California 92408

Project No.: 185806478

Sign-off Sheet and Signatures of Environmental Professionals

This document entitled Phase I and Phase II Environmental Site Assessment (Report) was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Warmington Residential (the "Client"). The conclusions in the Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from the "Client" and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of Title 40 of the Code of Federal Regulations, Part 312, (40 CFR 312). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Author: _____

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Quality Reviewer: _____

Alicia Jansen
Senior Scientist

Independent Reviewer: _____

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Managing Principal

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Abbreviations

AAI	All Appropriate Inquiries
AP	Alquist-Priolo
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ASTM	ASTM International
AUL	Activity Use Limitation
BER	Business Environmental Risk
Bgs	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
DTSC	Department of Toxic Substances Control
ft amsl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
LUST	Leaking Underground Storage Tank
PCBs	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
SVOC	Semi-Volatile Organic Compounds
USDA-NRCS	United States Department of Agriculture-Natural Resources Conservation Service
USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screen
VOCs	Volatile Organic Compounds

1.0 EXECUTIVE SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property associated with Assessor's Parcel Numbers (APNs) 130-070-015, 130-080-004, and 130-070-021, located southeast of the intersection of Archibald Avenue and Grapewin Street, Eastvale, Riverside County, California (the "Subject Property"), on behalf of Warmington Residential (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated February 21, 2024. Warmington Residential (the "User") has been designated as the User of this report. The intended use of this Phase I ESA is for due diligence in support of potential redevelopment.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E1527-21, and All Appropriate Inquiries (AAI) as defined by the United States Environmental Protection Agency (EPA) in Title 40 of the Code of Federal Regulations, Part 312 (40 CFR 312), except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 2.3.

The Subject Property consists of approximately 8.3 acres of land associated with APNs 130-070-015 (2.27 acres), 130-080-004 (0.99 acres), and 130-070-021 (5.04 acres), associated with 8312 Grapewin Street and 330 Archibald Avenue, Eastvale, California 92880. The Subject Property is currently developed with a residential structure and livestock farm. Historical records indicate the Subject Property was utilized for agricultural purposes between the 1930s to 1960s, and partially residentially developed by the 1970s. Adjoining properties, as well as the nearby area, include the Santa Ana River, residential and commercial development. A Subject Property Location Map is provided as Figure 1. A Subject Property Vicinity Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

During the early stages of the Phase I ESA, Stantec identified the following recognized environmental conditions (RECs):

- Historical records indicate that the Subject Property and vicinity were historically utilized for agricultural purposes. Based on the historical agricultural use, organochlorine pesticides (OCPs) and or herbicides (that could contain lead and arsenic) may have been utilized on the Subject Property and near-surface soils may have potentially contained these compounds.
- Two nearby former dairy farm operations are located upgradient from the Subject Property. These sites reportedly had multiple underground storage tanks (USTs); the status of the USTs was not reported. Additionally, no records of methane surveys were reported for the historical dairy farm operations at the sites.

To evaluate the aforementioned RECs and data gap above, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The scope of work performed included the advancement of 12 soil borings (HA-1 through HA-12) to a maximum depth of approximately 3 feet below ground surface (bgs)to assess the Property for OCPs and lead and arsenic in the shallow soils. In addition, three soil borings (SVB-1 through SVB-3) were drilled to a maximum depth of approximately 5.5 feet bgs to collect soil vapor samples. Soil vapor probes were set in three soil borings (SVB-1 through SVB-3) at 5-feet bgs. The locations of the soil vapor borings were along the

western perimeter to evaluate the potential off-site release from the upgradient former dairy farms with former USTs.

The results of the completed assessment reported one minor detections of the OCP 4,4'-DDE at 0.0173 milligrams per kilogram (mg/kg). This detection of 4,4'-DDE is below the United States Environmental Protection Agency (USEPA) Regional Screening Level (RSL) of 2.0 mg/kg and below the hazardous waste level of 1.0 mg/kg used for waste disposal. There were no other detections of OCPs above their corresponding laboratory reporting limits.

There were two detections of arsenic reported at concentrations of 5.5 and 5.0 mg/kg which exceeded regulatory thresholds for residential soil set at 0.11 mg/kg. However, arsenic occurs naturally in California at levels up to 12 mg/kg, therefore exceeding the regulatory threshold. The State of California uses the background level of 12 mg/kg as the cleanup standard for arsenic. Therefore, the arsenic concentrations were detected below the regulatory cleanup levels. Lead was detected in all 15 soil samples at concentrations ranging from 2.0 to 8.6 mg/kg and concentrations were below regulatory thresholds for residential soil set at 80 mg/kg. Therefore, the historical agricultural use of the Subject Property is not considered a REC and no further assessment is recommended concerning is issue.

Soil vapor results showed minor detections of volatile organic compounds (VOCs) below their respective residential screening levels when applying the most conservative attenuation factor (AF) of 0.03 with the exception of benzene and chloroform. Benzene was reported at 5.0 ug/m3 and chloroform was reported at 9 ug/m3 in soil vapor sample SVB-1 which is above their respective residential screening levels of 3.23 and 4.0 ug/m3 when applying the most conservation attenuation factor of 0.03. However, the concentrations are below their respective residential screening levels of 97 and 120 ug/m3 when applying the attenuation factor of 0.001 which is used to evaluate risk. There were no other detections above the laboratory reporting limits (*i.e.*, the results were "non-detect") for any other VOCs in any of the soil vapor samples. Additionally, no methane was detected in any of the soil vapor samples collected.

Based on the results of Stantec subsurface assessment, historical agricultural use of the Subject Property is not considered a REC. Additionally, the minor impacts to the subsurface of the Subject Property from the former auto service operations and off-site dry-cleaning/fuel stations appear to be *de minimis* and no further assessment or remedial action appears to be warranted at this time. .

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property. Any exceptions to, or deletions from, this practice are described Section 2.3 of this report. This assessment has revealed no recognized environmental conditions (RECs), Controlled RECs (CRECs), or significant data gaps in connection with the Subject Property. No further investigation appears to be warranted at this time.

This assessment has revealed the following items of note in connection with the Subject Property:

- Subject Property structures were constructed circa at least 1970s, and the presence of asbestos-containing materials (ACMs) and lead-based paint (LBP) is possible. It is recommended that an ACM and LBP survey be conducted prior to redevelopment in accordance with applicable federal and local regulations.

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform AAI into the past ownership and uses of the Subject Property consistent with good commercial or customary practice as outlined by ASTM International (ASTM) in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," Designation E1527-21. "All Appropriate Inquiries" is the process for evaluating a property's environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312). The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Subject Property.

The ASTM E1527-21 standard indicates that the goal of the Phase I ESA is to identify RECs, as well as historical recognized environmental conditions ("HRECs") and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" is defined as:

1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment;

2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or

3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., activity and use limitations or other property use limitations). A HREC is not considered a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., activity and use limitations, institutional controls, or engineering controls).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The release of hazardous substances or petroleum products is, however, not a REC if that presence is a *de minimis* condition. *De minimis* conditions are minor releases that generally do not present a material risk

to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies. ASTM also considers the potential for a business environmental risk (BER), defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the Subject Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations.

This Phase I ESA was conducted in accordance with our proposal to Warmington Residential dated February 21, 2024, and Client's authorization on March 8, 2024. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Subject Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Subject Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform an independent evaluation of the purchase or lease price of the Subject Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-21 notes that the availability of record information varies from source to source. The User or Environmental Professional (EP) is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

1. Information that is publicly available;
2. Information that is obtainable from its source within reasonable time and cost constraints; and
3. Information that is practicably reviewable.

2.1 SUBJECT PROPERTY DESCRIPTION

The Subject Property consists of approximately 8.3 acres of land associated with APNs 130-070-015 (2.27 acres), 130-080-004 (0.99 acres), and 130-070-021 (5.04 acres), associated with 8312 Grapewin Street and 330 Archibald Avenue, Eastvale, California 92880. The Subject Property is currently developed with a residential structure and livestock farm. Historical records indicate the Subject Property was utilized for agricultural purposes between the 1930s to 1960s, and partially residentially developed by the 1970s. Adjoining properties, as well as the nearby area, include the Santa Ana River, residential and commercial development. A Subject Property Location Map is provided as Figure 1. A Subject Property Vicinity Map illustrating the main features of the Subject Property and vicinity is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

2.2 SPECIAL TERMS, CONDITIONS, AND ADDITIONAL ASSUMPTIONS

There were no special terms, conditions, or additional assumptions associated with this Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Subject Property.

This report provides an evaluation of selected environmental conditions associated with the Subject Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of this information received from others.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the Subject Property's environmental condition.

Stantec did not obtain historical records that document the property history in 5-year intervals, and this resulted in data gaps. Although this represents data gaps, these data gaps are not considered to impact the EPs ability to identify RECs unless stated as such. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Subject Property, the absence of this information did not affect the ability of the EPs to identify RECs, HRECs, CRECs, or *de minimis* conditions.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities, or claims, howsoever arising, from third party use of this report.

Project Specific limiting conditions are provided in Section 2.2.

The locations of any utilities, buildings and structures, and property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures, are not guaranteed. Before starting site work, the exact location of all such

utilities and structures must be confirmed by the client and the party performing the work, and Stantec assumes no liability resulting from damage to such utilities and structures.

The conclusions are based on the conditions encountered at the Subject Property by Stantec at the time the work was conducted. Accordingly, additional studies and actions may be required.

As the purpose of this report is to identify Subject Property conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Subject Property is beyond the scope of this assessment.

The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the Subject Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an EP. The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.

3.0 USER-PROVIDED INFORMATION

ASTM E1527-21 describe responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" into the Subject Property. The ASTM standard requires that the EP request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or *de minimis* conditions in connection with the Subject Property. Towards that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire and/or Interview	Yes	The User Questionnaire was completed by Bret Ilich, Project Manager with Warmington Residential, on March 7, 2024. Mr. Ilich was not aware of any environmental concerns associated with the Subject Property.
Environmental Liens or Activity and Use Limitations (AUL)	N/A	No environmental liens and/or activity and use limitations were identified in the Preliminary Title Reports provided by First American Title Company dated January 16, 2024 and January 30, 2024.
Previous Environmental Permits or Reports Provided by User	No	None provided.
Purpose of the Phase I ESA	Yes	The intended use of the Phase I is for redevelopment.

User-provided documents are provided in Appendix C.

4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Subject Property and surrounding area and evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Subject Property. During the review of historical records, Stantec attempted to identify uses of the Subject Property from the present to the first developed use of the Subject Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Subject Property is provided in the table below with additional details in the following subsections:

Topography:	According to the United States Geologic Survey (USGS) Corona North topographic map provided in the Environmental Data Resources Inc. (EDR) Physical Setting Source Addendum (Appendix D), the topographic gradient in the vicinity of the Subject Property is to the southeast and the Subject Property is located at approximately 590 feet above mean sea level (ft. amsl).
Soil/Bedrock Data:	The United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS), Web Soil Survey identifies the soils beneath the Subject Property as: • Ramona very fine sandy loam, with well-drained soil with moderately coarse textures. A typical soil profile is comprised of very fine sandy loam (0-14 inches), fine sandy loam (14-22 inches), sandy clay loam (22-69 inches), and gravelly sandy loam (68-74 inches).
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	Site specific groundwater investigations were not conducted during this ESA; however, according to a 2012 groundwater monitoring report for a site located approximately two miles southeast of the Subject Property, groundwater in the vicinity is approximately 23-28 feet below ground surface (bgs) with a flow direction to the south southeast.
NOTE: Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.	

4.1.1 Subject Property Topography and Surface Water Flow

The Subject Property is located at an elevation of approximately 590 ft amsl. Based on the topography and existing surface conditions, general surface water flow is to the south-southeast.

4.1.2 Regional and Subject Property Geology

The Subject Property is located with the Upper Santa Ana Valley Groundwater Basin, Chino Subbasin (8-002.01). The Chino Subbasin is bound by the Rialto-Colton Fault to the east; the Jurupa Mountains to the southeast; the Puente Hills and Chino Fault to the south; the San Jose Fault to the northwest; and the San Gabriel Mountains and Cucamonga Fault to the north. Surface water drains south via San Antonio Creek and Cucamonga Creek towards Santa Ana River. Several of the faults create groundwater barriers which in turn generate changes in ground water elevations throughout the subbasin. Water-bearing formations within the subbasin are Holocene and Upper Pleistocene alluvium. The total groundwater storage capacity in the subbasin is approximately 18,300,000 acre-feet (DWR, 2003).

According to California DOC Earthquake Zone Map (Department of Conservation Map Server (ca.gov)), the Subject Property is not located within an Alquist-Priolo (AP) Earthquake Fault Zone boundary. The nearest fault is located approximately five miles to the west of the Subject Property.

4.1.3 Regional and Subject Property Hydrogeology

The Subject Property is located with the Upper Santa Ana Valley Groundwater Basin, Chino Subbasin (8-002.01). Several faults that lie within the subbasin create groundwater barriers which in turn generate changes in ground water elevations throughout the subbasin. Water-bearing formations within the subbasin are Holocene and Upper Pleistocene alluvium. The total groundwater storage capacity in the subbasin is approximately 18,300,000 acre-feet (DWR, 2003).

Site specific groundwater investigations were not conducted during this ESA; however, according to a 2012 groundwater monitoring report for a site located approximately two miles southeast of the Subject Property, groundwater in the vicinity is approximately 23-28 feet below ground surface (bgs) with a flow direction to the south-southeast.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from EDR, a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix D.

Stantec evaluated the information listed within the database relative to potential impact to the Subject Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Subject

Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be to the southeast. Observations about the Subject Property and adjoining properties made during the Subject Property reconnaissance are provided in more detail in Section 5.

4.2.1 Listings for Subject Property

The Subject Property is not listed in the EDR databases.

4.2.2 Listings for Adjoining and Nearby Sites with Potential to Impact Subject Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions on adjoining and nearby sites to pose a REC, CREC, or HREC for the Subject Property. The evaluation included an opinion of the potential for contamination by hazardous substances or petroleum products to migrate to the Subject Property from an adjoining or nearby site, including by vapor migration or encroachment (i.e., potential for a vapor encroachment condition [VEC]. ASTM E2600-22 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM, 2022) was used as the basis for a Tier I Vapor Encroachment Screen (VES) for the Subject Property. This included evaluation of release sites within 1/10 mile for Petroleum Hydrocarbon releases, and 1/3 mile for volatile and semi-volatile organic compound (VOC, SVOC), plus other potential vapor phase contaminants (such as mercury).

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
Osterkamp Dairy 8301 Archibald Ave. Corona, CA	HIST UST, ENF, CIWQS, CERS, HWTS	0.024 mile/125 feet west southwest at lower elevation	Yes
This historic dairy farm operation is listed as having two historic 1,000-gallon USTs containing diesel and unleaded fuel. The status of the USTs is not reported. The site also is listed as having an animal waste discharge permit from at least 1979 to 2002. Given this site is upgradient and there is no information regarding UST status, this represents a VEC and is considered a REC for the Subject Property.			
True Cast Concrete Fertilizer /Oosten Dairy/Tofco Composting Facility/Corona Composting Plant 8247 Archibald Ave. Corona, CA	SWEEPS UST, HIST UST, CA FID UST, CIWQS, SWF/LF, ENF, HIST CORTESE	0.042 mile/224 feet northwest at lower elevation	Yes
This historic dairy farm/fertilizer operation is listed as having two historic 3,000-gallon USTs containing diesel and unleaded fuel. The status of the USTs is listed as active. The site also is listed as a historical composting facility of agricultural sludge waste. A cleanup/abatement order was issued at the site in 1987; no details are provided regarding the incident. Given this site is upgradient and there is no			

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
information regarding UST status, this represents a VEC and is considered a REC for the Subject Property.			
Corona Composting Plant 8186 Archibald Ave. Corona, CA	WMUDS/SWAT	0.152 mile/802 feet north northwest at lower elevation	No
This site is listed as a historic composting plant. No additional details are provided. Given there are no reports of violations or releases, this site is not considered a REC for the Subject Property.			
Proposed Yorba Elementary School NE Corner of Fieldmaster Street and Cherry Creek Circle Eastvale, CA	ENVIROSTOR, SCH	0.225 mile/1,190 feet west northwest at lower elevation	No
This school site is listed in the DTSC's Envirostor database with case closure/no further action received on 6/1/2012. The site was under investigation due to former agricultural/livestock use and a historic LUST onsite. The LUST was removed in 2006, as well as excavation/treatment of contaminated soil, and treatment of groundwater. Additionally, an investigation was conducted to evaluate for residual PAHs, TPH, SVOCs, and OCPs due to former dairy operations and the LUST case. Findings concluded that OCPs, PAHs, VOCs, and SVOCs did not pose a risk to the site; however, a workplan was prepared for remediation of methane contamination. Methane monitoring occurred for nine quarters, and concentrations were shown to be decreasing at the site and stabilizing. Methane exceeding the DTSC action level of 5,000 ppmv were largely confined to a narrow strip in the northeastern and eastern parts of the site and not within proposed building footprint locations. The site received No Further Action status in 2012. Given the status of this site and distance from the Subject Property, this site does not appear to represent a REC.			

The remaining listings in the database search report, including listings of Orphan Sites provided in Appendix D do not constitute a potential REC for the Subject Property.

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Subject Property use and/or indications of RECs in connection with the Subject Property:

4.3.1 Environmental Health Department

Agency Name Contact Information	Finding
Custodian of Records Riverside County Department of Environmental Health Via online: rivcoeh.org Submitted on March 5, 2024	A written request subject to the Freedom of Information Act (FOIA) was submitted to the Riverside County Department of Environmental Health to review their files regarding the Subject Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any records that indicate environmental concern at the Subject Property. On March 12, 2024, the agency responded that they have no records for the Subject Property.

4.3.2 Fire Department

Agency Name Contact Information	Findings
Custodian of Records Riverside County Fire Department Via online: rvcfire.org Date Submitted: March 5, 2024	A written request subject to the FOIA was submitted to the County Fire Department to review their files regarding the Subject Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action, and case closure documentation, or any records that indicate environmental concern at the Subject Property. On March 14, 2024, the agency responded that they have no records for the Subject Property .

4.3.3 City and County Department Records

Agency Name Contact Information	Findings
Custodian of Records City of Eastvale Date Submitted: March 5, 2024	A written request subject to the FOIA was submitted to the City to review their files regarding the Subject Property. The information requested included file information regarding permits, hazardous materials, waste, complaints, violations, underground or aboveground storage tanks, remedial action,

Agency Name Contact Information	Findings
	and case closure documentation, or any records that indicate environmental concern at the Subject Property. As of the writing of this report, a complete response has not been received from the agency.

4.3.4 State Department Records

Agency Name Contact Information	Finding
Custodian of Records Santa Ana Regional Water Quality Control Board (SARWQCB) Via email: filereview8@waterboards.ca.gov Submitted and accessed on March 1, 2024	Stantec researched Geotracker, the California Regional Water Quality Control Board public database, to evaluate if there are any reported releases at the Subject Property or on adjoining properties. There were no release sites listed for the Subject Property or adjoining properties. Additionally, the SARWQCB responded on March 5, 2024, that they do not have current or historical records for the Subject Property.
Department of Toxic Substances Control (DTSC), Envirostor database Cypress Regional Office Online database: https://www.envirostor.dtsc.ca.gov/public/ Via email: cypressfileroom@dtsc.ca.gov Submitted and accessed on March 5, 2024	Stantec researched Envirostor, the DTSC public database, to evaluate if there are any reported releases at the Subject Property or on adjoining properties. There were no release sites listed for the Subject Property. Additionally, the DTSC responded on March 7, 2024, that they have no current or historical records for the Subject Property.
California Geologic Energy Management (CalGEM) Online database: https://maps.conservation.ca.gov/doggr/wellfinder Accessed: March 6, 2024	The California Department of Conservation Geologic Energy Management Division (CalGEM) database was searched to identify the potential existence of oil and gas production wells within the vicinity of the Subject Property. No oil or gas wells were located within the Subject Property boundaries. The closest well is located approximately 1.3 miles to the southwest and is listed as idle (API 0407100105). No releases are reported for this well. This well is not expected to represent an environmental concern for the Subject Property.

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

Land title records, deeds, environmental liens, and activity and use limitation documentation were not provided by the User, and public records were not searched by Stantec.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Stantec's observations of the reviewed historical aerial photographs. Copies of the historical aerial photographs are provided in Appendix E.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1931	1"=500'	The Subject Property appears undeveloped and partially lying within a river area on the eastern boundary. Adjoining properties appear to be vacant and agriculturally developed.
1938 1948 1953 1959	1"=500'	The Subject Property appears to be agriculturally developed and bound to the east by a river. Adjoining properties appear to be agriculturally developed. Structures are depicted on the Subject Property by 1948 along the east boundary. By 1959, residences are depicted adjoining to the north.
1967	1"=500'	The Subject Property appears vacant in the western half and partially developed with structures in the eastern half, and bound by a river to the east. Adjoining to the west and north appear to be agriculturally developed. Residences are also depicted adjoining north. Adjoining south and east are undeveloped/river.
1985 1989 1994 2002	1"=500'	A structure appears in the southwestern portion of the Subject Property. Adjoining to the west appears to be farmland. Adjoining north, south, and east appear similar to the 1967 photograph. An AST is depicted on the Subject Property by 1989, but is no longer depicted by 1994. An AST/site construction are depicted adjoining south in 1994.
2006 2009 2012 2016 2020	1"=500'	The Subject Property appears developed with additional structures in the northern portion. Adjoining north appears to be under construction/residential. Adjoining west appears to be farmland. Adjoining south appears to be under construction. The Subject Property borders the river adjoining east. By 2009, farmland to the west appears to be residentially developed. Commercial/industrial buildings are depicted adjoining south by 2020.

Aerial photographs source: The EDR Aerial Photo Decade Package

The historical agricultural use of the Subject Property constitutes a REC.

4.4.3 City Directories

Stantec retained a third party to research available city directories for the Subject Property and adjoining and nearby properties, in approximately five-year intervals. Copies of the city directory listings are provided in Appendix E.

Stantec retained a third party to research available city directories for the Subject Property and adjoining and nearby properties, in approximately five-year intervals. The Subject Property is listed in the city directory between 2020 and 1970 under various residential listings. Adjoining properties and properties within the vicinity include residential and farm/agricultural business listings.

4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Subject Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Subject Property and adjoining and nearby property uses.

Stantec requested fire insurance maps from EDR; however, no coverage exists for the Subject Property. The Sanborn® Map Search Report indicating “No Coverage” is presented in Appendix E.

4.4.5 Historical Topographic Maps

Stantec reviewed historical USGS 7.5-minute Topographic Maps of the Corona North and Corona and Vicinity, California Quadrangles (scales 1:24,000 and 1:31,680), the historical USGS 15-minute Topographic Maps of the Corona, California Quadrangles (scale 1:50,000), and the historical USGS 30-minute Topographic Maps of the Corona, California (scale 1:125,000) to help identify past Subject Property and adjoining and nearby property usage and areas of potential environmental concern. Copies of the historical maps are provided in Appendix E.

The following table summarizes the maps reviewed and our observations.

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
1902	1:125,000	The Subject Property and adjoining properties appear undeveloped. A river is depicted adjoining to the east. Several roads are shown adjoining west.
1942	1:31,680	The Subject Property and adjoining properties are undeveloped.
1947 1954 1967	1:50,000 1:24,000 1:24,000	The Subject Property appears developed with a structure in the east portion. Adjoining properties appear undeveloped to the west and south, with several structures observed adjoining to the north, and a

Year	Scale	Observations of Subject Property and Adjoining/Nearby Properties
		river adjoining to the east. By 1967, two structures are present on the Subject Property.
1973 1975 1981	1:24,000 1:24,000 1:24,000	The Subject Property is depicted with two structures. Multiple structures are depicted adjoining west and north. Adjoining south appears to be undeveloped. A river is depicted adjoining east.
2012 2015 2018 2022	1:24,000 1:24,000 1:24,000 1:24,000	The Subject Property and adjoining properties are depicted as vacant.

Historical topographic maps source: The EDR Historical Topographic Map Report

No RECs were identified in the EDR Historical Topographic Map Report.

4.4.6 Other Historical Sources

No other historical sources were searched as a part of this assessment.

5.0 SITE RECONNAISSANCE

A visit to the Subject Property and its vicinity was conducted by Alex Sobolew, Geologic Staff with Stantec, on March 27, 2024. Stantec was unaccompanied during the Subject Property visit. Figure 2 provides information about the Subject Property and adjoining sites and the location of potential areas of environmental concern. Detailed Subject Property features are shown on Figure 2. Photographs collected during the site reconnaissance are included in Appendix A.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Subject Property that may indicate the presence of RECs. The reconnaissance of the Property was conducted on foot and Stantec utilized the following methodology to observe the Property:

- Traverse the outer Subject Property boundary
- Traverse transects across the Subject Property
- Traverse the periphery of all structures on the Subject Property
- Visually observe accessible interior areas expected to be used by occupants or the public maintenance and repair areas, utility areas, and a representative sample of occupied spaces

Weather conditions during the visit to the Subject Property were clear and sunny. There were no weather-related Subject Property access restrictions encountered during the reconnaissance visit. The interior of the residential structure was not accessible during the site reconnaissance.

5.2 GENERAL DESCRIPTION

Subject Property and Area Description:	The Subject Property is located south of Grapewin Road and east of Archibald Avenue, in the City of Eastvale, in the County of Riverside, California. The surrounding area is a mix of residential properties and vacant land.
Subject Property Operations:	Subject Property is residential housing, and a livestock farm.
Structures, Roads, Other Improvements:	An asphalt driveway, residential housing, a barn, storage shed and stalls for livestock.
Subject Property Size (acres):	8.3 acres

Estimated % of Subject Property Covered by Buildings and/or Pavement:	20%
Observed Current Subject Property Use/Operations:	Subject Property is currently used as a livestock farm and residential housing
Observed Evidence of Past Subject Property Use(s):	None observed.
Sewage Disposal Method (and age):	Jurupa Community Services District
Potable Water Source:	Jurupa Community Services District
Electric and Natural Gas Utilities:	Southern California Edison and SoCal Gas.

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Subject Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14) with identified uses:	None observed.
Drums/Totes/Intermediate Bulk Containers (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None observed.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
Polychlorinated biphenyl (PCB)-Containing Equipment:	None observed
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed.

5.4 INTERIOR OBSERVATIONS

Stantec was unable to access the interior of structures during the site reconnaissance.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Subject Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	A pool was observed in the southeastern portion of the Subject Property.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	None observed.
Potential Areas of Fill Placement:	No mounds, piles, or depressions suggesting the placement of fill material were observed on the Subject Property.
Wastewater:	No exterior wastewater discharge was observed.
Stormwater:	Stormwater is expected to infiltrate the soil, or flow westward into the Archibald Avenue drainage system or eastward into the Santa Ana River.
Wells:	No wells were observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	None observed.

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.
Other Underground Structures:	None observed.

5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	Two empty unlabeled storage tanks were observed in the southwestern portion of the Subject Property. The storage tanks appear to be associated with livestock operations.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining sites:

NORTH	Grapewin Avenue, Eastvale Trail, and residential housing.
EAST	Santa Ana River.
SOUTH	Church under construction.
WEST	Residential development and Archibald Avenue.

Refer to Figure 2.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining sites providing indications of past use and activities, if any, are described below.

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

5.8.3 Pits, Ponds, or Lagoons on Adjoining Properties

As viewed from the Subject Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds, and lagoons on adjoining sites:

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.

WEST	None observed.

5.9 OBSERVED PHYSICAL SETTING

Topography of the Subject Property and Surrounding Area:	The Subject Property and surrounding area are relatively flat with a gentle slope to the northwest.

6.0 PHASE II ENVIRONMENTAL ASSESSMENT

During the early stages of the Phase I ESA, Stantec identified the following RECs:

- Historical records indicate that the Subject Property and vicinity were historically utilized for agricultural purposes. Based on the historical agricultural use, organochlorine pesticides (OCPs) and or herbicides (that could contain lead and arsenic) may have been utilized on the Subject Property and near-surface soils may have potentially contained these compounds.
- Two nearby former dairy farm operations are located upgradient from the Subject Property. These sites reportedly had multiple underground storage tanks (USTs); the status of the USTs was not reported. Additionally, no records of methane surveys were reported for the historical dairy farm operations at the sites.

The following scope of work was completed to address the identified RECs.

6.1 PRE-DRILLING ACTIVITIES

Prior to the commencement of fieldwork activities Stantec made the following preparations:

- Stantec obtained an Underground Service Alert (USA) ticket number prior to commencement of drilling activities.
- In accordance with federal OSHA regulations (29 CFR, Section 1910.120), Stantec developed a site-specific Health and Safety Plan (HASP) for the Property. All Stantec personnel and subcontractors associated with the project were required to be familiar with, and comply with, all provisions of the HASP.

6.2 INVESTIGATION

To evaluate the aforementioned RECs and data gap above, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The scope of work performed included the advancement of 12 soil borings (HA-1 through HA-12) to a maximum depth of approximately 3 feet below ground surface (bgs) to assess the Property for OCPs and lead and arsenic. In addition, three soil borings (SVB-1 through SVB-3) were drilled to a maximum depth of approximately 5.5 feet bgs. Soil vapor probes were set in three soil borings (SVB-1 through SVB-3) at 5-feet bgs. The locations of the soil vapor borings were along the western perimeter to evaluate the potential off-site release from the upgradient former dairy farms with former USTs.

The soil vapor samples were collected on March 27th, 2024 and were submitted for analysis for Methane and Fixed Gases by ASTM D1946 and VOCs by EPA Test Method 8260B.

6.3 SOIL VAPOR SAMPLING

Subsurface soil vapor sampling was performed in accordance with the July 2015 Department of Toxic Substances Control (DTSC) “Advisory - Active Soil Gas Investigations” (DTSC Advisory).

All of the soil vapor borings were advanced using a hand auger to 5.5-ft bgs. Following the advancement of each boring, the sample probes were constructed with a 10-inch sampling screen set across the sampling interval. Each of the sampling screens were connected to the ground surface via dedicated Nylaflow ® nylon tubing. The annulus around the exposed probe tip was backfilled with a silica sand filter pack to an elevation of about six inches above the sampling screen. Above the filter pack, a 6 to 12-inch transition zone was constructed using dry bentonite granules. From that point to ground surface, hydrated bentonite granules were utilized to seal the annular space. At the surface, the exposed nylon tubing was capped with tight fitting plastic endcaps and labeled to indicate sampling depth. The soil vapor sample probes were allowed to equilibrate for a minimum of 48 hours prior to leak testing and sample collection.

Prior to vapor sample collection from each probe, a shut-in test was performed that consisted of an above-ground apparatus of valves, line, and fitting located downstream from the top of the probe. The line was evacuated to a measured vacuum and the vacuum was shut in with closed valves on opposite ends of the sampling train. A vacuum gauge connected to the line was observed for any signs of a loss in vacuum.

As specified in the DTSC Advisory a default purge of 3 volumes of the sampling system was performed prior to sample collection. This process included purging the sampling system (tubing, sample screen, and void space of sand pack and dry bentonite) using a flow rate between 100 and 200 milliliters per minute (ml/min) while maintaining a low vacuum of 100 inches of water or less. The soil vapor samples were collected by a laboratory chemist and analyzed by an off-site laboratory for chemical analysis. All vapor samples collected were analyzed for Methane and Fixed Gases by ASTM D1946 and VOCs by EPA Method 8260B.

During soil vapor sampling a leak check was performed using isopropanol (IPA) as the tracer compound. The tracer compound was applied to a clean rag and situated around the sampling point and fittings to evaluate seal integrity. Seal integrity was confirmed by the absence of the tracer compound in the collected samples.

6.4 LABORATORY TESTING PROGRAM

Soil samples collected from the 1-ft interval during this investigation were analyzed for OCPs by EPA Method 8081A; and the metals lead and arsenic by EPA Method 6010B by Jones Environmental Inc. (JEI), located in Santa Fe Springs, California.

Soil vapor samples collected during this investigation were analyzed for Methane and Fixed Gases by ASTM D1946 and VOCs by USEPA Test Method 8260B by an off-site laboratory operated by ones Environmental Inc. (JEI), located in Santa Fe Springs, California.

All samples collected during this investigation were transported under chain-of-custody protocols and analyzed by certified for hazardous waste testing by the California State Water Resources Control Board

Environmental Laboratory Accreditation Program (ELAP). Complete laboratory reports, including QA/QC documentation is included in Appendix G.

6.5 INVESTIGATION RESULTS

6.5.1 FIELD OBSERVATIONS

Soils encountered during the investigation consisted largely of silt and clay with large cobbles. Groundwater was not encountered in any of the boreholes. No staining or odors were observed in any of the boreholes.

6.5.2 Soil Analytical Results

The results of the completed assessment reported one minor detections of the OCP 4,4'-DDE at 0.0173 milligrams per kilogram (mg/kg). This detection of 4,4'-DDE is below the United States Environmental Protection Agency (USEPA) Regional Screening Level (RSL) of 2.0 mg/kg and below the hazardous waste level of 1.0 mg/kg used for waste disposal. There were no other detections of OCPs above their corresponding laboratory reporting limits.

There were two detections of arsenic reported at concentrations of 5.5 and 5.0 mg/kg which exceeded regulatory thresholds for residential soil set at 0.11 mg/kg. However, arsenic occurs naturally in California at levels up to 12 mg/kg, therefore exceeding the regulatory threshold. The State of California uses the background level of 12 mg/kg as the cleanup standard for arsenic. Therefore, the arsenic concentrations were detected below the regulatory cleanup levels. Lead was detected in all 15 soil samples at concentrations ranging from 2.0 to 8.6 mg/kg and concentrations were below regulatory thresholds for residential soil set at 80 mg/kg. Therefore, the historical agricultural use of the Subject Property is not considered a REC and no further assessment is recommended concerning is issue.

6.5.3 Soil Vapor Analytical Results

Laboratory analytical test results from this assessment are attached as Appendix G. The laboratory test results from this phase of investigation are discussed below and soil vapor results were compared to the more conservative value between the Department of Toxic Substance Control (DTSC) HERO Note 3 screening level for residential sites (DTSC, 2022), and the United States Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs) for commercial sites (USEPA, 2021), using both the official attenuation factor (AF) of 0.001 used for risk evaluations and the screening-level/guidance AF of 0.03. All soil vapor probe locations from this assessment are presented on Figure 2.

Soil vapor results showed minor detections of volatile organic compounds below their respective residential screening levels when applying the most conservative attenuation factor (AF) of 0.03 with the exception of benzene and chloroform. Benzene was reported at 5.0 ug/m3 and chloroform was reported at 9 ug/m3 in soil vapor sample SVB-1 which is above their respective residential screening levels of 3.23 and 4.0 ug/m3 when applying the most conservation attenuation factor of 0.03. However, the concentrations are below

their respective residential screening levels of 97 and 120 ug/m3 when applying the attenuation factor of 0.001 which is used to evaluate risk. There were no other detections above the laboratory reporting limits (*i.e.*, the results were "non-detect") for any other VOCs in any of the soil vapor samples. Additionally, no methane was detected in any of the soil vapor samples collected.

6.1 PHASE II ESA CONCLUSIONS AND RECOMMENDTAIONS

Based on the results of Stantec subsurface assessment, historical agricultural use of the Subject Property and the upgradient dairy farms with the former USTs are no longer considered a REC and no further assessment or remedial action is warranted.

Based on the results of Stantec subsurface assessment, historical agricultural use of the Subject Property is not considered a REC. Additionally, the minor impacts to the subsurface of the Subject Property from the former auto service operations and off-site dry-cleaning/fuel stations appear to be *de minimis* and no further assessment or remedial action appears to be warranted at this time.

7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and an inspection was evaluated to determine if RECs are present in connection with the Subject Property. Based on this information, Stantec made the following findings and developed the following opinions.

- Historical records indicate that the Subject Property and vicinity were historically utilized for agricultural purposes between the 1930s and 1960s. Based on the historical agricultural use, pesticides and or herbicides may have been utilized on the Subject Property and near-surface soils may have potentially contained these compounds. The Subject Property has not been fully redeveloped subsequent to agricultural use, and all surface soils have likely not been reworked. Therefore, the historical agricultural use of the Subject Property is considered to represent a REC for the Subject Property.

  To evaluate the aforementioned REC, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The results of that assessment are discussed above in Section 6.0.

  Based on the results of the soil sampling, Stantec concludes that the historical agricultural use does not represent a REC or a human health risk in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted.

- A historical dairy farm operation, located at 8301 Archibald Avenue approximately 125 west southwest upgradient to the Subject Property, is listed as having two historic 1,000-gallon USTs containing diesel and unleaded fuel. The status of the USTs is not reported. The site also is listed as having an animal waste discharge permit from at least 1979 to 2002. Given this site is upgradient and there is no information regarding UST status, this represents a potential vapor encroachment condition (VEC) and is considered a REC for the Subject Property.

  To evaluate the aforementioned REC, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The results of that assessment are discussed above in Section 6.0.

  Based on the results of the soil vapor sampling, Stantec concludes that the historical dairy farm operations and USTs do not represent a VEC/REC or a human health risk in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted.

- A historic dairy farm/fertilizer operation, located at 8247 Archibald Avenue approximately 224 feet northwest upgradient to the Subject Property, is listed as having two historic 3,000-gallon USTs containing diesel and unleaded fuel. The status of the USTs is listed as active. The site also is listed as a historical composting facility of agricultural sludge waste. A cleanup/abatement order was issued at the site in 1987; no details are provided regarding the incident. Given this site is upgradient and there is no information regarding UST status, this represents a VEC and is considered a REC for the Subject Property.

  To evaluate the aforementioned REC, Stantec performed a Phase II ESA, between March 25 and 27, 2024, that consisted of a soil and soil vapor assessment on the Subject Property. The results of that assessment are discussed above in Section 6.0.

  Based on the results of the soil vapor sampling, Stantec concludes that the historical dairy farm operations and USTs do not represent a VEC/REC or a human health risk in light of the contemplated residential redevelopment of the Subject Property. No further investigation appears to be warranted.

- Subject Property structures were constructed circa at least 1970s, and the presence of asbestos-containing materials (ACMs) and lead-based paint (LBP) is possible. It is recommended that an ACM and LBP survey be conducted prior to redevelopment in accordance with applicable federal and local regulations.

7.2 DATA GAPS

The federal AAI final rule [40 CFR 312.10(a)] and ASTM E1527-21 identify a “data gap” as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the EP or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions from Scope of Work Referenced in Section 1.4:	None.
Weather-Related Restrictions to Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps from Environmental Records Review:	None.

Gap	Discussion
Data Gaps from Historical Records Review:	None.
Data Gaps from Interviews:	Due to the sensitive nature of the transaction no on-site interview was conducted. Given the historical documents, the lack of an on-site interview is not considered to impact the findings of this report.
Other Data Gaps:	None.

7.3 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-21 of the Subject Property. Any exceptions to, or deletions from, this practice are described Section 2.3 of this report. This assessment has revealed no recognized environmental conditions (RECs), Controlled RECs (CRECs), or significant data gaps in connection with the Subject Property. No further investigation appears to be warranted at this time.

This assessment has revealed the following items of note in connection with the Subject Property:

- Subject Property structures were constructed circa at least 1970s, and the presence of asbestos-containing materials (ACMs) and lead-based paint (LBP) is possible. It is recommended that an ACM and LBP survey be conducted prior to redevelopment in accordance with applicable federal and local regulations.

8.0 NON-SCOPE CONSIDERATIONS

The following ASTM E1527-13 non-scope services were performed as part of this Phase I ESA:

8.1 LEAD-BASED PAINT

Concern for LBP is primarily related to residential structures. The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

- The age of the dwelling as follows:
  - Maximum risk is from paint applied before 1950.
  - There is severe risk from paint applied before 1960.
  - There is moderate risk from deteriorated paint applied before 1970.
  - There is slight risk from the paint that is intact but applied before 1977.
- The condition of the painted surfaces.
- The presence of children and certain types of households in the building.
- Previously reported cases of lead poisoning in the building or area.

Construction Date	Residential (Yes/No)	Observed Condition of Painted Surfaces
1970s	Yes	No structures are present on the Subject Property. An LBP survey is recommended prior to redevelopment.

8.2 ASBESTOS

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and inhaled, which has been associated with specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

The Subject Property was developed circa 1970s; an ACM survey is recommended prior to redevelopment.

8.3 RADON

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Stantec reviewed regional data published by the EPA on average indoor radon concentrations in the vicinity of the Property (http://www.epa.gov/radon/zonemap.html).

EPA Radon Zones (w/Average Measured Indoor Radon concentrations)		
Zone 1 – High (>4.0 pCi/L)	Zone 2 – Moderate (2 to 4 pCi/L)	Zone 3 – Low (<2 pCi/L)
	X	
Normally occupied sub grade areas present? (i.e., basement apartments, offices, stores, etc.)		
No subgrade areas currently present at the Property.		

The Subject Property is located in Zone 2 and is considered to have a moderate potential for radon. To determine Subject Property-specific radon levels, a radon survey would have to be conducted. However, because the Subject Property does not have any occupied subgrade areas and is planned for redevelopment, further investigation of indoor radon issues does not appear to be warranted.

8.4 FLOOD ZONES

According to the Physical Setting summary portion of the EDR report, the eastern border (adjoining the Santa Ana River) of the Subject Property is located within a 0.2% Annual Chance Flood Hazard Zone.

9.0 REFERENCES

ASTM International, 2021, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-21.

ASTM International, 2022, Standard Guide for Vapor Encroachment Screening on Subject Property Involved in Real Estate Transactions, Designation E 2600-22.

California Department of Toxic Substances Control, 2024, EnviroStor.

California Department of Water Resources (DWR), 2003. California's Groundwater Bulletin 118: Santa Ana Valley Groundwater Basin, Chino Subbasin.

California State Department of Water Resources Control Board, 2024, GeoTracker.

California State Department of Water Resources SGMA Portal (SGMA), 2024, GeoTracker.

Environmental Data Resources, Inc. (EDR), 2024. EDR Radius Map with Geocheck, Inquiry Number 7586606.2s, dated March 5, 2024.

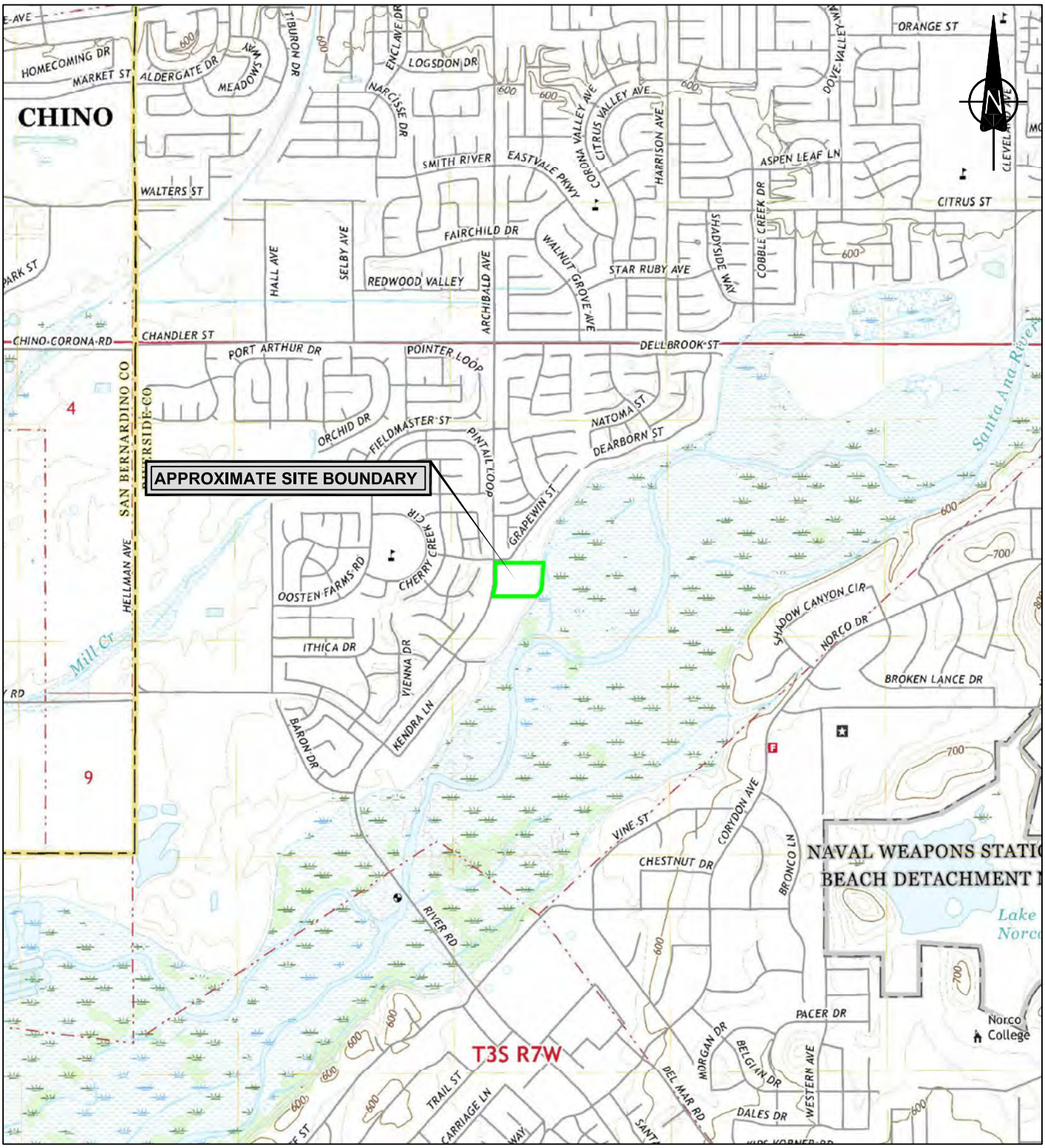
_____, Certified Sanborn Map Report, Inquiry Number 7586606.3, dated March 5, 2024.

_____, Historical Topographic Map Report, Inquiry Number 7586606.4, dated March 5, 2024.

_____, Aerial Photo Decade Package, Inquiry Number 7586606.8, dated March 5, 2024.

_____, City Directory Abstract, Inquiry Number 7586606.5 dated March 5, 2024.

FIGURES



0 2500 5000 7500 ft

SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY LOCATION MAP PHASE I ENVIRONMENTAL SITE ASSESSMENT APNS 130-070-15; 130-080-004; AND 130-070-021, EASTVALE, CALIFORNIA 92880	Project No.: 185806478 Scale: AS SHOWN Date: 24/03/19 Dwn. By: CD OK SC2024030024 App'd By: KE	Fig. No.: 1	Stantec
Client: WARMINGTON RESIDENTIAL			

Stantec Consulting Ltd. © 2024

LEGEND

SITE BOUNDARY

0 75 150 225FT

SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY DETAILS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APNS 130-070-15; 130-080-004; AND 130-070-021, EASTVALE, CALIFORNIA 92880

ent: WARMINGTON RESIDENTIAL

Project No.:	185806478
Scale:	AS SHOWN
Date:	24/03/19
Dwn. By:	CD OK SC2024030025
App'd By:	KE

Fig. No.: 2

Stantec

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APPENDICES

APPENDIX A
PHOTOGRAPHS OF THE PROPERTY AND VICINITY

Photo #1 View of gate and asphalt driveway in the northern portion of Subject Property.

Photo #2 View of driveway in southern portion of Subject Property.

Photo #3 View of northwestern portion of Subject Property.

Photo #4 View of barn in the northwestern portion of Subject Property.

Photo #5 View of tractor adjacent to barn in the northern portion of Subject Property.

Photo #6 View of soccer field in the northern central portion of Subject Property.

Photo #7 View of vacant land in the northeastern portion of Subject Property.

Photo #8 View of cattle pens in the central portion of Subject Property.

Photo #9 View of cattle pen in the western portion of Subject Property.

Photo #10 View of residential housing in the northeastern portion of Subject Property.

Photo #11 View of residential housing in the eastern portion of Subject Property.

Photo #12 View of animal stalls and poolhouse in the southern portion of Subject Property.

Photo #13 View of additional stalls in the southern portion of Subject Property.

Photo #14 Interior view of pool house in the southeastern portion of Subject Property.

Photo #15 View of debris and shed in the southeastern portion of Subject Property.

Photo #16 Interior view of storage shed in the southeastern portion of Subject Property.

Photo #17 Additional view of pool house in the southeastern portion of Subject Property.

Photo #18 View of pool in the southeastern portion of Subject Property.

Photo #19 View of water tank debris in the southeastern portion of Subject Property.

Photo #20 View of trucks stored in the southeastern portion of Subject Property.

Photo #21 View of farm equipment in the southern portion of Subject Property.

Photo #22 View of air conditioner units in the eastern portion of Subject Property.

Photo #23 View of garden in the eastern portion of Subject Property.

Photo #24 View of storage tank form the southern Subject Property boundary.

Photo #25 View of recreational vehicle from the southern Subject Property boundary.

Photo #26 View of residential housing in the southern portion of Subject Property.

Photo #27 View of animal pens from the southern Subject Property boundary.

Photo #28 View of soil piles in the southern portion of Subject Property.

Photo #29 View of storage tank in the southern portion of Subject Property.

Photo #30 View of church south of Subject Property.

Photo #31 View of residential housing and Archibald Avenue west of Subject Property.

Photo #32 View of residential housing and Grapewin Road north of Subject Property.

Photo #33 View of Gapewin Road and Eastvale trail north of Subject Property.

Photo #34 View of unit in residential property adjacent to Subject Property in the north.

Photo #35 View Santa Ana River east of Subject Property.

APPENDIX B
STANTEC RESUMES

Alicia Jansen CAC, LRCIA

Senior Scientist
21 years of experience

Alicia is a Senior Scientist with over twenty years of experience in Phase I and II Environmental Assessments, with strong emphasis in water quality and environmental research. Alicia has managed the preparation of environmental documents, training programs, and environmental compliance during large scale environmental monitoring projects. Alicia's environmental consulting experience includes performing asbestos and lead-based paint surveys, oversight of contractors during asbestos abatement, hazardous materials surveys, and Phase I Environmental Site Assessments (ESAs) in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-21 and the Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16.

EDUCATION

BA, Environmental Studies, San Jose State University, San Jose, California, 2004

CERTIFICATIONS & TRAINING

Residential Measurement Provider, 108212, National Radon Proficiency Program, Anaheim, California, 2015

REGISTRATIONS

Certified Asbestos Consultant #CAC #15-5379, State of California Division of Occupational Safety and Health

Lead Inspector/Risk Assessor #LRC-00005363, California Department of Public Health

MEMBERSHIPS

Member, Groundwater Resources Association of California

PROJECT EXPERIENCE

HEALTH, SAFETY & INDUSTRIAL HYGIENE

Cochise County, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Arizona | Field Lead and Certified Asbestos Consultant

Alicia conducted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple vacant structures including schools, multi-tenant apartment buildings, and commercial structures. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Field Lead | Dates involved: 2020-2022

Confidential Health Care Company, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | Staff

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple occupied hospitals and office spaces. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Field Lead | Dates involved: 2013-2020

State of California General Services, Asbestos, Lead-Based Paint, and Hazardous Materials Survey | Northern California | 2009 | Technical Support

Alicia assisted with site inspections for asbestos, lead-based paint, and hazardous materials at multiple communication towers in remote areas. The scope of work involved sample collection for asbestos and lead-based paint in addition to the quantification of universal wastes (PCBs, mercury containing equipment, refrigerants, etc.) that would require special handling and disposal. She assisted with the preparation of reports summarizing findings. Role: Technical Support | Cost: Unknown | Dates involved: 10/2009-10/2009

Indoor Air Quality Assessments* | San Jose, California | 2002-2005 | Staff

Alicia performed site inspections, interviews, and collected air samples to be analyzed for various air pollutants and molds including formaldehyde, penicillium, aspergillus, cladosporium, and stachybotry. She prepared reports summarizing findings and made recommendations.

Veteran's Administration of Puget Sound, Asbestos and Lead-Based Paint Survey | Seattle, Washington | 2009 | Project Scientist

Alicia served as the Project Scientist responsible for hazardous building material assessments, specifically asbestos and lead-based paint. These services were required as part of the pre-design tasks for this project. Over 300 samples were collected over the span of four days culminating in a final hazardous building materials report to be incorporated into the facility design as well as demolition activities once the construction phase of the

** denotes projects completed with other firms*

project commences.

Interim Remedial Action, Indoor Air Sampling, and Sub-Slab Soil Gas Sampling | Sunnyvale, California | 2004–2014 | Task Manager and Field Support

Alicia conducted an indoor air sampling survey using air sampling pumps, dosimeter badges, and flame ionization detector (FID) during a sump excavation. She performs semi-annual sub-slab soil vapor sampling and indoor air quality surveys using summa canisters. She assists with the preparation and submittal of reports summarizing the findings and provides recommendations to the local regulatory agency. Role: Indoor Air Sampling Survey | Cost: Unknown | Dates involved: 09/2004-09/2014

Lead Dust Assessment and Abatement Oversight | Fremont, California | 2009 | Technical Support

Alicia assisted with the evaluation of lead dust in an industrial facility. A total of 307 dust wipe samples were collected in order to evaluate the potential presence of lead dust throughout the two-story, 500,000 square foot manufacturing building. Role: Technical Support | Cost: Unknown | Dates involved: 01/2009-03/2009

Former Tesoro Coke Facility, Asbestos, Lead-Based Paint Survey | Pittsburg, California | Technical Support

Alicia assisted with an asbestos and lead paint survey of 20 structures at the facility ultimately scheduled for demolition. More than 200 samples were collected over the span of two days. She prepared a report for demolition while also providing the information needed for worker safety during demolition activities at the facility. Role: Technical Support | Cost: Unknown | Dates involved: 04/2009-04/2009

State of California General Services, Asbestos and Lead-Based Paint Survey | Southern California | 2014-2019 | Certified Asbestos Consultant

Alicia conducted with site inspections for asbestos and lead-based paint at multiple bridges, maintenance stations, and roadways throughout Southern California. The scope of work involved sample collection for asbestos and lead-based paint that would require special handling and disposal. She assisted with the review and approval of reports summarizing findings. Role: Certified Asbestos Consultant | Cost: Unknown | Dates involved: 9/2014-10/2019

Confidential Client, Asbestos and Lead-Based Paint Survey | Multiple Sites, California | Task Manager and Certified Asbestos Consultant

Alicia conducts pre-demolition asbestos and lead paint surveys of structures ultimately scheduled for demolition. She prepared a report for demolition while also providing the information needed for worker safety during demolition activities at the facility. Role: Task Manager and Certified Asbestos Consultant| Dates involved: 2006 - present

PERMITTING, COMPLIANCE, AUDITING

Tesoro Refinery, Initial Study* | Benicia, California | 2005 | Staff

Alicia assisted with the background research and preparation of applicant-prepared initial study for the upgrade of a refinery.

Transmission Line Upgrade* | San Mateo to San Francisco, California | 2005 | Environmental Research and Compliance Staff

Alicia supported the environmental compliance program for the construction of a 27-mile 230 kV underground and overhead transmission line. She assisted with the preparation and submittal of variance requests, extra work space requests, and daily and weekly reports for submittal to the California Public Utilities Commission. She also conducted research and assisted with training and report preparation.

REMEDIAL INVESTIGATIONS & ASSESSMENTS

California Department of Transportation Portfolio | Multiple Sites, Northern California and Southern California, California | 2008-2019 | Task Lead Manager

Alicia prepared quarterly groundwater monitoring reports, subsurface investigation reports, sensitive receptor surveys, and preferential pathway studies for various California Department of Transportation locations throughout Northern California. She assisted with the utility locating, work plan preparation, field coordination, archived data onto the State Water Resource Control Board's (RWQCB) Geotracker electronic filing system. Alicia currently conducts site inspections for asbestos, lead-based paint, and hazardous materials for bridges, salt barns, and maintenance buildings associated with California Department of Transportation locations throughout Southern California. The scope of work involves sample collection for asbestos and lead-based paint that would require special handling and disposal. She assists with the preparation of reports summarizing findings. Role: Task Lead Manager | Cost: Unknown | Dates involved: 06/2008-02/2019

Soil Gas Sampling and Human Health Risk Assessment | San Jose, California | 2014 | Project Lead

Alicia performed a soil vapor survey in conformance with the DTSC Advisory Active Soil Gas Investigations, using soil vapor sampling devices and a mobile laboratory for onsite chemical analysis. She also assisted with the report preparation summarizing the findings and providing recommendations for further assessment. Role: Task Lead Manager | Cost: Unknown | Dates involved: 2014

Confidential Clients, Phase I Environmental Site Assessments | Multiple Sites, California, Arizona, New Mexico, Texas, Virginia | Task Manager

Alicia performs Phase I Environmental Site Assessments for multiple confidential clients in accordance with the practices identified in the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-13; ASTM E 1527-21; and Standard Practice for Environmental Site Assessments for Forestland or Rural Property, ASTM Designation E 2247-16 to achieve compliance with requirements of the "All Appropriate Inquiries" rule required to obtain protection from liability under the federal Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA). Previous sites include large industrial warehouses, multi-tenant

** denotes projects completed with other firms*

commercial buildings, large lots of vacant land, and residential properties. She reviews topographic maps, Sanborn Fire Insurance Maps, and files at local regulatory agencies. She interviews present and former property owners and performed site and adjacent property reconnaissance. She prepares reports summarizing the findings and provides recommendations for further assessment if applicable. Role: Task Lead Manager | Cost: $3,000-8,000 per report. | Dates involved: 2006-present

Goodyear Portfolio | California and Hawaii | 2005–2020 | Project Lead

Alicia performed Phase I Environmental Site Assessments (ESA) and Phase II Site Assessments for various Goodyear Tire & Rubber Company locations throughout California and Hawaii. She assisted with the installation of monitoring wells and exploratory borings; underground storage tank removals; site restoration; product removal with passive recovery system; archived data onto the State Water Resource Control Board's Geotracker electronic filing system; and assisted with the preparation of quarterly groundwater monitoring reports, sensitive receptor surveys, site conceptual models, and subsurface investigation reports. Approximately 250 Sites • Cost: $8,000 per site.

Jenny Alvarado

Project Biologist
9 years of experience

A wildlife biologist who specializes in the avian and botanical fields, Jenny performs threatened and endangered species surveys, protocol nesting bird surveys, biological resource assessments, habitat characterization surveys, and restoration monitoring across Southern California. Jenny has prepared permit applications for CDFG Streambed Alteration Agreements (CDFG Section 1600), Regional Water Quality Control Board Water Quality Certifications (Clean Water Act Section 401), and U.S. Army Corps of Engineers Permits (Clean Water Act Section 404). Jenny is also experienced with California Environmental Quality Act and National Environmental Policy Act compliance. Although her background is mainly avian biology, she has experience identifying mammals, reptiles, and aquatic species. She performs compliance monitoring for a wide array of clients, including Southern California Gas Company, Plains All American Pipeline, and Caltrans. She assists in preparing Initial Studies, Mitigated Negative Declarations, Environmental Assessments, and Environmental Impact Reports for a variety of land uses. Additionally, she has experience assisting with asbestos and lead building surveys in California and Hawaii.

EDUCATION

Ecology, Zoology, Ornithology, Santa Barbra City College, Santa Barbara, California, 2011

BA, Physical Anthropology, University of California, Santa Barbra, Santa Barbara, California, 2008

AA, Liberal Arts, Ventura College, Ventura, California, 2005

CERTIFICATIONS & TRAINING

Asbestos Building Inspector Initial, Natec International, Inc., Thousand Oaks, California, 2016

Asbestos 40-Hr Contractor/Supervisor, Natec International, Inc., Thousand Oaks, California, 2016

CPR and First Aid Certification, American Red Cross, Port Hueneme, California, 2015

California Plant Family Identification Workshop, California Native Plant Society, Ojai, California, 2015

40-Hr HAZWOPER, OSHA, Temecula, California, 2015

Desert Tortoise Field Techniques Workshop, Desert Tortoise Council, Ridgecrest, California, 2014

Metrolink Contractor Safety Railroad Training, Metrolink, Pico Rivera, California, 2014

10-Hr Industrial Safety Training, OSHA, Ventura, California, 2014

REGISTRATIONS

Certified Erosion, Sediment and Storm Water Inspector #1586, Certified Inspector of Sediment and Erosion Control

Certified Erosion, Sediment and Storm Water Inspector #1586, CISEC, Inc., 6/30/2018

PROJECT EXPERIENCE

WILDLIFE BIOLOGY

Los Angeles County Beaches and Harbors Beach Berm Construction* | Los Angeles County, California | Snowy Plover Monitor

Jenny conducted snowy plover monitoring on five Los Angeles County beaches during berm construction and deconstruction. Daily monitoring reports were submitted to the County.

United Water District, Least Tern Surveys* | United Water Conservation District | Saticoy, California | Biologist

Jenny conducted weekly least tern surveys over two nesting seasons at the United Water facility. She drafted the final results report for the District.

McGrath State Beach Tidewater Goby and Water Quality Monitoring* | California Department of Fish and Wildlife | Ventura, California | Biologist

Jenny conducted daily tidewater goby sein netting surveys and relocation for an emergency construction project in the Santa Clara River estuary. She also performed daily water quality sampling and invasive species removal.

Ormond Beach Snowy Plover and Least Tern Surveys* | California Department of Fish and Wildlife | Ventura, California | Biologist

Jenny conducted protocol nesting bird surveys for the snowy plover and least tern within protected enclosures. Nesting behaviors, nest location, and young were tracked, documented and monitored throughout the nesting season.

California State University Channel Islands, Least Bell's Vireo Surveys* | California State University Channel Islands | Camarillo, California | Biologist

Jenny conducted least Bell's vireo surveys on the CSUCI campus for one nesting season, and assisted in preparation of final reporting.

** denotes projects completed with other firms*

Special-Status Species Surveys* | Recurrent Energy | Kern County, California | Biologist

Jenny conducted desert tortoise, burrowing owl and kit fox surveys for several solar projects across Kern County.

Stantec Architecture, FedEx Construction Site Burrowing Owl Survey | Bloomington, California | Biologist

Jenny performed a pre-construction special status species survey as well as burrowing owl presence/absence surveys in support of a proposed expansion project at a FedEx Ground facility. While conducting the survey, Jenny observed one burrowing owl within the proposed project area and helped coordinate additional protocol surveys in accordance with the project's mitigation requirements.

Luis Oasis Senior Center, Biological Constraints Analysis | Orcutt, California | Biologist

Jenny performed a field reconnaissance survey to document existing site conditions, the potential for sensitive biological resources, and took an inventory of protected native trees. Jenny also drafted the Biological Constraints Analysis Report for the project.

Town Building and Development, ISBA | Ventura County, California | Biologist

Jenny performed a field reconnaissance survey and prepared an ISBA to document existing habitat conditions and the potential for sensitive biological resources in accordance with County of Ventura ISBA requirements.

Algonquin Power, SKIC 10 Solar Project San Joaquin Kit Fox, Burrowing Owl, Nesting Bird and Wildlife Clearance Surveys | Bakersfield, California | Biologist

Jenny performed San Joaquin kit fox, burrowing owl, nesting bird, and wildlife clearance surveys prior to project construction.

Comstock Homes, Burrowing Owl Surveys | Camarillo, California | Biologist

Jenny prepared a proposal and conducted burrowing owl presence/absence surveys for a residential development project in Camarillo. She also concurrently performed a nesting bird survey of the project area and prepared a report of the results.

ENVIRONMENTAL MONITORING

Pipeline Safety Enhancement Plan* | Southern California Gas Company | Ventura and Los Angeles Counties, California | Lead Environmental Monitor

Jenny conducted environmental monitoring for several gas pipeline replacement projects. She monitored biological resources, storm water and air quality, hazardous waste control, and cultural and archaeological resources, as well as performing water and polychlorinated biphenyl sampling. She also conducted pre-construction surveys, prepared project reports, and compliance monitoring documents.

Caltrans Bridge Replacement Project* | Santa Barbara, California | Biologist

Jenny conducted the biological monitoring for two bridge replacements that required monitoring stream diversion installation and removal. She performed aquatic species surveys, nesting bird surveys, and water diversion as well as general construction compliance monitoring.

Biological Monitoring, Line 63 Pipeline Replacement Project | Plains All American Pipeline Company | Castaic, California | Biologist

Jenny conducted biological and restoration monitoring of a petroleum pipeline replacement within the Angeles National Forest. She conducted sensitive species clearance surveys prior to daily construction activities and monitored habitat restoration and Best Management Practices (BMP) installation.

Plains All American Pipeline Drilling Project | Posey Canyon, Angeles National Forest, California | Biologist

Jenny provided biological resource monitoring, and nesting bird and wildlife surveys for a drilling project in the Angeles National Forest.

Riparian Habitat Assessment, Line 63 Replacement Project | Plains All American Pipeline Company (PAALP) | Santa Clara River, Los Angeles County, California | Biologist

Jenny was approved by CDFW as a qualified biological monitor and conducted environmental compliance monitoring for installation of a pipeline through the Santa Clara River via Horizontal Directional Drilling (HDD). During monitoring of construction activities Jenny also surveyed for potential frac- out during HDD operations.

Carpinteria Sanitary District, Carpinteria Creek Aquatic Species Surveys and Horizontal Direction Drilling (HDD) Monitoring | Carpinteria, California | Biologist

Jenny conducted pre-construction aquatic surveys within Carpinteria Creek for red-legged frog, southwestern pond turtle, tidewater goby, and two-striped garter snake. She also provided biological construction monitoring during HDD construction activities within the creek. Jenny detected a frac-out and was able to prevent any frac-out material from entering Carpinteria Creek by promptly alerting project personnel.

Phillips 66 Pipeline Biological Monitoring Project | Phillip 66 Pipeline LLC | Arroyo Grande, California | Biologist

Jenny conducted environmental compliance monitoring for a 5.6 mile pipeline project that crossed the Arroyo Grande Creek and an additional tributary. The project entailed dewatering a 70- foot section of creek and replacing a portion of pipeline underneath. Jenny also conducted SWPPP inspections for the entire project.

** denotes projects completed with other firms*

STREAM/RIVER RESTORATION

California State University Channel Islands, Restoration Monitoring* | Camarillo, California | Biologist

Jenny conducted quarterly and annual qualitative and quantitative monitoring for a creek restoration site on CSUCI campus. She also prepared quarterly status memos and annual restoration monitoring reports in accordance with agency requirements.

Restoration Monitoring* | City of Santa Barbara | Santa Barbara, California | Biologist

Jenny performed quarterly and annual qualitative and quantitative monitoring for two bridge projects over Mission Creek. She prepared annual restoration monitoring reports in accordance with agency requirements.

BOTANICAL SURVEYS

California State University Channel Islands, Vegetation Mapping* | California State University Channel Islands | Camarillo, California | Biologist

Jenny conducted vegetation habitat mapping on CSUCI campus and prepared survey results reports.

Oak Tree Inventory and Vegetation Mapping* | Confidential | Castaic, California | Biologist

Jenny conducted oak tree inventories for several hundred trees and prepared vegetation habitat maps for three adjacent parcels.

High Speed Rail Special-Status Floral Surveys* | Tehachapi, California | Biologist

Jenny conducted focused, rare plant surveys for a portion of a high-speed rail project through Tehachapi.

NATURAL RESOURCE DAMAGE ASSESSMENT AND OIL SPILL RESPONSE

Habitat Restoration Monitoring, Refugio Oil Spill | Plains All American Pipeline Company | Goleta, California | Biologist

Jenny conducted restoration monitoring and assisted with habitat assessments at multiple sites along the California coast following spill cleanup response efforts.

ASBESTOS, LEAD BASED PAINT, AND HAZARDOUS MATERIAL (MERCURY, PCB) ASSESSMENTS

Asbestos and Lead Surveys | Hawaii | Environmental Scientist

Jenny assisted with asbestos and lead surveys for several multi-story buildings for a confidential client. The surveys included exterior and interior sampling, mapping, and reporting. Additionally, inventories of hazardous materials were taken, including potential mercury and PCB-containing materials.

Asbestos and Lead Surveys | Westlake and Thousand Oaks, California | Environmental Scientist

Jenny assisted with asbestos and lead surveys for several shopping centers for a confidential client. The surveys included exterior and interior sampling, mapping, and reporting. Additionally, inventories of hazardous materials were taken, including potential mercury and PCB-containing materials.

PUBLICATIONS

A VanDwerwarker, J Alvarado, P Webb. *Analysis and Interpretation of Intrasite Variability in Paleoethnobotanical Remains: A Consideration and Application of Methods at the Ravensford Site, North Carolina. In: Method and Theory in Paleoethnobotany.*, 2014.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Kyle has more than 28 years of professional experience—17 of those years with Stantec—providing geotechnical and environmental consulting. During the course of his experience, he has been involved with a wide variety of geological and engineering projects. He has been in direct charge of quality control/quality assurance (QA/QC) work for Stantec and previous firms for geological, engineering geological, and environmental services primarily in California. Additionally, Kyle has been a primary contact for Stantec with many different clients (including multi-party actions) and regulatory bodies involving contracting, workplan approvals, site assessments and closures, permitting, remedial action, and litigation support. With regard to litigation services, Kyle has extensive experience providing expert witness testimony, second-party review, and litigation support and analysis.

Kyle's extensive experience includes assessment and remediation of property-specific and regional issues involving soil and groundwater contaminated with petroleum hydrocarbons, chlorinated solvents, heavy metals, pesticides, and PCBs.

He currently serves as the managing principal geologist in Stantec's Redlands, California office.

EDUCATION

Engineering Geology/Hydrogeology, California State University, Los Angeles, California, 1984

AS, General Science, Crafton Hills College, Yucaipa, California, 1975

BS, Geological Sciences, California State University, Long Beach, California, 1982

REGISTRATIONS

Certified Engineering Geologist #1271, State of California Issued 1985, Expires 2011

Professional Geologist #4066, State of California Issued 1985, Expires 2011

PROJECT EXPERIENCE

Bioremediation

Excavation and Treatment of Petroleum-Contaminated Soil

Kyle designed the excavation and treatment of 45,000 cubic yards of petroleum-contaminated soil. Soil treatment included utilizing vapor extraction, combined with bioremediation.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Chemicals & Polymers

Two Former Chemical Plants, Environmental Site Assessments and Remediation, Vernon, California

Mr. Emerson was part of the team for conducting Phase I and Phase II Environmental Site Assessments (ESA) and developing remedial action plans for two former chemical plant sites with 80-year industrial histories. Phase I ESAs used historical files, maps, aerial photographs, available documents, and data from public agencies and historical directories for identifying recognized environmental concerns. Extensive Phase II ESA survey activities aided in identifying below-grade structures such as vaults/USTs, as well as assessing the extent of influence and nature of the contamination. These investigations confirmed the presence of heavy metals, petroleum hydrocarbons, volatile organic compounds, polychlorinated biphenyls, radioactive materials, semi-volatile organic compounds, and polycyclic aromatic compounds in the soils for these sites. Specific areas of concern included former settling ponds, a bone yard, maintenance areas, transformer and substations, wastewater treatment facilities, and above-ground storage tank farms. A conceptual mode was developed for use in a health risk assessment and developed risk-based corrective actions to address potential health and environmental concerns. He assisted with the development and implementation of a remedial action plan, combined administrative controls, engineering controls, and active remediation; this resulted in the cost-effective return of one site to active use, and is reducing health risks to occupants and the public at the second site.

CONFIDENTIAL: Aerospace Adhesives and Coatings Plant, Glendale, California

Mr. Emerson was part of the team that conducted feasibility studies to evaluate remedial alternatives for remediation of chlorinated VOCs, 1,4 dioxane, and hexavalent chromium (CrVI) in soil, soil vapor, and groundwater. Feasibility studies included groundwater pump testing, benchscale column testing to evaluate in situ alternatives for reducing CrVI to the less mobile CrIII valence state, soil vapor extraction, capping, and excavation. Field pilot studies were performed to evaluate the efficiency of various CrVI reductants including the use of ferrous sulfate, calcium polysulfide, emulsified oil, and fructose. Extensive multi-depth soil vapor testing was conducted to evaluate the distribution of VOCs in the subsurface and to support vapor intrusion risk assessment. Feasibility studies were completed in 2008. Remedial actions are expected to be completed in 2011.

Condition Assessments

Assessment and Mitigation of Manufacturing Facility

Kyle managed the assessment and mitigation of an ammunition manufacturing facility covering 1,100 acres in a complex geologic environment. The contaminates involved red and white phosphorous, TNT, chlorinated solvents, solid wastes, and live ordinance.

Soil Contamination Assessment Supervision and Management

Kyle managed and supervised soil contamination assessment and in-situ remediation of heavy metals involving chromium, cadmium, nickel and zinc by chemical fixation to depths in excess of 40 feet below ground surface beneath existing structures within several manufacturing facilities.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Litigation Support and Expert Testimony
Kyle provided litigation support and expert testimony on more than 20 separate projects involving service stations, chlorinated solvent cases, heavy metal, and semi-volatile releases.

Corporate / Office

Commercial Developer - Environmental Remediation of Former Dry Cleaners, El Centro, California
Mr. Emerson was responsible for assessments and remediation at this former dry cleaners which released the dry cleaning chemical tetrachloroethene (PCE) to the ground and underlying groundwater. The work included initial site assessment, agency interaction and negotiations with the California Regional Water Quality Control Board (CRWQCB), and Colorado Basin Region human health risk assessment (HHRA), design and implementation of remedial investigations, feasibility studies, remedial action plans, and implementation of remediation in mitigating chlorinated solvent contamination in vadose and saturated zones at concentrations indicative of DNAPL. The results of the completed remediation, as well as continued confirmation sampling and monitoring, allowed the CRWQCB to issue site closure in 2008. The site has since been redeveloped into a new commercial development.

Environmental Assessments

Siting Studies
Kyle performed initial siting studies for potential Class I, II, and III landfills. The project included detailed geologic mapping, hydrogeological studies, and permeability studies of caps and liners.

Environmental Site Remediation

Assessment and Remedial Design, California (Project Supervisor)
Kyle supervised the assessment and remedial design of a system to eliminate salt brine contamination in shallow perched water horizons in the Yucaipa, San Bernardino, and Riverside areas of southern California.

Design and Installation of Recovery Systems*
Kyle designed and installed numerous free-product recovery systems that successfully recovered product. One of the sites contained product up to 11-feet thick covering more than three city blocks. The dissolved phase had affected a multi-aquifer system and a public drinking water system.

Geophysical Characterizations*
Kyle performed and supervised numerous geophysical characterizations to determine the extent of old landfills. He provided classification studies, landfill gas monitoring, removal verification during grading, methane collection and mitigation plans, permitting, and closure plans.

Domestic Landfill Development*
Kyle designed and supervised the dynamic consolidation of a domestic landfill for development. He used this process to minimize expected settlement to overlying structures. Kyle designed commercial developments on closed landfills that involved complex methane collection and monitoring systems and building settlement controls.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Clay Borrow Site Studies
Kyle performed more than 10 separate clay borrow site studies for determining sources of material to cap landfills; ranged from a 20-acre dry lakebed to a 450-acre parcel in complex folded marine sediments.

Assessment, Clean Up, and Regulatory Support Management, Santa, Monica (Project Manager)
Kyle managed the assessment, clean up, and complex regulatory support of a PRP site in an MTBE case (Charnock subbasin). His work involved more than 20 environmental professionals working full time for two years to complete the assessment and clean up mandated by the regulatory agencies.

Hazardous Waste

San Gabriel Valley Superfund Site, Remediation & Closure of Multiple Source Areas, Industry, California
Mr. Emerson performed feasibility studies to evaluate appropriate and relevant remedial alternatives to mitigate constituents of concern in five AOCs contaminated with chlorinated hydrocarbons, heavy metals, petroleum fuel, and cutting oils. Ultimately, a combination of remedial alternatives was implemented that included large-diameter auger excavation to 45 feet to minimize impacts on facility operations, vapor extraction, vapor intrusion risk assessment, deed restriction, and monitored natural attenuation. At the completion of remedial actions, confirmation soil, soil vapor, and groundwater sampling were conducted and followed with risk assessment to demonstrate that remedial objectives had been achieved. No further action was recently granted by the US EPA and Los Angeles Regional Water Quality Control Board.

Mixed-Use

Port of San Diego Rohr Facility, Chula Vista, California
Mr. Emerson assisted in a detailed subsurface assessment of the Rohr facility. The intent of the assessment was to evaluate the 40-acre former aircraft part manufacturing facility for acquisition by the Port of San Diego for redevelopment into a business park and entertainment complex. The assessment identified the presence of soil, soil vapor, and groundwater impacts by petroleum hydrocarbons, VOCs, heavy metals, PCBs, and semi-volatile organic compounds. He utilized many sampling techniques to assess the limits and concentrations of contaminants in the subsurface. Ultimately, the team was able to develop a cost estimate for potential remedial action cost associated to corrective action to allow redevelopment.

Master Planned Commercial/Residential Redevelopment Project, Whittier, California (Project Manager)
Kyle oversaw the assessment of 26 contiguous properties that are part of a 21-acre master planned commercial/residential redevelopment project. The properties included industrial facilities, platting lines, fuel USTs, and metal processing plants, among others. The estimated cleanup costs are approximately $2 million.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Multi-Unit / Family Residential

Residential Development Assessment, Ventura, California (Project Director)

Kyle directed an assessment of a 40-acre former agricultural property proposed for residential development. Pesticides were identified above hazardous waste levels and preliminary remediation goals established by the U.S. Environmental Protection Agency. Through corrective grading methods and onsite placement of the pesticide impacted soils, all material were re-used on site without offsite disposal. The over all cost savings for the client was more than $1 million. Total cost was less than $250,000 for all necessary activities.

Oil & Gas

Oil Field Site Assessments*

Kyle performed site assessments at oil field leases involving refineries, bulk storage areas, piping systems and wellhead, and drilling mud pit contamination.

Environmental Protection Agency Superfund Action, Culver City, California (Project Manager)

Kyle served as the project manager representing a major oil company in the assessment, remedial action, and litigation support in a multi-party contamination case affecting a City water supply. The assessment involved more than 250 continuous core borings up to 100 feet, as well as extensive remedial actions. The total cost for all related activities was $22 million. The case is settled and the closure of the site is pending.

Project Management

Liability and Property Management Consulting Services

Kyle is providing liability and property management consulting services to more than 10 medium to large property development firms in the US. His work involves property transaction assessments, contract review, acquisition guideline development, liability management evaluation, insurance acquisition, and strategic planning.

Residential Development

Environmental Development Management and Review (Project Manager)

Kyle manages and reviews environmental development issues for a large residential developer specializing in development of contaminated industrial properties by providing innovative solutions in developing contaminated properties for residential use through risk assessment, engineering, and administrative and property development controls.

Site Management and Remediation

Design and Implementation of Biodegradation Programs*, California

Kyle designed and implemented one of the first in-situ biodegradation programs in California; it involved 50,000 cubic yards of diesel-contaminated soils, and groundwater to depths of 70 feet below ground surface.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG

Managing Principal Geologist

Soil and Groundwater Remediation Systems

Soil and Groundwater Contamination Assessments and Mitigation*, California (Project Manager)

Kyle managed numerous chlorinated solvent soil and groundwater contamination assessments and mitigation programs in southern California. The projects involved releases that impacted soil and groundwater to depth of groundwater more than 700 feet in multi-aquifer systems. One case involved with plume dimensions more than 1 mile from the source affecting residential properties.

Soil and Groundwater Assessment and Remediation Programs*

Implemented hundreds of soil and groundwater assessment and remediation programs at various service station facilities in Southern and Northern California, and Nevada. Work involved assessment, remedial design, installation, maintenance and monitoring. Closure has been received on a majority of these sites.

Assessment and Remediation Management*

Kyle managed the assessment and remediation of soil and groundwater manufacturing at dry cleaning facilities contaminated with chlorinated solvents.

Warehouse / Light Industrial

Glendale Redevelopment Project, Glendale, California (Project Manager)

Kyle managed the assessment and remedial actions during the redevelopment of and industrial property. The project involved the demolition of a historic manufacturing facility and a commercial dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. Remedial actions involved excavation by pattern drilling and off site disposal along with removal of former USTs. The total cost of remediation and assessment was $450,000.00.

Compton Redevelopment Project, Compton, California (Project Manager)

Kyle is serving as project manager for the assessment and remedial actions for a large redevelopment project. The project involves the redevelopment of a historic manufacturing facility and a former dry cleaner. Each of these facilities were associated with releases of solvents and petroleum hydrocarbons. The industrial facility was also associated with significant volumes of buried waste that required removal and disposal. These wastes also included the chemical referenced above, as well as PCBs and heavy metals. Remediation has included excavation, vapor extraction, and chemical fixation. The total cost of this project has been $2.8 million to date.

** denotes projects completed with other firms*

Kyle D. Emerson PG, CEG
Managing Principal Geologist

PUBLICATIONS

In-Situ Bioremediation of an Underground Diesel Fuel Spill: A Case Study. Environmental Management, 1989.

APPENDIX C
USER-PROVIDED RECORDS

Zoho Sign Document ID: 2CB37C38-Y8DCIDCLGTUJIKA38P7HZBZ_GBRYNF_TUB29RAQDXBS

Stantec

PHASE I ESA USER'S QUESTIONNAIRE

In order to qualify for protection from land owner liability under CERCLA as an *innocent landowner, bona fide prospective purchaser,* or *contiguous property owner*, ASTM standard practice E1527-21 and the federal AAI rule (40 CFR 312) require that the User of the Phase I ESA report provide certain information (if available) to the Environmental Professional completing the assessment. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Information that is not or cannot be provided to the Environmental Professional may be identified as a "data gap" in the Phase I ESA report.

Please answer the following questions as completely as possible. Attach additional pages as needed. Return the completed questionnaire to Stantec along with the executed Authorization For services form.

1. Property Information

Property Name: Eastvale - Grapewin_____

Property Address(es): 8312 Grapewin Street and 8330 Archibald Ave_____

City: Eastvale_____State CA__Zip 92880_____

Property Owner Name: _____

Property Owner Phone #: _____

2. Contact For Site Access

Name: _____

Company/Organization/Title: _____

Phone # _____ E-Mail Address: _____

3. Environmental Cleanup Liens. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

_____ Yes X_____ No

If yes, describe or attach details of the lien _____

_____

4. Activity and Land Use Limitations. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded as applicable to the property as a result of environmental contamination, investigation, cleanup, or related matters?

_____ Yes X_____ No

If yes, describe or attach details of the limitations _____

_____

Zoho Sign Document ID: 2CB37C38-Y8DCIDCLGTUJIKA38P7HZBZ_GBRYNF_TUB29RAQDXBS

5. Specialized Knowledge or Experience. As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property, such that you would have specialized knowledge about chemicals and processes used by this type of business?

_____ Yes X_____ No

If yes, describe or attach details of your specialized knowledge or experience _____
_____

6. Relationship of Purchase Price to Fair Market Value of Property. Does the purchase price being paid for the property reasonably reflect the fair market value?

X_____Yes _____No

_____Not applicable. User is not involved in a purchase of the property.

If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property?

_____Yes, I have reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

_____No, I have no reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.

7. Commonly Known or Reasonably Ascertainable Information. Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products? For example:

Do you know the past uses of the property?
_____Yes (describe) _____
_____
_____
X_____No

Do you know of chemicals, hazardous substances or petroleum products that are present or once were present at the property?
_____Yes (describe) _____
_____
_____
X_____No

Zoho Sign Document ID: 2CB37C38-Y8DCIDCLGTUJIKA38P7HZBZ_GBRYNF_TUB29RAQDXBS

Do you know of spills or other releases of chemicals, hazardous substances or petroleum products that have taken place at the property?

_____Yes (describe) _____

_____

_____

X_____No

Do you know of any environmental cleanups that have taken place at the property?

_____Yes (describe) _____

_____

_____

X_____No

8. The Degree of Obviousness of Contamination. E1527-21 and the federal AAI rule (40 CFR 312.31) require that the Phase I ESA consider the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. Based on your knowledge and experience related to the property, are there any *obvious* indictors that point to the presence or likely presence of contamination at the property?

_____Yes (describe) _____

_____

_____

X_____No

9. Availability of Previous Environmental Reports. Are you aware of previous environmental site assessment reports, other environmental reports, documents, correspondence, etc. concerning the property and its environmental condition?

_____Yes (describe) _____

_____

_____

X_____No

Signature: Bret Ilich

Name (printed): Bret Ilich

Title: Project Manager

Date: 3/7/24

First American Title Company

1250 Corona Pointe Court, Suite 200
Corona, CA 92879

Mickie Sponaugle
Warmington Residential California
3090 Pullman Street
Costa Mesa, CA 92626

Customer Reference:

Order Number: NHSC-7078065 (RA)

Title Officer: Ryan Achterberg
Phone: (949)299-4950
Fax No.: (714)824-5946
E-Mail: rachterberg@firstam.com

Buyer:
Property: 8312 Grapewin Street
Eastvale, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties*. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based

upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of January 16, 2024 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

ABG GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	$21,083.19, PAID
Penalty:	$0.00
Second Installment:	$21,083.19, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	130-070-021

The County Tax Collector could not verify the amounts shown above at this time. Please verify the amounts with the County Tax Collector prior to the close of the contemplated transaction.

3. Supplemental taxes for the year 2021-2022 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$ 4,079.30, DELINQUENT
Penalty:	$ 407.93

Second Installment:	$ 4,079.30, DUE
Penalty:	$ 0.00
Tax Rate Area:	027-002
A. P. No.:	130-070-021

4. Supplemental taxes for the year 2022-2023 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

First Installment:	$ 16,231.73, DELINQUENT
Penalty:	$ 1,623.17
Second Installment:	$ 16,231.73, DUE
Penalty:	$ 0.00
Tax Rate Area:	027-002
A. P. No.:	130-070-021

5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

6. Mutual Rights Of Way Reserved To The Stearns Ran Cho Company And The Jurupa Land And Water Company, Their Successors Or Assigns, For Ditches, Canals Or Pipelines As May Be Deemed Necessary Or Proper By Said Parties For The Proper Irrigation Of Any Other Lands In The Jurupa Rancho, Or For The Supplying Of The Main Canal With Water, Provided, However, That Such Ditches Shall When Practicable Follow The Line Of The Surveyed Subdivisions Of The Jurupa Rancho, Recorded In Book 104 Page 322 Of Deeds, Records Of San Bernardino County, California, And By Deeds Recorded July 24, 1897 In Book 31 Page 337, March 2, 1899 In Book 69 Page 250, April 10, 1902 In Book 142 Page 101, January 8, 1906 In Book 216 Page 4 All Of Deeds, Records Of Riverside County, California.

   The location of the easement cannot be determined from record information.

7. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed in book 89, page 91 through 95 .

8. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed in book 93, page 83 through 93 .

9. Covenants, conditions, restrictions and easements in the document recorded June 03, 1939 as Book 415, page 581 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

10. Covenants, conditions, restrictions and easements in the document recorded June 20, 1939 as Book 420, page 342 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

11. Covenants, conditions, restrictions and easements in the document recorded October 20, 1942 as Book 559, page 201 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

12. Intentionally Deleted

13. Intentionally Deleted

14. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

15. Water rights, claims or title to water, whether or not shown by the Public Records.

16. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

Prior to the issuance of any policy of title insurance, the Company will require:

17. With respect to ABG GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:
    a. A copy of its operating agreement or similar document and any amendments thereto;
    b. A official copy of its articles of organization or similar incorporation document and any corrections, amendments or restatements thereto;
    c. Evidence that the limited liability company is properly formed and is in good standing in the state of its domicile;
    d. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

18. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) SINGLE FAMILY RESIDENCE known as 8312 GRAPEWIN STREET, EASTVALE, CALIFORNIA.

2. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

   A document recorded March 16, 2022 as INSTRUMENT NO. 2022-0128418 of Official Records.

   From: JOANNE L. PEACOCK, A WIDOW AND BRADLEY BURT PEACOCK AND SUSAN JEAN PEACOCK, HUSBAND AND WIFE, ALL AS JOINT TENANTS
   To: ABG GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

3. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

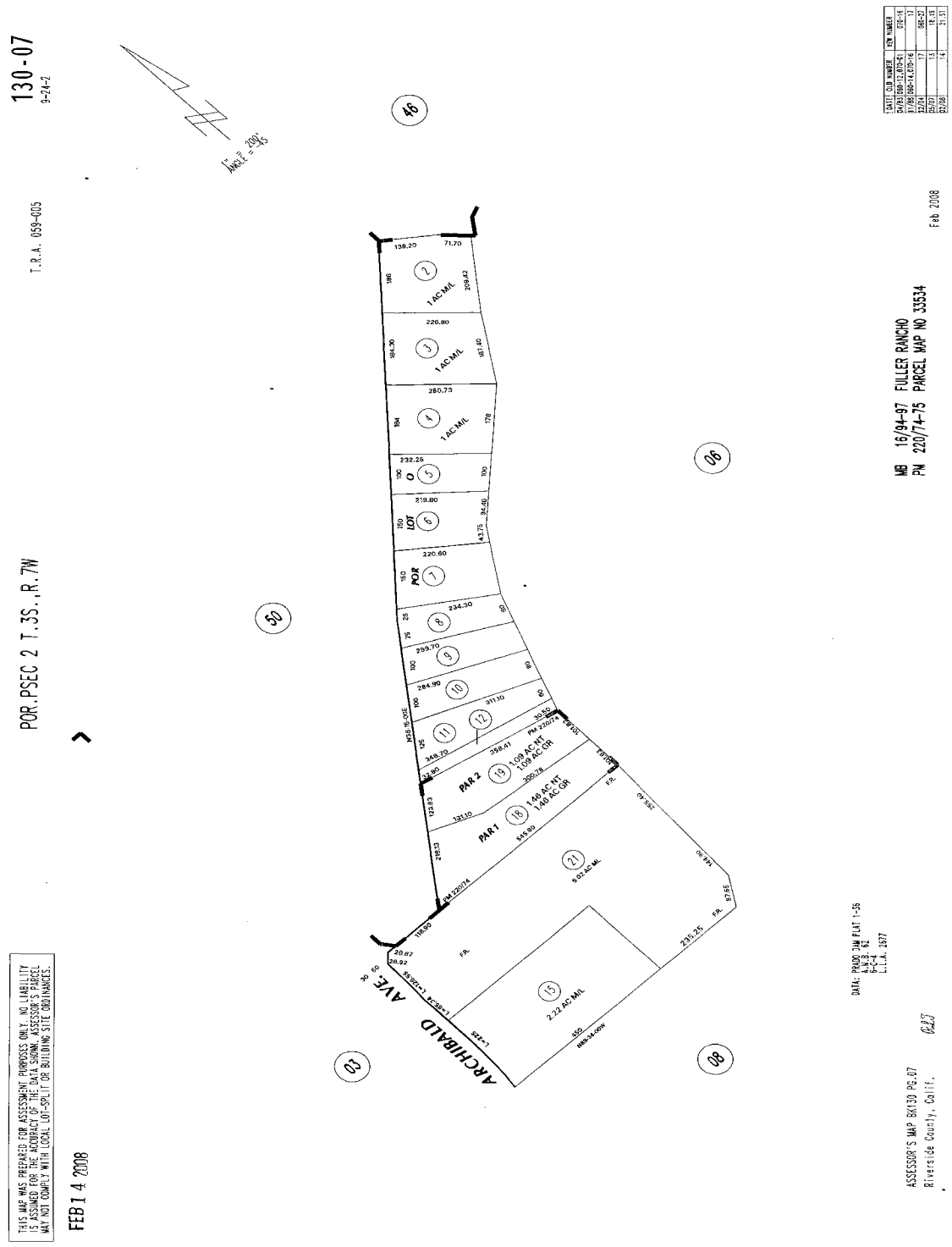
LEGAL DESCRIPTION

Real property in the City of Eastvale, County of Riverside, State of California, described as follows:

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

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

APN: 130-070-021


130-07
9-24-2
T.R.A. 059-005
POR.PSEC 2 T.3S.,R.7W
ANGLE = 209°43'S
46
50
03
08
08
ARCHIBALD AVE.
1 AC M/L
1 AC M/L
1 AC M/L
POR
LOT
PAR 2
1.09 AC NT
1.09 AC GR
PAR 1
1.40 AC NT
1.40 AC GR
5.07 AC M/L
2.22 AC M/L
PM 220/74
MB 16/94-97 FULLER RANCHO
PM 220/74-75 PARCEL MAP NO 33534
Feb 2008
DATA: PRADO DAM PLAT 1-35
A.M.B.
B-2-4
L.L.A. 2677
ASSESSOR'S MAP BK130 PG.07
Riverside County, Calif.
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
FEB 1 4 2008

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or $2,500 (whichever is less)	$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

First American Title Company

1250 Corona Pointe Court, Suite 200
Corona, CA 92879

Mickie Sponaugle
Warmington Residential California
3090 Pullman Street
Costa Mesa, CA 92626

Customer Reference:	Eastvale II
Order Number:	NHSC-7082128 (RA)
Title Officer:	Ryan Achterberg
Phone:	(949)299-4950
Fax No.:	(714)824-5946
E-Mail:	rachterberg@firstam.com
Buyer:	

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties*. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of January 30, 2024 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

ONESIMO CORONEL AND SILVIA CORONEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE ONESIMO AND SILVIA CORONEL FAMILY TRUST DATED SEPTEMBER 28, 2022, AND ANY AMENDMENTS THERETO, SUBJECT TO EXCEPTION NO. 21

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	$1,032.80, PAID
Penalty:	$0.00
Second Installment:	$1,032.80, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	130-070-015

(Affects Portion of the land)

3. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	$422.87, PAID
Penalty:	$0.00
Second Installment:	$422.87, OPEN
Penalty:	$0.00
Tax Rate Area:	027-002
A. P. No.:	130-080-004

(Affects Portion of the land)

4. The Land lies within the boundaries of proposed community facilities District No. 2, as disclosed by a map filed February 17, 1999 in Book 44, Page 82 of maps of assessment and community facilities districts and recorded February 17, 1999 as Instrument No. 061918 of Official Records.

5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

6. MUTUAL RIGHTS OF WAY RESERVED TO THE STEARNS RANCHO COMPANY AND THE JURUPA LAND AND WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, FOR DITCHES, CANALS OR PIPELINES AS MAY BE DEEMED NECESSARY OR PROPER BY SAID PARTIES FOR THE PROPER IRRIGATION OF ANY OTHER LANDS IN THE JURUPA RANCHO, OR FOR THE SUPPLYING OF THE MAIN CANAL WITH WATER, PROVIDED, HOWEVER, THAT SUCH DITCHES SHALL WHEN PRACTICABLE FOLLOW THE LINE OF THE SURVEYED SUBDIVISIONS OF THE JURUPA RANCHO, RECORDED IN BOOK 104 PAGE 322 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND BY DEEDS RECORDED JULY 24, 1897 IN BOOK 31 PAGE 337, MARCH 2, 1899 IN BOOK 69 PAGE 250, APRIL 1902 IN BOOK 142 PAGE 101, JANUARY 8, 1906 IN BOOK 216 PAGE 4 ALL OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

   The location of the easement cannot be determined from record information.

7. Covenants, conditions, and restrictions in the document recorded JUNE 3, 1939 as BOOK 415, PAGE 581 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction, if any, indicating a preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, handicap, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, to the extent that such covenants, conditions or restrictions violate applicable state or federal laws. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

8. A deed of trust to secure an original indebtedness of $83,000.00 recorded JANUARY 16, 1991 as INSTRUMENT NO. 18440 of official records.

Dated:	JANUARY 8, 1991
Trustor:	ROLAND LACOMPTE AND ROSE LACOMPTE, HUSBAND AND WIFE
Trustee:	FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
Beneficiary:	RALPH V. BEELER, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

According to the public records, the beneficial interest under the deed of trust was assigned to RALPH V. BEELER AND JEANNE L. BEELER, TRUSTEES OF THE BEELER REVOCABLE TRUST AGREEMENT, DATED MAY 14, 1996 by assignment recorded December 09, 1996 as INSTRUMENT NO. 463778 and also recorded on December 09, 1996 as INSTRUMENT NO. 463779 of official records.

a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, the company will require the following for review prior to the recordation of any documents or the issuance of any policy of title insurance:
   i. Original note and deed of trust.
   ii. Payoff demand statement signed by all present beneficiaries.
   iii. Request for reconveyance or substitution of trustee and full reconveyance must be signed by all present beneficiaries and must be notarized by a First American approved notary.

b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.

c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.

9. A deed of trust to secure an original indebtedness of $42,927.77 recorded DECEMBER 22, 1992 as INSTRUMENT NO. 486267 of official records.

Dated:	DECEMBER 21, 1992
Trustor:	ONESIMO CORONEL, A SINGLE MAN
Trustee:	ONTARIO ESCROW SERVICE, A CALIFORNIA CORPORATION
Beneficiary:	ROLAND LACOMPTE AND ROSE LACOMPTE, HUSBAND AND WIFE AS JOINT TENANTS

A document recorded February 14, 1995 as Instrument No. 045500 of Official Records provides that FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION was substituted as trustee under the deed of trust.

According to the public records, the beneficial interest under the deed of trust has been assigned to RALPH V. BEELER AND JEANNE L. BEELER HUSBAND AND WIFE, TRUSTEES OF THE BEELER REVOCABLE TRUST, DATED MAY 14, 1996 TO ELIZABETH LA COMPTE, ROLAND LA COMPTE II, AND ROSECHELLE LA COMPTE, SUCCESSOR TRUSTEES OF THE ROSARIO TENIENTE LA COMPTE LIVING TRUST DATED JANUARY 30, 1998 by various assignments, the last of which was recorded January 26, 1999 as Instrument No. 029523 of Official Records.

a. If this deed of trust is to be eliminated in the policy or policies contemplated by this report/commitment, the company will require the following for review prior to the recordation of any documents or the issuance of any policy of title insurance:
   i. Original note and deed of trust.
   ii. Payoff demand statement signed by all present beneficiaries.
   iii. Request for reconveyance or substitution of trustee and full reconveyance must be signed by all present beneficiaries and must be notarized by a First American approved notary.

b. If the payoff demand statement or the request for reconveyance is to be signed by a servicer, we will also require a full copy of the loan servicing agreement executed by all present beneficiaries.

c. If any of the beneficial interest is presently held by trustees under a trust agreement, we will require a certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.

The effect of a document entitled "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE", recorded May 19, 2017 as Instrument No. 2017-0202199 of Official Records.

Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction.

10. The effect of a map purporting to show the land and other property, filed BOOK 89, PAGES 91 THROUGH 93 of Record of Surveys.

11. The terms and provisions contained in the document entitled CERTIFICATE OF COMPLIANCE AND WAIVER OF PARCEL MAP recorded MAY 28, 1993 as INSTRUMENT NO. 201682 of Official Records.

12. The effect of a map purporting to show the land and other property, filed BOOK 91, PAGES 76 AND 77 of Record of Surveys.

13. The terms and provisions contained in the document entitled RESOLUTION 94-378, APPROVED BY THE BOARD OF SUPERVISORS FOR THE COUNTY OF RIVERSIDE, APPROVING THE ESTABLISHMENT OF THE MIRA LOMA ROAD AND BRIDGE BENEFIT DISTRICT, AND ESTABLISHING THE FEE SCHEDULE FOR APPROVED THOROUGHFARES AND BRIDGES recorded DECEMBER 19, 1994 as INSTRUMENT NO. 470555 of Official Records.

14. The effect of a map purporting to show the land and other property, filed BOOK 93, PAGES 83 THROUGH 88 of Record of Surveys.

15. The terms and provisions contained in the document entitled RESOLUTION NO. 98-025 recorded January 14, 1999 as INSTRUMENT NO. 015123 of Official Records.

16. Any lien, assessment, and/or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled NOTICE OF NONCOMPLIANCE recorded January 23, 2002 as INSTRUMENT NO. 2002-037630 of Official Records.

17. An easement for PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES and incidental purposes, recorded September 26, 2007 as INSTRUMENT NO. 2007-0602326 of Official Records.
In Favor of: COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION
Affects: as described therein

18. The effect of a document entitled "TRUST TRANSFER DEED", recorded October 03, 2022 as INSTRUMENT NO. 2022-0415628 of Official Records.

The requirement the document is re-recorded to include a complete and correct legal description.

19. Any right, title or interest of the spouse (if any) of ONESIMO CORONEL.

20. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

21. Water rights, claims or title to water, whether or not shown by the Public Records.

22. Rights of parties in possession.

23. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

24. A deed from the spouse (if any) of ONESIMO CORONEL be recorded in the public records, or the joinder of the spouse named herein on any conveyance, encumbrance or lease to be executed by said married person.
The deed should contain the following statement:
"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."

Prior to the issuance of any policy of title insurance, the Company will require:

25. With respect to the trust referred to in the vesting:
a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

26. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. The property covered by this report is vacant land.

2. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

   A document recorded October 03, 2022 as Instrument No. 2022-0415628 of Official Records.

   From: ONESIMO CORONEL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY (WHO ACQUIRED TITLE AS A SINGLE MAN
   To: ONESIMO CORONEL AND SILVIA CORONEL, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE ONESIMO AND SILVIA CORONEL FAMILY TRUST DATED SEPTEMBER 28, 2022, AND ANY AMENDMENTS THERETO

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

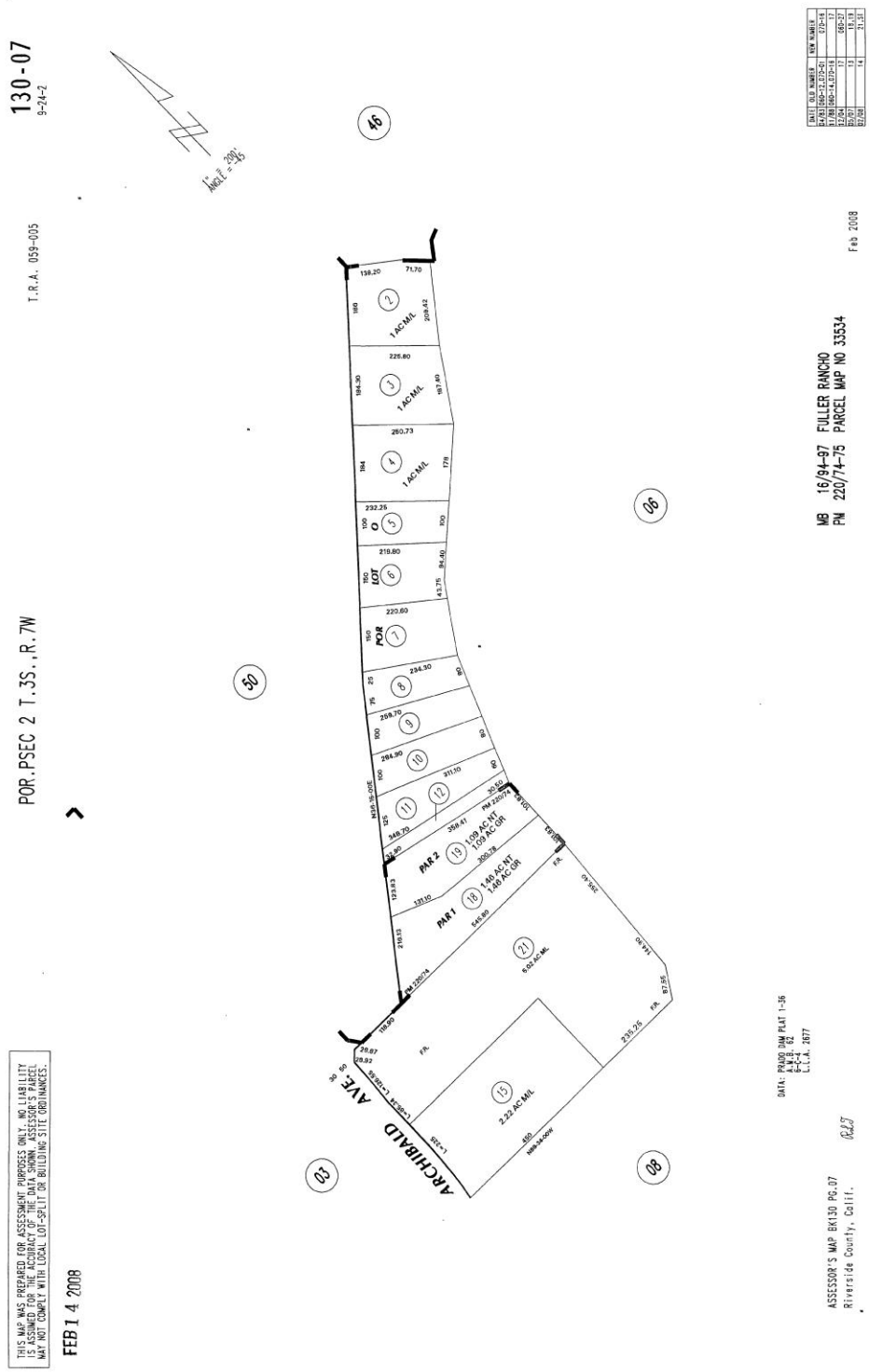
Real property in the City of Eastvale, County of Riverside, State of California, described as follows:

That Portion of Lot O of Fuller Rancho, as shown by map on file in Book 16, Pages 94 to 97, inclusive, of Maps, records of Riverside County, California, described as follows:

Commencing at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 2, Township 3 South, Range 7 West, San Bernardino Base and Meridian, according to the Official Plat thereof, said point being the Southeast corner of Lot M of Fuller Rancho;
thence South 0° 09' 19" East, 623.4 feet;
thence South 40° 45' West 979.3 feet;
thence South 36° 15' West, 432.9 feet;
thence continuing South 36° 15' West, 339.9 feet;
thence North 89° 34' West, 192.94 feet to a point on the Easterly line of Archibald Avenue;
thence South 0° 02' East on the Easterly line of Archibald Avenue, 514.00 feet to the true Point of Beginning of this description;
thence South 89° 34' East, 616.92 feet;
thence North 47° 26' East, 93.84 feet to the Southeasterly corner of the land conveyed to Miller A. Crane and Wife, by Deed recorded January 3, 1939 of official records of Riverside County, California;
thence North 89° 34' West, 235.25 feet;
thence North 0° 02' West 225.00 feet;
thence South 89° 34' West, 450.00 feet to the Easterly line of Archibald Avenue;
thence South 0° 02' East, along said Easterly line of Archibald Avenue, 289.00 feet to the true Point of Beginning;

Excepting therefrom that portion as conveyed to the County of Riverside by Deed recorded January 7, 1965 as Instrument No. 1679 of official records of Riverside County, California.

APN: 130-070-015 and 130-080-004



Description: Riverside,CA Assessor Map 130.7 Page: 1 of 1
Order: 2 Comment:

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, or regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by You;
   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
   c. resulting in no loss or damage to You;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or $2,500 (whichever is less)	$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

APPENDIX D
ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT

8312 Grapewin St
8312 Grapewin St
Corona, CA 92880

Inquiry Number: 7586606.2s
March 05, 2024

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

8312 GRAPEWIN ST
CORONA, CA 92880

COORDINATES

Latitude (North):	33.9367090 - 33˚ 56' 12.15''
Longitude (West):	117.5915460 - 117˚ 35' 29.56''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	445329.9
UTM Y (Meters):	3755101.8
Elevation:	590 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50005749 CORONA NORTH, CA
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20200423
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
8312 GRAPEWIN ST
CORONA, CA 92880

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	OSTERKAMP DAIRY	8301 ARCHIBALD ST	HIST UST, ENF, CIWQS, CERS	Lower	125, 0.024, WSW
A2	OSTERKAMP DAIRY	8301 ARCHIBALD AVE	HIST UST, HWTS	Lower	125, 0.024, WSW
B3	TRUE CAST CONCRETE F	8247 ARCHIBALD ST	HIST UST	Lower	224, 0.042, NW
B4	OOSTEN DAIRY	8247 ARCHIBALD AVE	SWEEPS UST, HIST UST, CA FID UST, CIWQS	Lower	224, 0.042, NW
B5	TOFCO COMPOSTING FAC	8247 ARCHIBALD DRIVE	SWF/LF	Lower	224, 0.042, NW
B6	COMPOSTING PLANT,COR	8247 ARCHIBALD AVENU	ENF, HIST CORTESE	Lower	224, 0.042, NW
7	COMPOSTING PLANT,COR	8186 ARCHIBALD AVE	WMUDS/SWAT	Lower	802, 0.152, NNW
8	PROPOSED YORBA ELEME	NE CORNER OF FIELDMA	ENVIROSTOR, SCH	Lower	1190, 0.225, WNW
9	CDCR - CALIFORNIA RE	5TH ST AND WESTERN	HWP	Higher	4600, 0.871, ESE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-SQG ..... RCRA - Small Quantity Generators
RCRA-VSQG ..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE..... State Response Sites

Lists of state and tribal leaking storage tanks

LUST..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC..... Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

Lists of state and tribal brownfield sites

BROWNFIELDS..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites..... Historical Calsites Database
CDL..... Clandestine Drug Labs
Toxic Pits..... Toxic Pits Cleanup Act Sites

CERS HAZ WASTE	California Environmental Reporting System Hazardous Waste
US CDL	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CERS TANKS	California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File

EXECUTIVE SUMMARY

MINES MRDS	Mineral Resources Data System
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
ECHO	Enforcement & Compliance History Information
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
PFAS	PFAS Contamination Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CHROME PLATING	Chrome Plating Facilities Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	Inspection, Compliance and Enforcement
HWT	Registered Hazardous Waste Transporter Database
HWTS	Hazardous Waste Tracking System
HAZNET	Facility and Manifest Data
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
HAZMAT	Hazardous Material Facilities
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CIWQS	California Integrated Water Quality System
CERS	CERS
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)

EXECUTIVE SUMMARY

WELL STIM PROJ..... Well Stimulation Project (GEOTRACKER)
UST FINDER RELEASE..... UST Finder Releases Database
UST FINDER..... UST Finder Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants
EDR Hist Auto..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/23/2023 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PROPOSED YORBA ELEME	***NE CORNER OF FIELDMA***	***WNW 1/8 - 1/4 (0.225 mi.)***	***8***	***21***

Status: No Further Action
Facility Id: 60000901

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
TOFCO COMPOSTING FAC	8247 ARCHIBALD DRIVE	NW 0 - 1/8 (0.042 mi.)	B5	16

Database: SWF/LF (SWIS), Date of Government Version: 11/06/2023
Facility ID: 33-AA-0233
Operational Status: Planned
Regulation Status: Proposed

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COMPOSTING PLANT,COR	8186 ARCHIBALD AVE	NNW 1/8 - 1/4 (0.152 mi.)	7	20

Local Lists of Hazardous waste / Contaminated Sites

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the. environment they pose.

A review of the SCH list, as provided by EDR, and dated 10/23/2023 has revealed that there is 1 SCH site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PROPOSED YORBA ELEME	***NE CORNER OF FIELDMA***	***WNW 1/8 - 1/4 (0.225 mi.)***	***8***	***21***

Facility Id: 60000901
Status: No Further Action

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
OOSTEN DAIRY Status: A Tank Status: A Comp Number: 14142	***8247 ARCHIBALD AVE***	***NW 0 - 1/8 (0.042 mi.)***	***B4***	***14***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 HIST UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
OSTERKAMP DAIRY Facility Id: 00000032462	***8301 ARCHIBALD ST***	***WSW 0 - 1/8 (0.024 mi.)***	***A1***	***9***
OSTERKAMP DAIRY TRUE CAST CONCRETE F Facility Id: 00000014142	***8301 ARCHIBALD AVE*** 8247 ARCHIBALD ST	***WSW 0 - 1/8 (0.024 mi.)*** NW 0 - 1/8 (0.042 mi.)	***A2*** B3	***12*** 13
OOSTEN DAIRY	***8247 ARCHIBALD AVE***	***NW 0 - 1/8 (0.042 mi.)***	***B4***	***14***

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
OOSTEN DAIRY Facility Id: 33006757 Status: A	***8247 ARCHIBALD AVE***	***NW 0 - 1/8 (0.042 mi.)***	***B4***	***14***

Other Ascertainable Records

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there

is 1 HIST CORTESE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COMPOSTING PLANT,COR Reg Id: 8 332034001	***8247 ARCHIBALD AVENU***	***NW 0 - 1/8 (0.042 mi.)***	***B6***	***18***

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 02/07/2024 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

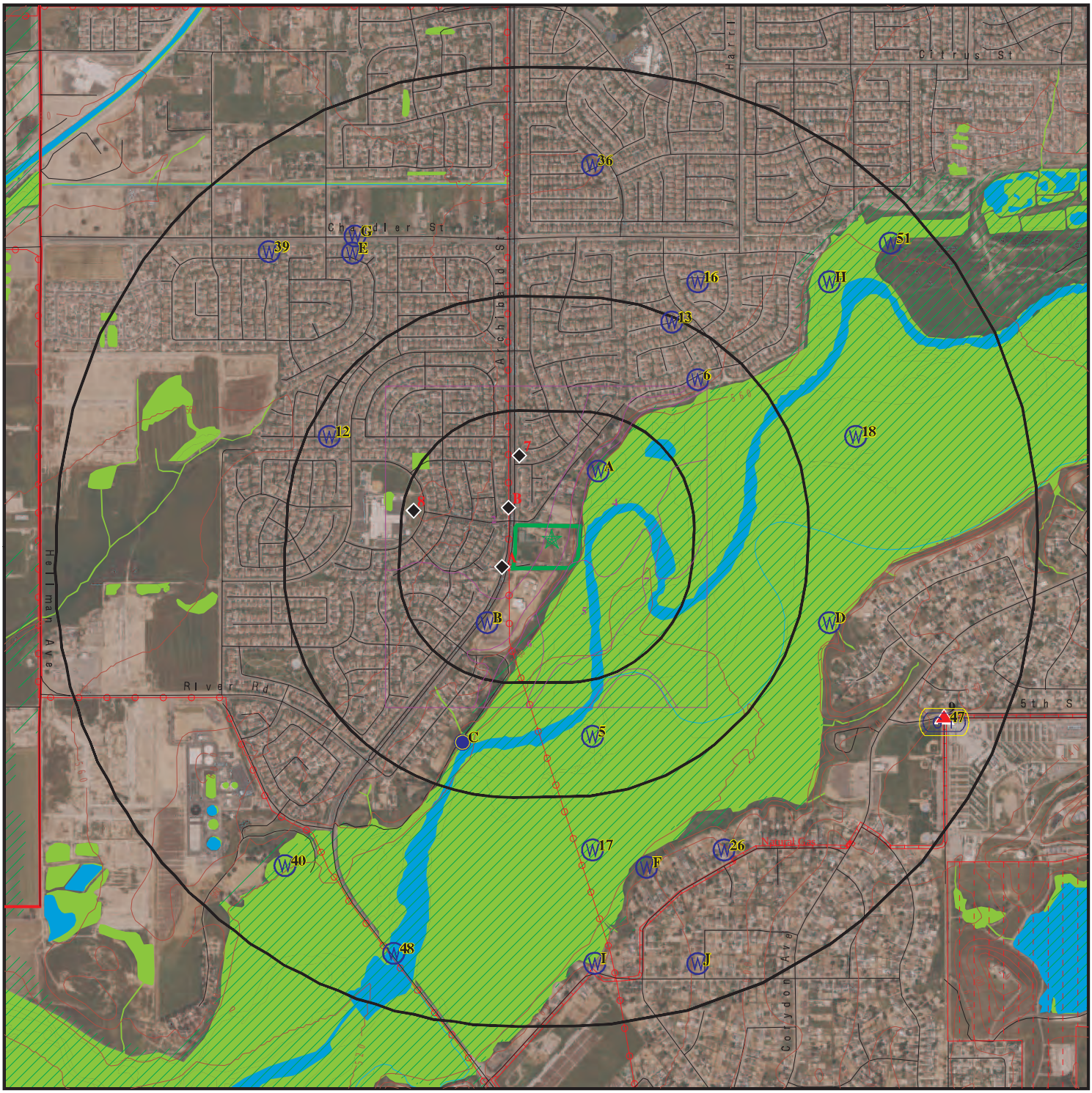
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CDCR - CALIFORNIA RE EPA ID: CAD981696552 Cleanup Status: CLOSED	5TH ST AND WESTERN	ESE 1/2 - 1 (0.871 mi.)	9	28

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
CHEVRON STATION# 382452/2023	CERS HAZ WASTE

OVERVIEW MAP - 7586606.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

County Boundary

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 8312 Grapewin St	CLIENT: Stantec
ADDRESS: 8312 Grapewin St Corona CA 92880	CONTACT: Alicia R Jansen
LAT/LONG: 33.936709 / 117.591546	INQUIRY #: 7586606.2s
	DATE: March 05, 2024 3:16 pm

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DETAIL MAP - 7586606.2S

0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	8312 Grapewin St	CLIENT:	Stantec
ADDRESS:	8312 Grapewin St Corona CA 92880	CONTACT:	Alicia R Jansen
		INQUIRY #:	7586606.2s
LAT/LONG:	33.936709 / 117.591546	DATE:	March 05, 2024 3:20 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	1	0	0	NR	1
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		1	0	0	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	1	0	NR	NR	1
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	1	NR	NR	NR	1
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	0	NR	NR	NR	1
HIST UST	0.250		4	0	NR	NR	NR	4
CA FID UST	0.250		1	0	NR	NR	NR	1
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	0	0	NR	NR	1
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	8	3	0	1	0	12

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 WSW < 1/8 0.024 mi. 125 ft. | **OSTERKAMP DAIRY**
8301 ARCHIBALD ST
CORONA, CA 91720

Site 1 of 2 in cluster A

HIST UST
ENF
CIWQS
CERS

U001569149
N/A

Relative: Lower

Actual: 585 ft.

HIST UST:

Name:	OSTERKAMP DAIRY
Address:	8301 ARCHIBALD ST
City,State,Zip:	CORONA, CA 91720
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000032462
Facility Type:	Other
Other Type:	DAIRY
Contact Name:	Not reported
Telephone:	7147372319
Owner Name:	OSTERKAMP DAIRY
Owner Address:	8301 ARCHIBALD AVE
Owner City,St,Zip:	CORONA, CA 91720
Total Tanks:	0002
Tank Num:	001
Container Num:	NO. 2
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	None
Tank Num:	002
Container Num:	NO 1
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	None

ENF:

Name:	JOSEPH OSTERKAMP DAIRY
Address:	8301 ARCHIBALD
City,State,Zip:	CORONA, CA 92880
Region:	8
Facility Id:	234064
Agency Name:	Not reported
Place Type:	Growing
Place Subtype:	Animal Feeding
Facility Type:	Agricultural
Agency Type:	Not reported
# Of Agencies:	Not reported
Place Latitude:	33.935781
Place Longitude:	-117.593228
SIC Code 1:	241
SIC Desc 1:	Dairy Farms
SIC Code 2:	Not reported
SIC Desc 2:	Not reported

OSTERKAMP DAIRY (Continued) **U001569149**

SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Enf Action
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	ANIWSTCOWS
Program Category1:	ANIMALWASTE
Program Category2:	ANIMALWASTE
# Of Programs:	1
WDID:	Not reported
Reg Measure Id:	137315
Reg Measure Type:	NPDES Permits
Region:	8
Order #:	99-011
Npdes# CA#:	CAG018001
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	03/07/2014
Effective Date:	08/20/1999
Expiration/Review Date:	Not reported
Termination Date:	09/06/2007
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	G
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	247161
Region:	8
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	11/19/2002
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	11/19/2002

OSTERKAMP DAIRY (Continued) **U001569149**

ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 8 335255001
Description:	SEL requests operator to submit final EWMP by 12-4-02.
Program:	ANIWSTCOWS
Latest Milestone Completion Date:	11/21/2002
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

CIWQS:

Name:	JOSEPH OSTERKAMP DAIRY
Address:	8301 ARCHIBALD
City,State,Zip:	CORONA, CA 92880
Agency:	Osterkamp, Joseph
Agency Address:	8301 Archibald Avenue, Corona, CA 92880
Place/Project Type:	Animal Feeding Facility
SIC/NAICS:	241
Region:	8
Program:	ANIWSTCOWS
Regulatory Measure Status:	Historical
Regulatory Measure Type:	WDR
Order Number:	79-166
WDID:	8 335255001
NPDES Number:	Not reported
Adoption Date:	09/28/1979
Effective Date:	09/28/1979
Termination Date:	Not reported
Expiration/Review Date:	09/25/1989
Design Flow:	0.0001
Major/Minor:	Not reported
Complexity:	C
TTWQ:	2
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	33.935781
Longitude:	-117.593228

CERS:

Name:	JOSEPH OSTERKAMP DAIRY
Address:	8301 ARCHIBALD
City,State,Zip:	CORONA, CA 92880
Site ID:	318559
CERS ID:	234064
CERS Description:	Animal Wastewater Discharge

Enforcement Action:

Site ID:	318559
Site Name:	Joseph Osterkamp Dairy
Site Address:	8301 ARCHIBALD
Site City:	CORONA

OSTERKAMP DAIRY (Continued) **U001569149**

Site Zip:	92880
Enf Action Date:	11-19-2002
Enf Action Type:	Staff Enforcement Letter (Informal)
Enf Action Description:	Staff Enforcement Letter (Informal)
Enf Action Notes:	Not reported
Enf Action Division:	Water Boards
Enf Action Program:	UNSPEC
Enf Action Source:	CIWQS,

A2 WSW < 1/8 0.024 mi. 125 ft. | **OSTERKAMP DAIRY** **8301 ARCHIBALD AVE** **CORONA, CA 92880** | **HIST UST HWTS** | **S118413676 N/A**

Site 2 of 2 in cluster A

Relative: Lower

Actual: 585 ft.

HIST UST:

Name:	OSTERKAMP DAIRY
Address:	8301 ARCHIBALD AVE
City,State,Zip:	CORONA, CA 91720
File Number:	0001f845
URL:	https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0001f845.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

HWTS:

Name:	OSTERKAMP DAIRY
Address:	8301 ARCHIBALD AVE
Address 2:	Not reported
City,State,Zip:	CORONA, CA 92880
EPA ID:	CAL000226145
Inactive Date:	06/30/2004
Create Date:	02/27/2002
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	8301 ARCHIBALD AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	CORONA, CA 928800000

OSTERKAMP DAIRY (Continued) **S118413676**

Owner Name:	TOM OSTERKAMP
Owner Address:	8301 ARCHIBALD AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	CORONA, CA 928800000
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	TOM OSTERKAMP
Contact Address:	8301 ARCHIBALD AVE
Contact Address 2:	Not reported
City,State,Zip:	CORONA, CA 928800000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.932276
Longitude:	-117.596012

NAICS:

EPA ID:	CAL000226145
Create Date:	2002-03-25 13:54:55.920
NAICS Code:	11212
NAICS Description:	Dairy Cattle and Milk Production
Issued EPA ID Date:	2002-02-27 00:00:00
Inactive Date:	2004-06-30 00:00:00
Facility Name:	OSTERKAMP DAIRY
Facility Address:	8301 ARCHIBALD AVE
Facility Address 2:	Not reported
Facility City:	CORONA
Facility County:	Not reported
Facility State:	CA
Facility Zip:	928800000

B3 **TRUE CAST CONCRETE FERTILIZER** **HIST UST** **U001569182**
NW **8247 ARCHIBALD ST** **N/A**
< 1/8 **CORONA, CA 91720**
0.042 mi.
224 ft. **Site 1 of 4 in cluster B**

Relative:
Lower

Actual:
582 ft.

HIST UST:

Name:	TRUE CAST CONCRETE FERTILIZER
Address:	8247 ARCHIBALD ST
City,State,Zip:	CORONA, CA 91720
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000014142
Facility Type:	Other
Other Type:	WHOLESALE FERT.
Contact Name:	RICHARD HERNANDEZ
Telephone:	7147341150
Owner Name:	TRUE CAST CONCRETE PRODUCTS
Owner Address:	11145 TUXFORD STREET
Owner City,St,Zip:	SUN VALLEY, CA 91352
Total Tanks:	0002
Tank Num:	001

TRUE CAST CONCRETE FERTILIZER (Continued) **U001569182**

Container Num:	02-D
Year Installed:	Not reported
Tank Capacity:	00003000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	002
Container Num:	01-G
Year Installed:	Not reported
Tank Capacity:	00003000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

B4 **OOSTEN DAIRY** **SWEEPS UST** **S101590194**
NW **8247 ARCHIBALD AVE** **HIST UST** **N/A**
< 1/8 **CORONA, CA 91720** **CA FID UST**
0.042 mi. **CIWQS**
224 ft. **Site 2 of 4 in cluster B**

Relative:
Lower

Actual:
582 ft.

SWEEPS UST:

Name:	OOSTEN DAIRY
Address:	8247 ARCHIBALD AVE
City:	CORONA
Status:	Active
Comp Number:	14142
Number:	2
Board Of Equalization:	Not reported
Referral Date:	11-17-92
Action Date:	11-17-92
Created Date:	02-29-88
Owner Tank Id:	001509
SWRCB Tank Id:	33-000-014142-000001
Tank Status:	A
Capacity:	3000
Active Date:	11-17-92
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	2

Name:	OOSTEN DAIRY
Address:	8247 ARCHIBALD AVE
City:	CORONA
Status:	Active
Comp Number:	14142
Number:	2
Board Of Equalization:	Not reported
Referral Date:	11-17-92
Action Date:	11-17-92
Created Date:	02-29-88
Owner Tank Id:	001509
SWRCB Tank Id:	33-000-014142-000002
Tank Status:	A
Capacity:	3000

OOSTEN DAIRY (Continued) **S101590194**

Active Date: 11-17-92
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: Not reported

HIST UST:
Name: TRUE CAST CONCRETE FERTILIZER
Address: 8247 ARCHIBALD AVE
City,State,Zip: CORONA, CA 91720
File Number: 0001fa41
URL: https://documents.geotracker.waterboards.ca.gov/ustpdfs/pdf/0001fa41.pdf
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

Click here for Geo Tracker PDF:

CA FID UST:
Facility ID: 33006757
Regulated By: UTNKA
Regulated ID: 00014142
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7147341150
Mail To: Not reported
Mailing Address: 8247 ARCHIBALD AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: CORONA 917209694
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CIWQS:
Name: COMPOSTING PLANT,CORONA
Address: 8247 ARCHIBALD AVENUE

OOSTEN DAIRY (Continued) **S101590194**

City,State,Zip:	CORONA, CA 91720
Agency:	True Cast
Agency Address:	11145 Tuxford Street, Sun Valley, CA 91352
Place/Project Type:	Composting Facility
SIC/NAICS:	2875
Region:	8
Program:	WDR
Regulatory Measure Status:	Historical
Regulatory Measure Type:	WDR
Order Number:	88-06801
WDID:	8 332034001
NPDES Number:	Not reported
Adoption Date:	09/09/1988
Effective Date:	09/09/1988
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	0.0001
Major/Minor:	Not reported
Complexity:	C
TTWQ:	3
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	Not reported
Longitude:	Not reported

B5 **TOFCO COMPOSTING FACILITY** **SWF/LF** **S126983907**
NW **8247 ARCHIBALD DRIVE** **N/A**
< 1/8 **CORONA, CA 99999**
0.042 mi.
224 ft. **Site 3 of 4 in cluster B**

Relative:
Lower

Actual:
582 ft.

SWF/LF (SWIS):

Name:	TOFCO COMPOSTING FACILITY
Address:	8247 ARCHIBALD DRIVE
City,State,Zip:	CORONA, CA 99999
Region:	STATE
Facility ID:	33-AA-0233
SWIS Number:	33-AA-0233
Point of Contact:	Theodore Tasiopoulos
Is Archived:	Yes
Is Closed Illegal Abandoned:	No
Is Site Inert Debris Engineered Fill:	No
Is Financial Assurances Responsible:	No
Absorbed On:	Not reported
Operational Status:	Planned
Absorbed By:	Not reported
Closed Illegal Abandoned Category:	Not reported
EPA Federal Registry ID:	Not reported
ARB District:	South Coast
SWRCB Region:	Santa Ana
Local Government:	Corona
Reporting Agency Legal Name:	County of Riverside
Reporting Agency Department:	Department of Environmental Health
Enforcing Agency Legal Name:	County of Riverside
Enforcing Agency Department:	Department of Environmental Health
Regulation Status:	Proposed

Operator:

TOFCO COMPOSTING FACILITY (Continued) **S126983907**

SWIS Number:	33-AA-0233
Site Name:	Tofco Composting Facility
Site Operational Status:	Planned
Site Type:	Non-Disposal Only
Site Regulatory Status:	Proposed
Latitude:	33.86667
Longitude:	-117.56667
Is Archived:	Yes
Operator:	Tofco Industries
Started On:	Not reported
Contact Name:	Tom Oganesoft
Contact Title:	Principal
Contact Email:	Not reported
Contact Phone:	(909) 279-6500
Street Address:	8247 Archibald Ave.
Operator City:	Corona
Operator State:	CA
Operator Zip:	91748

Owner:

SWIS Number:	33-AA-0233
Owner:	Oosten C
Owner Address:	8247 Archibald Ave.
Owner City:	Corona
Owner State:	CA
Owner Zip:	91748
Site Name:	Tofco Composting Facility
Site Operational Status:	Planned
Site Type:	Non-Disposal Only
Site Regulatory Status:	Proposed
Latitude:	33.86667
Longitude:	-117.56667
Is Archived:	Yes
Started On:	Not reported
Contact Name:	Caroline Oosten
Contact Title:	Owner
Contact Email:	Not reported
Contact Phone:	(909) 279-6500

Waste:

SWIS Number:	33-AA-0233
Site Name:	Tofco Composting Facility
Activity:	Sludge Composting Facility
Waste Type:	Agricultural
Site Is Archived:	Yes
Site Operational Status:	Planned
Site Regulatory Status:	Proposed
Site Type:	Non-Disposal Only
Point of Contact:	Theodore Tasiopoulos
Activity Is Archived:	Yes
Activity Operational Status:	Planned
Activity Regulatory Status:	Proposed
Activity Category:	Composting
Activity Classification:	Solid Waste Facility

SWIS Number:	33-AA-0233

TOFCO COMPOSTING FACILITY (Continued) **S126983907**

Site Name:	Tofco Composting Facility
Activity:	Sludge Composting Facility
Waste Type:	Sludge (BioSolids)
Site Is Archived:	Yes
Site Operational Status:	Planned
Site Regulatory Status:	Proposed
Site Type:	Non-Disposal Only
Point of Contact:	Theodore Tasiopoulos
Activity Is Archived:	Yes
Activity Operational Status:	Planned
Activity Regulatory Status:	Proposed
Activity Category:	Composting
Activity Classification:	Solid Waste Facility

SWIS Number:	33-AA-0233
Site Name:	Tofco Composting Facility
Activity:	Sludge Composting Facility
Waste Type:	Wood Waste
Site Is Archived:	Yes
Site Operational Status:	Planned
Site Regulatory Status:	Proposed
Site Type:	Non-Disposal Only
Point of Contact:	Theodore Tasiopoulos
Activity Is Archived:	Yes
Activity Operational Status:	Planned
Activity Regulatory Status:	Proposed
Activity Category:	Composting
Activity Classification:	Solid Waste Facility

B6 **COMPOSTING PLANT,CORONA** **ENF** **S102859241**
NW **8247 ARCHIBALD AVENUE** **HIST CORTESE** **N/A**
< 1/8 **CORONA, CA 91720**
0.042 mi.
224 ft. **Site 4 of 4 in cluster B**

Relative:
Lower

Actual:
582 ft.

ENF:

Name:	COMPOSTING PLANT,CORONA
Address:	8247 ARCHIBALD AVENUE
City,State,Zip:	CORONA, CA 91720
Region:	8
Facility Id:	215368
Agency Name:	True Cast
Place Type:	Waste Management Unit
Place Subtype:	Composting Facility
Facility Type:	All other facilities
Agency Type:	State Agency
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	2875
SIC Desc 1:	Fertilizers, Mixing Only
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported

COMPOSTING PLANT,CORONA (Continued) **S102859241**

NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.0001
Threat To Water Quality:	3
Complexity:	C
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Stormwater runoff
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	WDR
Program Category1:	WDR
Program Category2:	WDR
# Of Programs:	1
WDID:	8 332034001
Reg Measure Id:	138398
Reg Measure Type:	WDR
Region:	8
Order #:	84-128
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	12/14/1984
Effective Date:	12/14/1984
Expiration/Review Date:	12/01/1994
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	222090
Region:	8
Order / Resolution Number:	87-105
Enforcement Action Type:	Clean-up and Abatement Order
Effective Date:	07/22/1987
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	12/01/1994
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	CAO 87-105 for True Cast Composting

COMPOSTING PLANT,CORONA (Continued) **S102859241**

Description:	Violation of Order No. 84-128.
Program:	WDR
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

HIST CORTESE:

edr_fname:	COMPOSTING PLANT, CORONA
edr_fadd1:	8247 ARCHIBALD
City,State,Zip:	CORONA, CA
Region:	CORTESE
Facility County Code:	33
Reg By:	WBC&D
Reg Id:	8 332034001

7
NNW
1/8-1/4
0.152 mi.
802 ft.

COMPOSTING PLANT,CORONA **WMUDS/SWAT** **S104384479**
8186 ARCHIBALD AVE **N/A**
CORONA CA, CA

Relative:
Lower

Actual:
582 ft.

WMUDS/SWAT:

Edit Date:	Not reported
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.
Primary Waste:	STORMS
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	Not reported
Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	Private
Agency Name:	CORONA FERTILIZER COMPANY
Agency Department:	Not reported
Agency Address:	8681 ARCHIBALD AVE.
Agency City,St,Zip:	CORONA CA 91720
Agency Contact:	CARLOS LOURENCO

COMPOSTING PLANT,CORONA (Continued) **S104384479**

Agency Telephone:	9097361280
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City,St,Zip:	Not reported
Land Owner Contact:	Not reported
Land Owner Phone:	Not reported
Region:	8
Facility Type:	Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Description:	Not reported
Facility Telephone:	Not reported
SWAT Facility Name:	Not reported
Primary SIC:	2875
Secondary SIC:	Not reported
Comments:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System:	True
Solid Waste Assessment Test Program:	False
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act:	False
Department of Defence:	False
Solid Waste Assessment Test Program:	Not reported
Threat to Water Quality:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Sub Chapter 15:	True
Regional Board Project Officer:	AAK
Number of WMUDS at Facility:	0
Section Range:	Not reported
RCRA Facility:	No
Waste Discharge Requirements:	A
Self-Monitoring Rept. Frequency:	Quarterly Submittal
Waste Discharge System ID:	8 332078001
Solid Waste Information ID:	Not reported

8
WNW
1/8-1/4
0.225 mi.
1190 ft.

PROPOSED YORBA ELEMENTARY SCHOOL **ENVIROSTOR** **S109034328**
NE CORNER OF FIELDMASTER STREET AND CHERRY CREEK CIRCLE **SCH** **N/A**
EASTVALE, CA 92880

Relative:
Lower

Actual:
578 ft.

ENVIROSTOR:

Name:	PROPOSED YORBA ELEMENTARY SCHOOL
Address:	NE CORNER OF FIELDMASTER STREET AND CHERRY CREEK CIRCLE
City,State,Zip:	EASTVALE, CA 92880
Facility ID:	60000901
Status:	No Further Action
Status Date:	06/01/2012
Site Code:	404800
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	10.9
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Program Manager: Rana Georges
Supervisor: * Thomas Cota
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 63
Senate: 31
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.93765
Longitude: -117.5968
APN: 130-030-037
Past Use: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS
Potential COC: Methane TPH-gas
Confirmed COC: Methane 30025-NO
Potential Description: SV
Alias Name: 130-030-037
Alias Type: APN
Alias Name: 404800
Alias Type: Project Code (Site Code)
Alias Name: 60000901
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/02/2008
Comments: DTSC approved the PEA for Further Action. A supplemental site investigation is ongoing for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 09/19/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/17/2008
Comments: Conference call involving DTSC (project manager, toxicologist, geologist) and Leighton (project manager, geologist) to discuss step out sample results, entire data, and TPH analysis by the MA laboratory. Consultant discussed proposed cleanup goal for TPH (diesel range).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/02/2009
Comments: DTSC conditionally approved the SSI Report w/ further action determination given that the District addresses DTSCs comments on the draft SSI Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Date: 12/15/2010
Comments: Fieldwork completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/29/2011
Comments: Sampling completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/23/2012
Comments: DTSC approved the methane monitoring report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/01/2012
Comments: Approved the site with No Further Action determination based on methane sampling data (concentration and pressure trends).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/25/2011
Comments: DTSC forwarded an ESI letter to the District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/02/2012
Comments: CRU memo issued to close out the project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/21/2010
Comments: Third round of quaterly monitoring activities was completed. Three additional soil gas probes were installed for methane caracterization in addition to replacement probes for the damaged probes.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2011
Comments: Methane quaterly monitoring completed. Mr. Joe Hwong provided oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/29/2011
Comments: Second quaterly report of 2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/18/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 01/23/2009
Comments: Signed document will be sent to District via FedEx on Monday.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 05/27/2008
Comments: Signed agreement sent (FedEx) to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/09/2009
Comments: DTSC approved the SSI Tech Memo with conditional approval that site be surveyed for condition of sampling probes prior to sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/07/2010
Comments: 1st monitoring event showed a decrease in methane values from the original PEA investigation except for one location north central of the site. A new probe was installed near that location and also showed elevated methane. Both locations are outside of the building footprint. DTSC discussed the sampling results with the consultant and possible actions. 4 additional probes will be installed to delineate the methane and provide clearance for the building footprint. This will possibly lead to elemination of the membrane and passive venting system.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/23/2010
Comments: Second round of quaterly sampling completed. Some probes were not sampled due to accumulation of water from the recent storms.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 4.15 Request
Completed Date: 01/26/2009
Comments: DTSC approved the 4.15 from.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: PROPOSED YORBA ELEMENTARY SCHOOL
Address: NE CORNER OF FIELDMASTER STREET AND CHERRY CREEK CIRCLE
City,State,Zip: EASTVALE, CA 92880
Facility ID: 60000901
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 10.9
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Rana Georges
Supervisor: * Thomas Cota
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404800
Assembly: 63
Senate: 31
Special Program Status: Not reported
Status: No Further Action
Status Date: 06/01/2012
Restricted Use: NO
Funding: School District
Latitude: 33.93765
Longitude: -117.5968
APN: 130-030-037
Past Use: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS
Potential COC: Methane, TPH-gas
Confirmed COC: Methane, 30025-NO
Potential Description: SV
Alias Name: 130-030-037
Alias Type: APN
Alias Name: 404800
Alias Type: Project Code (Site Code)
Alias Name: 60000901
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/02/2008
Comments: DTSC approved the PEA for Further Action. A supplemental site investigation is ongoing for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 09/19/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/17/2008
Comments: Conference call involving DTSC (project manager, toxicologist, geologist) and Leighton (project manager, geologist) to discuss step out sample results, entire data, and TPH analysis by the MA laboratory. Consultant discussed proposed cleanup goal for TPH (diesel range).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 01/02/2009
Comments: DTSC conditionally approved the SSI Report w/ further action determination given that the District addresses DTSCs comments on the draft SSI Report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 12/15/2010
Comments: Fieldwork completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/29/2011
Comments: Sampling completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/23/2012
Comments: DTSC approved the methane monitoring report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/01/2012
Comments: Approved the site with No Further Action determination based on methane sampling data (concentration and pressure trends).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/25/2011
Comments: DTSC forwarded an ESI letter to the District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/02/2012
Comments: CRU memo issued to close out the project.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Date: 06/21/2010
Comments: Third round of quaterly monitoring activities was completed. Three additional soil gas probes were installed for methane caracterization in addition to replacement probes for the damaged probes.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/15/2011
Comments: Methane quaterly monitoring completed. Mr. Joe Hwong provided oversight.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/29/2011
Comments: Second quaterly report of 2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 11/18/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: School Cleanup Agreement
Completed Date: 01/23/2009
Comments: Signed document will be sent to District via FedEx on Monday.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 05/27/2008
Comments: Signed agreement sent (FedEx) to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 11/09/2009
Comments: DTSC approved the SSI Tech Memo with conditional approval that site be surveyed for condition of sampling probes prior to sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 01/07/2010
Comments: 1st monitoring event showed a decrease in methane values from the original PEA investigation except for one location north central of the site. A new probe was installed near that location and also showed elevated methane. Both locations are outside of the building footprint. DTSC discussed the sampling results with the consultant and possible actions. 4 additional probes will be installed to delineate the methane and provide clearance for the building footprint. This will possibly lead to elemination of the membrane and passive venting system.

PROPOSED YORBA ELEMENTARY SCHOOL (Continued) **S109034328**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Monitoring Report
Completed Date:	03/23/2010
Comments:	Second round of quaterly sampling completed. Some probes were not sampled due to accumulation of water from the recent storms.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	4.15 Request
Completed Date:	01/26/2009
Comments:	DTSC approved the 4.15 from.

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

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9 **CDCR - CALIFORNIA REHABLITATION CENTER NORCO** **HWP** **1008152334**
ESE **5TH ST AND WESTERN** **N/A**
1/2-1 **NORCO, CA 92680**
0.871 mi.
4600 ft.

Relative:
Higher

Actual:
626 ft.

HWP:

EPA ID:	CAD981696552
Name:	CDCR - CALIFORNIA REHABLITATION CENTER NORCO
Address:	5TH ST AND WESTERN
Cleanup Status:	CLOSED
Latitude:	33.93017
Longitude:	-117.5746
Facility Type:	Historical - Non-Operating
Facility Size:	Not reported
Supervisor:	Not reported
Site Code:	Not reported
Senate District:	32
Assembly District:	63
Public Information Officer:	Not reported
Commercial Offsite Facility Types:	Not reported
Quarterly Update:	This facility is being administratively closed due to never being permitted or regulated as a TSDF. The HWTS database shows the facility as a generator only since 1993. No other information in permitting/clean up EnviroStor.
Project Manager Lead:	Not reported
Project Manager:	Not reported
Permit Type:	RCRA
Permit Effective Date:	Not reported
Permit Expiration Date:	Not reported
Calenviroscreen Score:	NA
Total Planned Hours:	Not reported
Total Planned Amount:	Not reported
Total Actual Hours:	Not reported

CDCR - CALIFORNIA REHABLITATION CENTER NORCO (Continued) **1008152334**

Closure:

EPA ID:	CAD981696552
Facility Type:	Historical - Non-Operating
Facility Name:	CDCR - CALIFORNIA REHABLITATION CENTER NORCO
Project Manager:	Not reported
Project Manager Lead:	Not reported
Supervisor:	Not reported
Facility Size:	Not reported
Facility Status:	CLOSED
Activity Type:	Closure Administrative
Final Date:	Not reported
Type:	RCRA
Title Description:	Closure Administrative
Due Date:	Not reported
Comments:	No evidence that this facility was ever regulated as a TSDF.
Unit Names:	Unit1
Event Description:	Closure Administrative - ISSUE CLOSURE VERIFICATION
Actual Date:	11/21/2017

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
EASTVALE	S127085418	CHEVRON STATION# 382452/2023	6078 ARCHIBALD AVE	92880	CERS HAZ WASTE

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/20/2023
Date Data Arrived at EDR: 12/20/2023
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/20/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/29/2024
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 21

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/29/2024
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 21

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/01/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/03/2023
Date Data Arrived at EDR: 08/07/2023
Date Made Active in Reports: 10/10/2023
Number of Days to Update: 64

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/26/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/26/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/12/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 02/05/2024
Number of Days to Update: 90

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 11/16/2023
Date Data Arrived at EDR: 11/16/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 89

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 11/28/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 89

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/19/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/20/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2023
Date Data Arrived at EDR: 05/09/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 66

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 09/20/2023
Date Made Active in Reports: 12/08/2023
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 08/15/2023
Date Data Arrived at EDR: 08/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 93

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/14/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 83

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 11/17/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/23/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/23/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 09/28/2023
Date Made Active in Reports: 12/18/2023
Number of Days to Update: 81

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: California Environmental Reporting System Hazardous Waste
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/17/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing
Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 11/21/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 11/14/2023
Date Data Arrived at EDR: 12/22/2023
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 11/22/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/15/2024
Number of Days to Update: 85

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/12/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 06/01/2023
Date Data Arrived at EDR: 07/18/2023
Date Made Active in Reports: 10/05/2023
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/18/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)
Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 84

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)
Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 09/28/2023
Date Data Arrived at EDR: 11/10/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 89

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/13/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/10/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/11/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/14/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/13/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 86

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/15/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/19/2023
Date Data Arrived at EDR: 10/20/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 88

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/17/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 09/01/2023
Date Data Arrived at EDR: 09/27/2023
Date Made Active in Reports: 12/21/2023
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/12/2024
Next Scheduled EDR Contact: 04/19/2024
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/01/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/20/2023
Date Data Arrived at EDR: 04/04/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 66

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/20/2023
Date Data Arrived at EDR: 09/01/2023
Date Made Active in Reports: 09/20/2023
Number of Days to Update: 19

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/27/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/19/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 01/11/2024
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 5

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/06/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/02/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/15/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/26/2024
Date Data Arrived at EDR: 01/02/2024
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/01/2023
Date Data Arrived at EDR: 11/17/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 88

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/21/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 01/02/2024
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 01/07/2022
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 82

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/22/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/22/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 11/28/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 12

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/22/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/03/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/20/2023
Number of Days to Update: 12

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/17/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/10/2023
Date Data Arrived at EDR: 11/10/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 89

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/13/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 12/28/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/27/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 12/27/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data
The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing
A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 11/30/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/26/2024
Number of Days to Update: 88

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing
Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 11/30/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHROME PLATING: Chrome Plating Facilities Listing

This listing represents chrome plating facilities the California State Water Resources Control Board staff identified as possibly being a source of Per- and polyfluoroalkyl substance (PFAS) contamination. Sites and locations were identified by staff with the Division of Water Quality in the California State Water Board. Data was collected from the CA Air Resources Board 2013 and 2018 - Cr VI emission survey, CA Emission Inventory, CA HAZ Waste discharge database and by reviewing storm water permits. Former chrome plating sites are also included that are open site investigation or remediation cases with the Regional Water Quality Control Boards and the Department of Toxic Substances Control.

Date of Government Version: 11/30/2023
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 11/30/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 09/20/2023
Date Made Active in Reports: 12/08/2023
Number of Days to Update: 79

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 03/31/2023
Date Data Arrived at EDR: 05/08/2023
Date Made Active in Reports: 07/31/2023
Number of Days to Update: 84

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

DRYCLEAN NO SIERRA DIST: Northern Sierra Air Quality Management District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 05/07/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455

Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN NO SONOMA CO DIST: Norther Sonoma County County Air Pollution Control District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Santa Barbara County Air Pollution Control District
Telephone: 707-433-5911
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB CO DIST: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475

Source: Santa Barbara County Air Pollution Control District
Telephone: 805-961-8867
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA CO DIST: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1468

Source: Tehama County Air Pollution Control District
Telephone: 530-527-3717
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO METO DIST: Sacramento Metropolitan Air Quality Management DistrictDrycleaner Facility Listing
A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 08/15/2023
Date Data Arrived at EDR: 08/17/2023
Date Made Active in Reports: 10/31/2023
Number of Days to Update: 75

Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB CO DIST: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 07/26/2023
Date Data Arrived at EDR: 07/27/2023
Date Made Active in Reports: 10/13/2023
Number of Days to Update: 78

Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE CO DIST: Butte County Air Quality Management DistrictDrycleaner Facility Listing
Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 10/18/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 90

Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN FEATHER RIVER DIST: Feather River Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Feather River Air Quality Management District.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 06/05/2023
Number of Days to Update: 88

Source: Feather River Air Quality Management District
Telephone: 530-634-7659
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN JOAQ VAL DIST: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 05/24/2023
Date Data Arrived at EDR: 05/30/2023
Date Made Active in Reports: 08/21/2023
Number of Days to Update: 83

Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN EAST KERN DIST: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 01/12/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL CO DIST: Imperial County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDO CO DIST: Mendocino County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/28/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 77

Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MOJAVE DESERT DIST: Mojave Desert Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78

Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTEREY BAY DIST: Monterey Bay Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79

Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SHASTA CO DIST: Shasta County Air Quality Management District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78

Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO DIST: Yolo-Solano Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78

Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN PLACER CO DIST: Placer County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 05/17/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 89

Source: Placer County Air Quality Management District
Telephone: 530-745-2335
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BAY AREA DIST: Bay Area Air Quality Management District Drycleaner Facility Listing
Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1432

Source: Bay Area Air Quality Management District
Telephone: 415-516-1916
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN CALAVERAS CO DIST: Calaveras County Environmental Management Agency Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1412

Source: Calaveras County Environmental Management Agency
Telephone: 209-754-6399
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List
Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 816

Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

DRYCLEAN LAKE CO DIST: Lake County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 04/29/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455

Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN NO COAST UNIFIED DIST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473

Source: North Coast Unified Air Quality Management District
Telephone: 707-443-3093
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 11/14/2023
Date Data Arrived at EDR: 11/16/2023
Date Made Active in Reports: 02/12/2024
Number of Days to Update: 88

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

DRYCLEAN VENTURA CO DIST: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 01/04/2024
Date Data Arrived at EDR: 01/16/2024
Date Made Active in Reports: 02/08/2024
Number of Days to Update: 23

Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 11/21/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

DRYCLEAN AMADOR: Amador Air District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Amador Air Quality Management District

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador Air Quality Management District
Telephone: 209-257-0112
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/31/2023
Date Data Arrived at EDR: 09/08/2023
Date Made Active in Reports: 11/27/2023
Number of Days to Update: 80

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Annually

DRYCLEAN GLENN CO DIST: Glenn County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 05/02/2023
Date Data Arrived at EDR: 05/03/2023
Date Made Active in Reports: 07/25/2023
Number of Days to Update: 83

Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN DIEGO CO DIST: San Diego County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 08/08/2023
Date Data Arrived at EDR: 08/09/2023
Date Made Active in Reports: 10/26/2023
Number of Days to Update: 78

Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 08/08/2023
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 06/09/2023
Date Made Active in Reports: 08/30/2023
Number of Days to Update: 82

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/14/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 09/13/2023
Date Data Arrived at EDR: 09/14/2023
Date Made Active in Reports: 09/21/2023
Number of Days to Update: 7

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/08/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

ICE: Inspection, Compliance and Enforcement
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 02/07/2024
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 0

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/07/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 02/07/2024
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 0

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/07/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/02/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Quarterly

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 10/26/2023
Date Data Arrived at EDR: 10/27/2023
Date Made Active in Reports: 01/29/2024
Number of Days to Update: 94

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 07/05/2022
Date Made Active in Reports: 09/19/2022
Number of Days to Update: 76

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/03/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Annually

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/08/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 02/05/2024
Number of Days to Update: 90

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 11/22/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/23/2024
Number of Days to Update: 86

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/06/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 02/29/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Annually

SANTA CRUZ CO SITE MITI: Site Mitigation Listing
Sites may become contaminated with toxic chemicals through illegal dumping or disposal, from leaking underground storage tanks, or through industrial or commercial activities.The goal of the site mitigation program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 20

Source: Santa Cruz Environmental Health Services
Telephone: 831-454-2761
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/27/2024
Number of Days to Update: 90

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 11/29/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/22/2023
Date Data Arrived at EDR: 11/22/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/16/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/05/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Varies

UST FINDER: UST Finder Database
EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database
US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 09/27/2023
Date Data Arrived at EDR: 09/28/2023
Date Made Active in Reports: 12/18/2023
Number of Days to Update: 81

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 09/12/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/04/2023
Number of Days to Update: 82

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 10/20/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 84

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 10/25/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 02/05/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 12/26/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 10/11/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 85

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 10/27/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 20

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/09/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/01/2023
Date Data Arrived at EDR: 10/06/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 82

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/09/2023
Date Data Arrived at EDR: 10/09/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 79

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/10/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 03/29/2023
Number of Days to Update: 76

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/04/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/13/2023
Date Data Arrived at EDR: 07/13/2023
Date Made Active in Reports: 09/27/2023
Number of Days to Update: 76

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 12/01/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 12/14/2023
Number of Days to Update: 1

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 09/01/2023
Date Data Arrived at EDR: 09/20/2023
Date Made Active in Reports: 12/08/2023
Number of Days to Update: 79

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/13/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 07/11/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 01/19/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 01/04/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/12/2023
Date Data Arrived at EDR: 05/02/2023
Date Made Active in Reports: 06/13/2023
Number of Days to Update: 42

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/20/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/15/2023
Date Data Arrived at EDR: 11/20/2023
Date Made Active in Reports: 02/15/2024
Number of Days to Update: 87

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 10/31/2023
Date Data Arrived at EDR: 11/03/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 81

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/09/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 11/21/2023
Number of Days to Update: 12

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/29/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 84

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 09/29/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 84

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 01/17/2024
Date Data Arrived at EDR: 01/18/2024
Date Made Active in Reports: 01/26/2024
Number of Days to Update: 8

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/08/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 90

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/12/2024
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/27/2023
Date Data Arrived at EDR: 11/27/2023
Date Made Active in Reports: 02/16/2024
Number of Days to Update: 81

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 04/04/2023
Date Data Arrived at EDR: 04/05/2023
Date Made Active in Reports: 06/27/2023
Number of Days to Update: 83

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/01/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 83

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 10/15/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 86

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 01/18/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/05/2023
Next Scheduled EDR Contact: 03/25/2024
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/08/2023
Date Data Arrived at EDR: 11/09/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 90

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/07/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/07/2023
Date Data Arrived at EDR: 11/08/2023
Date Made Active in Reports: 11/16/2023
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/16/2024
Next Scheduled EDR Contact: 06/03/2024
Data Release Frequency: No Update Planned

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/09/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/12/2023
Next Scheduled EDR Contact: 04/01/2024
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 01/04/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 08/03/2023
Date Data Arrived at EDR: 08/24/2023
Date Made Active in Reports: 09/12/2023
Number of Days to Update: 19

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/26/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 12/05/2023
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 27

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 10/10/2023
Date Data Arrived at EDR: 10/11/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 01/29/2024
Next Scheduled EDR Contact: 05/13/2024
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 01/11/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/26/2023
Date Data Arrived at EDR: 10/20/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 83

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/02/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/26/2023
Date Data Arrived at EDR: 10/24/2023
Date Made Active in Reports: 01/11/2024
Number of Days to Update: 79

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/16/2024
Next Scheduled EDR Contact: 04/29/2024
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/28/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/26/2024
Number of Days to Update: 89

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/29/2023
Next Scheduled EDR Contact: 03/18/2024
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 09/21/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/27/2023
Number of Days to Update: 84

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/18/2023
Next Scheduled EDR Contact: 04/08/2024
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 10/30/2023
Date Data Arrived at EDR: 11/03/2023
Date Made Active in Reports: 01/23/2024
Number of Days to Update: 81

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/22/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/06/2023
Date Data Arrived at EDR: 11/07/2023
Date Made Active in Reports: 01/31/2024
Number of Days to Update: 85

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/06/2024
Next Scheduled EDR Contact: 05/20/2024
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 12/27/2023
Next Scheduled EDR Contact: 04/15/2024
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/26/2024
Next Scheduled EDR Contact: 05/06/2024
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/05/2024
Next Scheduled EDR Contact: 04/22/2024
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/12/2024
Next Scheduled EDR Contact: 05/27/2024
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

8312 GRAPEWIN ST
8312 GRAPEWIN ST
CORONA, CA 92880

TARGET PROPERTY COORDINATES

Latitude (North):	33.936709 - 33˚ 56’ 12.15’’
Longitude (West):	117.591546 - 117˚ 35’ 29.57’’
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	445329.9
UTM Y (Meters):	3755101.8
Elevation:	590 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50005749 CORONA NORTH, CA
Version Date:	2022

EDR’s GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

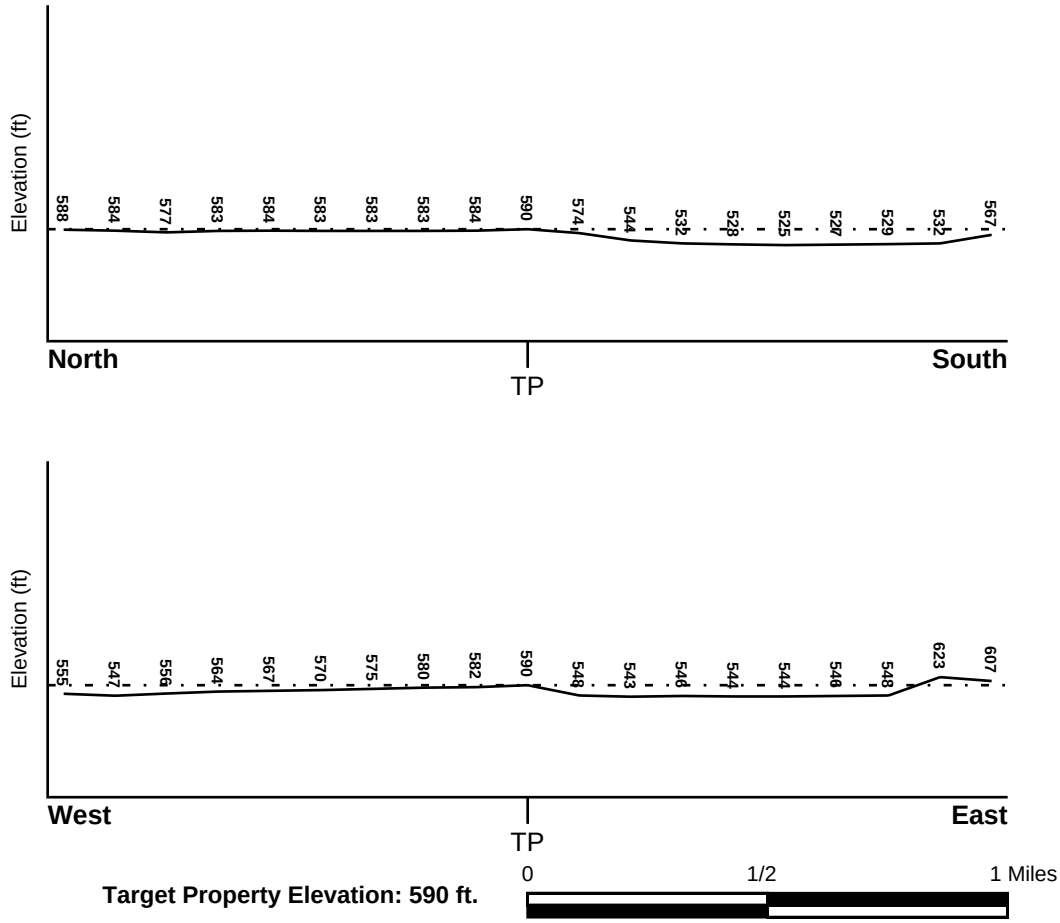
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06065C0687G	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06071C9375H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
CORONA NORTH	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

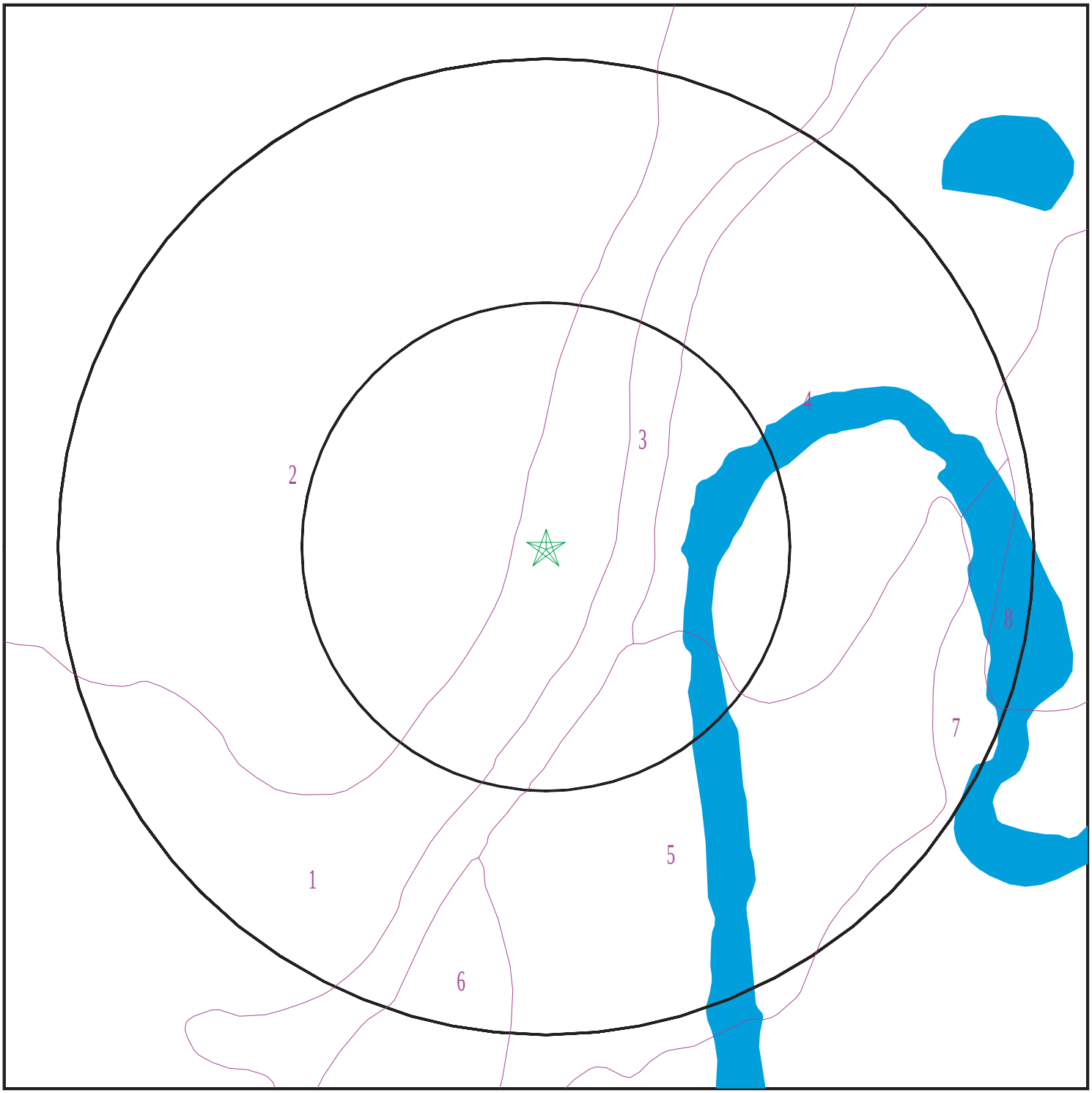
Era:	Mesozoic
System:	Cretaceous
Series:	Cretaceous granitic rocks
Code:	Kg *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7586606.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME: 8312 Grapewin St ADDRESS: 8312 Grapewin St Corona CA 92880 LAT/LONG: 33.936709 / 117.591546	CLIENT: Stantec CONTACT: Alicia R Jansen INQUIRY #: 7586606.2s DATE: March 05, 2024 3:21 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: RAMONA

Soil Surface Texture: very fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	very fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	14 inches	22 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	22 inches	68 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	68 inches	74 inches	gravelly sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 2

Soil Component Name: PACHAPPA

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.8 Min: 6.6
2	20 inches	62 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.8 Min: 6.6

Soil Map ID: 3

Soil Component Name: Terrace escarpments

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 4

Soil Component Name: GRANGEVILLE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	16 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4

Soil Map ID: 5

Soil Component Name: GRANGEVILLE

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	35 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4
2	35 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4

Soil Map ID: 6

Soil Component Name: DELHI

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	**Upper**	**Lower**	**Soil Texture Class**	**AASHTO Group**	**Unified Soil**		
1	0 inches	9 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	9 inches	48 inches	sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
3	48 inches	59 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1

Soil Map ID: 7

Soil Component Name: DELLO

Soil Surface Texture: loamy sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
2	7 inches	35 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
3	35 inches	59 inches	gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6

Soil Map ID: 8

Soil Component Name: GRANGEVILLE

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6
2	16 inches	59 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
C7	USGS40000139110	1/4 - 1/2 Mile SSW
C8	USGS40000139109	1/4 - 1/2 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
48	USGS40000139049	1/2 - 1 Mile SSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

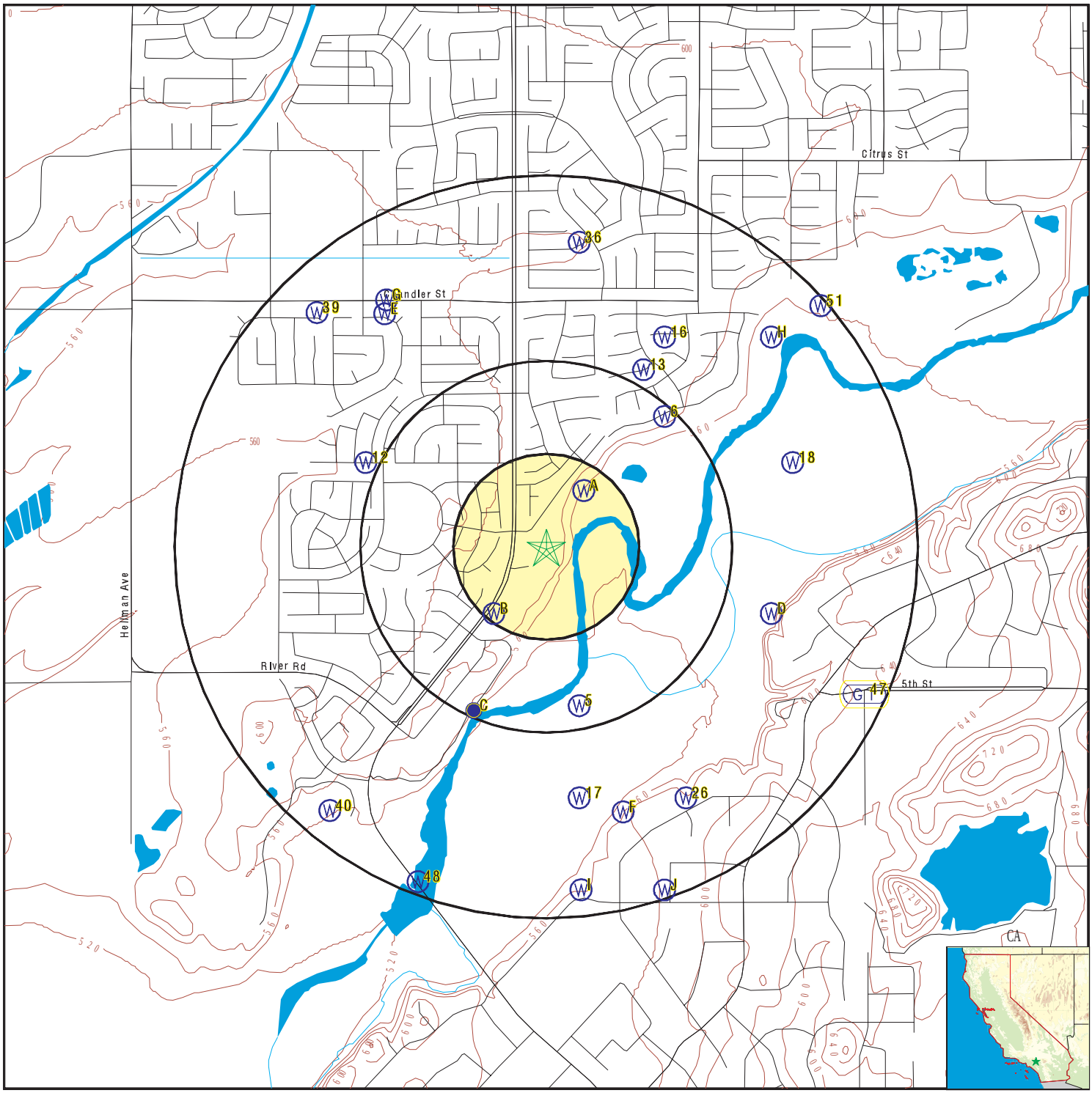
MAP ID	WELL ID	LOCATION FROM TP
A1	3609	1/8 - 1/4 Mile NNE
A2	3610	1/8 - 1/4 Mile NNE
B3	CADWR0000024187	1/8 - 1/4 Mile SW
B4	CADWR0000029046	1/8 - 1/4 Mile SW
5	CADWR0000005038	1/4 - 1/2 Mile SSE
6	CADDW2000003733	1/4 - 1/2 Mile NE
C9	CAUSGSN00003882	1/4 - 1/2 Mile SSW
C10	CAUSGSN00014196	1/4 - 1/2 Mile SSW
C11	CADWR9000006157	1/4 - 1/2 Mile SSW
12	CADDW2000003106	1/2 - 1 Mile WNW
13	3601	1/2 - 1 Mile NNE
D14	CADWR0000019412	1/2 - 1 Mile ESE
D15	CADWR0000007429	1/2 - 1 Mile ESE
16	CADWR0000013473	1/2 - 1 Mile NNE
17	CADWR0000014336	1/2 - 1 Mile South
18	CADDW2000009020	1/2 - 1 Mile ENE
E19	CAEDF0000029821	1/2 - 1 Mile NW
E20	CAEDF0000128031	1/2 - 1 Mile NW
F21	3605	1/2 - 1 Mile SSE
F22	CADDW2000017993	1/2 - 1 Mile SSE
E23	CAEDF0000034965	1/2 - 1 Mile NNW
E24	CAEDF0000076244	1/2 - 1 Mile NW
E25	CAEDF0000078059	1/2 - 1 Mile NNW
26	CADWR0000001437	1/2 - 1 Mile SSE
E27	CAEDF0000063199	1/2 - 1 Mile NW
E28	CAEDF0000076841	1/2 - 1 Mile NNW
E29	CAEDF0000070841	1/2 - 1 Mile NW
E30	CAEDF0000009650	1/2 - 1 Mile NW
E31	CAEDF0000064394	1/2 - 1 Mile NW
G32	CAEDF0000070657	1/2 - 1 Mile NNW
G33	CAEDF0000069309	1/2 - 1 Mile NNW
G34	CAEDF0000012530	1/2 - 1 Mile NNW
G35	CAEDF0000099166	1/2 - 1 Mile NW
36	CADWR0000033058	1/2 - 1 Mile North
H37	CADWR0000008691	1/2 - 1 Mile NE
H38	CADWR0000036156	1/2 - 1 Mile NE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
39	2611	1/2 - 1 Mile NW
40	3603	1/2 - 1 Mile SW
I41	3611	1/2 - 1 Mile South
I42	CADWR0000030147	1/2 - 1 Mile South
I43	CADWR0000017093	1/2 - 1 Mile South
I44	CADWR0000031396	1/2 - 1 Mile South
I45	CADWR0000032225	1/2 - 1 Mile South
I46	CADDW2000007221	1/2 - 1 Mile South
J49	CADWR0000000350	1/2 - 1 Mile SSE
J50	CADWR0000005422	1/2 - 1 Mile SSE
51	2616	1/2 - 1 Mile NE

PHYSICAL SETTING SOURCE MAP - 7586606.2s



County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data
Oil, gas or related wells

SITE NAME:	8312 Grapewin St	CLIENT:	Stantec
ADDRESS:	8312 Grapewin St Corona CA 92880	CONTACT:	Alicia R Jansen
		INQUIRY #:	7586606.2s
LAT/LONG:	33.936709 / 117.591546	DATE:	March 05, 2024 3:21 pm

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Map ID Direction Distance Elevation	Database	EDR ID Number
A1 **NNE** **1/8 - 1/4 Mile** **Lower**	**CA WELLS**	**3609**

Seq:	3609	Prim sta c:	03S/07W-11M10 S
Frds no:	3310800003	County:	33
District:	14	User id:	WAT
System no:	3310800	Water type:	G
Source nam:	WELL 02A	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335620.0	Longitude:	1173520.0
Precision:	2	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3310800	System nam:	Calif Rehab Center - Norco
Hqname:	Not Reported	Address:	PO BOX 1841
City:	NORCO	State:	ca
Zip:	91760	Zip ext:	Not Reported
Pop serv:	4502	Connection:	1608
Area serve:	Not Reported		

A2 **NNE** **1/8 - 1/4 Mile** **Lower**	**CA WELLS**	**3610**

Seq:	3610	Prim sta c:	03S/07W-11M11 S
Frds no:	3310800004	County:	33
District:	14	User id:	WAT
System no:	3310800	Water type:	G
Source nam:	WELL 03A	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335620.0	Longitude:	1173520.0
Precision:	2	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3310800	System nam:	Calif Rehab Center - Norco
Hqname:	Not Reported	Address:	PO BOX 1841
City:	NORCO	State:	ca
Zip:	91760	Zip ext:	Not Reported
Pop serv:	4502	Connection:	1608
Area serve:	Not Reported		

B3 **SW** **1/8 - 1/4 Mile** **Higher**	**CA WELLS**	**CADWR0000024187**

Well ID:	03S07W03N002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03N002S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W03N002S&store_num=		

GeoTracker Data: Not Reported

B4
SW **CA WELLS** **CADWR0000029046**
1/8 - 1/4 Mile
Higher

Well ID:	03S07W03N001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03N001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W03N001S&store_num=		
GeoTracker Data:	Not Reported		

5
SSE **CA WELLS** **CADWR0000005038**
1/4 - 1/2 Mile
Lower

Well ID:	03S07W10C001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W10C001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W10C001S&store_num=		
GeoTracker Data:	Not Reported		

6
NE **CA WELLS** **CADDW2000003733**
1/4 - 1/2 Mile
Lower

GAMA:

Well ID:	CA3302056_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3302056-001
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA3302056_001_001&store_num=		
GeoTracker Data:	Not Reported		

C7
SSW **FED USGS** **USGS40000139110**
1/4 - 1/2 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S007W10A002S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Cenozoic Erathem	Aquifer Type:	Unconfined single aquifer
Construction Date:	20010921	Well Depth:	50
Well Depth Units:	ft	Well Hole Depth:	85

Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	3	Level reading date:	2002-04-11
Feet below surface:	4.61	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2001-11-15	Feet below surface:	4.90
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-09-21	Feet below surface:	5.05
Feet to sea level:	Not Reported	Note:	Not Reported

C8
SSW **FED USGS** **USGS40000139109**
1/4 - 1/2 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S007W10A001S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Cenozoic Erathem	Aquifer Type:	Unconfined single aquifer
Construction Date:	20010920	Well Depth:	85
Well Depth Units:	ft	Well Hole Depth:	85
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	4	Level reading date:	2002-08-15
Feet below surface:	4.87	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	2002-04-11	Feet below surface:	4.42
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-11-15	Feet below surface:	4.72
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	2001-09-21	Feet below surface:	4.86
Feet to sea level:	Not Reported	Note:	Not Reported

C9
SSW **CA WELLS** **CAUSGSN00003882**
1/4 - 1/2 Mile
Lower

Well ID:	USGS-335549117354102	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-335549117354102	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-335549117354102&store_num=		
GeoTracker Data:	Not Reported		

Map ID Direction Distance Elevation	Database	EDR ID Number
C10 **SSW** **1/4 - 1/2 Mile** **Lower**	**CA WELLS**	**CAUSGSN00014196**

Well ID:	USGS-335549117354101	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-335549117354101	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-335549117354101&store_num=		
GeoTracker Data:	Not Reported		

C11 **SSW** **1/4 - 1/2 Mile** **Lower**	**CA WELLS**	**CADWR9000006157**

State Well #:	03S07W10A001S	Station ID:	48073
Well Name:	CHINO-1207088	Basin Name:	Chino
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	85	Well Completion Rpt #:	757193

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12 **WNW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADDW2000003106**

GAMA:

Well ID:	CA3301057_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3301057-001
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA3301057_001_001&store_num=		
GeoTracker Data:	Not Reported		

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13 **NNE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**3601**

Seq:	3601	Prim sta c:	03S/07W-02C03 S
Frds no:	3301365001	County:	33
District:	63	User id:	33C
System no:	3301365	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335637.0	Longitude:	1173510.0
Precision:	2	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	3301365	System nam:	Koning Water System

Hqname:	Not Reported	Address:	12979 HILLCREST DR
City:	POMONA	State:	CA
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	51	Connection:	17
Area serve:	Not Reported		

D14
ESE **CA WELLS** **CADWR0000019412**
1/2 - 1 Mile
Lower

Well ID:	03S07W03R002S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03R002S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W03R002S&store_num=		
GeoTracker Data:	Not Reported		

D15
ESE **CA WELLS** **CADWR0000007429**
1/2 - 1 Mile
Lower

Well ID:	03S07W03R001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03R001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W03R001S&store_num=		
GeoTracker Data:	Not Reported		

16
NNE **CA WELLS** **CADWR0000013473**
1/2 - 1 Mile
Lower

Well ID:	03S07W02C001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W02C001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W02C001S&store_num=		
GeoTracker Data:	Not Reported		

17
South **CA WELLS** **CADWR0000014336**
1/2 - 1 Mile
Lower

Well ID:	03S07W11E001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11E001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W11E001S&store_num=		
GeoTracker Data:	Not Reported		

Map ID Direction Distance Elevation	Database	EDR ID Number
18 **ENE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADDW2000009020**

GAMA:

Well ID:	CA3301365_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3301365-001
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA3301365_001_001&store_num=		
GeoTracker Data:	Not Reported		

E19 **NW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CAEDF0000029821**

Well ID:	T0606500322-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-11		

E20 **NW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CAEDF0000128031**

Well ID:	T0606500322-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-10		

F21 **SSE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**3605**

Seq:	3605	Prim sta c:	03S/07W-11G01 S
Frds no:	3310800001	County:	33
District:	14	User id:	WAT
System no:	3310800	Water type:	G
Source nam:	WELL 01 - ABANDONED	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335535.0	Longitude:	1173515.0
Precision:	2	Status:	AB
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported

Comment 7:	Not Reported		
System no:	3310800	System nam:	Calif Rehab Center - Norco
Hqname:	Not Reported	Address:	PO BOX 1841
City:	NORCO	State:	ca
Zip:	91760	Zip ext:	Not Reported
Pop serv:	4502	Connection:	1608
Area serve:	Not Reported		

F22
SSE **CA WELLS** **CADDW2000017993**
1/2 - 1 Mile
Lower

GAMA:

Well ID:	CA3310800_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3310800-001
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA3310800_001_001&store_num=		
GeoTracker Data:	Not Reported		

E23
NNW **CA WELLS** **CAEDF0000034965**
1/2 - 1 Mile
Lower

Well ID:	T0606500322-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-5		

E24
NW **CA WELLS** **CAEDF0000076244**
1/2 - 1 Mile
Lower

Well ID:	T0606500322-MW-6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-6		

E25
NNW **CA WELLS** **CAEDF0000078059**
1/2 - 1 Mile
Lower

Well ID:	T0606500322-EW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	EW-1

GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=EW-1&store_num=
GeoTracker Data: https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=EW-1

26
SSE **CA WELLS** **CADWR0000001437**
1/2 - 1 Mile
Lower

Well ID: 03S07W10G001S Well Type: UNK
Source: Department of Water Resources
Other Name: 03S07W10G001S GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W10G001S&store_num=
GeoTracker Data: Not Reported

E27
NW **CA WELLS** **CAEDF0000063199**
1/2 - 1 Mile
Lower

Well ID: T0606500322-MW-8R Well Type: MONITORING
Source: EDF Other Name: MW-8R
GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-8R&store_num=
GeoTracker Data: https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-8R

E28
NNW **CA WELLS** **CAEDF0000076841**
1/2 - 1 Mile
Lower

Well ID: T0606500322-MW-2 Well Type: MONITORING
Source: EDF Other Name: MW-2
GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-2&store_num=
GeoTracker Data: https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-2

E29
NW **CA WELLS** **CAEDF0000070841**
1/2 - 1 Mile
Lower

Well ID: T0606500322-MW-7 Well Type: MONITORING
Source: EDF Other Name: MW-7
GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-7&store_num=

GeoTracker Data: https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-7

E30
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000009650**

Well ID:	T0606500322-MW-8	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-8&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-8		

E31
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000064394**

Well ID:	T0606500322-EW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	EW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=EW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=EW-2		

G32
NNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000070657**

Well ID:	T0606500322-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-3		

G33
NNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000069309**

Well ID:	T0606500322-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-4		

Map ID Direction Distance Elevation	Database	EDR ID Number
G34 **NNW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CAEDF0000012530**

Well ID:	T0606500322-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-1		

G35 **NW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CAEDF0000099166**

Well ID:	T0606500322-MW-9	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606500322&assigned_name=MW-9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606500322&assigned_name=MW-9		

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36 **North** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADWR0000033058**

Well ID:	02S07W34P001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07W34P001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07W34P001S&store_num=		
GeoTracker Data:	Not Reported		

H37 **NE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADWR0000008691**

Well ID:	03S07W03A001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03A001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W03A001S&store_num=		
GeoTracker Data:	Not Reported		

Map ID Direction Distance Elevation	Database	EDR ID Number
H38 **NE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADWR0000036156**

Well ID:	03S07W03A003S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W03A003S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W03A003S&store_num=		
GeoTracker Data:	Not Reported		

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39 **NW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**2611**

Seq:	2611	Prim sta c:	02S/07W-34Q05 S
Frds no:	3301057001	County:	33
District:	63	User id:	33C
System no:	3301057	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335645.0	Longitude:	1173605.0
Precision:	2	Status:	AR
Comment 1:	14449 CHANDLER AVE CORONA	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	3301057	System nam:	Brazils Market
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

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40 **SW** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**3603**

Seq:	3603	Prim sta c:	03S/07W-10F03 S
Frds no:	3301574001	County:	33
District:	63	User id:	33C
System no:	3301574	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335535.0	Longitude:	1173603.0
Precision:	3	Status:	AR
Comment 1:	PRADO BASIN PARK RD WEST OF RIVER RD		
Comment 2:	Not Reported	Comment 3:	Not Reported
Comment 4:	Not Reported	Comment 5:	Not Reported
Comment 6:	Not Reported	Comment 7:	Not Reported
System no:	3301574	System nam:	Riverside County Parks Prado Basin Park
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported

Pop serv:	0	Connection:	0
Area serve:	Not Reported		

I41
South
1/2 - 1 Mile
Lower

CA WELLS 3611

Seq:	3611	Prim sta c:	03S/07W-11M12 S
Frds no:	3310025013	County:	33
District:	14	User id:	WAT
System no:	3310025	Water type:	G
Source nam:	WELL 13	Station ty:	WELL/AMBNT
Latitude:	335524.4	Longitude:	1173520.9
Precision:	1	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3310025	System nam:	Norco, City Of
Hqname:	Not Reported	Address:	P.O. BOX 428
City:	NORCO	State:	CA
Zip:	91760	Zip ext:	Not Reported
Pop serv:	24704	Connection:	6153
Area serve:	NORCO CITY		

Sample date:	01-APR-18	Finding:	2.6
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	01-APR-18	Finding:	42.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	06-MAR-18	Finding:	230.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	06-MAR-18	Finding:	1.5
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	06-MAR-18	Finding:	0.79
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	06-FEB-18	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	30-JAN-18	Finding:	1.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	02-JAN-18	Finding:	330.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	02-JAN-18	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L

Dlr:	0.1		
Sample date:	02-JAN-18	Finding:	0.58
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	06-DEC-17	Finding:	270.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-DEC-17	Finding:	0.91
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-DEC-17	Finding:	0.7
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	06-DEC-17	Finding:	6.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-NOV-17	Finding:	210.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-NOV-17	Finding:	2.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-NOV-17	Finding:	0.63
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-NOV-17	Finding:	1.5
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-OCT-17	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-SEP-17	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-AUG-17	Finding:	0.8
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	01-AUG-17	Finding:	82.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	01-AUG-17	Finding:	2.7
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	01-AUG-17	Finding:	0.79
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	01-AUG-17	Finding:	0.98
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	05-JUL-17	Finding:	1.4
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-JUL-17	Finding:	0.7
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	20-JUN-17	Finding:	41.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	20-JUN-17	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-JUN-17	Finding:	34.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-JUN-17	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	31-MAY-17	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	31-MAY-17	Finding:	21.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-MAY-17	Finding:	61.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	0.88
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	2.5
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	0.46
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-MAY-17	Finding:	1.3
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	11.69
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	0.44
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported

Dlr:	0.		
Sample date:	02-MAY-17	Finding:	570.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	8.8
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dlr:	1.		
Sample date:	02-MAY-17	Finding:	3.3
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	7.9
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	02-MAY-17	Finding:	3.3
Chemical:	VANADIUM	Report units:	UG/L
Dlr:	3.		
Sample date:	02-MAY-17	Finding:	230.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-MAY-17	Finding:	1900.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		
Sample date:	02-MAY-17	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-MAY-17	Finding:	0.42
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-MAY-17	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-MAY-17	Finding:	240.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-MAY-17	Finding:	20.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	1000.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	7.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	200.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		

Sample date:	02-MAY-17	Finding:	240.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	0.42
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	02-MAY-17	Finding:	200.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	12.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	140.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	2.4
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	170.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	02-MAY-17	Finding:	88.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	04-APR-17	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-APR-17	Finding:	45.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	21-MAR-17	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAR-17	Finding:	440.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-MAR-17	Finding:	0.71
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAR-17	Finding:	3.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-MAR-17	Finding:	0.9
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	07-FEB-17	Finding:	520.
Chemical:	MANGANESE	Report units:	UG/L

Dlr:	20.		
Sample date:	07-FEB-17	Finding:	190.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	07-FEB-17	Finding:	3.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	07-FEB-17	Finding:	0.72
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-FEB-17	Finding:	0.85
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-JAN-17	Finding:	1.8
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-JAN-17	Finding:	420.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-JAN-17	Finding:	0.71
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-DEC-16	Finding:	86.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-DEC-16	Finding:	2.3
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	15-NOV-16	Finding:	1.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	15-NOV-16	Finding:	0.56
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	08-NOV-16	Finding:	0.73
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-NOV-16	Finding:	2.8
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	08-NOV-16	Finding:	280.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	08-NOV-16	Finding:	1.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		

Sample date:	04-OCT-16	Finding:	32.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	04-OCT-16	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-SEP-16	Finding:	56.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-SEP-16	Finding:	1.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-SEP-16	Finding:	0.63
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-SEP-16	Finding:	1.1
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	06-SEP-16	Finding:	280.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-AUG-16	Finding:	8.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	420.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	26.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-AUG-16	Finding:	3900.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		
Sample date:	02-AUG-16	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-AUG-16	Finding:	39.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	02-AUG-16	Finding:	180.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	170.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	1.8
Chemical:	MAGNESIUM	Report units:	MG/L

Dlr:	0.		
Sample date:	02-AUG-16	Finding:	12.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	37.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	880.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	06-JUL-16	Finding:	1.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-JUL-16	Finding:	45.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-JUL-16	Finding:	25.
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	25-JUN-16	Finding:	1.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	25-JUN-16	Finding:	63.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	08-JUN-16	Finding:	260.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	08-JUN-16	Finding:	0.61
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-JUN-16	Finding:	1.6
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	31-MAY-16	Finding:	400.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	31-MAY-16	Finding:	0.72
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	31-MAY-16	Finding:	2.1
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	03-MAY-16	Finding:	0.62
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	03-MAY-16	Finding:	2.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	03-MAY-16	Finding:	98.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-MAY-16	Finding:	2.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	05-APR-16	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-APR-16	Finding:	34.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	29-MAR-16	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	29-MAR-16	Finding:	42.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	15-MAR-16	Finding:	390.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	15-MAR-16	Finding:	0.72
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	14-MAR-16	Finding:	570.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	14-MAR-16	Finding:	2.1
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	14-MAR-16	Finding:	0.66
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	14-MAR-16	Finding:	1.1
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dlr:	0.4		
Sample date:	14-MAR-16	Finding:	730.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	03-NOV-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-OCT-15	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L

Dlr:	0.1		
Sample date:	01-SEP-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	12-AUG-15	Finding:	38.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	12-AUG-15	Finding:	1.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	11-AUG-15	Finding:	7.4
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	1200.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	360.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	110.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	21.
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	110.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	160.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	95.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	11-AUG-15	Finding:	0.73
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	11-AUG-15	Finding:	690.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	11-AUG-15	Finding:	8.1
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	11-AUG-15	Finding:	650.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		

Sample date:	07-JUL-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-JUL-15	Finding:	21.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-JUN-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-JUN-15	Finding:	23.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-MAY-15	Finding:	0.6
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	05-MAY-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-APR-15	Finding:	21.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-APR-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	10-MAR-15	Finding:	43.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	10-MAR-15	Finding:	3.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	10-MAR-15	Finding:	0.84
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	10-MAR-15	Finding:	2.3
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	03-FEB-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-FEB-15	Finding:	0.55
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	27-JAN-15	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	27-JAN-15	Finding:	31.
Chemical:	MANGANESE	Report units:	UG/L

Dlr:	20.		
Sample date:	13-JAN-15	Finding:	1.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	13-JAN-15	Finding:	21.
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-JAN-15	Finding:	0.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-JAN-15	Finding:	4.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-JAN-15	Finding:	66.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-JAN-15	Finding:	3.2
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	02-DEC-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-NOV-14	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-NOV-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-OCT-14	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-SEP-14	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	19-AUG-14	Finding:	8.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	32.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	11.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	1.4
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		

Sample date:	19-AUG-14	Finding:	150.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	180.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	40.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	19-AUG-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	19-AUG-14	Finding:	3800.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		
Sample date:	19-AUG-14	Finding:	500.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	19-AUG-14	Finding:	860.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	12-AUG-14	Finding:	3.3e-002
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dlr:	1.		
Sample date:	05-AUG-14	Finding:	0.53
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	05-AUG-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-AUG-14	Finding:	27.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	22-JUL-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	01-JUL-14	Finding:	8.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	01-JUL-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-JUN-14	Finding:	0.114
Chemical:	RA-226 OR TOTAL RA BY 903.0 C.E.	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	0.418
Chemical:	RADIUM, TOTAL, MDA95-NTNC ONLY, BY 903.0		

Report units:	PCI/L	Dlr:	0.
Sample date:	03-JUN-14	Finding:	0.253
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	8.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-JUN-14	Finding:	0.88
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	9.5
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	03-JUN-14	Finding:	9.8
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	03-JUN-14	Finding:	2.4
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	0.52
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	0.461
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	3.1
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	01-JUN-14	Finding:	8.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	31-MAY-14	Finding:	9.
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	31-MAY-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAY-14	Finding:	2.1
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	12.26
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		

Sample date:	06-MAY-14	Finding:	0.2
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	06-MAY-14	Finding:	0.41
Chemical:	LANGELIER INDEX AT SOURCE TEMP.	Report units:	Not Reported
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	1.02
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	480.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	2.5
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	6.4
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	06-MAY-14	Finding:	3500.
Chemical:	BORON	Report units:	UG/L
Dlr:	100.		
Sample date:	06-MAY-14	Finding:	9.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-MAY-14	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAY-14	Finding:	34.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	06-MAY-14	Finding:	180.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	1.1
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	150.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	1.7
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	13.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	38.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L

Dlr:	0.		
Sample date:	06-MAY-14	Finding:	21.
Chemical:	CARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	82.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	100.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	8.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	850.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	20.
Chemical:	SOURCE TEMPERATURE C	Report units:	C
Dlr:	0.		
Sample date:	06-MAY-14	Finding:	0.58
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	01-APR-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	01-APR-14	Finding:	21.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	04-MAR-14	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	11-FEB-14	Finding:	8.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	04-FEB-14	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-FEB-14	Finding:	0.69
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	07-JAN-14	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-DEC-13	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	03-DEC-13	Finding:	22.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-NOV-13	Finding:	0.71
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	06-NOV-13	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	01-OCT-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-SEP-13	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	13-AUG-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-AUG-13	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-AUG-13	Finding:	0.51
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	16-JUL-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	09-JUL-13	Finding:	9.9
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-JUL-13	Finding:	9.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-JUL-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-JUN-13	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-JUN-13	Finding:	7.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	14-MAY-13	Finding:	5.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	14-MAY-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L

Dlr:	0.1		
Sample date:	07-MAY-13	Finding:	0.89
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	07-MAY-13	Finding:	5.8
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	07-MAY-13	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-APR-13	Finding:	6.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-APR-13	Finding:	5.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-APR-13	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-MAR-13	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-MAR-13	Finding:	5.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	05-FEB-13	Finding:	260.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-FEB-13	Finding:	0.63
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-JAN-13	Finding:	6.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-JAN-13	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-DEC-12	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-DEC-12	Finding:	4.9
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	15-NOV-12	Finding:	4.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		

Sample date:	06-NOV-12	Finding:	4.1
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-NOV-12	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-OCT-12	Finding:	4.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	02-OCT-12	Finding:	2.6
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-OCT-12	Finding:	3.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	04-SEP-12	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	04-SEP-12	Finding:	3.4
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	07-AUG-12	Finding:	3.2
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	07-AUG-12	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-JUL-12	Finding:	3.1
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-JUL-12	Finding:	3.7
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	05-JUN-12	Finding:	0.92
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	08-MAY-12	Finding:	0.94
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	17-APR-12	Finding:	130.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	17-APR-12	Finding:	44.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	17-APR-12	Finding:	2.6
Chemical:	ARSENIC	Report units:	UG/L

Dlr:	2.		
Sample date:	17-APR-12	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	10-APR-12	Finding:	2.5
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	10-APR-12	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	03-APR-12	Finding:	2.
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	0.87
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	1.8
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	0.53
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	0.97
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	03-APR-12	Finding:	1.6
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dlr:	1.		
Sample date:	03-APR-12	Finding:	2.
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	6.e-003
Chemical:	RADIUM 228	Report units:	PCI/L
Dlr:	1.		
Sample date:	03-APR-12	Finding:	0.114
Chemical:	RA-226 FOR CWS OR TOTAL RA FOR NTNC BY 903.0		
Report units:	PCI/L	Dlr:	0.
Sample date:	03-APR-12	Finding:	0.261
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	0.502
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	2.7
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		

Sample date:	03-APR-12	Finding:	2.3
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	03-APR-12	Finding:	0.223
Chemical:	RA-226 OR TOTAL RA BY 903.0 C.E.	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	2.1
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	03-APR-12	Finding:	4.6
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dlr:	3.		
Sample date:	03-APR-12	Finding:	0.439
Chemical:	RADIUM, TOTAL, MDA95-NTNC ONLY, BY 903.0		
Report units:	PCI/L	Dlr:	0.
Sample date:	27-MAR-12	Finding:	3.
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	27-MAR-12	Finding:	2.8
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	16-MAR-12	Finding:	0.94
Chemical:	BENZENE	Report units:	UG/L
Dlr:	0.5		
Sample date:	06-MAR-12	Finding:	0.439
Chemical:	RADIUM, TOTAL, MDA95-NTNC ONLY, BY 903.0		
Report units:	PCI/L	Dlr:	0.
Sample date:	06-MAR-12	Finding:	0.191
Chemical:	RA-226 OR TOTAL RA BY 903.0 C.E.	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	0.363
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	2.1
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	0.88
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	2.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	0.72
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	1.9
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L

Dlr:	1.		
Sample date:	06-MAR-12	Finding:	2.1
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	1.8
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	06-MAR-12	Finding:	2.6
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	06-MAR-12	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-MAR-12	Finding:	0.261
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	28-FEB-12	Finding:	240.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	28-FEB-12	Finding:	0.63
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	21-FEB-12	Finding:	22.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	21-FEB-12	Finding:	3.1
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	21-FEB-12	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	14-FEB-12	Finding:	4.1
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		
Sample date:	14-FEB-12	Finding:	3.
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	14-FEB-12	Finding:	25.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-FEB-12	Finding:	2.9
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	07-FEB-12	Finding:	5.6
Chemical:	ARSENIC	Report units:	UG/L
Dlr:	2.		

Sample date:	07-FEB-12	Finding:	1200.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	07-FEB-12	Finding:	2.1
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		
Sample date:	07-FEB-12	Finding:	39.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	10-JAN-12	Finding:	390.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	10-JAN-12	Finding:	0.74
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	10-JAN-12	Finding:	20.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dlr:	2.		

I42
South **CA WELLS** **CADWR0000030147**
1/2 - 1 Mile
Lower

Well ID:	03S07W11M006S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11M006S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W11M006S&store_num=		
GeoTracker Data:	Not Reported		

I43
South **CA WELLS** **CADWR0000017093**
1/2 - 1 Mile
Lower

Well ID:	03S07W11M004S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11M004S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W11M004S&store_num=		
GeoTracker Data:	Not Reported		

I44
South **CA WELLS** **CADWR0000031396**
1/2 - 1 Mile
Lower

Well ID:	03S07W11M007S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11M007S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W11M007S&store_num=		

GeoTracker Data: Not Reported

I45
South
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000032225**

Well ID:	03S07W11M005S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11M005S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W11M005S&store_num=		
GeoTracker Data:	Not Reported		

I46
South
1/2 - 1 Mile
Lower

CA WELLS **CADDW2000007221**

GAMA:

Well ID:	CA3310025_013_013	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	3310025-013
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA3310025_013_013&store_num=		
GeoTracker Data:	Not Reported		

47
ESE
1/2 - 1 Mile
Higher

AQUIFLOW **51014**

Site ID:	083302941T
Groundwater Flow:	Not Reported
Shallow Water Depth:	Not Reported
Deep Water Depth:	Not Reported
Average Water Depth:	15 ft
Date:	07/08/1997

48
SSW
1/2 - 1 Mile
Lower

FED USGS **USGS40000139049**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	003S007W10K001S	Type:	Well
Description:	DRIVE PT AT SANTA ANA RI AT ALBURNDALE		
HUC:	Not Reported	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	California Coastal Basin aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	20000726	Well Depth:	10
Well Depth Units:	ft	Well Hole Depth:	10
Well Hole Depth Units:	ft		

Map ID Direction Distance Elevation	Database	EDR ID Number
J49 **SSE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADWR0000000350**

Well ID:	03S07W11L004S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11L004S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W11L004S&store_num=		
GeoTracker Data:	Not Reported		

J50 **SSE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**CADWR0000005422**

Well ID:	03S07W11L003S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	03S07W11L003S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=03S07W11L003S&store_num=		
GeoTracker Data:	Not Reported		

---

51 **NE** **1/2 - 1 Mile** **Lower**	**CA WELLS**	**2616**

Seq:	2616	Prim sta c:	02S/07W-36N02 S
Frds no:	3301374001	County:	33
District:	63	User id:	33C
System no:	3301374	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	335646.0	Longitude:	1173440.0
Precision:	2	Status:	AR
Comment 1:	13480 CITRUS ST., CORONA	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	3301374	System nam:	Laguna Mobile Home Park
Hqname:	Not Reported	Address:	Not Reported
City:	CORONA	State:	CA
Zip:	91720	Zip ext:	Not Reported
Pop serv:	25	Connection:	12
Area serve:	Not Reported		

1G **ESE** **1/2 - 1 Mile** **Lower**	Site ID:	083302941T	**AQUIFLOW**	**51014**
	Groundwater Flow:	Not Reported		
	Shallow Water Depth:	Not Reported		
	Deep Water Depth:	Not Reported		
	Average Water Depth:	15 ft		
	Date:	07/08/1997		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92880	15	1

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

Geothermal Wells Listing
Department of Conservation
Telephone: 916-445-9686
Geothermal well means a well constructed to extract or return water to the ground after it has been used for heating or cooling purposes. Geothermal wells in California (except for wells on federal leases which are administered by the Bureau of Land Management) are permitted, drilled, operated, and permanently sealed and closed (plugged and abandoned) under requirements and procedures administered by the Geothermal Section of the Department of Conservations Geologic Energy Management Division (CalGEM, formerly DOGGR).

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX E
HISTORICAL RECORDS

8312 Grapewin St

8312 Grapewin St

Corona, CA 92880

Inquiry Number: 7586606.3

March 05, 2024

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/05/24

Site Name:	Client Name:
8312 Grapewin St	Stantec
8312 Grapewin St	735 E. Carnegie Drive, Suite 280
Corona, CA 92880	SAN BERNARDINO, CA 92408
EDR Inquiry # 7586606.3	Contact: Alicia R Jansen

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # B1BF-4F2B-AE06

PO # NA

Project Warmington

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: B1BF-4F2B-AE06

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

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8312 Grapewin St

8312 Grapewin St

Corona, CA 92880

Inquiry Number: 7586606.4

March 05, 2024

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

03/05/24

Site Name:	Client Name:
8312 Grapewin St	Stantec
8312 Grapewin St	735 E. Carnegie Drive, Suite 280
Corona, CA 92880	SAN BERNARDINO, CA 92408
EDR Inquiry # 7586606.4	Contact: Alicia R Jansen

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Stantec were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA

Project: Warmington

Coordinates:

Latitude:	33.936709 33° 56' 12" North
Longitude:	-117.591546 -117° 35' 30" West
UTM Zone:	Zone 11 North
UTM X Meters:	445331.16
UTM Y Meters:	3755295.99
Elevation:	590.46' above sea level

Maps Provided:

2022	1954
2018	1947
2015	1942
2012	1902
1981	
1975	
1973	
1967	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2022 Source Sheets

Corona North
2022
7.5-minute, 24000

2018 Source Sheets

Corona North
2018
7.5-minute, 24000

2015 Source Sheets

Corona North
2015
7.5-minute, 24000

2012 Source Sheets

Corona North
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1981 Source Sheets

Corona North
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1975 Source Sheets

Corona North
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1973 Source Sheets

Corona North
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1967 Source Sheets

Corona North
1967
7.5-minute, 24000
Aerial Photo Revised 1966

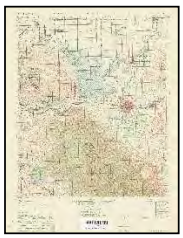
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1954 Source Sheets

Corona North
1954
7.5-minute, 24000
Aerial Photo Revised 1952

1947 Source Sheets



CORONA
1947
15-minute, 50000

1942 Source Sheets

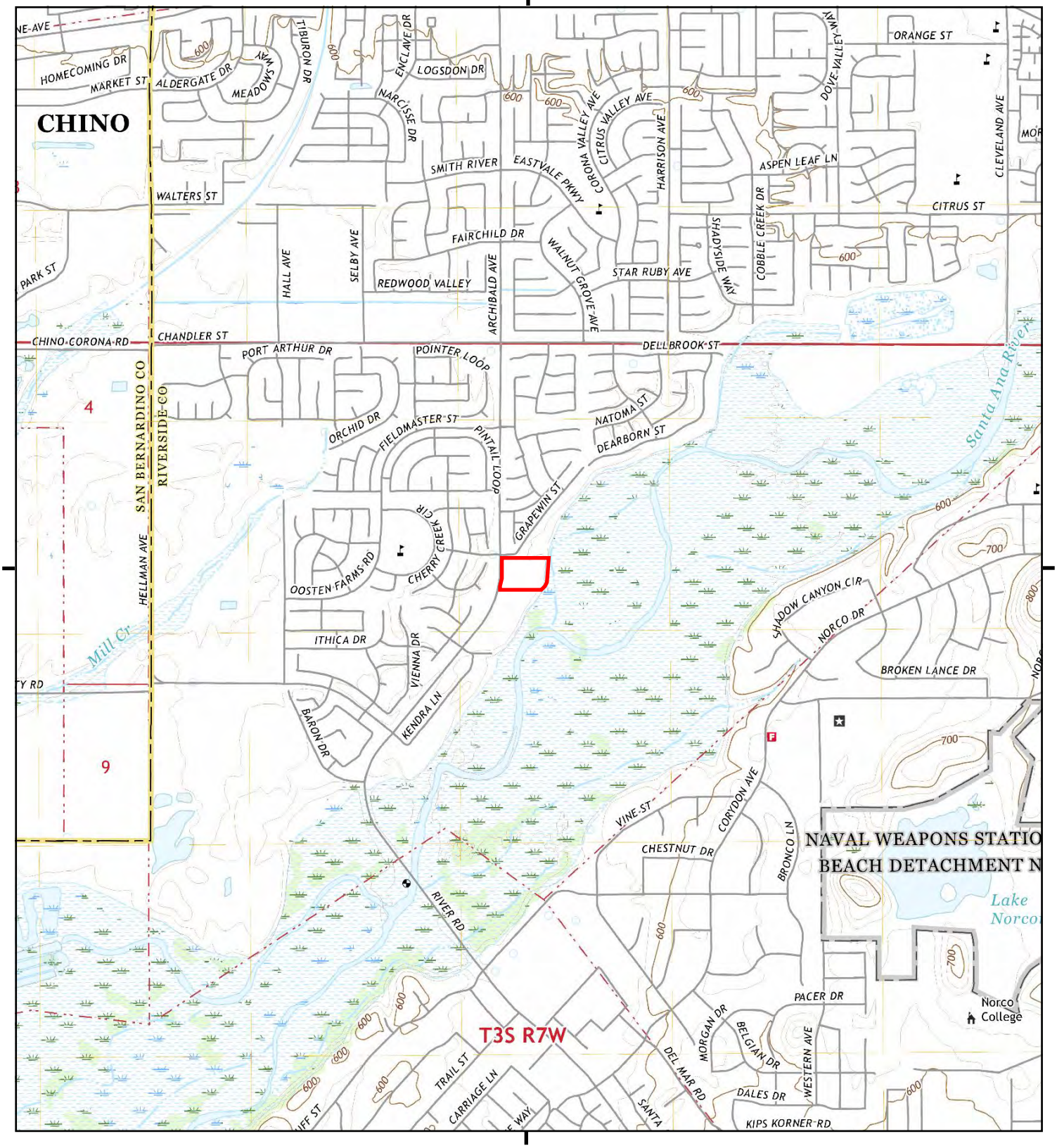
Corona and Vicinity
1942
7.5-minute, 31680

1902 Source Sheets

Corona
1902
30-minute, 125000

Historical Topo Map

2022



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

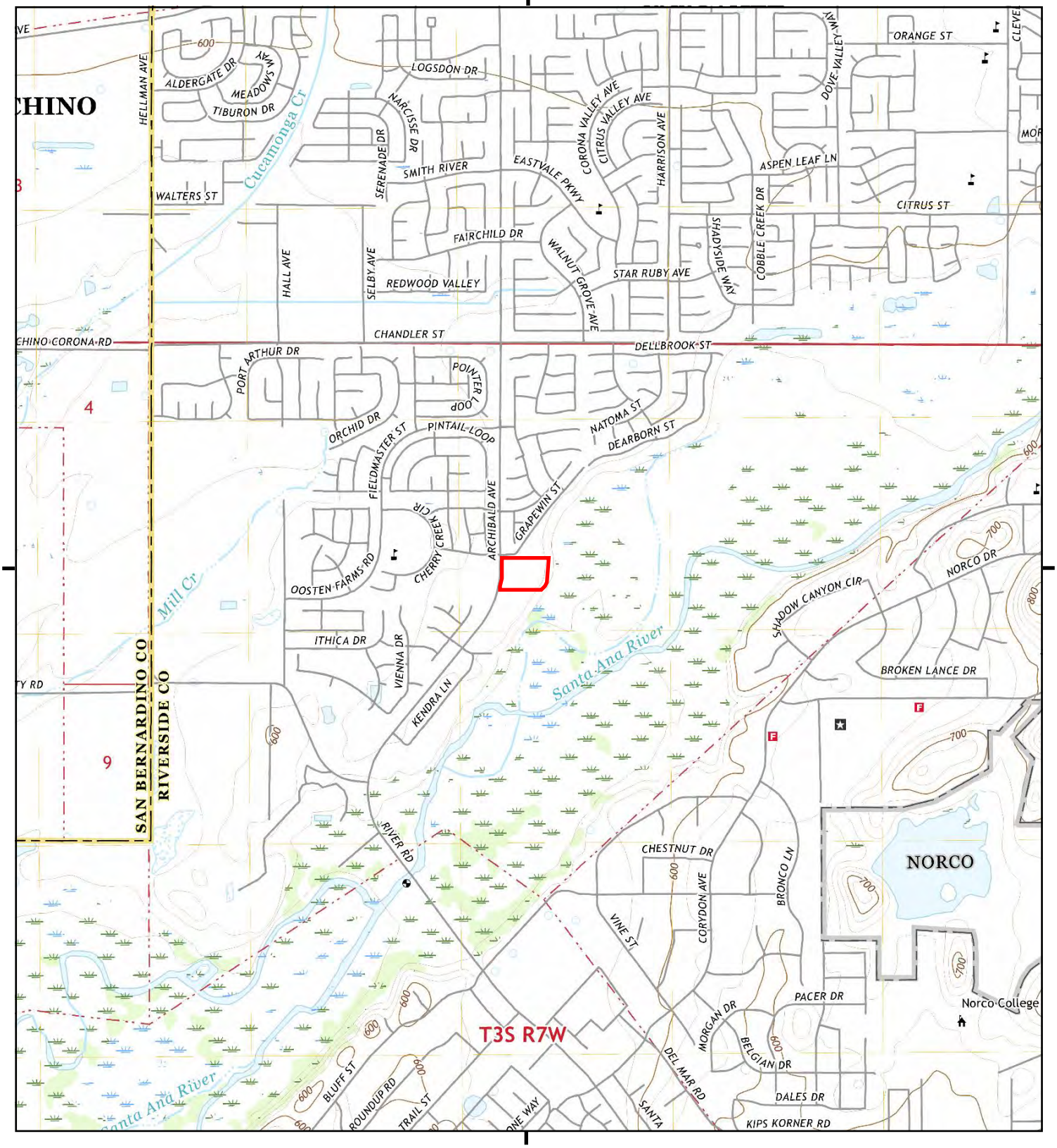
TP, Corona North, 2022, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

2018



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

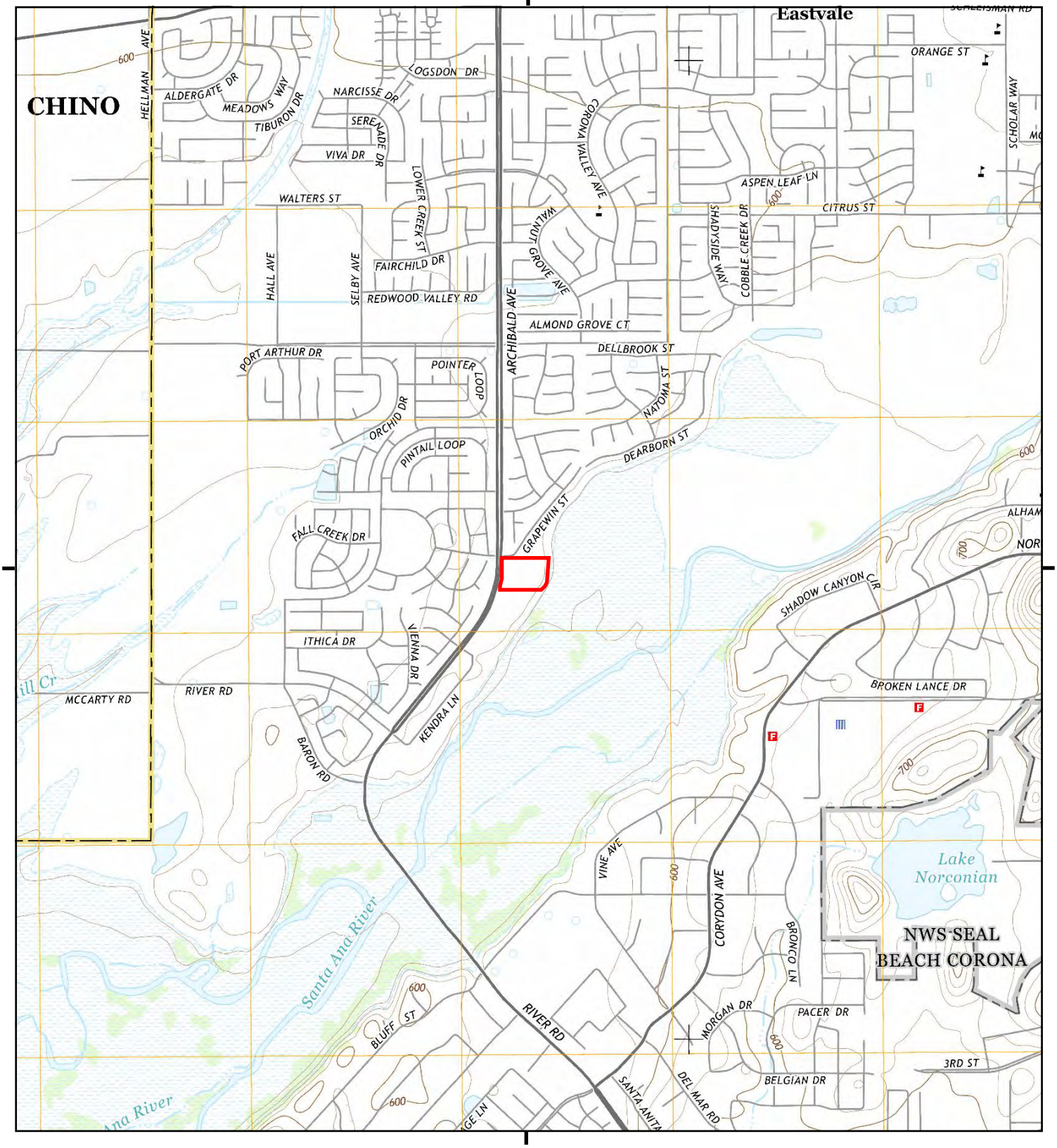
TP, Corona North, 2018, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

2015



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

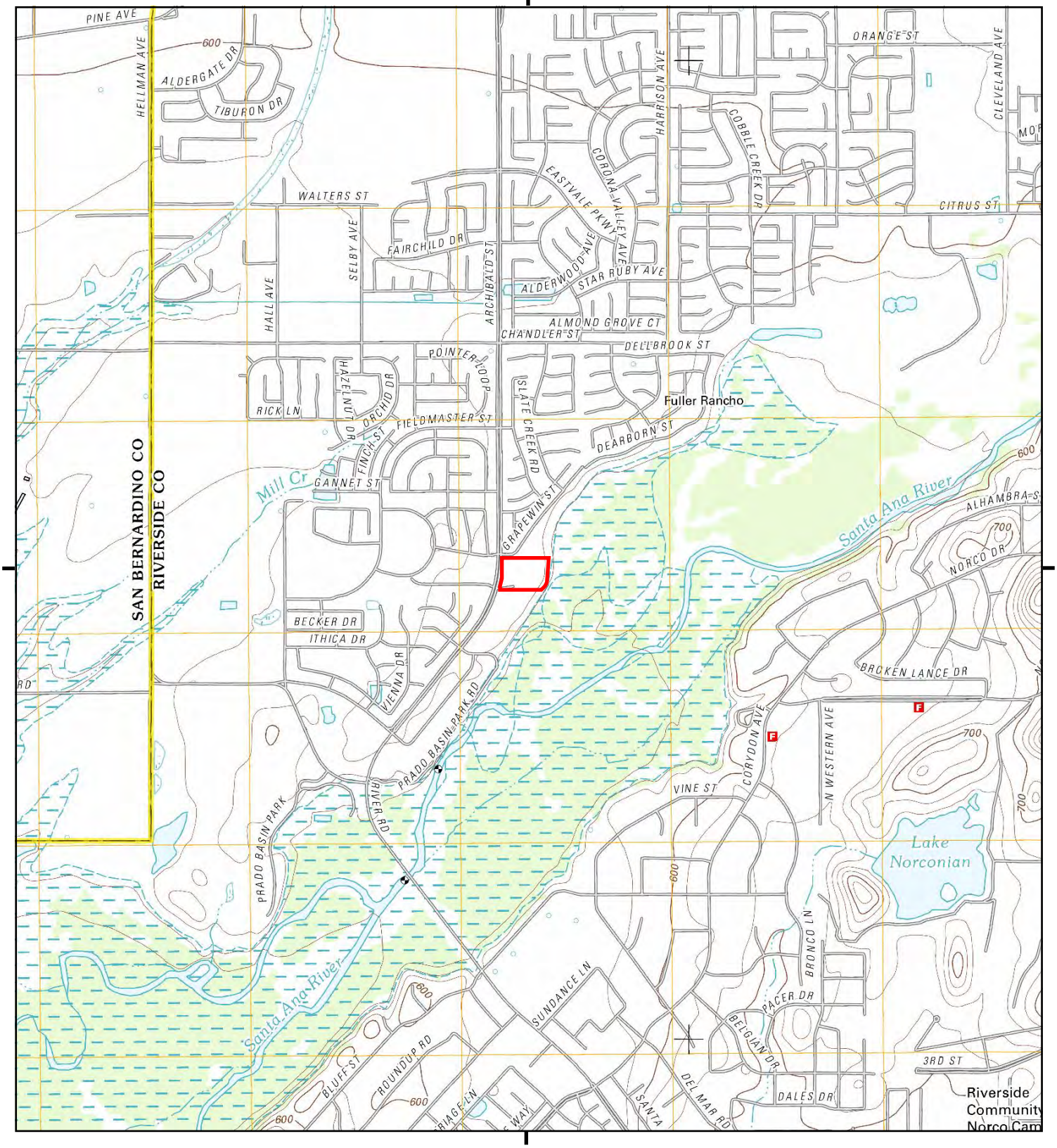
TP, Corona North, 2015, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

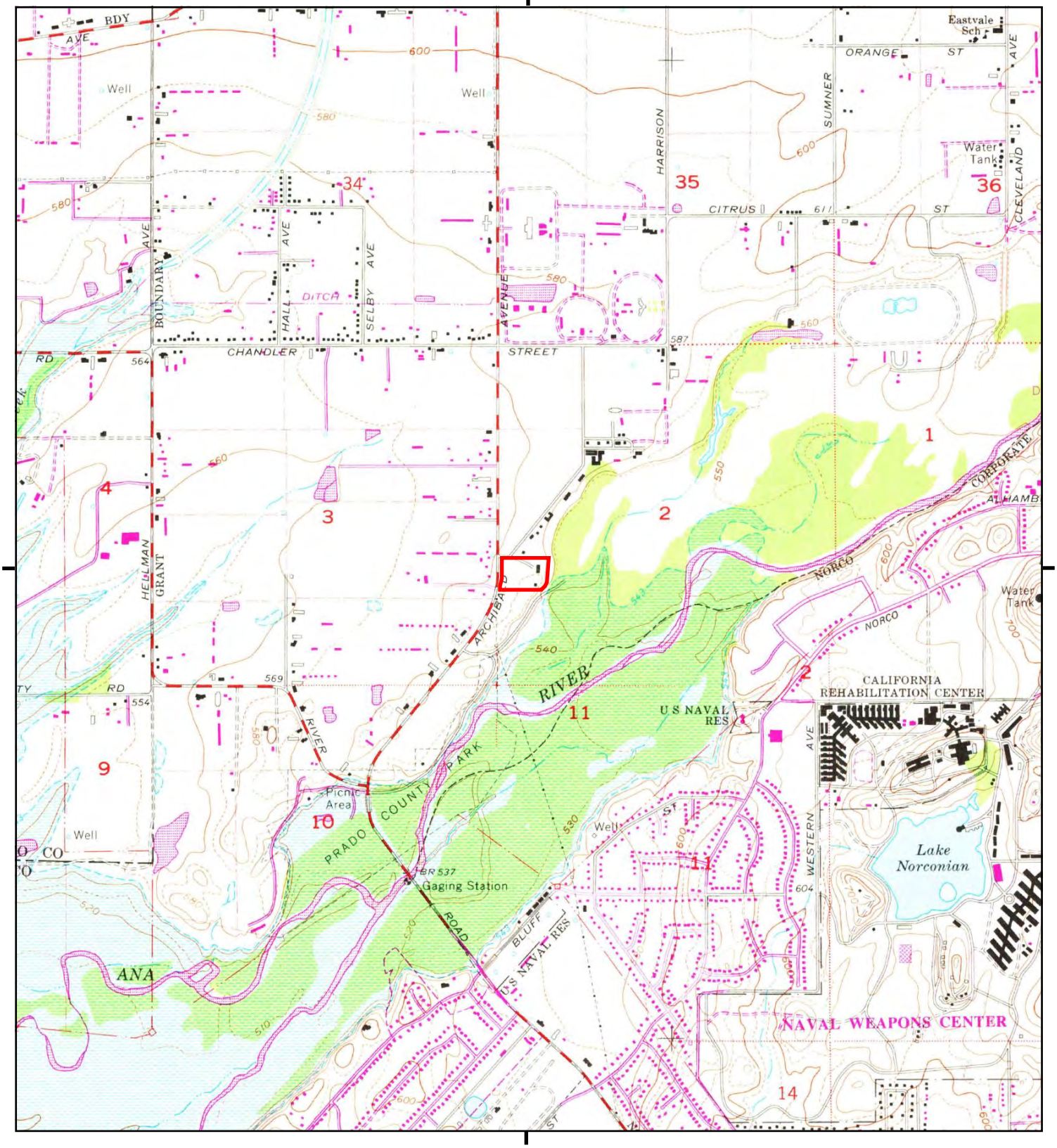
TP, Corona North, 2012, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

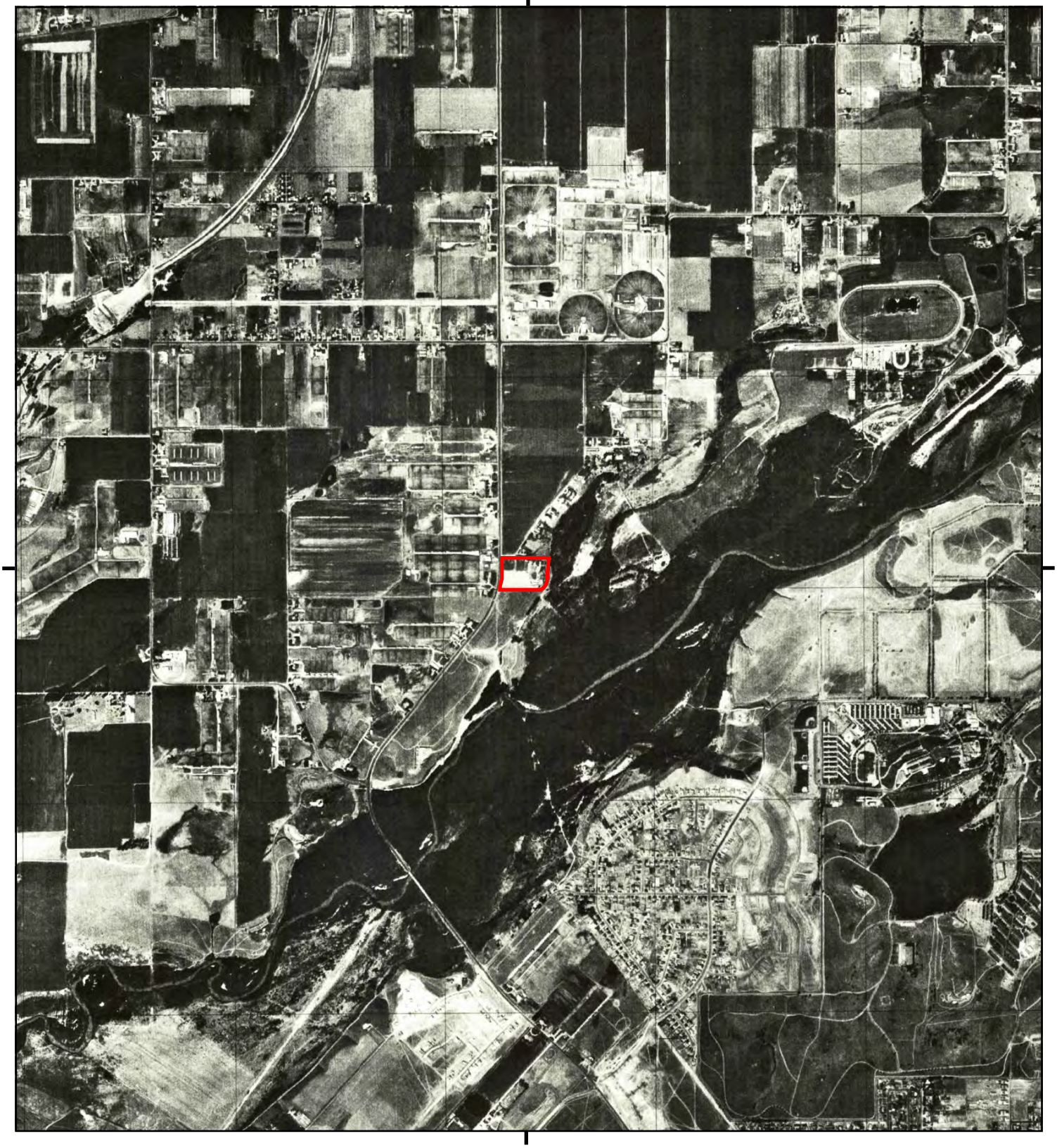
TP, Corona North, 1981, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1975



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

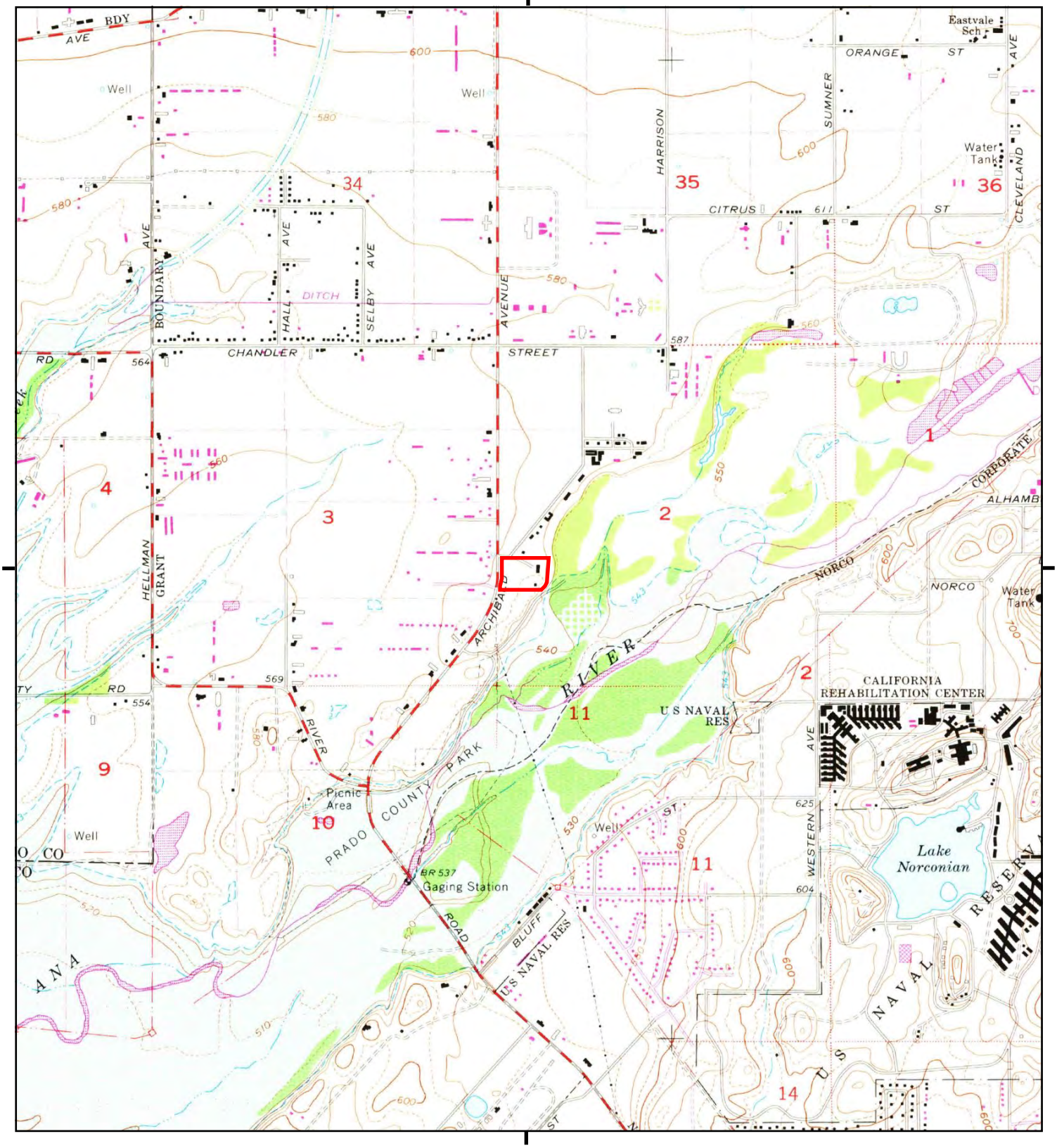
TP, Corona North, 1975, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1973



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

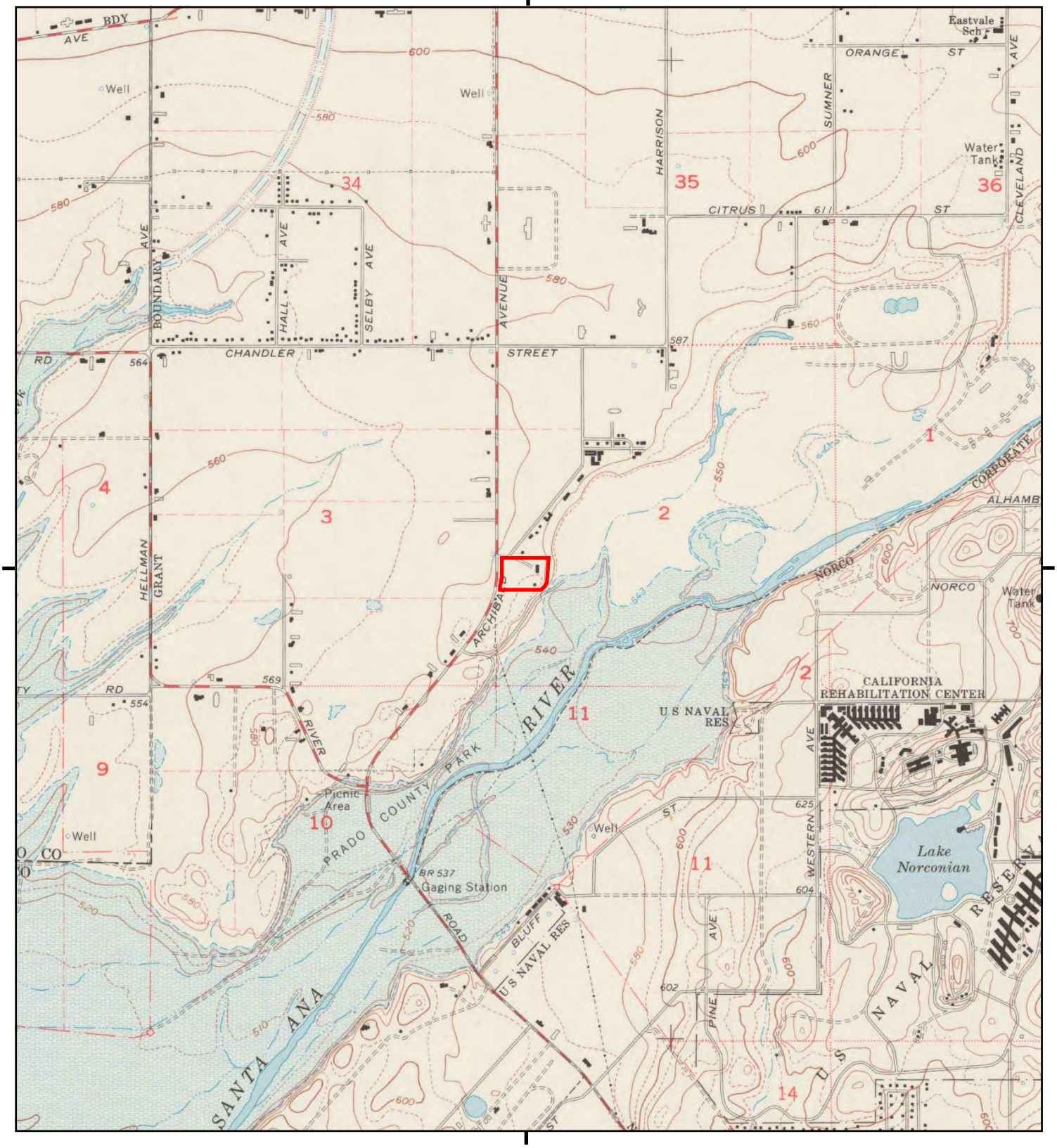
TP, Corona North, 1973, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

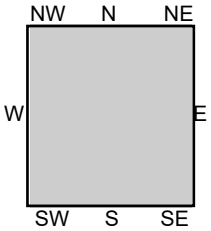
Historical Topo Map

1967



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



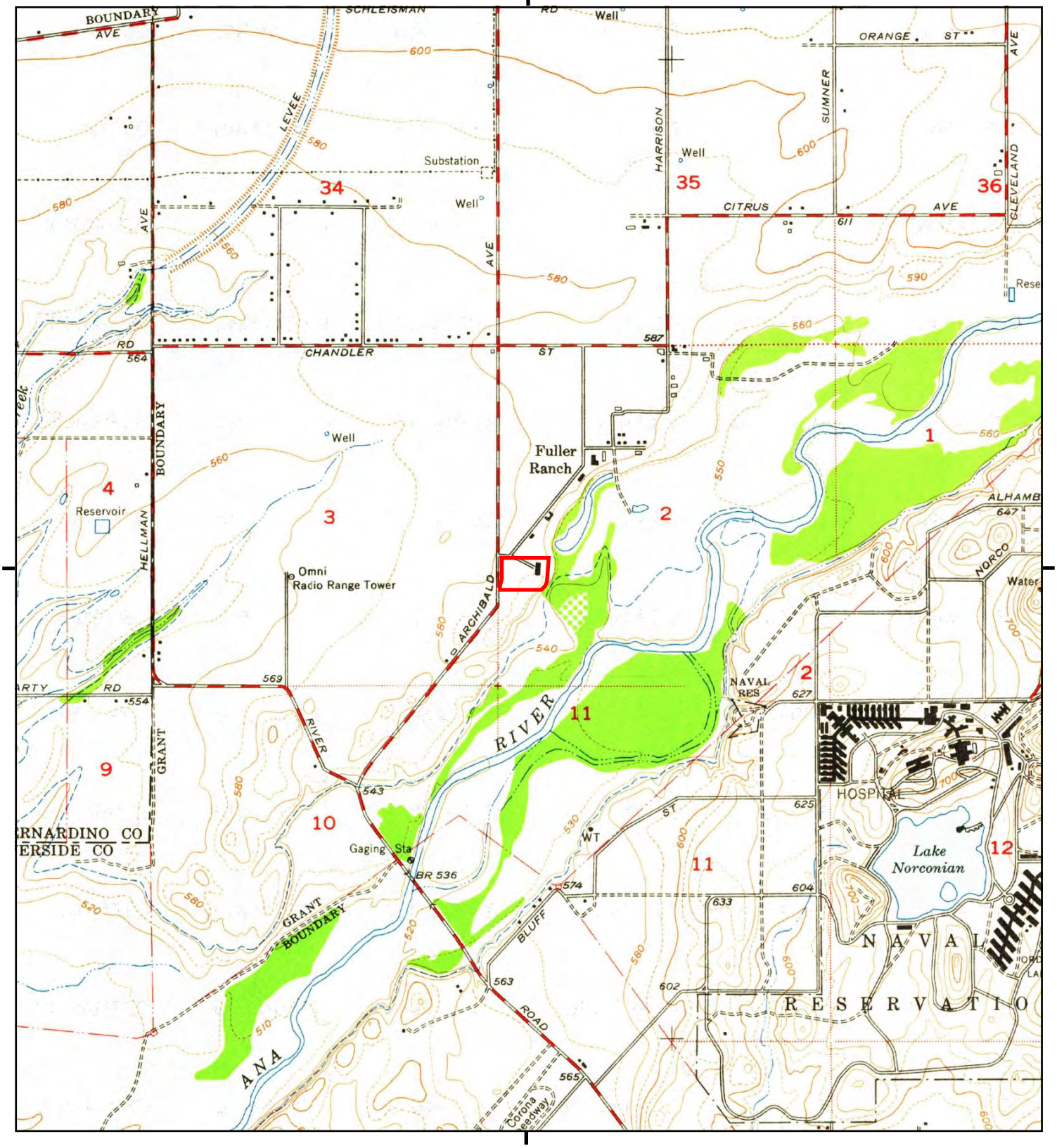
TP, Corona North, 1967, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1954



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

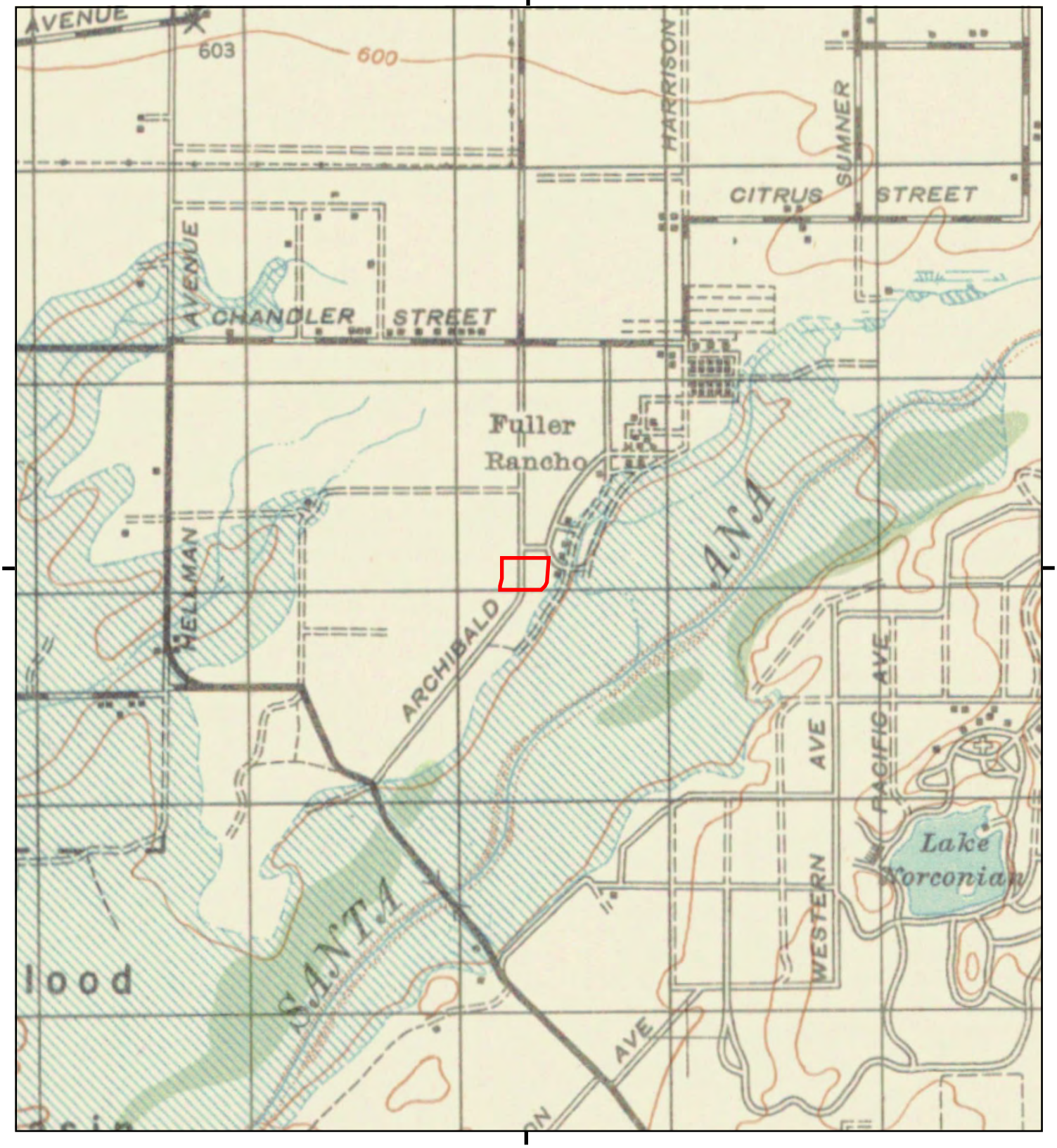
TP, Corona North, 1954, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1947



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

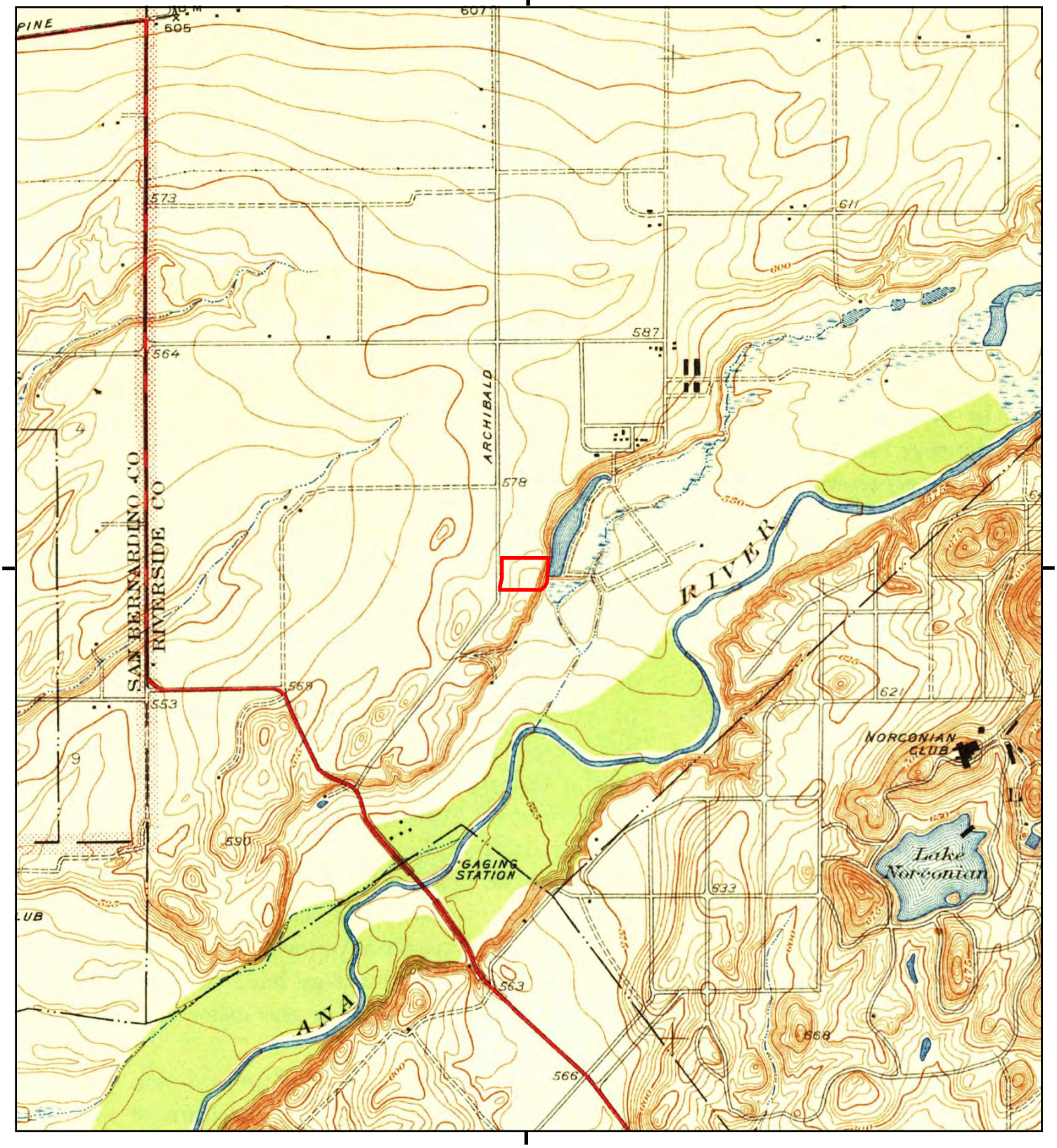
TP, CORONA, 1947, 15-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1942



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

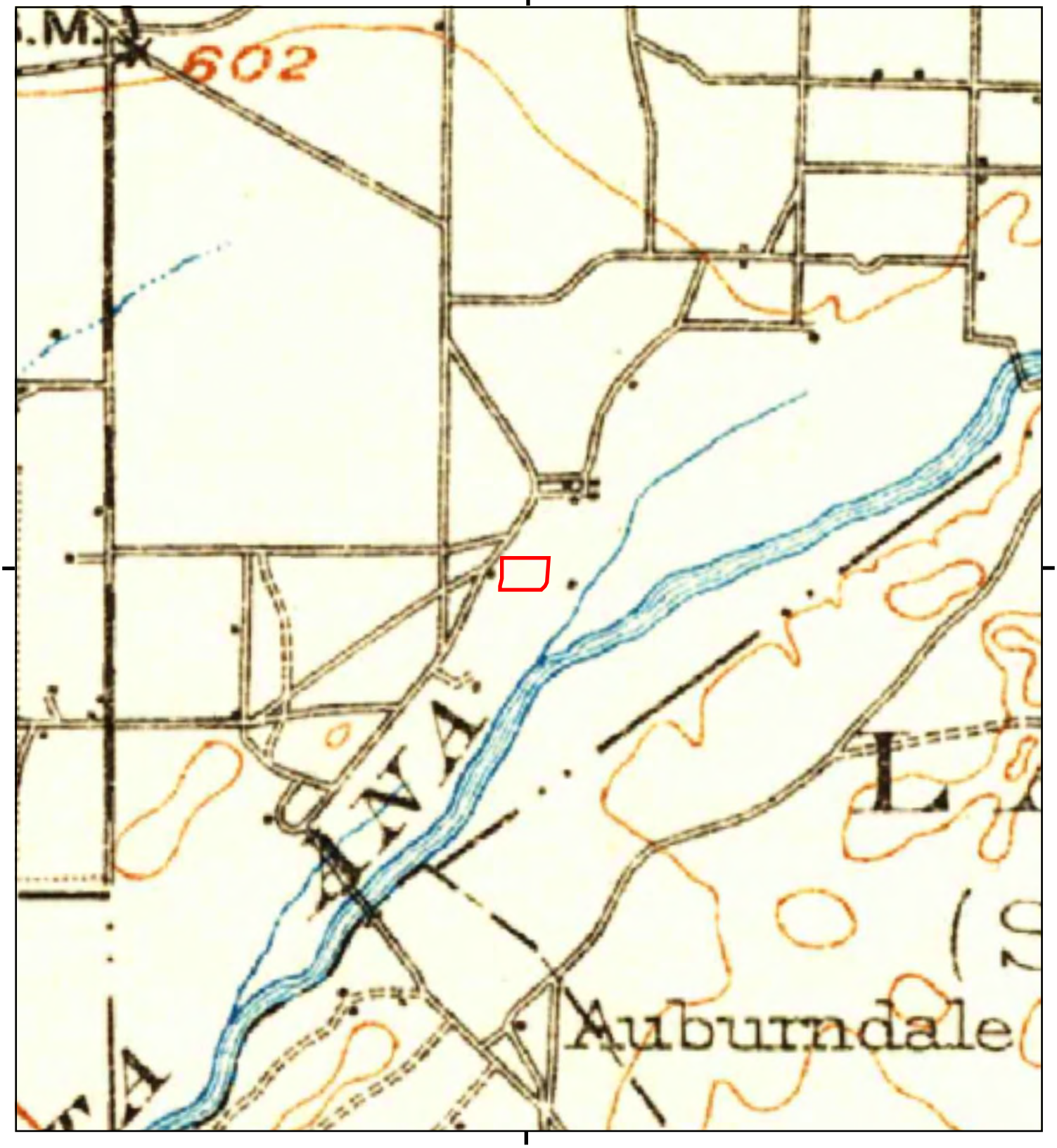
TP, Corona and Vicinity, 1942, 7.5-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

Historical Topo Map

1902



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Corona, 1902, 30-minute

SITE NAME: 8312 Grapewin St
ADDRESS: 8312 Grapewin St
Corona, CA 92880
CLIENT: Stantec

N

8312 Grapewin St

8312 Grapewin St

Corona, CA 92880

Inquiry Number: 7586606.8

March 05, 2024

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/05/24

Site Name:

8312 Grapewin St
8312 Grapewin St
Corona, CA 92880
EDR Inquiry # 7586606.8

Client Name:

Stantec
735 E. Carnegie Drive, Suite 280
SAN BERNARDINO, CA 92408
Contact: Alicia R Jansen

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 03, 1989	USDA
1985	1"=500'	Flight Date: September 13, 1985	USDA
1967	1"=500'	Flight Date: May 15, 1967	USDA
1959	1"=500'	Flight Date: November 06, 1959	USDA
1953	1"=500'	Flight Date: February 02, 1953	USDA
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: June 14, 1938	USDA
1931	1"=500'	Flight Date: September 18, 1931	FAIR

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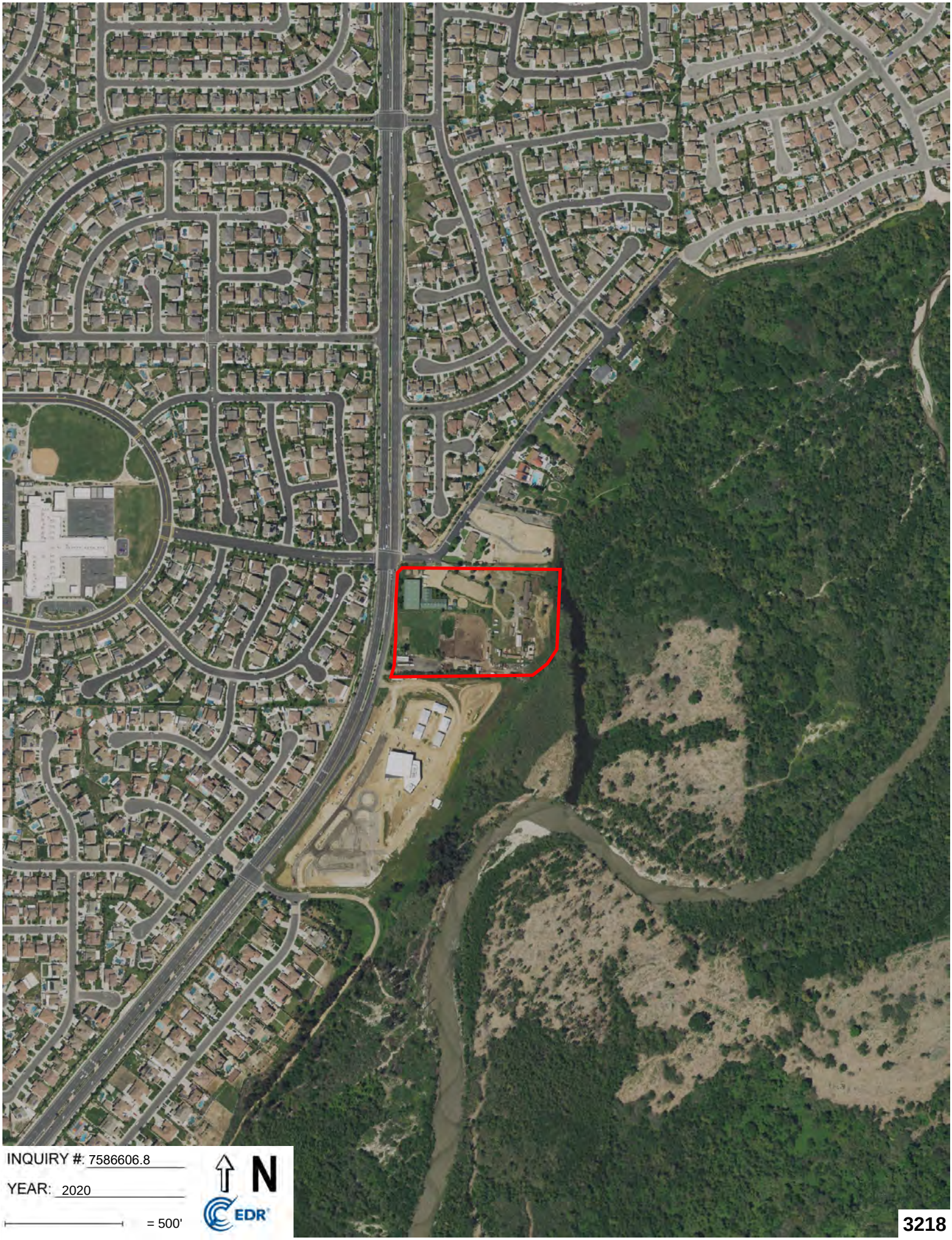
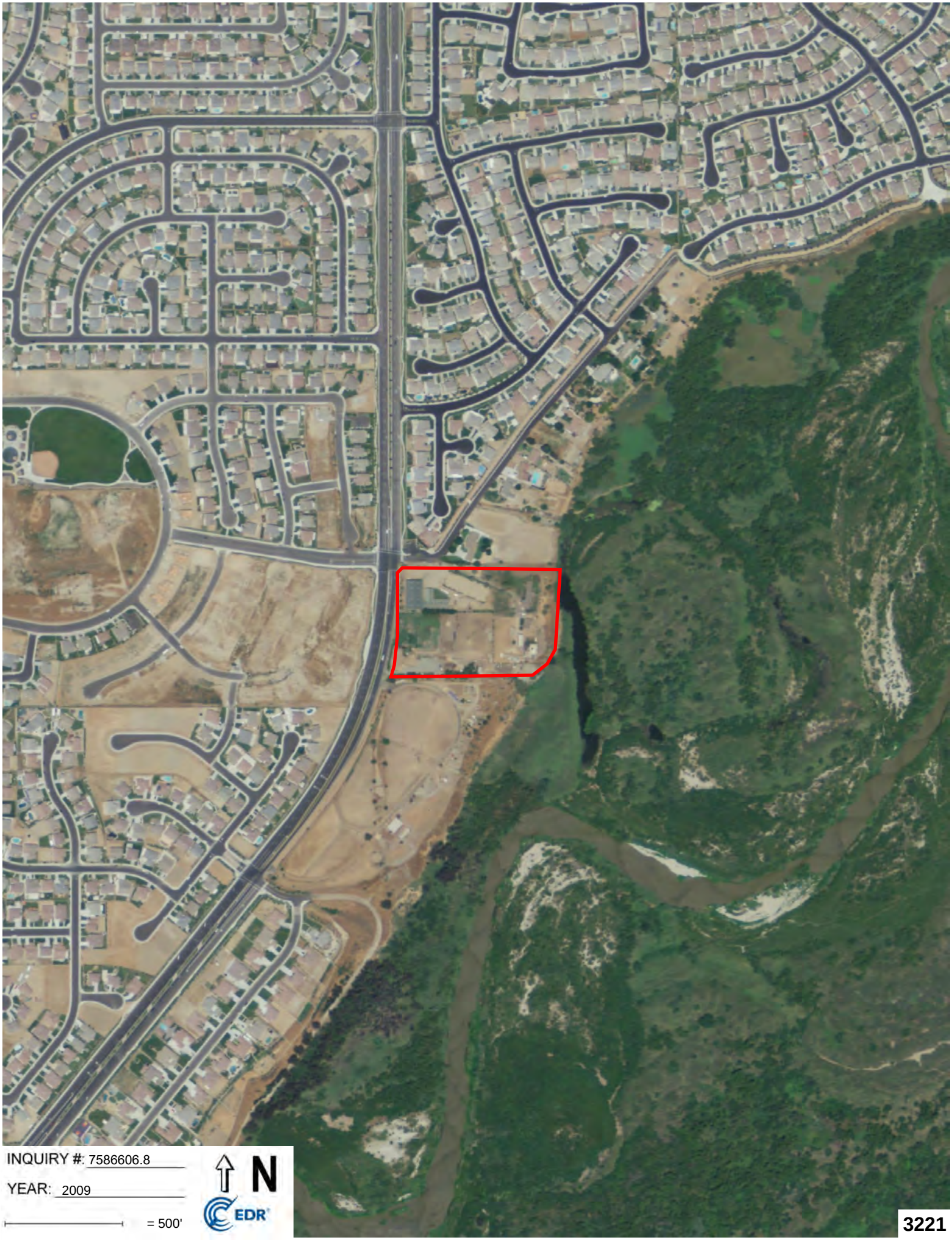

INQUIRY #: 7586606.8
YEAR: 2020
= 500'
N
EDR

INQUIRY #: 7586606.8
YEAR: 2016
= 500'
N
EDR
3219

INQUIRY #: 7586606.8
YEAR: 2012
= 500'
N
EDR
3220


INQUIRY #: 7586606.8
YEAR: 2009
= 500'
N
EDR
3221

INQUIRY #: 7586606.8
YEAR: 2006
= 500'
N
EDR
3222

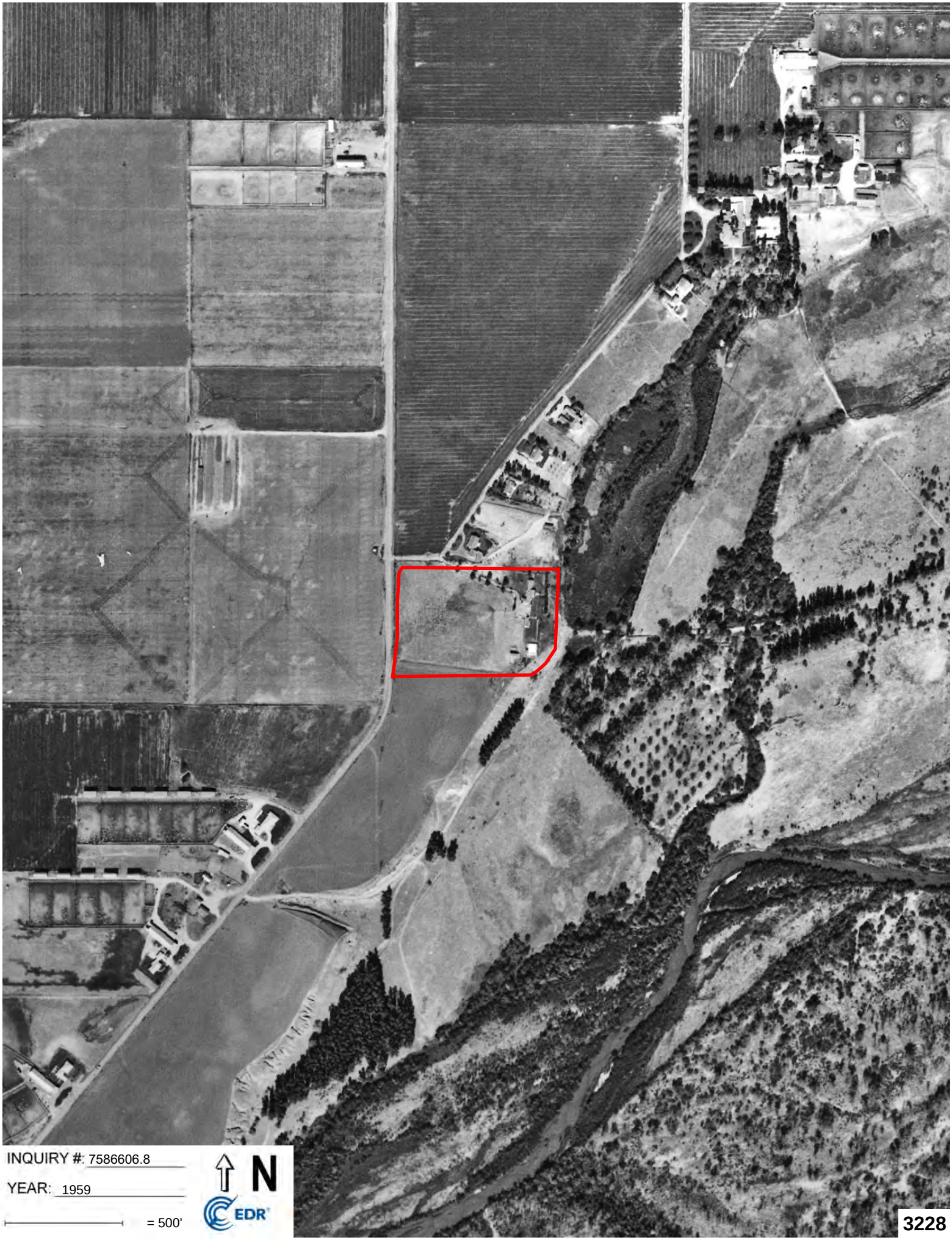
INQUIRY #: 7586606.8
YEAR: 2002
= 500'
N
EDR
3223

INQUIRY #: 7586606.8
YEAR: 1994
= 500'
N
EDR
3224

INQUIRY #: 7586606.8
YEAR: 1989
= 500'
N
EDR
3225

INQUIRY #: 7586606.8
YEAR: 1985
= 500'
N
EDR
3226

INQUIRY #: 7586606.8
YEAR: 1967
= 500'
N
EDR
3227


INQUIRY #: 7586606.8
YEAR: 1959
= 500'
N
EDR
3228

INQUIRY #: 7586606.8
YEAR: 1953
= 500'
N
EDR
3229

INQUIRY #: 7586606.8
YEAR: 1948
= 500'
N
EDR
3230

INQUIRY #: 7586606.8
YEAR: 1938
= 500'
N
EDR
3231

INQUIRY #: 7586606.8

YEAR: 1931

= 500'

N

EDR

3232

8312 Grapewin St
8312 Grapewin St
Corona, CA 92880

Inquiry Number: 7586606.5
March 06, 2024

The EDR-City Directory Abstract

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at approximately five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1921 through current. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 1320 feet of the target property.

Summary information obtained is provided in the text of this report.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2020	EDR Digital Archive	X	X	X	-
2017	Cole Information	X	X	X	-
2014	Cole Information	X	X	X	-
2010	Cole Information	X	X	X	-
2005	Cole Information	X	X	X	-
2002	SBC PACIFIC BELL	-	X	X	-
2001	Haines & Company, Inc.	-	X	X	-
	Haines & Company, Inc.	X	X	X	-
2000	Cole Information	X	X	X	-
1996	Pacific Bell	X	X	X	-
1995	Cole Information	X	X	X	-
1993	Pacific Bell	X	X	X	-
1992	Cole Information	X	X	X	-
1990	Pacific Bell	X	X	X	-
1986	Pacific Bell Yellow Pages	-	-	-	-
1981	Pacific Telephone	X	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1977	Pacific Telephone	X	X	X	-
1970	Pacific Telephone	X	X	X	-
1967	Luskey Brothers & Co.	-	X	X	-
1966	Luskey Brothers & Company Inc.	-	-	-	-
1961	Luskey Brothers & Co.	-	-	-	-
1960	Luskeys Brothers & Co., Publishers	-	-	-	-
1956	Luskey Brothers & Co.	-	-	-	-
1955	Luskeys Brothers Co., Publishers	-	-	-	-
1951	Pacific Telephone & Telegraph Co.	-	-	-	-
1946	Southern California Telephone Company	-	-	-	-
1945	Los Angeles Directory Co.	-	-	-	-
1941	Pacific Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	-	-	-
1931	Southern California Telephone Co.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Kaasen Directory Co.	-	-	-	-
1921	Riverside Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

Address	*Type*	*Findings*
8306 Grapewin St	Client Entered	
8500 Archibald Avenue	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

8312 Grapewin St
Corona, CA 92880

FINDINGS DETAIL

Target Property research detail.

GRAPEVINE ST

8312 GRAPEVINE ST

Year	Uses	Source
2001	PEACOCKJoanne	Haines & Company, Inc.

GRAPEWIN

8312 GRAPEWIN

Year	Uses	Source
1990	Gilstrap Glen E	Pacific Bell

GRAPEWIN ST

8312 GRAPEWIN ST

Year	Uses	Source
2020	BRADLEY PEACOCK	EDR Digital Archive
	JOANNE PEACOCK	EDR Digital Archive
	SUSAN PEACOCK	EDR Digital Archive
2017	RICHARD PEACOCK	Cole Information
2014	RICHARD PEACOCK	Cole Information
2010	RICHARD PEACOCK	Cole Information
2005	RICHARD PEACOCK	Cole Information
2000	GLEN GILSTRAP	Cole Information
1996	Gilstrap Glen E	Pacific Bell
1995	GILSTRAP, GLEN E	Cole Information
1993	Gilstrap Glen E	Pacific Bell
1992	GILSTRAP, GLEN E	Cole Information

FINDINGS

Year	Uses	Source
1981	Gilstrap Glen E	Pacific Telephone
1977	Gilstrap Glen E	Pacific Telephone
1970	Gilstrap Glen E	Pacific Telephone

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ANGELINE FALLS WAY

8210 ANGELINE FALLS WAY

Year	Uses	Source
2020	RAMONA SANTANA	EDR Digital Archive
	VICTOR SANTANA	EDR Digital Archive
	JOSHUA GONZALES	EDR Digital Archive
2017	VICTOR SANTANA	Cole Information
2014	VICTOR SANTANA	Cole Information
2010	VICTOR SANTANA	Cole Information

8218 ANGELINE FALLS WAY

Year	Uses	Source
2020	MARVA SMITH	EDR Digital Archive
2017	MARVA SMITH	Cole Information
2014	MARVA SMITH	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8221 ANGELINE FALLS WAY

Year	Uses	Source
2020	ANDRES HERNANDEZ	EDR Digital Archive
	NANCY HERNANDEZ	EDR Digital Archive
	LEO HERNANDEZ	EDR Digital Archive
2017	LEOPOLDO HERNANDEZ	Cole Information
2014	LEOPOLDO HERNANDEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8226 ANGELINE FALLS WAY

Year	Uses	Source
2020	S 4 U CONSULTING INC	EDR Digital Archive
	SARAT UPPALAPATI	EDR Digital Archive
2017	SARAT UPPALAPATI	Cole Information

FINDINGS

Year	Uses	Source
2014	SARAT UPPALAPATI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8229 ANGELINE FALLS WAY

Year	Uses	Source
2020	JOY BURT	EDR Digital Archive
	JEFFREY BURT	EDR Digital Archive
2017	JEFF BURT	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8237 ANGELINE FALLS WAY

Year	Uses	Source
2020	TERRY LI	EDR Digital Archive
2017	GREGG SPORRER	Cole Information
2014	GREGG SPORRER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8242 ANGELINE FALLS WAY

Year	Uses	Source
2020	MORGAN CHANG	EDR Digital Archive
2017	MORGAN CHANG	Cole Information
2014	MORGAN CHANG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8245 ANGELINE FALLS WAY

Year	Uses	Source
2020	PRISCILLA HERRERA	EDR Digital Archive
	CRISELDA HERRERA	EDR Digital Archive
	OSCAR HERRERA	EDR Digital Archive
2017	OSCAR HERRERA	Cole Information
2014	OSCAR HERRERA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

8250 ANGELINE FALLS WAY

Year	Uses	Source
2020	ANSAR KHAN	EDR Digital Archive
	MIR ALIKHAN	EDR Digital Archive
	ASRAR KHAN	EDR Digital Archive
	FATIMA KHAN	EDR Digital Archive
2017	ASRAR KHAN	Cole Information
2014	ASRAR KHAN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8258 ANGELINE FALLS WAY

Year	Uses	Source
2017	NICHOLAS GROSSE	Cole Information
2014	DAVID BIGELOW	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8261 ANGELINE FALLS WAY

Year	Uses	Source
2020	BACE CONSULTING SOLUTIONS LLC	EDR Digital Archive
	ROBERT FRY	EDR Digital Archive
2017	ROBERT FRY	Cole Information
2014	FU YANG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8266 ANGELINE FALLS WAY

Year	Uses	Source
2017	DANIELLE SAPIA	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8269 ANGELINE FALLS WAY

Year	Uses	Source
2020	MARIA RODRIGUEZ	EDR Digital Archive
	CHRISTOPHER ZAMORA	EDR Digital Archive
2017	MARIO CHAVEZ	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information

FINDINGS

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

8274 ANGELINE FALLS WAY

Year	Uses	Source
2020	FRANSEL ADRIANO	EDR Digital Archive
	ADRIANO CEAZAR	EDR Digital Archive
2017	PAUL ADRIANO	Cole Information
2014	MARY PARCON	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8277 ANGELINE FALLS WAY

Year	Uses	Source
2020	SANTIAGO SULPACIO	EDR Digital Archive
	ESTRELLA SULPACIO	EDR Digital Archive
	SUN SULPACIO	EDR Digital Archive
2017	SANTIAGO SULPACIO	Cole Information
2014	SANTIAGO SULPACIO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

ARCHIBALD AVE

8105 ARCHIBALD AVE

Year	Uses	Source
1990	Legatt Douglas J	Pacific Bell

8201 ARCHIBALD AVE

Year	Uses	Source
1990	Gallardo Jose L	Pacific Bell

8247 ARCHIBALD AVE

Year	Uses	Source
1990	TOFCO INC	Pacific Bell

8291 ARCHIBALD AVE

Year	Uses	Source
1990	OOSTEN RALPH DIARY	Pacific Bell

FINDINGS

8301 ARCHIBALD AVE

Year	Uses	Source
2002	OSTERKAMP DAIRY	SBC PACIFIC BELL
	Osterkamp Jos S	SBC PACIFIC BELL
1996	OSTERKAMP DAIRY	Pacific Bell
	Osterkamp Jos S	Pacific Bell
1990	OSTERKAMP DAIRY	Pacific Bell
	Osterkamp Jos S	Pacific Bell

8330 ARCHIBALD AVE

Year	Uses	Source
2020	LISSETTE CORONEL	EDR Digital Archive
	SILVIA CORONEL	EDR Digital Archive
	GRISELDA CORONEL	EDR Digital Archive

8335 ARCHIBALD AVE

Year	Uses	Source
2002	DOSTEN DAIRY	SBC PACIFIC BELL
1996	OOSTEN DAIRY	Pacific Bell
1990	Rodriguez Vicente	Pacific Bell

8405 ARCHIBALD AVE

Year	Uses	Source
1996	Oosten C	Pacific Bell
1990	Oosten Ralph	Pacific Bell

ARCHIBALD ST

8105 ARCHIBALD ST

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
2001	XXXX	Haines & Company, Inc.

8201 ARCHIBALD ST

Year	Uses	Source
2005	FRANK LORENZ	Cole Information
1995	OCCUPANT UNKNOWNN	Cole Information

FINDINGS

Year	Uses	Source
1993	Gallardo Jose L	Pacific Bell
1992	GALLARDO, JOSE L	Cole Information
1981	Lorenz Frank	Pacific Telephone
1977	Lorenz Frank	Pacific Telephone
1970	Lorenz Frank	Pacific Telephone

8207 ARCHIBALD ST

Year	Uses	Source
2010	DIANE DYT	Cole Information

8247 ARCHIBALD ST

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
2001	XXXX	Haines & Company, Inc.
1993	One Stop Landscape Supply	Pacific Bell
	ONE WAY TRANSMISSION	Pacific Bell
1981	Fertilla Fertilizer Inc	Pacific Telephone
1977	Fertilla Fertilizer Inc	Pacific Telephone

8251 ARCHIBALD ST

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
1995	GALLARDO, BERTHA	Cole Information
1981	Lorenz Rich	Pacific Telephone

8265 ARCHIBALD ST

Year	Uses	Source
2010	RICHARD LORENZ	Cole Information
2005	RICHARD LORENZ	Cole Information

8281 ARCHIBALD ST

Year	Uses	Source
2010	RALPH OOSTEN	Cole Information
2005	MICHAEL WOOD	Cole Information
1995	LORENZ, KATHY J	Cole Information
1977	Hemann Judith S	Pacific Telephone

FINDINGS

Year	Uses	Source
1977	Hemann Roy W	Pacific Telephone

8291 ARCHIBALD ST

Year	Uses	Source
1995	OCCUPANT UNKNOWNN	Cole Information
1993	Oosten Ralph Diary	Pacific Bell
1992	OOSTEN RALPH DAIRY	Cole Information
	OOSTEN, RALPH D	Cole Information

8301 ARCHIBALD ST

Year	Uses	Source
2005	OCCUPANT UNKNOWN	Cole Information
2001	OSTERKAMP DAIRY	Haines & Company, Inc.
	OSTERKAMPJos S	Haines & Company, Inc.
2000	OSTERKAMP DAIRY	Cole Information
	JOSEPH OSTERKAMP	Cole Information
1995	OSTERKAMP DAIRY	Cole Information
	OSTERKAMP, JOSEPH S	Cole Information
1993	Osterkamp Dairy	Pacific Bell
	Osterkamp Jos S	Pacific Bell
	Osterkamp Karen	Pacific Bell
1992	OSTERKAMP DAIRY	Cole Information
	OSTERKAMP, JOSEPH S	Cole Information
1981	Osterkamp Dairy	Pacific Telephone
	Osterkamp Jos S	Pacific Telephone
1977	Osterkamp Dairy	Pacific Telephone
	Osterkamp Jos S	Pacific Telephone
1970	Billiet Law rence	Pacific Telephone
	Osterkamp Dairy	Pacific Telephone
	Osterkamp Jos S	Pacific Telephone

8330 ARCHIBALD ST

Year	Uses	Source
2017	LISSETTE CORONEL	Cole Information

FINDINGS

Year	Uses	Source
2014	LISSETTE CORONEL	Cole Information
2010	SILVIA CORONEL	Cole Information

8335 ARCHIBALD ST

Year	Uses	Source
2005	ARLENE LORENZ	Cole Information
2000	OOSTEN DAIRY	Cole Information
1995	OOSTEN DAIRY	Cole Information
	LORENZ, RICHARD	Cole Information
1993	Rodriguez Vicente	Pacific Bell
1992	RODRIGUEZ, VICENTE	Cole Information
1977	Vander Woude J	Pacific Telephone
	Van De Water W R	Pacific Telephone
1970	Oosten Eugene	Pacific Telephone

8405 ARCHIBALD ST

Year	Uses	Source
2001	OOSTENC	Haines & Company, Inc.
2000	C OOSTEN	Cole Information
1995	OCCUPANT UNKNOWNN	Cole Information
1993	Oosten C	Pacific Bell
1992	OOSTEN, C	Cole Information
1981	Oosten Caroline	Pacific Telephone
	Oosten Ralph	Pacific Telephone
	Oosten Ralph	Pacific Telephone
1977	Oosten Caroline	Pacific Telephone
	Oosten Ralph	Pacific Telephone
	Oosten Ralph	Pacific Telephone
1970	Oosten Ralph	Pacific Telephone
	Oosten Ralph Carolyn & Son	Pacific Telephone

FINDINGS

AUTUMN CREEK CT

14135 AUTUMN CREEK CT

Year	Uses	Source
2020	ALYSSA JAMISON	EDR Digital Archive
	ELLEN MCCULLEN	EDR Digital Archive
	JESSE JAMISON	EDR Digital Archive
	ANA ACOSTA	EDR Digital Archive
2017	JESSE JAMISON	Cole Information
2014	THOMAS BRYANT	Cole Information
2010	KISHA JOHNSON-BOOZER	Cole Information

14138 AUTUMN CREEK CT

Year	Uses	Source
2020	EDWARD HONG	EDR Digital Archive
2017	EDWARD HONG	Cole Information
2014	JAMES TAYLOR	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14145 AUTUMN CREEK CT

Year	Uses	Source
2020	TOM & CLAIRE CO	EDR Digital Archive
	CRYSTLE CAIGOY	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14148 AUTUMN CREEK CT

Year	Uses	Source
2017	GREGORY DIANO	Cole Information
2014	GREGORY DIANO	Cole Information
2010	GREGORY DIANO	Cole Information

14155 AUTUMN CREEK CT

Year	Uses	Source
2020	CHARISSE LAVERDIERE	EDR Digital Archive
	SUN LIN	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	JARETTA WELCH	EDR Digital Archive
	TIM LAVERDIERE	EDR Digital Archive
	QINQI LIN	EDR Digital Archive
2017	WILLIAM BONES	Cole Information
2014	WILLIAM BONES	Cole Information
2010	MARK ROMERO	Cole Information

14158 AUTUMN CREEK CT

Year	Uses	Source
2020	YONGJIAN ZHEN	EDR Digital Archive
	YUAN SONG	EDR Digital Archive
2017	JIMMY ZHEN	Cole Information
2014	JIMMY ZHEN	Cole Information
2010	ZHAOLMING LIU	Cole Information

14165 AUTUMN CREEK CT

Year	Uses	Source
2020	MANUEL LOPEZ	EDR Digital Archive
	JAIME CARLOS	EDR Digital Archive
	MARICELA RODRIGUEZ	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	MARICELA RODRIGUEZ	Cole Information

14175 AUTUMN CREEK CT

Year	Uses	Source
2020	EDWINA MCKEE	EDR Digital Archive
	PERRY MCKEE	EDR Digital Archive
	EMMA TAYLOR	EDR Digital Archive
2017	PERRY MCKEE	Cole Information
2014	PERRY MCKEE	Cole Information
2010	PERRY MCKEE	Cole Information

14178 AUTUMN CREEK CT

Year	Uses	Source
2020	DICKSON YUEN	EDR Digital Archive

Year	Uses	Source
2020	LING-YUAN KUNG	EDR Digital Archive
2017	DIXON YUEN	Cole Information
2014	DIXON YUEN	Cole Information
2010	LAURA SOSA	Cole Information

14185 AUTUMN CREEK CT

Year	Uses	Source
2020	WAYNE HOOVER	EDR Digital Archive
2017	WAYNE HOOVER	Cole Information
2014	KAREN CHRISTENSEN	Cole Information
	TOM MCGEE	Cole Information
2010	TOM MCGEE	Cole Information

14195 AUTUMN CREEK CT

Year	Uses	Source
2020	SIDRA SHERROD	EDR Digital Archive
	SIDRA STRONG	EDR Digital Archive
	STRONG SHERROD	EDR Digital Archive
2017	ERIC STRONG	Cole Information
2014	ERIC STRONG	Cole Information
2010	SIDRA SHERROD	Cole Information

14198 AUTUMN CREEK CT

Year	Uses	Source
2020	I WU	EDR Digital Archive
2017	I WU	Cole Information
2014	CARLO ROXAS	Cole Information
2010	VONNEL MENDOZA	Cole Information

BLUFF VIEW LN

8063 BLUFF VIEW LN

Year	Uses	Source
2020	LILY CHANG	EDR Digital Archive
	ROSE CHANG	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	YINGYU CHANG	EDR Digital Archive
	CHIA CHANG	EDR Digital Archive
2017	YINGYU CHANG	Cole Information
2014	YING CHANG	Cole Information
2010	ROBERT CHANG	Cole Information

8066 BLUFF VIEW LN

Year	Uses	Source
2020	ELIZABETH FLORES	EDR Digital Archive
	RAUL FLORES	EDR Digital Archive
2017	ERIC FLORES	Cole Information
2014	ERIC FLORES	Cole Information
2010	EDUARDO RODARTE	Cole Information

8073 BLUFF VIEW LN

Year	Uses	Source
2020	ANH TRUONG	EDR Digital Archive
2017	ANH TRUONG	Cole Information
2014	NGHIEM TRUONG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8076 BLUFF VIEW LN

Year	Uses	Source
2020	VICTOR CASILLAS	EDR Digital Archive
	JOANNE CASILLAS	EDR Digital Archive
	MONIQUE CASILLAS	EDR Digital Archive
2017	VICTOR CASILLAS	Cole Information
2014	VICTOR CASILLAS	Cole Information
2010	VICTOR CASILLAS	Cole Information

8083 BLUFF VIEW LN

Year	Uses	Source
2020	YA CHIANG	EDR Digital Archive
	YACHING CHIANG	EDR Digital Archive
	KU CHIANG	EDR Digital Archive

Year	Uses	Source
2017	KU CHIANG	Cole Information
2014	KU CHIANG	Cole Information
2010	KU CHIANG	Cole Information

8086 BLUFF VIEW LN

Year	Uses	Source
2020	MATTHEW RANSONS	EDR Digital Archive
	KARRISA RANSONS	EDR Digital Archive
2017	LEONARDO LOPEZ	Cole Information
2014	LEONARDO LOPEZ	Cole Information
2010	LEONARDO LOPEZ	Cole Information

8093 BLUFF VIEW LN

Year	Uses	Source
2020	BRITANY QUINONEZ	EDR Digital Archive
	CECILIA QUINONEZ	EDR Digital Archive
	WILLIAM QUINONEZ	EDR Digital Archive
2017	WILLIA QUINONEZ	Cole Information
2014	STEVEN CARL	Cole Information
2010	WILLIAM QUINONEZ	Cole Information

8103 BLUFF VIEW LN

Year	Uses	Source
2020	MARK LU	EDR Digital Archive
	CALI LUNA	EDR Digital Archive
	CHUNCHI LU	EDR Digital Archive
2017	MARK LU	Cole Information
2014	ROGER BANKS	Cole Information
2010	ROGER BANKS	Cole Information

CHERRY CREEK CIR

14272 CHERRY CREEK CIR

Year	Uses	Source
2020	LAURA VELTMAN	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	MARK PETERSON	EDR Digital Archive
2017	KURT PETERSON	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	MARK PETERSON	Cole Information

14278 CHERRY CREEK CIR

Year	Uses	Source
2020	MICHAEL LIAO	EDR Digital Archive
	PEI HSU	EDR Digital Archive
	CHIAN LIAO	EDR Digital Archive
2017	PEI HSU	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	MICHAEL LIAO	Cole Information

14284 CHERRY CREEK CIR

Year	Uses	Source
2020	JEREMY ROARK	EDR Digital Archive
	SHEENA RUSH	EDR Digital Archive
	TIFFANY HARPER	EDR Digital Archive
2017	PUSHPINDER OBEROI	Cole Information
2014	JEREMY ROARK	Cole Information
2010	JEREMY ROARK	Cole Information

14290 CHERRY CREEK CIR

Year	Uses	Source
2020	MARLI DIAZ	EDR Digital Archive
	HSIANG WU	EDR Digital Archive
2017	DANIELLE MATHIEU	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	W CHEN	Cole Information

14302 CHERRY CREEK CIR

Year	Uses	Source
2020	RACHEL BROOKS	EDR Digital Archive
	SAMUEL BROOKS	EDR Digital Archive

FINDINGS

Year	Uses	Source
2017	SAMUEL BROOKS	Cole Information
2014	SAMUEL BROOKS	Cole Information
2010	SAMUEL BROOKS	Cole Information

14308 CHERRY CREEK CIR

Year	Uses	Source
2020	WAYNE HO	EDR Digital Archive
2017	MAY SUN	Cole Information
2014	WAYNE HO	Cole Information

14314 CHERRY CREEK CIR

Year	Uses	Source
2020	RACHELLE SANTOS	EDR Digital Archive
	JONATHAN SANTOS	EDR Digital Archive
2017	SANTIAGO GUETA	Cole Information
2014	JONATHAN SANTOS	Cole Information
2010	JONATHAN SANTOS	Cole Information

14320 CHERRY CREEK CIR

Year	Uses	Source
2020	HOWARD HSU	EDR Digital Archive
	CLAIRE HSU	EDR Digital Archive
2017	HOWARD HSU	Cole Information
2014	HOWARD HSU	Cole Information
2010	HOWARD HSU	Cole Information

14326 CHERRY CREEK CIR

Year	Uses	Source
2020	ALPHA SANUSI	EDR Digital Archive
	FATMATA SMITH	EDR Digital Archive
	ISOANDARI SANUSI	EDR Digital Archive
	FATMATA SANUSI	EDR Digital Archive
2017	FATMATA SANUSI	Cole Information
2014	FATMATA SANUSI	Cole Information
2010	FATMATA SMITH	Cole Information

FINDINGS

14332 CHERRY CREEK CIR

Year	Uses	Source
2020	JOSE NAVAS	EDR Digital Archive
2017	JOSE NAVAS	Cole Information
2014	YOLANDA NAVAS	Cole Information
2010	BAKHER KHALIDI	Cole Information

CREEK SAND CT

14153 CREEK SAND CT

Year	Uses	Source
2020	JEANINA HOLDER	EDR Digital Archive
	EMERSON HOLDER	EDR Digital Archive
2017	TRAVIS HOLDER	Cole Information
2014	TRAVIS HOLDER	Cole Information
2010	EMERSON HOLDER	Cole Information

14156 CREEK SAND CT

Year	Uses	Source
2020	ERMIAS STEFANOS	EDR Digital Archive
	LEILA STEFANOS	EDR Digital Archive
	TSEGEREDA ELFU	EDR Digital Archive
	ZENA STEFANOS	EDR Digital Archive
2017	ERMIAS ESTIFANOS	Cole Information
2014	ERMIAS ESTIFANOS	Cole Information
2010	ERMIAS ESTIFANOS	Cole Information

14166 CREEK SAND CT

Year	Uses	Source
2020	KEISHA GOOSBY	EDR Digital Archive
	MICHAEL GOOSBY	EDR Digital Archive
	SHANE GOOSBY	EDR Digital Archive
2017	MICHAEL GOOSBY	Cole Information
2014	MICHAEL GOOSBY	Cole Information
2010	MICHAEL GOOSBY	Cole Information

FINDINGS

14173 CREEK SAND CT

Year	Uses	Source
2020	ANTHONY ORNELAS	EDR Digital Archive
	MELODY LEYVA	EDR Digital Archive
	MELODY ORNELAS	EDR Digital Archive
	BRANDON DEGUZMAN	EDR Digital Archive
2017	MELODY ORNELAS	Cole Information
2014	MELODY ORNELAS	Cole Information
2010	PHILIP DEGUZMAN	Cole Information

14176 CREEK SAND CT

Year	Uses	Source
2017	ANTONIO GONZALES	Cole Information
2014	TONY GONZALES	Cole Information
2010	STEVEN ALYASSI	Cole Information

14183 CREEK SAND CT

Year	Uses	Source
2020	ANTHONY GILLIAM	EDR Digital Archive
	MICHAEL CASSADY	EDR Digital Archive
	DUSTIN CASSADY	EDR Digital Archive
	KAROL CASSADY	EDR Digital Archive
2017	ANTHONY GILLIAM	Cole Information
2014	ANTHONY GILLIAM	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14193 CREEK SAND CT

Year	Uses	Source
2020	YE HUANG	EDR Digital Archive
2017	ALLAN WONG	Cole Information
2014	ALLAN WONG	Cole Information
2010	TINA WANG	Cole Information

14196 CREEK SAND CT

Year	Uses	Source
2020	VALERIE CASTRO	EDR Digital Archive

Year	Uses	Source
2020	MANUEL CASTRO	EDR Digital Archive
2017	DANA KIMURA	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	DAVID KIMURA	Cole Information

CRYSTAL POOL CT

14137 CRYSTAL POOL CT

Year	Uses	Source
2020	ANASTASIA VILLANUEVA	EDR Digital Archive
	VALERIE VILLANUERA	EDR Digital Archive
	VICTOR VILLANUEVA	EDR Digital Archive
2017	JOSE VILLANUEVA	Cole Information
2014	JOSE VILLANUEVA	Cole Information
2010	JOSE VILLANUEVA	Cole Information

14140 CRYSTAL POOL CT

Year	Uses	Source
2020	KENNETH NEEDELS	EDR Digital Archive
	ALEXANDRIA NEEDELS	EDR Digital Archive
2017	GABRIEL ESCANDON	Cole Information
2014	ERNESTO ARAGON	Cole Information
2010	ERNESTO ARAGON	Cole Information

14147 CRYSTAL POOL CT

Year	Uses	Source
2020	SAMAREE WALLACE	EDR Digital Archive
	REYNARD WALLACE	EDR Digital Archive
	MICHELLE WALLACE	EDR Digital Archive
	SABRIA WALLACE	EDR Digital Archive
	BORROWER 2016 HPA	EDR Digital Archive
	REGGIE WALLACE	EDR Digital Archive
2017	JARROD ASUNCION	Cole Information
2014	ARNOLD ASUNCION	Cole Information
2010	ARNOLD ASUNCION	Cole Information

FINDINGS

14150 CRYSTAL POOL CT

Year	Uses	Source
2020	OSARIEMEN EGUAVOEN	EDR Digital Archive
	BRITE EGUAVOEN	EDR Digital Archive
	TONY EGUAVOEN	EDR Digital Archive
	FLORA EGUAVOEN	EDR Digital Archive
2017	TONY EQUAVOEN	Cole Information
2014	TONY EQUAVOEN	Cole Information
2010	TONY EQUAVOEN	Cole Information

14157 CRYSTAL POOL CT

Year	Uses	Source
2017	BRUCE KINGSLAND	Cole Information
2014	KIM KINGSLAND	Cole Information
2010	LYDIA BURR	Cole Information

14160 CRYSTAL POOL CT

Year	Uses	Source
2020	LOUIS ONTIVEROS	EDR Digital Archive
	ROBERT ONTIVEROS	EDR Digital Archive
	ALYSSA BENITEZ	EDR Digital Archive
2017	LUIS ONTIVEROS	Cole Information
2014	LOUIS ONTIVEROS	Cole Information
2010	LOUIS ONTIVEROS	Cole Information

DEW DROP CT

8302 DEW DROP CT

Year	Uses	Source
2020	SAERAN MIYAJI	EDR Digital Archive
	SHINYA MIYAJI	EDR Digital Archive
2017	SAERAN MIYAJI	Cole Information
2014	SAERAN MIYAJI	Cole Information
2010	SHINYA MIYAJI	Cole Information

FINDINGS

8305 DEW DROP CT

Year	Uses	Source
2020	GENESIS GALAVIZ-LACASELLA	EDR Digital Archive
	LOUIE LACASELLA	EDR Digital Archive
2017	ASHLEY LAWRENCE	Cole Information
2014	MORGAN LAWRENCE	Cole Information

8310 DEW DROP CT

Year	Uses	Source
2020	XINRONG WANG	EDR Digital Archive
2014	ADELA RABAGO	Cole Information
2010	ADELA RABAGO	Cole Information

8313 DEW DROP CT

Year	Uses	Source
2020	KAIJIE ZHANG	EDR Digital Archive
2017	JIALI WANG	Cole Information
2014	ASHOK DHIR	Cole Information
2010	ASHOK DHIR	Cole Information

8318 DEW DROP CT

Year	Uses	Source
2020	WAH YIP	EDR Digital Archive
	NEEMISS LEE	EDR Digital Archive
	JASMINE YIP	EDR Digital Archive
	LILY YIP	EDR Digital Archive
2017	FRANK YIP	Cole Information
2014	FRANK YIP	Cole Information
2010	NEE LEE	Cole Information

8321 DEW DROP CT

Year	Uses	Source
2020	CRITTER CARE CTR	EDR Digital Archive
	ROBERT RODARTE	EDR Digital Archive
	AUDRA RODARTE	EDR Digital Archive
2017	ROBERT RODARTE	Cole Information

FINDINGS

Year	Uses	Source
2014	ROBERT RODARTE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8326 DEW DROP CT

Year	Uses	Source
2020	DONALD PORTER	EDR Digital Archive
	MARIE SANTIZO	EDR Digital Archive
	KATHRYN PORTER	EDR Digital Archive
	NOEL ANGOS	EDR Digital Archive
2017	MARIE ANGOS	Cole Information
2014	MARIE SANTIZO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8329 DEW DROP CT

Year	Uses	Source
2017	MUHAMMAD BHATTI	Cole Information
2014	MUHAMMAD BHATTI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8334 DEW DROP CT

Year	Uses	Source
2020	PASQUALE DIBLASI	EDR Digital Archive
2017	PASQUALE DIBLASI	Cole Information
2014	JOHN TOVAR	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8337 DEW DROP CT

Year	Uses	Source
2020	MEGAN SNOW	EDR Digital Archive
	KIMBERLY SNOW	EDR Digital Archive
	JIMMY SNOW	EDR Digital Archive
	CAROL SNOW	EDR Digital Archive
	BRADLEY SNOW	EDR Digital Archive
2017	BRADLEY SNOW	Cole Information
2014	BRADLEY SNOW	Cole Information

FINDINGS

8342 DEW DROP CT

Year	Uses	Source
2020	NICHOLAS POSSNACK	EDR Digital Archive
	RYAN LOPEZ	EDR Digital Archive
	REAGAN LOPEZ	EDR Digital Archive
2017	RYAN LOPEZ	Cole Information
2014	RYAN LOPEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8350 DEW DROP CT

Year	Uses	Source
2020	DEBRA WONSER	EDR Digital Archive
	STEVE WONSER	EDR Digital Archive
2017	STEVEN WONSER	Cole Information
2014	STEVEN WONSER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8353 DEW DROP CT

Year	Uses	Source
2020	SONYA MEHTA	EDR Digital Archive
	CHHAYA MEHTA	EDR Digital Archive
	RASENDRA MEHTA	EDR Digital Archive
	NEHA MEHTA	EDR Digital Archive
	MANISH MEHTA	EDR Digital Archive
2017	CHHAYA MEHTA	Cole Information
2014	RASENDRA MEHTA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8358 DEW DROP CT

Year	Uses	Source
2020	JOHN TOVAR	EDR Digital Archive
	CHRISTINE TOVAR	EDR Digital Archive
2017	SALLY REYNOSA	Cole Information
2014	SALLY REYNOSO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

8361 DEW DROP CT

Year	Uses	Source
2020	SANDHYA TRIVEDI	EDR Digital Archive
	PARUL TRIVEDI	EDR Digital Archive
2017	MAHENDRA TRIVEDI	Cole Information
2014	MAHENDRA TRIVEDI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8366 DEW DROP CT

Year	Uses	Source
2020	SAMEER OHRI	EDR Digital Archive
2017	SAMEER OHRI	Cole Information
2014	DAVID CROSS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8369 DEW DROP CT

Year	Uses	Source
2020	EMILY BUSARSKY	EDR Digital Archive
	JAMES BUSARSKY	EDR Digital Archive
2017	JAMES BUSARSKY	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8374 DEW DROP CT

Year	Uses	Source
2020	CHRISTOPHER LEGASPI	EDR Digital Archive
2017	JAY LEGASPI	Cole Information
2014	HUSAM HALAWEH	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8377 DEW DROP CT

Year	Uses	Source
2020	ANTONIO ARANGO	EDR Digital Archive
	LISA ARANGO	EDR Digital Archive
	OSVALDO ARANGO	EDR Digital Archive
2017	OSVALDO ARANGO	Cole Information

FINDINGS

Year	Uses	Source
2014	OSVALDO ARANGO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8382 DEW DROP CT

Year	Uses	Source
2020	ANNE RABO	EDR Digital Archive
	MARY RABO	EDR Digital Archive
	ELEUTERIO RABO	EDR Digital Archive
2017	BENJAMIN RAMOS	Cole Information
2014	ELEUTERIO RABO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8385 DEW DROP CT

Year	Uses	Source
2020	ERICA JIMENEZ	EDR Digital Archive
	RODRIGO JIMENEZ	EDR Digital Archive
2017	RODRIGO JIMENEZ	Cole Information
2014	RODRIGO JIMENEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8393 DEW DROP CT

Year	Uses	Source
2020	ROBERT GURNEY	EDR Digital Archive
	LEDA LOVELL	EDR Digital Archive
	HANNAH GURNEY	EDR Digital Archive
	CRISTINA GURNEY	EDR Digital Archive
2017	HANNAH GURNEY	Cole Information
2014	ROBERT GURNEY	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8398 DEW DROP CT

Year	Uses	Source
2020	IRMA GUERRERO	EDR Digital Archive
	RAYMOND JIMENEZ	EDR Digital Archive
2017	JUSTIN DAVIS	Cole Information

FINDINGS

Year	Uses	Source
2014	JONATHON GRECO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FIELDSTREAM CT

8171 FIELDSTREAM CT

Year	Uses	Source
2020	JULIANNE PEREZ	EDR Digital Archive
	WILLIAM PEREZ	EDR Digital Archive
2017	WILLIAM PEREZ	Cole Information
2014	WILLIAM PEREZ	Cole Information
2010	ANGELICA NAVA	Cole Information

8181 FIELDSTREAM CT

Year	Uses	Source
2020	JASON HINDERSINN	EDR Digital Archive
	MICHELE HINDERSINN	EDR Digital Archive
	MICHELE COLBERT	EDR Digital Archive
2017	JASON HINDERSINN	Cole Information
2014	EARL COLBERT	Cole Information

8191 FIELDSTREAM CT

Year	Uses	Source
2017	FARZAD FARHOOMAND	Cole Information
2014	MARTIN HERRERA	Cole Information
2010	ARACEL HERRERA	Cole Information

8201 FIELDSTREAM CT

Year	Uses	Source
2020	CHRISTOPHER CAISIP	EDR Digital Archive
	STACY CAISIP	EDR Digital Archive
	JOCELYN CAISIP	EDR Digital Archive
2017	CHRIS CAISIP	Cole Information
2014	CHRIS CAISIP	Cole Information
2010	CHRIS CAISIP	Cole Information

FINDINGS

8211 FIELDSTREAM CT

Year	Uses	Source
2017	WILLIS JENNINGS	Cole Information
2014	WILLIS JENNINGS	Cole Information
2010	WILLIS JENNINGS	Cole Information

8214 FIELDSTREAM CT

Year	Uses	Source
2020	MARIA JURADO	EDR Digital Archive
2017	NAZAR KALAYJI	Cole Information
2014	NAZAR KALAYJI	Cole Information
2010	WILLIAM BURR	Cole Information

8221 FIELDSTREAM CT

Year	Uses	Source
2020	BYRON WALKER	EDR Digital Archive
	SHELBI WALKER	EDR Digital Archive
2017	BYRON WALKER	Cole Information
2014	BYRON WALKER	Cole Information
2010	JIM GREGG	Cole Information

8224 FIELDSTREAM CT

Year	Uses	Source
2020	JONATHAN CONTRERAS	EDR Digital Archive
	LUISEDUARDO CONTRERAS	EDR Digital Archive
	ELENA CONTRERAS	EDR Digital Archive
	GEORGE CONTRERAS	EDR Digital Archive
2014	GEORGE CONTRERAS	Cole Information
2010	GEORGE CONTRERAS	Cole Information

8231 FIELDSTREAM CT

Year	Uses	Source
2020	REGINA DIERINGER	EDR Digital Archive
	RYAN DIERINGER	EDR Digital Archive
2017	RYAN DIERINGER	Cole Information
2014	RYAN DIERINGER	Cole Information

Year	Uses	Source
2010	RYAN DIERINGER	Cole Information

FISKE DR

8308 FISKE DR

Year	Uses	Source
2020	PATRICK RINCON	EDR Digital Archive
	MONICA RINCON	EDR Digital Archive
	BIBIANA RINCON	EDR Digital Archive
2017	PATRICK RINCON	Cole Information
2014	PATRICK RINCON	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8311 FISKE DR

Year	Uses	Source
2020	ROGER LU	EDR Digital Archive
	BIK LAU	EDR Digital Archive
2017	BECKY LAU	Cole Information
2014	BECKY LAU	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8316 FISKE DR

Year	Uses	Source
2020	JAMES BRANDSTETTER	EDR Digital Archive
	CHRISTINA BRANDSTETTER	EDR Digital Archive
2017	JAMES BRANDSTETTER	Cole Information
2014	SHANE HALEY	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8319 FISKE DR

Year	Uses	Source
2020	CHARLIE PAN	EDR Digital Archive
2017	FIONA PAN	Cole Information
2014	CHARLIE PAN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

8324 FISKE DR

Year	Uses	Source
2020	ALFONZO WILLIAMS	EDR Digital Archive
	LORENA MARTINEZ	EDR Digital Archive
2014	BENJAMIN LEE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8327 FISKE DR

Year	Uses	Source
2020	SHEILA WENDT	EDR Digital Archive
	CARRIE WELCH	EDR Digital Archive
	WILLIAM WELCH	EDR Digital Archive
	DANIEL WELCH	EDR Digital Archive
	MICHAEL WELCH	EDR Digital Archive
2017	WILLIAM WELCH	Cole Information
2014	WILLIAM WELCH	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8332 FISKE DR

Year	Uses	Source
2020	YI ZHANG	EDR Digital Archive
	YOLANDA KING	EDR Digital Archive
2017	RAMONA GALINDO	Cole Information
2014	MICHAEL KOOIKER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8340 FISKE DR

Year	Uses	Source
2020	STEPHANIE BLANCO	EDR Digital Archive
2017	MARK BLANCO	Cole Information
2014	MARK BLANCO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8343 FISKE DR

Year	Uses	Source
2020	QUAN PHAM	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	LEAH LIM	EDR Digital Archive
2017	QUAN PHAM	Cole Information
2014	QUAN PHAM	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8348 FISKE DR

Year	Uses	Source
2020	BLANCA CHAIDEZ	EDR Digital Archive
	ESTELA CHAIDEZ	EDR Digital Archive
	HECTOR CHAIDEZ	EDR Digital Archive
	NUBIA CORREA	EDR Digital Archive
2017	HECTOR CHAIDEZ	Cole Information
2014	NUBIA CORREA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8351 FISKE DR

Year	Uses	Source
2017	JESSE ARIAS	Cole Information
2014	MICHAEL ARIAS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8359 FISKE DR

Year	Uses	Source
2020	MARILYN BHATIYA	EDR Digital Archive
	CICIL BHATIYA	EDR Digital Archive
2017	CECIL BHATIYA	Cole Information
2014	CECIL BHATIYA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8364 FISKE DR

Year	Uses	Source
2020	JENIELYN LILLY	EDR Digital Archive
	CRAIG LILLY	EDR Digital Archive
	RUSSELL LILLY	EDR Digital Archive
2017	CRAIG LILLY	Cole Information

FINDINGS

Year	Uses	Source
2014	RUSSELL LILLY	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8367 FISKE DR

Year	Uses	Source
2020	RAMDOM MADNESS COLLECTIBLES	EDR Digital Archive
	CHERYL JOAQUIN	EDR Digital Archive
	CHRISTOPHER JOAQUIN	EDR Digital Archive
2017	CHRISTOPHER JOAQUIN	Cole Information
2014	CHERYL JOAQUIN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8410 FISKE DR

Year	Uses	Source
2020	EDWARD BEAUCHAMP	EDR Digital Archive
	MARTHA PEREZ	EDR Digital Archive
	AALIYAH RAMIREZ	EDR Digital Archive
2014	BRETT BUCHANAN	Cole Information
2010	LUIS HERNANDEZ	Cole Information

8419 FISKE DR

Year	Uses	Source
2020	ANN ROBLES	EDR Digital Archive
	ARNOLD ROBLES	EDR Digital Archive
	MARY ROBLES	EDR Digital Archive
2014	ARNOLD ROBLES	Cole Information
2010	MICHAEL AMKREUTZ	Cole Information

8422 FISKE DR

Year	Uses	Source
2020	AUSTIN RIO	EDR Digital Archive
	ELISE RIO	EDR Digital Archive
2017	ELISE RIO	Cole Information
2014	ELIOSA JOSEPH	Cole Information

FINDINGS

8431 FISKE DR

Year	Uses	Source
2020	BRETT GREENSHIELDS	EDR Digital Archive
	ASHOK PATEL	EDR Digital Archive
	ALONDRA GREENSHIELDS	EDR Digital Archive
	MARIBEL GREENSHIELDS	EDR Digital Archive
	BRANDON MOKSAVANH	EDR Digital Archive
2017	BRETT GREENSHIELDS	Cole Information
2010	ASHOK PATEL	Cole Information

GAMEBIRD ST

8187 GAMEBIRD ST

Year	Uses	Source
2020	ENRIQUE CARACHEO	EDR Digital Archive
2017	ENRIQUE CARACHEO	Cole Information
2014	ENRIQUE CARACHEO	Cole Information
2010	ENRIQUE CARACHEO	Cole Information

8217 GAMEBIRD ST

Year	Uses	Source
2020	ROSS GOMEZ	EDR Digital Archive
2017	ROSS GOMEZ	Cole Information
2014	ROSS GOMEZ	Cole Information
2010	ROSS GOMEZ	Cole Information

8222 GAMEBIRD ST

Year	Uses	Source
2020	QIN GUAN	EDR Digital Archive
	WEI HOU	EDR Digital Archive
2017	QIN GUAN	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	JOHN ROZATTI	Cole Information

FINDINGS

8225 GAMEBIRD ST

Year	Uses	Source
2020	WILLIAM DALY	EDR Digital Archive
	JENNIFER DALY	EDR Digital Archive
2017	WILLIAM DALY	Cole Information
2014	WILLIAM DALY	Cole Information
2010	WILLIAM DALY	Cole Information

8230 GAMEBIRD ST

Year	Uses	Source
2020	HUIHUA CHEN	EDR Digital Archive
2017	HUIHUA CHEN	Cole Information
2014	DANIEL CARRASCO	Cole Information
2010	DANIEL CARRASCO	Cole Information

8233 GAMEBIRD ST

Year	Uses	Source
2020	MARIE MAGYAR	EDR Digital Archive
	THOMAS SAUL	EDR Digital Archive
	JOHN MAGYAR	EDR Digital Archive
2017	JOHN MAGYAR	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	JOHN MAGYAR	Cole Information

8238 GAMEBIRD ST

Year	Uses	Source
2020	THERESA REJON	EDR Digital Archive
	LINA REJON	EDR Digital Archive
	FERNANDO REJON	EDR Digital Archive
2017	FERNANDO REJON	Cole Information
2014	GLENN ARCHAMBAULT	Cole Information
2010	GLENN ARCHAMBAULT	Cole Information

8241 GAMEBIRD ST

Year	Uses	Source
2020	SAMA LAKHANI	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	BHAVESH LAKHANI	EDR Digital Archive
2017	BHAVESH LAKHANI	Cole Information
2014	KHAY LEE	Cole Information
2010	KHAY LEE	Cole Information

8246 GAMEBIRD ST

Year	Uses	Source
2020	SMART FOOD MANAGEMENT INC	EDR Digital Archive
	COMFORT CARE REFLEXOLOGY	EDR Digital Archive
	JING ZHAO	EDR Digital Archive
	WEI KANG	EDR Digital Archive
	JERRREY ZHAO	EDR Digital Archive
	ZIFEI ZHAO	EDR Digital Archive
2017	JING ZHAO	Cole Information
2014	JING ZHAO	Cole Information
2010	JING ZHAO	Cole Information

8249 GAMEBIRD ST

Year	Uses	Source
2020	CAROLINE OMNES	EDR Digital Archive
	ETIENNE SELON	EDR Digital Archive
2017	CORINNE CAMPBELL	Cole Information
2014	CAROLINE OMNES	Cole Information
2010	ETIENNE SELON	Cole Information

8254 GAMEBIRD ST

Year	Uses	Source
2020	ANNA KIM-LEE	EDR Digital Archive
	PETER LEE	EDR Digital Archive
	SERINA LEE	EDR Digital Archive
	HAERAN LEE	EDR Digital Archive
	PATRICK LEE	EDR Digital Archive
	HOSANG LEE	EDR Digital Archive
	HELEN LEE	EDR Digital Archive

FINDINGS

Year	Uses	Source
2017	SYED KADRI	Cole Information
2014	NEOMI TIO	Cole Information
2010	FRANCES MULLENS	Cole Information

8257 GAMEBIRD ST

Year	Uses	Source
2020	ARVIN VARMA	EDR Digital Archive
2017	ARVIN VARMA	Cole Information
2014	ARVIN VARMA	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8262 GAMEBIRD ST

Year	Uses	Source
2020	DEAN GUADAGNOLO	EDR Digital Archive
	JENNY GUADAGNOLO	EDR Digital Archive
	JEREMY GUADAGNOLO	EDR Digital Archive
	DANIELLE ALEXANDER	EDR Digital Archive
	DANIELLE GUADAGNOLO	EDR Digital Archive
2017	JEREMY GUADAGNOLO	Cole Information
2014	JEREMY GUADAGNOLO	Cole Information
2010	DANIELLE ALEXANDER	Cole Information

8265 GAMEBIRD ST

Year	Uses	Source
2020	DENISE RAMOS	EDR Digital Archive
2017	DENISE RAMOS	Cole Information
2014	MICHAEL LEE	Cole Information
2010	MICHAEL LEE	Cole Information

8270 GAMEBIRD ST

Year	Uses	Source
2020	BRYAN CAMPOS	EDR Digital Archive
2017	BRYAN CAMPOS	Cole Information
2014	BRYAN CAMPOS	Cole Information
2010	BRYAN CAMPOS	Cole Information

FINDINGS

8273 GAMEBIRD ST

Year	Uses	Source
2020	TERRENCE MILES	EDR Digital Archive
	ANDREA MILES	EDR Digital Archive
2017	TERRENCE MILES	Cole Information
2014	TERRENCE MILES	Cole Information

8278 GAMEBIRD ST

Year	Uses	Source
2020	MAOYONG FU	EDR Digital Archive
2017	PAMELA DONALD	Cole Information
2014	ROBERT CHISM	Cole Information
2010	ROBERT CHISM	Cole Information

GOOSE ST

14209 GOOSE ST

Year	Uses	Source
2020	MIA STYLES	EDR Digital Archive
	CHRISTOPHER COLLEY	EDR Digital Archive
2017	FRANCISCO AVILA	Cole Information
2014	DERRICK AXCELL	Cole Information
2010	MIA STYLES	Cole Information

14217 GOOSE ST

Year	Uses	Source
2020	HEIDI MARTINEZ	EDR Digital Archive
	TROY GORDON	EDR Digital Archive
	DIANA OCEGUERA	EDR Digital Archive
	HEIDI GORDON	EDR Digital Archive
2017	HEIDI MARTINEZ	Cole Information
2014	HEIDI MARTINEZ	Cole Information
2010	HEIDID MARTINEZ	Cole Information

FINDINGS

14225 GOOSE ST

Year	Uses	Source
2020	KRISTEN KANNARD	EDR Digital Archive
	MEGAN HABERMAN	EDR Digital Archive
	KRISTIN KROEZE	EDR Digital Archive
	BRIAN KANNARD	EDR Digital Archive
2014	BRIAN KANNARD	Cole Information
2010	JEFF KROEZE	Cole Information

14233 GOOSE ST

Year	Uses	Source
2020	JEFFREY STALVEY	EDR Digital Archive
	MALINDA STALVEY	EDR Digital Archive
2017	JEFF STALVEY	Cole Information
2014	JEFF STALVEY	Cole Information
2010	JEFF STALVEY	Cole Information

14241 GOOSE ST

Year	Uses	Source
2020	ROTH BUNHEY	EDR Digital Archive
	SANDRA FELEGY	EDR Digital Archive
	JOSHUA FELEGY	EDR Digital Archive
2017	JOSHUA FELEGY	Cole Information
2014	ROTH BUNHEY	Cole Information
2010	ROTH BUNHEY	Cole Information

14246 GOOSE ST

Year	Uses	Source
2020	LORI WHITE	EDR Digital Archive
2017	CASEY LEE	Cole Information
2014	DANIELLE PERRY	Cole Information
2010	JOSEPH PERRY	Cole Information

14249 GOOSE ST

Year	Uses	Source
2020	MICHAEL LAM	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	KEVIN LAM	EDR Digital Archive
	LAM HOWARD	EDR Digital Archive
2017	KEVIN LAM	Cole Information
2014	KEVIN LAM	Cole Information
2010	MICHAEL LAM	Cole Information

14254 GOOSE ST

Year	Uses	Source
2020	ROCIO LOPEZ	EDR Digital Archive
	GILMAR TENES	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14257 GOOSE ST

Year	Uses	Source
2020	AMERICAN AWARD & PROMOTIONS	EDR Digital Archive
	QIANG LI	EDR Digital Archive
	YIN LIU	EDR Digital Archive
2017	GREGORY ARMES	Cole Information
2014	GREGORY ARMES	Cole Information
2010	GREGORY ARMES	Cole Information

14262 GOOSE ST

Year	Uses	Source
2020	RYAN LEROY	EDR Digital Archive
	JESSICA LIU	EDR Digital Archive
2017	RYAN LEROY	Cole Information
2014	RYAN LEROY	Cole Information
2010	BILLY MCMAINS	Cole Information

14265 GOOSE ST

Year	Uses	Source
2017	SANDRA HARTON	Cole Information
2014	SANDRA HARTON	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14270 GOOSE ST

Year	Uses	Source
2020	DEIRDRE KOKOS	EDR Digital Archive
	IVAN KOKOS	EDR Digital Archive
	CYNTHIA KOKOS	EDR Digital Archive
	JOHNATAN KOKOS	EDR Digital Archive
	MABEL KOKOS	EDR Digital Archive
	DANIEL KOKOS	EDR Digital Archive
2017	MABEL KOKOS	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	DANIEL KOKOS	Cole Information

14273 GOOSE ST

Year	Uses	Source
2020	ADELINE CORREA	EDR Digital Archive
	BENJAMIN CORREA	EDR Digital Archive
	STACY CORREA	EDR Digital Archive
2017	BEN CORREA	Cole Information
2014	BEN CORREA	Cole Information
2010	BEN CORREA	Cole Information

14278 GOOSE ST

Year	Uses	Source
2020	ASHLEY WILSON	EDR Digital Archive
	NEILA WILSON	EDR Digital Archive
2017	CHARLES WILSON	Cole Information
2014	CHARLES WILSON	Cole Information
2010	CHARLES WILSON	Cole Information

14281 GOOSE ST

Year	Uses	Source
2020	RAQUEL AMEZCUA	EDR Digital Archive
	NICK AMEZCUA	EDR Digital Archive
	ROCIO AMEZCUA	EDR Digital Archive
2017	NICK AMEZCUA	Cole Information

Year	Uses	Source
2014	NICK AMEZCUA	Cole Information
2010	NICK AMEZCUA	Cole Information

14286 GOOSE ST

Year	Uses	Source
2020	KURTIS CHAN	EDR Digital Archive
	AUDREE CABRERA	EDR Digital Archive
2017	AUDREE CABRERA	Cole Information
2014	AUDREE CABRERA	Cole Information
2010	AUDREE CABRERA	Cole Information

14297 GOOSE ST

Year	Uses	Source
2020	CATHLEEN AMEZCUA	EDR Digital Archive
	JEFFREY STODGEL	EDR Digital Archive
2017	JEFFREY STODGEL	Cole Information
2014	CATHLEEN AMEZCUA	Cole Information
2010	CATHLEEN AMEZCUA	Cole Information

GRAPEVINE ST

8150 GRAPEVINE ST

Year	Uses	Source
2001	DEERA AFComelts	Haines & Company, Inc.

8176 GRAPEVINE ST

Year	Uses	Source
2001	TADEMA Charlie	Haines & Company, Inc.

8196 GRAPEVINE ST

Year	Uses	Source
2001	OWALTON Franklin	Haines & Company, Inc.

8212 GRAPEVINE ST

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

8216 GRAPEVINE ST

Year	Uses	Source
2001	JACOBSEdw ard	Haines & Company, Inc.

8230 GRAPEVINE ST

Year	Uses	Source
2001	ODESTEUBENKura	Haines & Company, Inc.

8306 GRAPEVINE ST

Year	Uses	Source
2001	OOSTERKAMPAnthony	Haines & Company, Inc.

GRAPEWIN

8176 GRAPEWIN

Year	Uses	Source
1990	Tadema Charlie	Pacific Bell

8196 GRAPEWIN

Year	Uses	Source
1990	CHANGING LIVES MINISTRY	Pacific Bell

GRAPEWIN ST

8144 GRAPEWIN ST

Year	Uses	Source
1970	Grapew in Group Home	Pacific Telephone

8150 GRAPEWIN ST

Year	Uses	Source
2020	RIVER OF TRUTH CHURCH INC	EDR Digital Archive
	CORNELIS DEGRAAF	EDR Digital Archive
	KAREN DEGRAAF	EDR Digital Archive
	RACHEL DE-GRAAF	EDR Digital Archive
	NEAL DEGRAAF	EDR Digital Archive
	WALTER DE GRAAF	EDR Digital Archive
	ANNA DE GRAAF	EDR Digital Archive
2014	WALTER DEGRAFF	Cole Information

FINDINGS

Year	Uses	Source
2010	NEAL DEGRAAF	Cole Information
2005	NEAL DEGRAAF	Cole Information
2000	C DEGRAAF	Cole Information
1995	DEGRAAF, C H	Cole Information
1981	Cropper WA	Pacific Telephone
1977	Cropper WA	Pacific Telephone
	CROPPER WA INC	Pacific Telephone

8170 GRAPEWIN ST

Year	Uses	Source
2020	JASON BOLLEN	EDR Digital Archive
	HENDRICK BOLLEN	EDR Digital Archive
	HANK BOLLEN	EDR Digital Archive
	JEFF BOLLEN	EDR Digital Archive
	MAJA BOLLEN	EDR Digital Archive
2017	HANK BOLLEN	Cole Information
2014	HANK BOLLEN	Cole Information
2010	HANK BOLLEN	Cole Information
2005	MAJAS TREASURES	Cole Information
	HANK BOLLEN	Cole Information
2000	HANK BOLLEN	Cole Information
1970	te Velde Henry J	Pacific Telephone

8176 GRAPEWIN ST

Year	Uses	Source
2020	CHARLIE TADEMA	EDR Digital Archive
	MARIANNE TADEMA	EDR Digital Archive
2017	CHARLIE TADEMA	Cole Information
2014	CHARLIE TADEMA	Cole Information
2010	CHARLIE TADEMA	Cole Information
2005	CHARLIE TADEMA	Cole Information
2002	Tadema Charlie	SBC PACIFIC BELL
2000	CHARLIE TADEMA	Cole Information
1996	Tadema Charlie	Pacific Bell

FINDINGS

Year	Uses	Source
1995	TADEMA, CHARLIE	Cole Information
1993	Tadema Charlie	Pacific Bell
1992	TADEMA, CHARLIE	Cole Information
1981	Tadema Charlie	Pacific Telephone
1977	Tadema Charlie	Pacific Telephone
	Taylor Av&WChase Dr @Corona@	Pacific Telephone

8196 GRAPEWIN ST

Year	Uses	Source
2020	LOU WALTON	EDR Digital Archive
	FRANK WALTON	EDR Digital Archive
2017	LOU WALTON	Cole Information
2014	LOU WALTON	Cole Information
2010	FRANK WALTON	Cole Information
2005	FIREBALL WALTON DVM INC	Cole Information
	FRANK WALTON	Cole Information
2000	F WALTON	Cole Information
1995	WALTON, FRANK N	Cole Information
1992	MERCY INC	Cole Information

8212 GRAPEWIN ST

Year	Uses	Source
1981	Osterkamp Anna	Pacific Telephone
	Osterkamp Anthony	Pacific Telephone
1977	Osterkamp Anna	Pacific Telephone
	Osterkamp Anthony	Pacific Telephone
1970	Osterkamp Anna	Pacific Telephone
	Osterkamp Anthony	Pacific Telephone

8216 GRAPEWIN ST

Year	Uses	Source
2020	JOHN GRATZER	EDR Digital Archive
	ROSEMARIE GRATZER	EDR Digital Archive
2017	JOHN GRATZER	Cole Information

FINDINGS

Year	Uses	Source
2014	JOHN GRATZER	Cole Information
2010	JOHN GRATZER	Cole Information
2005	JOHN GRATZER	Cole Information
2000	EDWARD JACOBS	Cole Information
1995	JACOBS, EDWARD S	Cole Information
1970	Luginbill Urban	Pacific Telephone

8222 GRAPEWIN ST

Year	Uses	Source
2020	DOYLE MCMULLIN	EDR Digital Archive
	SEAN MCMULLIN	EDR Digital Archive
	HEIDI MCMULLIN	EDR Digital Archive
2017	HEIDI MCMULLIN	Cole Information
2014	LYLE SMITH	Cole Information
2010	LYLE SMITH	Cole Information
2005	LYLE SMITH	Cole Information
2002	Widener Ray W	SBC PACIFIC BELL
2000	OCCUPANT UNKNOWN	Cole Information
1995	DEGROOT, PETE	Cole Information
1970	Aardema Frans	Pacific Telephone

8230 GRAPEWIN ST

Year	Uses	Source
2020	KURT DESTEUBEN	EDR Digital Archive
	ADELE DESTEUBEN	EDR Digital Archive
2017	KURT DESTEUBEN	Cole Information
2014	KURT DESTEUBEN	Cole Information
2010	KURT DESTEUBEN	Cole Information
2005	KURT DESTEUBEN	Cole Information
2000	KURT DESTEUBEN	Cole Information
1995	DESTEUBEN, KURT R	Cole Information
1981	Fortner F T	Pacific Telephone
1977	Fortner Ernest M	Pacific Telephone
1970	Lillibridge Gerald	Pacific Telephone

FINDINGS

8306 GRAPEWIN ST

Year	Uses	Source
2020	KAREN OSTERKAMP	EDR Digital Archive
	GERALD OSTERKAMP	EDR Digital Archive
2017	GERALD OSTERKAMP	Cole Information
2014	GERALD OSTERKAMP	Cole Information
2010	GERALD OSTERKAMP	Cole Information
2005	JOSEPH OSTERKAMP	Cole Information
2002	Osterkamp Mark	SBC PACIFIC BELL
2000	ANTHONY OOSTERKAMP	Cole Information
1995	OOSTERKAMP, ANTHONY H	Cole Information

GRAPEWYN ST

8222 GRAPEWYN ST

Year	Uses	Source
1967	Aardema Frans Cornelia	Luskey Brothers & Co.

LOURENCO LN

8403 LOURENCO LN

Year	Uses	Source
2020	BRAYER PROPERTIES	EDR Digital Archive
	JOY THACKER	EDR Digital Archive
	PATRICK THACKER	EDR Digital Archive
2017	PATRICK THACKER	Cole Information
2014	PATRICK THACKER	Cole Information
2010	PATRICK THACKER	Cole Information

8406 LOURENCO LN

Year	Uses	Source
2020	LUPE BARRERA	EDR Digital Archive
	CESAR BARRERA	EDR Digital Archive
2017	VICTOR BARRERA	Cole Information
2014	CESAR BARRERA	Cole Information
2010	CESAR BARRERA	Cole Information

FINDINGS

8415 LOURENCO LN

Year	Uses	Source
2020	BILLY MYERS	EDR Digital Archive
	MARIANA MYERS	EDR Digital Archive
2017	BILLY MYERS	Cole Information
2014	BILLY MYERS	Cole Information
2010	ELIZABETH STRAUB	Cole Information

8418 LOURENCO LN

Year	Uses	Source
2020	JANET HALDANE	EDR Digital Archive
2014	JANET HALDANE	Cole Information
2010	JANET HALDANE	Cole Information

8427 LOURENCO LN

Year	Uses	Source
2020	ANNEMARIE SOUTHERN	EDR Digital Archive
	ROBERT SOUTHERN	EDR Digital Archive
2017	ROBERT SOUTHERN	Cole Information
2014	ROBERT SOUTHERN	Cole Information
2010	ROBERT SOUTHERN	Cole Information

8430 LOURENCO LN

Year	Uses	Source
2020	ABCOS PRODUCTS LLC	EDR Digital Archive
	YEN CHEN	EDR Digital Archive
2017	FON CHEW	Cole Information
2014	YEN CHEN	Cole Information
2010	YEN CHEN	Cole Information

8439 LOURENCO LN

Year	Uses	Source
2020	BRENDA RENTERIA	EDR Digital Archive
	RAMON DE LA CERDA	EDR Digital Archive
	HORTENSIA FLESSEL	EDR Digital Archive
	MARIA RENTERIA	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	PAUKA SOL	EDR Digital Archive
	JOSE RENTERIA	EDR Digital Archive
	ISABEL RENTERIA	EDR Digital Archive
	ANA RENTERIA	EDR Digital Archive
	CAROLINA SOL	EDR Digital Archive
	FIDEL RENTERIA	EDR Digital Archive
2017	JOSE RENTERIA	Cole Information
2014	FIDEL RENTERIA	Cole Information
2010	CRUISE ONE	Cole Information
	RAMON DELACERDA	Cole Information

8442 LOURENCO LN

Year	Uses	Source
2020	TAREK ELSHEIKH	EDR Digital Archive
2017	ALAA ELSHEIKH	Cole Information
2014	WAFAA SEIFI	Cole Information

8454 LOURENCO LN

Year	Uses	Source
2017	KEVIN KE	Cole Information
2014	KEVIN KE	Cole Information
2010	KEVIN KE	Cole Information

8466 LOURENCO LN

Year	Uses	Source
2020	JULIA AMANTI	EDR Digital Archive
	VICTOR DELEON	EDR Digital Archive
2017	JOSEPH AMANTI	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	VICTOR DELEON	Cole Information

8478 LOURENCO LN

Year	Uses	Source
2020	EUREKA WILLIAMS	EDR Digital Archive
2017	DANTE WALKER	Cole Information

Year	Uses	Source
2014	RAUSHANAH MALONE	Cole Information
2010	DANTE WALKER	Cole Information

8490 LOURENCO LN

Year	Uses	Source
2020	JORGE MEJIA	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

PEBBLE CREEK DR

8219 PEBBLE CREEK DR

Year	Uses	Source
2020	STANLEY SMARTT	EDR Digital Archive
2017	STANLEY SMARTT	Cole Information
2014	STANLEY SMARTT	Cole Information
2010	STANLEY SMARTT	Cole Information

8224 PEBBLE CREEK DR

Year	Uses	Source
2020	GIOK TIO	EDR Digital Archive
	BUDI SELOADJI	EDR Digital Archive
2017	SEAN SELOADJI	Cole Information
2014	SEAN SELOADJI	Cole Information

8227 PEBBLE CREEK DR

Year	Uses	Source
2020	LIN JAMES	EDR Digital Archive
2017	RICHARD JAMES	Cole Information
2014	RICHARD JAMES	Cole Information
2010	MICHAEL MARSHALL	Cole Information

8232 PEBBLE CREEK DR

Year	Uses	Source
2020	ANDY CHEN	EDR Digital Archive
2017	ANDY CHEN	Cole Information

FINDINGS

Year	Uses	Source
2014	GLORIA CHACON	Cole Information
2010	BENJAMIN SANABRIA	Cole Information

8235 PEBBLE CREEK DR

Year	Uses	Source
2017	STEPHANIE MOORE	Cole Information
2014	STEPHANIE MOORE	Cole Information
2010	BRIAN NORTHEY	Cole Information

8240 PEBBLE CREEK DR

Year	Uses	Source
2020	GIOK TIO	EDR Digital Archive
2017	DAVID BINTORO	Cole Information
2014	DAVID BINTORO	Cole Information
2010	GIOK TIO	Cole Information

8243 PEBBLE CREEK DR

Year	Uses	Source
2017	MATTHEW WEBER	Cole Information
2014	MATTHEW WEBER	Cole Information
2010	MATTHEW WEBER	Cole Information

8248 PEBBLE CREEK DR

Year	Uses	Source
2020	JASON ARDERY	EDR Digital Archive
	LYNN ARDERY	EDR Digital Archive
	JENNIFER ARDERY	EDR Digital Archive
2017	JASON ARDERY	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	JASON ARDERY	Cole Information

8251 PEBBLE CREEK DR

Year	Uses	Source
2020	KEVIN SAYAVONG	EDR Digital Archive
	DAICY SAYAVONG	EDR Digital Archive
2017	KEVIN SAYAVONG	Cole Information

FINDINGS

Year	Uses	Source
2014	KEVIN TOULY	Cole Information
2010	JAMES AFFINITO	Cole Information

8259 PEBBLE CREEK DR

Year	Uses	Source
2020	RENE MOJARRO	EDR Digital Archive
	CHRISTINA MOJARRO	EDR Digital Archive
2017	RENE MOJARRO	Cole Information
2014	RENE MOJARRO	Cole Information
2010	JULIO DIAZ	Cole Information

8264 PEBBLE CREEK DR

Year	Uses	Source
2020	CURTIS WALTER	EDR Digital Archive
2017	MICHAEL MOORE	Cole Information
2014	MICHAEL MOORE	Cole Information
2010	MICHAEL MOORE	Cole Information

8267 PEBBLE CREEK DR

Year	Uses	Source
2020	AMBER HORN	EDR Digital Archive
	JASON HORN	EDR Digital Archive
2017	JASON HORN	Cole Information
2014	JASON HORN	Cole Information
2010	JASON HORN	Cole Information

8272 PEBBLE CREEK DR

Year	Uses	Source
2020	ANA NAVARRO	EDR Digital Archive
	MICHAEL NAVARRO	EDR Digital Archive
2017	MICHAEL NAVARRO	Cole Information
2014	MICHAEL NAVARRO	Cole Information
2010	MICHAEL NAVARRO	Cole Information

8275 PEBBLE CREEK DR

Year	Uses	Source
2020	RAMONA HERNANDEZ	EDR Digital Archive
	MARC SCOUTEN	EDR Digital Archive
	GEMA ROSALES	EDR Digital Archive
	PAULA HERNANDEZ	EDR Digital Archive
2017	PAULA HERNANDEZ	Cole Information
2014	MARC SCOUTEN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

8280 PEBBLE CREEK DR

Year	Uses	Source
2020	ERIC PIMENTEL	EDR Digital Archive
2017	BRIAN BROWNE	Cole Information
2014	BRIAN BROWNE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

PINTAIL LOOP

14204 PINTAIL LOOP

Year	Uses	Source
2020	WILLIE NELSON	EDR Digital Archive
	RYAN NELSON	EDR Digital Archive
	CAROL NELSON	EDR Digital Archive
2014	MATIUS ISKANDAR	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14205 PINTAIL LOOP

Year	Uses	Source
2020	MALY HORN	EDR Digital Archive
	BILLY SAO	EDR Digital Archive
2017	BILLY SAO	Cole Information
2014	BILLY SAO	Cole Information
2010	KEO HORN	Cole Information

FINDINGS

14210 PINTAIL LOOP

Year	Uses	Source
2020	ACCAMMA PANAMPARAMBIL	EDR Digital Archive
	MATHEW CHERTAN	EDR Digital Archive
2010	STANDARD PACIFIC HOMES	Cole Information

14211 PINTAIL LOOP

Year	Uses	Source
2020	HENRY FU	EDR Digital Archive
	YU SU	EDR Digital Archive

14216 PINTAIL LOOP

Year	Uses	Source
2020	RYAN LASTRA	EDR Digital Archive
	CASSANDRA LASTRA	EDR Digital Archive
2017	RYAN LASTRA	Cole Information
2014	RYAN LASTRA	Cole Information
2010	RYAN LASTRA	Cole Information

14217 PINTAIL LOOP

Year	Uses	Source
2020	LEO SHAW	EDR Digital Archive
	JESSE SHAW	EDR Digital Archive
2014	GARY SHAW	Cole Information
2010	GARY SHAW	Cole Information

14222 PINTAIL LOOP

Year	Uses	Source
2020	T DANG	EDR Digital Archive
	HANH DANG	EDR Digital Archive
	VI DANG	EDR Digital Archive
2017	THI DANG	Cole Information
2014	THI DANG	Cole Information
2010	HANH DANG	Cole Information

14223 PINTAIL LOOP

Year	Uses	Source
2020	JAIME MARTINEZ	EDR Digital Archive
2017	JAIME MARTINEZ	Cole Information
2014	GUADALUPE CASTILLO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14228 PINTAIL LOOP

Year	Uses	Source
2020	VENITA GONZALES	EDR Digital Archive
	LOUIS GONZALES	EDR Digital Archive
	ANDREW GONZALES	EDR Digital Archive
	RAMONA GONZALES	EDR Digital Archive
2017	LOUIS GONZALES	Cole Information
2014	LOUIS GONZALES	Cole Information
2010	LOUIS GONZALES	Cole Information

14229 PINTAIL LOOP

Year	Uses	Source
2020	YING XIA	EDR Digital Archive
2017	JOSEPH VALERI	Cole Information
2014	SUNG KIM	Cole Information
2010	SUNG KIM	Cole Information

RIVER BLUFFS LN

8042 RIVER BLUFFS LN

Year	Uses	Source
2020	CUAUHTEMOC CAMPOS	EDR Digital Archive
	LUKE CAMPOS	EDR Digital Archive
	GABRIEL CAMPOS	EDR Digital Archive
	ELVIA CAMPOS	EDR Digital Archive
2017	GABRIEL CAMPOS	Cole Information
2014	GUILLERMINA CAMPOS	Cole Information
2010	GABRIEL CAMPOS	Cole Information

FINDINGS

8049 RIVER BLUFFS LN

Year	Uses	Source
2020	MODESTA GBEMUDU	EDR Digital Archive
	LIBO GONG	EDR Digital Archive
2017	ANTON AGGERS	Cole Information
2014	ANSLEM GBEMUDU	Cole Information
2010	BERNARD BABALOLA	Cole Information

8052 RIVER BLUFFS LN

Year	Uses	Source
2014	ERIC RUSTAD	Cole Information
2010	ERIC RUSTAD	Cole Information

8062 RIVER BLUFFS LN

Year	Uses	Source
2020	KUAN CHEN	EDR Digital Archive
	CHEN CHENG	EDR Digital Archive
2017	BENSON TU	Cole Information
2014	H BENSON	Cole Information
2010	JOHN BARONA	Cole Information

8069 RIVER BLUFFS LN

Year	Uses	Source
2020	LAURA WACHSMAN	EDR Digital Archive
2017	DAMON SHUFFER	Cole Information
2014	LAURA WACHSMAN	Cole Information
2010	DAMON SHUFFER	Cole Information

8072 RIVER BLUFFS LN

Year	Uses	Source
2020	MAHMOOD MOHAMMED	EDR Digital Archive
	MOHAMMED KHAN	EDR Digital Archive
	FAREES KHAN	EDR Digital Archive
	AMATUL KHAN	EDR Digital Archive
2017	MOHAMMED KHAN	Cole Information
2014	MAHMOOD MOHAMMED	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

8082 RIVER BLUFFS LN

Year	Uses	Source
2020	MARIE AHN	EDR Digital Archive
	JOOREE AHN	EDR Digital Archive
	JASON AHN	EDR Digital Archive
2017	JASON AHN	Cole Information
2014	JASON AHN	Cole Information
2010	MARIE AHN	Cole Information

8092 RIVER BLUFFS LN

Year	Uses	Source
2017	ALPHONSUS WATSON	Cole Information
2014	FARZANA MOJADDIDI	Cole Information
2010	LUIS UZATEGUI	Cole Information

8112 RIVER BLUFFS LN

Year	Uses	Source
2020	VALERIE MILLER	EDR Digital Archive
	LALAINE VILLA	EDR Digital Archive
	MICHAEL MILLER	EDR Digital Archive
	FREDERICK VILLA	EDR Digital Archive
	NOEL BRODETH	EDR Digital Archive
2017	FREDERICK VILLA	Cole Information
2014	MMS MILLER MACHINERY SALES	Cole Information
	MICHAEL MILLER	Cole Information
2010	MMS MILLER MACHINERY SALES	Cole Information
	MICHAEL MILLER	Cole Information

8122 RIVER BLUFFS LN

Year	Uses	Source
2020	MYONG KIM	EDR Digital Archive
	ANTONY HYUN	EDR Digital Archive
	ANTONY KIM	EDR Digital Archive

FINDINGS

Year	Uses	Source
2020	YOUNJI KIM	EDR Digital Archive
	BYOUNG KIM	EDR Digital Archive
2017	ANTONY KIM	Cole Information
2014	BYOUNG KIM	Cole Information
2010	ANTONY KIM	Cole Information

8132 RIVER BLUFFS LN

Year	Uses	Source
2010	DIAZ PABLO	Cole Information

8142 RIVER BLUFFS LN

Year	Uses	Source
2020	SHAWN HOUNG	EDR Digital Archive
	CLEO HOUNG	EDR Digital Archive
	WILLIAM HOUNG	EDR Digital Archive
2017	WILLIAM HOUNG	Cole Information
2014	WILLIAM HOUNG	Cole Information
2010	JESUS ARREDONDO	Cole Information

8152 RIVER BLUFFS LN

Year	Uses	Source
2020	JIAYING QIAN	EDR Digital Archive
	PATRICK RAMSEY	EDR Digital Archive
	CYNTHIA RAMSEY	EDR Digital Archive
2017	PATRICK RAMSEY	Cole Information
2014	PW RAMSEY	Cole Information
2010	OCTAVIO CABADAS	Cole Information

8162 RIVER BLUFFS LN

Year	Uses	Source
2020	ERWIN TESCHER	EDR Digital Archive
	JITTAUN TESCHER	EDR Digital Archive
2017	ERWIN TESCHER	Cole Information
2014	ERWIN TESCHER	Cole Information
2010	ERWIN TESCHER	Cole Information

8172 RIVER BLUFFS LN

Year	Uses	Source
2020	JIAYING QIAN	EDR Digital Archive
	LIHONG QIAN	EDR Digital Archive
	TANZHEN SUN	EDR Digital Archive
2017	LIHONG QIAN	Cole Information
2014	XIAOZHENG TANG	Cole Information
2010	TANZHEN SUN	Cole Information

8182 RIVER BLUFFS LN

Year	Uses	Source
2020	ARIF KHAN	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	POPATLAL GHELANI	Cole Information

ROLLING STREAM PL

14207 ROLLING STREAM PL

Year	Uses	Source
2020	JOSE DURAN	EDR Digital Archive
	ALFONSO VARELA	EDR Digital Archive
	MICHELLE DURAN	EDR Digital Archive
2017	JOSE DURAN	Cole Information
2014	THUAN HOANG	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14212 ROLLING STREAM PL

Year	Uses	Source
2020	AILEEN MALVAEZ	EDR Digital Archive
	LIZBET CAMPOS	EDR Digital Archive
	LANGIT VALDEZ	EDR Digital Archive
	NICK VALDEZ	EDR Digital Archive
2017	NICK VALDEZ	Cole Information
2014	NICK VALDEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14215 ROLLING STREAM PL

Year	Uses	Source
2020	THERESE PARILLA	EDR Digital Archive
	SEAN PARILLA	EDR Digital Archive
	CASSIE PARILLA	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14220 ROLLING STREAM PL

Year	Uses	Source
2020	DENISE LIND	EDR Digital Archive
	LISA LIND	EDR Digital Archive
	DAVID LIND	EDR Digital Archive
2017	DAVID LIND	Cole Information
2014	DAVID LIND	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14223 ROLLING STREAM PL

Year	Uses	Source
2020	TONGSOP CHON	EDR Digital Archive
	IN CHON	EDR Digital Archive
	CAROL CHON	EDR Digital Archive
	INHUI CHON	EDR Digital Archive
	NICHOLAS CHON	EDR Digital Archive
2017	CHARLES GERO	Cole Information
2014	CHARLES GERO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14228 ROLLING STREAM PL

Year	Uses	Source
2020	SEIN LWIN	EDR Digital Archive
	VERONICA WOO	EDR Digital Archive
2017	VERONICA WOO	Cole Information
2014	VERONICA WOO	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

14231 ROLLING STREAM PL

Year	Uses	Source
2020	TIAN NING	EDR Digital Archive
2017	RICHARD RAMOS	Cole Information
2014	ALFONSO RODRIGUEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14236 ROLLING STREAM PL

Year	Uses	Source
2020	BRIAN PAPEZ	EDR Digital Archive
2017	BRIAN PAPEZ	Cole Information
2014	BRIAN PAPEZ	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14252 ROLLING STREAM PL

Year	Uses	Source
2020	JOHNATHAN BROWN	EDR Digital Archive
	MADDISON BROWN	EDR Digital Archive
	KRISTEN BROWN	EDR Digital Archive
2017	KRISTEN BROWN	Cole Information
2014	JOHNATHAN BROWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14263 ROLLING STREAM PL

Year	Uses	Source
2020	ALEGRE WELLNESS	EDR Digital Archive
	MARIA ALEGRE	EDR Digital Archive
	ANTHONY ALEGRE	EDR Digital Archive
2017	ANTHONY ALEGRE	Cole Information
2014	ANTHONY ALEGRE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14271 ROLLING STREAM PL

Year	Uses	Source
2020	SEAN IRWIN	EDR Digital Archive
2014	VICTORIA IRWIN	Cole Information

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

14279 ROLLING STREAM PL

Year	Uses	Source
2020	MICHAEL MAYS	EDR Digital Archive
	MARTHA MAYS	EDR Digital Archive
2017	MICHAEL MAYS	Cole Information
2014	MICHAEL MAYS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14295 ROLLING STREAM PL

Year	Uses	Source
2020	KENNY HSU	EDR Digital Archive
2014	OCCUPANT UNKNOWN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14303 ROLLING STREAM PL

Year	Uses	Source
2020	FRANKLIN LEE	EDR Digital Archive
2017	FRANKLIN LEE	Cole Information
2014	FRANKLIN LEE	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14311 ROLLING STREAM PL

Year	Uses	Source
2020	JARED DANG	EDR Digital Archive
	RALPH NAVAL	EDR Digital Archive
2017	RALPH NAVAL	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

SHADY CREEK CIR

14222 SHADY CREEK CIR

Year	Uses	Source
2020	KAREN CARDOZA	EDR Digital Archive
	PATRICK CARDOZA	EDR Digital Archive

Year	Uses	Source
2014	ERIC PETTINGER	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14230 SHADY CREEK CIR

Year	Uses	Source
2020	ANTONIO FRUSTACI	EDR Digital Archive
	EILEEN FRUSTACI	EDR Digital Archive
	STEPHANIE FRUSTACI	EDR Digital Archive
2017	ANTONIO FRUSTACI	Cole Information
2014	ANTONIO FRUSTACI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14233 SHADY CREEK CIR

Year	Uses	Source
2020	VERONICA PULLEY	EDR Digital Archive
2017	WARREN PULLEY	Cole Information
2014	WARREN PULLEY	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14238 SHADY CREEK CIR

Year	Uses	Source
2020	DONALD WARDEN	EDR Digital Archive
	CARLOS RODRIGUEZ	EDR Digital Archive
	COLLEEN WARDEN	EDR Digital Archive
	MELISSA RODRIGUEZ	EDR Digital Archive
2014	DONALD WARDEN	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14241 SHADY CREEK CIR

Year	Uses	Source
2020	BHAVANA MAVANI	EDR Digital Archive
	BHUPENDRA MAVANI	EDR Digital Archive
2017	BHUPENDRA MAVANI	Cole Information
2014	BHUPENDRA MAVANI	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

FINDINGS

SLATE CREEK RD

8054 SLATE CREEK RD

Year	Uses	Source
2020	VIRGINIA BARNES	EDR Digital Archive
	CRISTINA JACQUEZ	EDR Digital Archive
	MARGARITO JACQUEZ	EDR Digital Archive
	GWENDOLYN JONES	EDR Digital Archive
2017	MARGARITO JACQUEZ	Cole Information
2014	GWENDOLYN JONES	Cole Information
2010	MICHAEL STEWART	Cole Information

8064 SLATE CREEK RD

Year	Uses	Source
2020	MU ZHANG	EDR Digital Archive
	WEN CHOU	EDR Digital Archive
	EDWARD CHOU	EDR Digital Archive
2017	PHYLISSIA SMITH	Cole Information
2014	EDWARD CHOU	Cole Information
2010	EDWARD CHOU	Cole Information

8074 SLATE CREEK RD

Year	Uses	Source
2014	OCCUPANT UNKNOWN	Cole Information
2010	JASON LAUGHLIN	Cole Information

8084 SLATE CREEK RD

Year	Uses	Source
2020	CHIN WEI	EDR Digital Archive
	SUNG WEI	EDR Digital Archive
2017	CHIN WEI	Cole Information
2014	DEREK PALMER	Cole Information
2010	CHIN WEI	Cole Information

FINDINGS

8094 SLATE CREEK RD

Year	Uses	Source
2020	BINBIN ZHANG	EDR Digital Archive
	ROBERT PERKOVIC	EDR Digital Archive
	MANGMANG GONG	EDR Digital Archive
2017	ROBERT PERKOVIC	Cole Information
2014	LARRY THOMPSON	Cole Information
2010	LARRY THOMPSON	Cole Information

8104 SLATE CREEK RD

Year	Uses	Source
2020	WILSON CUEVA	EDR Digital Archive
	ENEDINA GILES	EDR Digital Archive
	SAMUEL NAJERA	EDR Digital Archive
	ROCIO CUEVA	EDR Digital Archive
	MOISES GILES	EDR Digital Archive
	MARISSA HARRADINE	EDR Digital Archive
	MARICELA NAJERA	EDR Digital Archive
	MARICELA CABRERA	EDR Digital Archive
2017	MARICELA CABRERA	Cole Information
2014	ENEDINA GILES	Cole Information
2010	ENEDINA GILES	Cole Information

8114 SLATE CREEK RD

Year	Uses	Source
2020	RYDEK COMPUTER PROFESSION	EDR Digital Archive
	RYAN TELLO	EDR Digital Archive
2017	RYDEK COMPUTER PROFESSION	Cole Information
	RYAN TELLO	Cole Information
2014	RYDEK COMPUTER PROFESSION	Cole Information
	RYAN TELLO	Cole Information
2010	RYDEK COMPUTER PROFESSION	Cole Information
	RYAN TELLO	Cole Information

SUNNY BROOK LN

14220 SUNNY BROOK LN

Year	Uses	Source
2020	ERBIE PHILLIPS	EDR Digital Archive
	JENNIFER PHILLIPS	EDR Digital Archive
2017	JENNIFER PHILLIPS	Cole Information
2014	ERBIE PHILLIPS	Cole Information
2010	ERBIE PHILLIPS	Cole Information

14232 SUNNY BROOK LN

Year	Uses	Source
2020	LING WANG	EDR Digital Archive
	JIANXUN GAO	EDR Digital Archive
2017	CARTER RUGG	Cole Information
2014	PAUL RICHARDS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14244 SUNNY BROOK LN

Year	Uses	Source
2020	GLENN DAUNCH	EDR Digital Archive
	WENDY YANG	EDR Digital Archive
2017	BREANNE LUNDY	Cole Information
2014	BREANNE LUNDY	Cole Information
2010	CHAU LAY	Cole Information

14256 SUNNY BROOK LN

Year	Uses	Source
2020	TANIA FRANCO	EDR Digital Archive
	PATRICIA FRANCO	EDR Digital Archive
	ALFRED FRANCO	EDR Digital Archive
2017	ALFRED FRANCO	Cole Information
2014	ALFRED FRANCO	Cole Information
2010	ALFRED FRANCO	Cole Information

FINDINGS

14268 SUNNY BROOK LN

Year	Uses	Source
2020	CECE DAVIS	EDR Digital Archive
	TYLER DAVIS	EDR Digital Archive
	CECILIA DAVIS	EDR Digital Archive
	CAROLINE DAVIS	EDR Digital Archive
	JOHN DAVIS	EDR Digital Archive
2017	JOHN DAVIS	Cole Information
2014	CECE DAVIS	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14280 SUNNY BROOK LN

Year	Uses	Source
2020	MARTIN LEWIS	EDR Digital Archive
	LAURA LEWIS	EDR Digital Archive
2017	CARL GOINS	Cole Information
2014	ANTHONY CERRUTO	Cole Information
2010	C LEE	Cole Information

14292 SUNNY BROOK LN

Year	Uses	Source
2020	EVANGELINA BARRERA	EDR Digital Archive
	ANTHONY GARCIA	EDR Digital Archive
	LESLY BARRERA	EDR Digital Archive
2017	ANTHONY GARICA	Cole Information
2014	ANTHONY GARICA	Cole Information
2010	ANTHONY GARICA	Cole Information

14310 SUNNY BROOK LN

Year	Uses	Source
2020	RODNEY ABEREGG	EDR Digital Archive
2017	RODNEY ABEREGG	Cole Information
2014	RODNEY ABEREGG	Cole Information
2010	RODNEY ABEREGG	Cole Information

14322 SUNNY BROOK LN

Year	Uses	Source
2020	ANJALI DESAI	EDR Digital Archive
	PINAK DESAI	EDR Digital Archive
2017	PINAK DESAI	Cole Information
2014	ANJALI BRAHMBHATT	Cole Information
2010	WILLIAM NGUYEN	Cole Information

14334 SUNNY BROOK LN

Year	Uses	Source
2020	FRANK AVILA	EDR Digital Archive
	MARTHA AVILA	EDR Digital Archive
2017	FRANK AVILA	Cole Information
2014	FRANK AVILA	Cole Information
2010	FRANK AVILA	Cole Information

14346 SUNNY BROOK LN

Year	Uses	Source
2020	SCOTT TROSPER	EDR Digital Archive
	CYNTHIA TROSPER	EDR Digital Archive
2017	SCOTT TROSPER	Cole Information
2014	SCOTT TROSPER	Cole Information
2010	SCOTT TROSPER	Cole Information

WISMAN DR

14251 WISMAN DR

Year	Uses	Source
2020	JASVANTLAL PATEL	EDR Digital Archive
	MAULESH PATEL	EDR Digital Archive
	SHILPA PATEL	EDR Digital Archive
2017	MAULESH PATEL	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	MAULESH PATEL	Cole Information

FINDINGS

14254 WISMAN DR

Year	Uses	Source
2020	KIM RILEY	EDR Digital Archive
	ANGELA RILEY	EDR Digital Archive
	STEPHEN RILEY	EDR Digital Archive
	MYA RILEY	EDR Digital Archive
	PAUL BONG	EDR Digital Archive
	MELISSA RILEY	EDR Digital Archive
2017	PAUL BONG	Cole Information
2014	PAUL BONG	Cole Information
2010	PAUL BONG	Cole Information

14263 WISMAN DR

Year	Uses	Source
2020	CLAUDIO HERNANDEZ	EDR Digital Archive
	ESTER HERNANDEZ	EDR Digital Archive
	ADRIANA HERNANDEZ	EDR Digital Archive
	JULIA HERNANDEZ	EDR Digital Archive
	ALVARO NAVARRO	EDR Digital Archive
	GENESIS NAVARRO	EDR Digital Archive
	CLAUDIA NAVARRO	EDR Digital Archive
2017	ALVARO NAVARRO	Cole Information
2014	ALVARO NAVARRO	Cole Information
2010	ALVARO NAVARRO	Cole Information

14266 WISMAN DR

Year	Uses	Source
2020	HETAL PATEL	EDR Digital Archive
	TAPAN PATEL	EDR Digital Archive
2017	TAPAN PATEL	Cole Information
2014	TAPAN PATEL	Cole Information
2010	TAPAN PATEL	Cole Information

FINDINGS

14275 WISMAN DR

Year	Uses	Source
2020	MICHAEL LEINEN	EDR Digital Archive
	RAE LEINEN	EDR Digital Archive
2017	MICHAEL LEINEN	Cole Information
2014	OCCUPANT UNKNOWN	Cole Information
2010	MICHAEL LEINEN	Cole Information

14278 WISMAN DR

Year	Uses	Source
2020	RAPHAEL RODRIGUEZ	EDR Digital Archive
2010	RAUL RODRIGUEZ	Cole Information

14287 WISMAN DR

Year	Uses	Source
2020	NINA GARCIA	EDR Digital Archive
	ERNESTO GARCIA	EDR Digital Archive
2017	ERNESTO GARCIA	Cole Information
2014	ERNESTO GARCIA	Cole Information
2010	ERNESTO GARCIA	Cole Information

14299 WISMAN DR

Year	Uses	Source
2020	GENALYN OCHAVA	EDR Digital Archive
	CHRISTOPHER OCHAVA	EDR Digital Archive
2017	CHRISTOPHER OCHAVA	Cole Information
2014	CHRISTOPHER OCHAVA	Cole Information
2010	CHRISTOPHER OCHAVA	Cole Information

14302 WISMAN DR

Year	Uses	Source
2020	TOMAS MOYOTL	EDR Digital Archive
	VERONICA GUEVARA	EDR Digital Archive
2017	VERONICA GUEVARA	Cole Information
2014	MINOR CORDOBA	Cole Information
2010	MARTIN GUEVARA	Cole Information

FINDINGS

14311 WISMAN DR

Year	Uses	Source
2020	ERIC MARRUFO	EDR Digital Archive
2017	DEVIN MCCLURE	Cole Information
2014	DEVIN MCCLURE	Cole Information
2010	SARAH LEMELLE	Cole Information

14314 WISMAN DR

Year	Uses	Source
2020	DRUCE KWOK	EDR Digital Archive
2017	DRUCE KWOK	Cole Information
2014	DRUCE KWOK	Cole Information
2010	DRUCE KWOK	Cole Information

14323 WISMAN DR

Year	Uses	Source
2020	JENNIFER CUNNINGHAM	EDR Digital Archive
	WILLIAM CUNNINGHAM	EDR Digital Archive
2017	WILLIAM CUNNINGHAM	Cole Information
2014	WILLIAM CUNNINGHAM	Cole Information
2010	OCCUPANT UNKNOWN	Cole Information

14326 WISMAN DR

Year	Uses	Source
2020	LINDA SPENCER	EDR Digital Archive
	GRANT SPENCER	EDR Digital Archive
2017	GRANT SPENCER	Cole Information
2014	GRANT SPENCER	Cole Information
2010	GRANT SPENCER	Cole Information

14335 WISMAN DR

Year	Uses	Source
2020	MICHAEL GABRIEL	EDR Digital Archive
	KARINA GABRIEL	EDR Digital Archive
2017	MICHAEL GABRIEL	Cole Information
2014	MICHAEL GABRIEL	Cole Information

FINDINGS

Year	Uses	Source
2010	OCCUPANT UNKNOWN	Cole Information

14338 WISMAN DR

Year	Uses	Source
2020	NIKKI KERWIN	EDR Digital Archive
	JOSHUA KERWIN	EDR Digital Archive
2017	MATTHEW ADAMS	Cole Information
2014	NIKKI ADAMS	Cole Information
2010	JASON BLACK	Cole Information

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
14135 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14135 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14135 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14135 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14137 CRYSTAL POOL CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14137 CRYSTAL POOL CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14137 CRYSTAL POOL CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14137 CRYSTAL POOL CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14138 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14138 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14138 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14138 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14140 CRYSTAL POOL CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14140 CRYSTAL POOL CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14140 CRYSTAL POOL CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14140 CRYSTAL POOL CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14145 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14145 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14145 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14147 CRYSTAL POOL CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14147 CRYSTAL POOL CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14147 CRYSTAL POOL CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14147 CRYSTAL POOL CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14148 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14148 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14148 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14150 CRYSTAL POOL CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14150 CRYSTAL POOL CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14150 CRYSTAL POOL CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14150 CRYSTAL POOL CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14153 CREEK SAND CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14153 CREEK SAND CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14153 CREEK SAND CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14153 CREEK SAND CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14155 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14155 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14155 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14155 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14156 CREEK SAND CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14156 CREEK SAND CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14156 CREEK SAND CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14156 CREEK SAND CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14157 CRYSTAL POOL CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14157 CRYSTAL POOL CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14157 CRYSTAL POOL CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14158 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14158 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14158 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14158 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14160 CRYSTAL POOL CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14160 CRYSTAL POOL CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14160 CRYSTAL POOL CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14160 CRYSTAL POOL CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14165 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14165 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14165 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14166 CREEK SAND CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14166 CREEK SAND CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14166 CREEK SAND CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14166 CREEK SAND CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14173 CREEK SAND CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14173 CREEK SAND CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14173 CREEK SAND CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14173 CREEK SAND CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14175 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14175 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14175 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14175 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14176 CREEK SAND CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14176 CREEK SAND CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14176 CREEK SAND CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14178 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14178 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14178 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14178 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14183 CREEK SAND CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14183 CREEK SAND CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14183 CREEK SAND CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14183 CREEK SAND CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14185 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14185 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14185 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14185 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14193 CREEK SAND CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14193 CREEK SAND CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14193 CREEK SAND CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14193 CREEK SAND CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14195 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14195 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14195 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14195 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14196 CREEK SAND CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14196 CREEK SAND CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14196 CREEK SAND CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14196 CREEK SAND CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14198 AUTUMN CREEK CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14198 AUTUMN CREEK CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14198 AUTUMN CREEK CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14198 AUTUMN CREEK CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14204 PINTAIL LOOP	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14204 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14204 PINTAIL LOOP	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14205 PINTAIL LOOP	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14205 PINTAIL LOOP	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14205 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14205 PINTAIL LOOP	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14207 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14207 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14207 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14207 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14209 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14209 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14209 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14209 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14210 PINTAIL LOOP	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14210 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14211 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14212 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14212 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14212 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14212 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14215 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14215 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14215 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14216 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14216 PINTAIL LOOP	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14216 PINTAIL LOOP	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14216 PINTAIL LOOP	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14217 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14217 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14217 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14217 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14217 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14217 PINTAIL LOOP	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14217 PINTAIL LOOP	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14220 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14220 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14220 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14220 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14220 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14220 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14220 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14220 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14222 PINTAIL LOOP	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14222 PINTAIL LOOP	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14222 PINTAIL LOOP	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14222 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14222 SHADY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14222 SHADY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14222 SHADY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14223 PINTAIL LOOP	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14223 PINTAIL LOOP	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14223 PINTAIL LOOP	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14223 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14223 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14223 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14223 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14223 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
14225 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14225 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14225 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14228 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14228 PINTAIL LOOP	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14228 PINTAIL LOOP	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14228 PINTAIL LOOP	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14228 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14228 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14228 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14228 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14229 PINTAIL LOOP	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14229 PINTAIL LOOP	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14229 PINTAIL LOOP	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14229 PINTAIL LOOP	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14230 SHADY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14230 SHADY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14230 SHADY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14230 SHADY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14231 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14231 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14231 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14231 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14232 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14232 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14232 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14232 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14233 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14233 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14233 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14233 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14233 SHADY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14233 SHADY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14233 SHADY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14233 SHADY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14236 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14236 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14236 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14236 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14238 SHADY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14238 SHADY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14238 SHADY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14241 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14241 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14241 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14241 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14241 SHADY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14241 SHADY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
14241 SHADY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14241 SHADY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14244 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14244 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14244 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14244 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14246 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14246 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14246 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14246 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14249 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14249 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14249 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14249 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14251 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14251 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
14251 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14251 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14252 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14252 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14252 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14252 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14254 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14254 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14254 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14254 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14254 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14254 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14254 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14256 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14256 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14256 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14256 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14257 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14257 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14257 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14257 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14262 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14262 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14262 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14262 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14263 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14263 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14263 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14263 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14263 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14263 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14263 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14263 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14265 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14265 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14265 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14266 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14266 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14266 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14266 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14268 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14268 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14268 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14268 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14270 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14270 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14270 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14270 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14271 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14271 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14271 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14272 CHERRY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14272 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14272 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14272 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14273 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14273 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14273 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14273 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14275 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14275 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14275 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14275 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14278 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
14278 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14278 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14278 CHERRY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14278 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14278 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14278 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14278 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14278 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14278 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14279 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14279 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14279 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14279 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14280 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14280 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14280 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
14280 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14281 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14281 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14281 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14281 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14284 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14284 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14284 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14284 CHERRY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14286 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14286 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14286 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14286 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14287 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14287 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14287 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14287 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14290 CHERRY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14290 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14290 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14290 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14292 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14292 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14292 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14292 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14295 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14295 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14295 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14297 GOOSE ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14297 GOOSE ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14297 GOOSE ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14297 GOOSE ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14299 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14299 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14299 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14299 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14302 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14302 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14302 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14302 CHERRY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14302 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14302 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14302 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14302 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14303 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14303 ROLLING STREAM PL	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14303 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14303 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14308 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14308 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14308 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14310 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14310 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14310 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14310 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14311 ROLLING STREAM PL	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14311 ROLLING STREAM PL	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14311 ROLLING STREAM PL	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14311 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14311 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14311 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14311 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14314 CHERRY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14314 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14314 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14314 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14314 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14314 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14314 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14314 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14320 CHERRY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14320 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14320 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14320 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14322 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14322 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14322 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14322 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14323 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14323 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14323 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14323 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14326 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14326 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14326 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14326 CHERRY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14326 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14326 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14326 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14326 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14332 CHERRY CREEK CIR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14332 CHERRY CREEK CIR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14332 CHERRY CREEK CIR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14332 CHERRY CREEK CIR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14334 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14334 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
14334 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14334 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14335 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14335 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14335 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14335 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14338 WISMAN DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14338 WISMAN DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14338 WISMAN DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14338 WISMAN DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14346 SUNNY BROOK LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14346 SUNNY BROOK LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14346 SUNNY BROOK LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
14346 SUNNY BROOK LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8042 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8042 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8042 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8042 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8049 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8049 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8049 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8049 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8052 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8052 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8054 SLATE CREEK RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8054 SLATE CREEK RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8054 SLATE CREEK RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8054 SLATE CREEK RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8062 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8062 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8062 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8062 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8063 BLUFF VIEW LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8063 BLUFF VIEW LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8063 BLUFF VIEW LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8063 BLUFF VIEW LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8064 SLATE CREEK RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8064 SLATE CREEK RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8064 SLATE CREEK RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8064 SLATE CREEK RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8066 BLUFF VIEW LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8066 BLUFF VIEW LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8066 BLUFF VIEW LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8066 BLUFF VIEW LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8069 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8069 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8069 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8069 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8072 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8072 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8072 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8072 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8073 BLUFF VIEW LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8073 BLUFF VIEW LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8073 BLUFF VIEW LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8073 BLUFF VIEW LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8074 SLATE CREEK RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8074 SLATE CREEK RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8076 BLUFF VIEW LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8076 BLUFF VIEW LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8076 BLUFF VIEW LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8076 BLUFF VIEW LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8082 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8082 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8082 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8082 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8083 BLUFF VIEW LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8083 BLUFF VIEW LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8083 BLUFF VIEW LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8083 BLUFF VIEW LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8084 SLATE CREEK RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8084 SLATE CREEK RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8084 SLATE CREEK RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8084 SLATE CREEK RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8086 BLUFF VIEW LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8086 BLUFF VIEW LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8086 BLUFF VIEW LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8086 BLUFF VIEW LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8092 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8092 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8092 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8093 BLUFF VIEW LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8093 BLUFF VIEW LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8093 BLUFF VIEW LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8093 BLUFF VIEW LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8094 SLATE CREEK RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8094 SLATE CREEK RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8094 SLATE CREEK RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8094 SLATE CREEK RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8103 BLUFF VIEW LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8103 BLUFF VIEW LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8103 BLUFF VIEW LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8103 BLUFF VIEW LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8104 SLATE CREEK RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8104 SLATE CREEK RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8104 SLATE CREEK RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8104 SLATE CREEK RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8105 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8105 ARCHIBALD ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8105 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8112 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8112 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8112 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8112 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8114 SLATE CREEK RD	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8114 SLATE CREEK RD	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8114 SLATE CREEK RD	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8114 SLATE CREEK RD	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8122 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8122 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8122 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8122 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8132 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8142 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8142 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8142 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8142 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8144 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEVINE ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEWIN ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEWIN ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEWIN ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8150 GRAPEWIN ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8152 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8152 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8152 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8152 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8162 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8162 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8162 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8162 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8170 GRAPEWIN ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8170 GRAPEWIN ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8170 GRAPEWIN ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8170 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8170 GRAPEWIN ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8170 GRAPEWIN ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8170 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8171 FIELDSTREAM CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8171 FIELDSTREAM CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8171 FIELDSTREAM CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8171 FIELDSTREAM CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8172 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8172 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8172 RIVER BLUFFS LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8172 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEVINE ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8176 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8176 GRAPEWIN ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8181 FIELDSTREAM CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8181 FIELDSTREAM CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8181 FIELDSTREAM CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8182 RIVER BLUFFS LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8182 RIVER BLUFFS LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8182 RIVER BLUFFS LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8187 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8187 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8187 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8187 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8191 FIELDSTREAM CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8191 FIELDSTREAM CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8191 FIELDSTREAM CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEVINE ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEWIN	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEWIN ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEWIN ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEWIN ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEWIN ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8196 GRAPEWIN ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 ARCHIBALD ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 FIELDSTREAM CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 FIELDSTREAM CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 FIELDSTREAM CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8201 FIELDSTREAM CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8207 ARCHIBALD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8210 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8210 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8210 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8210 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8211 FIELDSTREAM CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8211 FIELDSTREAM CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8211 FIELDSTREAM CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8212 GRAPEVINE ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8212 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8212 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8212 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8214 FIELDSTREAM CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8214 FIELDSTREAM CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8214 FIELDSTREAM CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8214 FIELDSTREAM CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8216 GRAPEVINE ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8216 GRAPEWIN ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8216 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8216 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8216 GRAPEWIN ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8216 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8216 GRAPEWIN ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8216 GRAPEWIN ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8216 GRAPEWIN ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8217 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8217 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8217 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8217 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8218 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8218 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8218 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8218 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8219 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8219 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8219 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8219 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8221 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8221 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8221 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
8221 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8221 FIELDSTREAM CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8221 FIELDSTREAM CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8221 FIELDSTREAM CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8221 FIELDSTREAM CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWIN ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWIN ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWIN ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWIN ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8222 GRAPEWIN ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8222 GRAPEWYN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8224 FIELDSTREAM CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8224 FIELDSTREAM CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8224 FIELDSTREAM CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8224 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8224 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8224 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8225 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8225 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8225 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8225 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8226 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8226 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8226 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8226 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8227 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8227 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8227 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8227 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8229 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8229 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8229 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8229 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEVINE ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8230 GRAPEWIN ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8231 FIELDSTREAM CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8231 FIELDSTREAM CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8231 FIELDSTREAM CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8231 FIELDSTREAM CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8232 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8232 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8232 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8232 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8233 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8233 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8233 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8233 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8235 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8235 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8235 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8237 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8237 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8237 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8237 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8238 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8238 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8238 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8238 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8240 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8240 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8240 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8240 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8241 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8241 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8241 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8241 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8242 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8242 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8242 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8242 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8243 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8243 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8243 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8245 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8245 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8245 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8245 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8246 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8246 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8246 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8246 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8247 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8247 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8247 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8247 ARCHIBALD ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8247 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8247 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8248 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8248 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8248 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8248 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8249 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8249 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8249 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8249 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8250 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8250 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8250 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8250 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8251 ARCHIBALD ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8251 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8251 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8251 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8251 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8251 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8251 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8254 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8254 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8254 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8254 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8257 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8257 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8257 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8257 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8258 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8258 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8258 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8259 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8259 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8259 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8259 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8261 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8261 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8261 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8261 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8262 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8262 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8262 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8262 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8264 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8264 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8264 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8264 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8265 ARCHIBALD ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8265 ARCHIBALD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8265 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8265 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8265 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8265 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8266 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8266 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8266 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8267 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8267 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8267 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8267 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8269 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8269 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8269 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8269 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8270 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8270 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8270 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8270 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8272 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8272 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8272 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8272 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8273 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8273 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8273 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8274 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8274 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8274 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8274 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8275 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8275 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8275 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8275 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8277 ANGELINE FALLS WAY	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8277 ANGELINE FALLS WAY	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8277 ANGELINE FALLS WAY	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8277 ANGELINE FALLS WAY	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8278 GAMEBIRD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8278 GAMEBIRD ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8278 GAMEBIRD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8278 GAMEBIRD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8280 PEBBLE CREEK DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8280 PEBBLE CREEK DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8280 PEBBLE CREEK DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8280 PEBBLE CREEK DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8281 ARCHIBALD ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8281 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8281 ARCHIBALD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8281 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8291 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8291 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8291 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8291 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8301 ARCHIBALD ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8302 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8302 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8302 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8302 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8305 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8305 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8305 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 GRAPEVINE ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 Grapewin St	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 GRAPEWIN ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 GRAPEWIN ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 GRAPEWIN ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 GRAPEWIN ST	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 GRAPEWIN ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8306 GRAPEWIN ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8308 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8308 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8308 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8308 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8310 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8310 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8310 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8311 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8311 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8311 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8311 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8313 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8313 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8313 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8313 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8316 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8316 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8316 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8316 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8318 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8318 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8318 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8318 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8319 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8319 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8319 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8319 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8321 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8321 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8321 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8321 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8324 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8324 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8324 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8326 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8326 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8326 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8326 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8327 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8327 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8327 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8327 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8329 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8329 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8329 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8330 ARCHIBALD AVE	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8330 ARCHIBALD ST	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8330 ARCHIBALD ST	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8330 ARCHIBALD ST	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

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Address Researched	Address Not Identified in Research Source
8332 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8332 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8332 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8332 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8334 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8334 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8334 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8334 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8335 ARCHIBALD ST	2020, 2017, 2014, 2010, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8337 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8337 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8337 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8340 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8340 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8340 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8340 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8342 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8342 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8342 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8342 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8343 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8343 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8343 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8343 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8348 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8348 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8348 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8348 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8350 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8350 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8350 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8350 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8351 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8351 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8351 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8353 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8353 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8353 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8353 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8358 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8358 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8358 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8358 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8359 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8359 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8359 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8359 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8361 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8361 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8361 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8361 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8364 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8364 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8364 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8364 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8366 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8366 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8366 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8366 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8367 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8367 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8367 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8367 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8369 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8369 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8369 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8369 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8374 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8374 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8374 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8374 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8377 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8377 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8377 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8377 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8382 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8382 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8382 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8382 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8385 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8385 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8385 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8385 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8393 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8393 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8393 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8393 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8398 DEW DROP CT	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8398 DEW DROP CT	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8398 DEW DROP CT	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8398 DEW DROP CT	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8403 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8403 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8403 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8403 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD AVE	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8405 ARCHIBALD ST	2020, 2017, 2014, 2010, 2005, 2002, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8406 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8406 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8406 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8406 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8410 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8410 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8410 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8415 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8415 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8415 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8415 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8418 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8418 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8418 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8419 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8419 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8419 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8422 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8422 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8422 FISKE DR	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8427 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8427 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8427 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8427 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8430 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8430 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8430 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8430 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8431 FISKE DR	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8431 FISKE DR	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8431 FISKE DR	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8439 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8439 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8439 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8439 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8442 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8442 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8442 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8454 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8454 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8454 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8466 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8466 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8466 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8466 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8478 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

FINDINGS

Address Researched	Address Not Identified in Research Source
8478 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8478 LOURENCO LN	2020, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8478 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8490 LOURENCO LN	2020, 2017, 2014, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8490 LOURENCO LN	2020, 2017, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8490 LOURENCO LN	2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921
8500 Archibald Avenue	2020, 2017, 2014, 2010, 2005, 2002, 2001, 2000, 1996, 1995, 1993, 1992, 1990, 1986, 1981, 1977, 1970, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
8312 Grapewin St	2002, 1986, 1967, 1966, 1961, 1960, 1956, 1955, 1951, 1946, 1945, 1941, 1939, 1936, 1931, 1930, 1927, 1925, 1924, 1921

APPENDIX F
AGENCY RECORDS

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

RELEASE OF RECORDS RESPONSE

March 12, 2024

Service Request No: 24-1068

Alicia Jansen
Stantec Consulting
735 E. Carnegie Drive Suite 280,
San Bernardino, CA 92408

Our office has completed the research regarding your Hazardous Materials Management records request.

NO RECORDS WERE FOUND FOR THE FOLLOWING SITE ADDRESS:

8312 and 8306 Grapewin Street, Eastvale

NO Emergency Response Complaint Investigation Report found.

We have closed the Haz Mat part of the service request.

Thank you.

Please feel free to use the following contact information to reach out to us with any questions:

Riverside County Department of Environmental Health
Hazardous Materials Management Division
4065 County Circle Dr., Rm. 104
Riverside, CA 92503
Telephone: 951-358-5055 Fax: 951-358-5017

Additional information can be found on our website at **www.rivcoeh.org**

CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

BILL WEISER - FIRE CHIEF
210 WEST SAN JACINTO AVENUE, PERRIS, CA 92570-1915
BUS: (951) 940-6900 FAX: (951) 940-6373 WWW.RVCFIRE.ORG

PROUDLY SERVING THE UNINCORPORATED AREAS OF RIVERSIDE COUNTY AND THE CITIES OF:

BANNING
BEAUMONT
COACHELLA
DESERT HOT SPRINGS
EASTVALE
INDIAN WELLS
INDIO
JURUPA VALLEY
LAKE ELSINORE
LA QUINTA
MENIFEE
MORENO VALLEY
NORCO
PALM DESERT
PERRIS
RANCHO MIRAGE
RUBIDOUX CSD
SAN JACINTO
TEMECULA
WILDOMAR

BOARD OF SUPERVISORS:

KEVIN JEFFRIES
DISTRICT 1

KAREN SPIEGEL
DISTRICT 2

CHARLES WASHINGTON
DISTRICT 3

V. MANUEL PEREZ
DISTRICT 4

DR. YXSTIAN GUTIERREZ
DISTRICT 5

RELEASE OF RECORDS RESPONSE

March 14, 2024

Service Request No: 24-1068

Alicia Jansen
Stantec Consulting
735 E. Carnegie Drive Suite 280 Suite 280, San Bernardino, CA, 92408

Riverside County Fire Department has completed the research regarding your records request.

NO RECORDS OR OPEN VIOLATIONS WERE FOUND FOR THE FOLLOWING SITE ADDRESS:
8312 Grapewin Street, Eastvale, CA 92880
8306 Grapewin Street, Eastvale, CA 92880
8500 Archibald Avenue, Eastvale, CA 92880

Riverside County Fire has no responsive records in relation to this request. The subject property is in The City of Eastvale which performs their own Fire Marshal services including inspections and permitting, and may have responsive records in relation to this request.

Please feel free to use the following contact information to reach out to us with any questions:

Riverside County Fire Department
210 W. San Jacinto Ave
Perris, CA 92570
Telephone: 951-940-6900

Additional information can be found on our website at **www.rvcfire.org**

Yana Garcia
Secretary for
Environmental Protection

Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630

Gavin Newsom
Governor

March 7, 2024

Alicia Jansen
STANTEC
Alicia.Jansen@stantec.com

PR4-030524-05
8312, 8306 GRAPEWIN STREET AND 8500 ARCHIBALD AVE, EASTVALE, CA

Dear Requestor:

We have received your Public Records Act Request from the Department of Toxic Substances Control (DTSC). After a thorough review of our files, no site records were found pertaining to the sites/facilities referenced above.

A large number of our records are available on EnviroStor, an online database that provides non-confidential, public access to DTSCs Data Management System. It tracks our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. EnviroStor is available 24/7, 365 days a year. The data reflects the latest updates as they are entered in the system. Access it from your computer or smartphone, the local library – anywhere Internet access is available. Just go to www.envirostor.dtsc.ca.gov.

Printed on Recycled Paper

You'll find a step-by-step tour of EnviroStor under the "How to Use EnviroStor" menu on the website.

If you have any questions or would like further information regarding your request, please contact me at 714-4845337 or via email at CypressFileRoom@dtsc.ca.gov.

Sincerely,

Julie Chandler

Julie Chandler
Regional Records Coordinator
Administrative Services Branch

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

RELEASE OF RECORDS RESPONSE

March 11, 2024

Service Request No: 24-1068

Alicia Jansen
Stantec Consulting
735 E. Carnegie Drive Suite 280
San Bernardino, CA. 92408

Our office has completed the research regarding your Hazardous Materials Management records request.

NO RECORDS WERE FOUND FOR THE FOLLOWING SITE ADDRESS:

8500 Archibald Avenue, Eastvale

NO Emergency Response Complaint Investigation Report found.

We have closed the Haz Mat part of the service request.

Thank you.

Please feel free to use the following contact information to reach out to us with any questions:

Riverside County Department of Environmental Health
Hazardous Materials Management Division
4065 County Circle Dr., Rm. 104
Riverside, CA 92503
Telephone: 951-358-5055 Fax: 951-358-5017

Additional information can be found on our website at **www.rivcoeh.org**

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

JEFF JOHNSON, DIRECTOR

RELEASE OF RECORDS RESPONSE

March 12, 2024

Service Request No: 24-1068

Alicia Jansen
Stantec Consulting
735 E. Carnegie Drive Suite 280,
San Bernardino, CA 92408

Our office has completed the research regarding your Hazardous Materials Management records request.

NO RECORDS WERE FOUND FOR THE FOLLOWING SITE ADDRESS:

8312 and 8306 Grapewin Street, Eastvale

NO Emergency Response Complaint Investigation Report found.

We have closed the Haz Mat part of the service request.

Thank you.

Please feel free to use the following contact information to reach out to us with any questions:

Riverside County Department of Environmental Health
Hazardous Materials Management Division
4065 County Circle Dr., Rm. 104
Riverside, CA 92503
Telephone: 951-358-5055 Fax: 951-358-5017

Additional information can be found on our website at **www.rivcoeh.org**

PERMIT APPLICATION
County of Riverside Department of Building and Safety

527080

This permit becomes void if work not commenced within 180 days from date of issuance OR if work has been suspended or abandoned for a period of 180 days.

☐ LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

☐ OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500.)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____, B. & P.C. (Attach Certificate)

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

☐ Certified copy is hereby furnished

☐ Certified copy is filed with the County Building Inspection Department or County _____ Department.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE: This section need not be completed if the permit is for one hundred ($100) or less. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions, or this permit shall be deemed revoked.

DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION:

☐ I hereby certify that no excavation five (5) or more feet in depth into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than thirty six (36) feet high. (Chap. 3.2, Grp. 2, Art. 2, Section 341, Title 8, C.A.C.)

☐ As owner-builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit to do such work from the division.

☐ Division of Industrial Safety Permit No. _____

CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY: I certify that I have read this application and state that the information given is correct. I agree to comply with all state laws and county ordinances relating to building construction, and authorize a representative of the County of Riverside, Department of Building and Safety to enter upon the property for which I have applied for this permit for the purpose of making inspections.

X Joseph S. Osterkamp — Signature of Applicant or Agent — 5-4-89 Date

JOSEPH S. OSTERKAMP — Print Applicant/Agent Name

APPLICANT NAME/FIRM	OSTERKAMP, JOSEPH S
ADDRESS	8306 GRAPEWIN
CITY/COUNTY/STATE/ZIP	CORONA CA 91720
JOB SITE ADDRESS	8306 GRAPEWIN
CITY/COUNTY/STATE/ZIP	CORONA CA 91720
MAP 130 / PAGE 070 / GRID 013 / 9 / SEC 003S / RGE 007W / SUB 02 / 0	
TRACT – / LOT / BLOCK 209 / MB	
PROJECT NAME	FULLER RANCHO
OWNER NAME/FIRM	OSTERKAMP, JOSEPH S — PHONE #
CONTRACTOR NAME/FIRM	OSTERKAMP, JOSEPH — LICENSE # 0455328Z
ADDRESS	8306 GRAPEWIN
CITY/COUNTY/STATE/ZIP	CORONA CA 91720
PHONE # 714-737-2319	BLDG INSPECTOR — FINAL DATE
ARC ENGINEER/NAME	LICENSE #
ADDRESS	
CITY/COUNTY/STATE/ZIP	
PHONE #	PLANS EXAMINER — APPROVE DATE
USE OF BUILDING	ELEC TO WELL
00 / ZONE / PSB / SBB / SBB / PSB / CITY RIV	
A-1 ZONE ORD # / LOT SIZE 002.55 / END / SIDE	

COST # 00237937	PS	DATE 05/04/89 — 527080
ELECTRICAL		$30.50
V # 242		
16-4		
TOTAL FEE :		$30.50
CA / CA X / PC / BY / COUNTER LUT		

8306 GRAPEWIN CORONA CA 91720

527080

E L E C T R I C A L

ELECTRICAL
Units: Quantity 5
Service: Amps #1 100 #2 0 #3 0 Volts 0

TOTAL FEES	$30.50
Fee	7.50
Fee	18.50
Processing Fee	4.50

FILE COPY

3386

FORM 284-208 (1-87)

OSTERKAMP, JOSEPH S

8306 GRAPEWIN

CORONA CA 91720

8306 GRAPEWIN

CORONA CA 91720

130 | 070 | 013 | 9 | 6035 | 6034 | 00 | 0

TRACT - LOT 109

TRACT NAME TILLER RANCHO

OWNER NAME & F/M OSTERKAMP, JOSEPH S

CONTRACTOR NAME OSTERKAMP, JOSEPH LICENSE # 0455282

ADDRESS 8306 GRAPEWIN

CITY/COUNTY/STATE/ZIP CORONA CA 91720

PHONE # 714-737-2319 SUB CONTRACTOR Fax 5-16-89 PHONE

ARCHITECT NAME LICENSE #

ADDRESS

CITY/COUNTY/STATE/ZIP

PHONE # PLANS EXAMINER APPROVED DATE

USE OF PERMIT SINGLE FAMILY DWELLING

SQ. FT. | DWL | FIRE | SEW | WTR | GAS | | OCC. MIU

ZONE DISTRICT | LOT SIZE 082.58 | | | SEW | WTR

CONT 0023 2932 | FS | DATE 05/04/89 | 527080

ELECTRICAL

VH 3-2

16 11

TOTAL FEES : 141.00

CK | CA | MC | CHECKS 141.00 | COMMENTS

8306 GRAPEWIN CORONA CA 91720

527080

8306 Grapewin
Corona

ELECTRICAL

ELECTRICAL

Initial Quantity 5

Service: Amps #1 100 #2 0 #3 0 Volts

Total Fees

Fee

Fee

Processing Fee

elec to well

10-A-5 INSPECTOR'S

FORM 204-F08 (1-87)

3387

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Pigs & Firms		
3A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION — Thick — "R" Value		
7A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	**Final**		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	**Final**		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire	5-10-84	[illegible]
29B	Bonding		
30	Fixtures		
31	Service		
32	**Final**	5-10-84	[illegible]

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detection Device		
42	Commercial Hood		
43	**Final**		

OPN NO. **ADDITIONAL INFORMATION**

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME 3388

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

OWNER-BUILDER VERIFICATION

Address _____

An "owner-builder" building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest convenience to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (yes or no) yes

2. I (have/have not) have signed an application for building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

   Name _____ Phone _____

   Address _____ City _____

   Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work:

   Name _____ Phone _____

   Address _____ City _____

   Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

PROPERTY OWNER: Joseph S. Petkanics (Signed) 5-4-89 (Date)

284-2002 Rev: 1/83

3389

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

OWNER-BUILDER INFORMATION

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified.

For your protection you should be aware that as owner-builder you are the responsible party of record on such a permit. Building permits are not required to be signed by property owners unless they are personally performing their own work. If your work is being performed by someone other than yourself, you may protect yourself from possible liability if that person applies for the proper permit in his or her name.

Contractors are required by law to be licensed and bonded by the State of California and, where required, to have a business license from the city or county. They are also required by law to put their license number on all permits for which they apply.

If you plan to do your own work, with the exception of various trades that you plan to subcontract, you should be aware of the following information for your benefit and protection.

If you employ or otherwise engage any persons other than your immediate family, and the work (including materials and other costs) is $200 or more for the entire project, and such persons are not licensed as contractors or subcontractors, then you may be an employer.

If you are an employer, you must register with the state and federal government as an employer and you are subject to several obligations including state and federal income tax withholding, federal social security taxes, workers' compensation insurance, disability insurance costs, and unemployment compensation contributions.

There may be financial risks for you if you do not carry out these obligations, and these risks are especially serious with respect to workers' compensation insurance.

For more specific information about your obligations under federal law, contact the Internal Revenue Service (and, if you wish, the U.S. Small Business Administration). For more specific information about your obligations under state law, contact the Department of Benefit Payments and the Division of Industrial Accidents.

If the structure is intended for sale, property owners who are not licensed contractors are allowed to perform their work personally or through their own employees, without a licensed contractor or subcontractor, only under limited conditions.

A frequent practice of unlicensed persons professing to be contractors is to secure an "owner-builder" building permit, erroneously implying that the property owner is providing his or her own labor and material personally. Building permits are not required to be signed by property owners unless they are performing their own work personally.

Information about licensed contractors may be obtained by contacting the Contractors' State License Board in your community or at 1020 N Street, Sacramento, California 95814.

Please complete and return the enclosed owner-builder verification form so that we can confirm that you are aware of these matters. The building permit will not be issued until the verification is returned.

Sincerely,

DEPARTMENT OF BUILDING AND SAFETY

_____

Director

284-2001 Rev.: 1/88

PLEASE PRINT AND COMPLETE THOSE PARTS OF THE FORM YOU UNDERSTAND ONLY.

APPLICATION TO CONSTRUCT WORKSHEET

(Please Print)

1 Owner's Name (Last): Ostertkamp	First: Joseph	MI: S	Department Use Only D / C No.: 237937
2 Project Address (Not Mailing Address): 8212 GRAPEVIN RD.		City/Community: Mira Loma	
3 Space	State: CA	Zip Code: 91752	Tract Name: Fuller Rancho
4 Assessor Parcel No.: 130 020 013	Township: 3S	Range: 7W	Section: 2 / Subsection
5 Lot/Parcel No.	Tract/Parcel Map No.	Date Recorded/Waived	

★ ★ ★ DEPARTMENT USE ONLY ★ ★ ★

Case/Use	Special District	Flood Control-County	Nat'l	Other	Complaint	Bldg. Condemnation
Flags	Open Applications/Permits	Curb/Gutter/Sidewalk Requests			Right of Way/Easements	
6 Legal Zone: A-1	LU Appl/Pmt No.	Lot	Sq. Ft./Acre	Long End	Long Side	
7 Set Back – F	S-1	S-2	R	No. of Building	Module No.	Office / Initials

8 Architect Firm Name			Street Address
9 City	State	Zip Code: 714-737-2319	Phone ( )
10 Contact			License No.: CR LZ0455328
11 Contractor Firm Name			Street Address
12 City	State	Zip Code	Phone ( )
13 OR Engineer Contact		License No.	
14 License Type	Workman's Comp. Carrier	Expiration Date	
15 Workman's Comp. Insurance-Self Ins.	Certificate Issued by Admitted Carrier		Cost is L/T $100
16 Owner, Agent (if different from #1 above)			Business Address
17 City	State	Zip Code	Phone ( )
18 Permits Required - Grading	Structural		Other
19 Permit Use: Elec to well			
20 Applicant Name			Street Address
21 City	State	Zip Code	Phone ( ) / Initials

ADDITIONAL INFORMATION

LAND USE DIVISION
DEPT. OF BUILDING & SAFETY
RIVERSIDE OFFICE

3391

284-199 2/82

DEAR APPLICANT,

This department has an automated building permit management system. Certain information exists and/or will be added to the system which identifies conditions that must be met prior to, during, and after the issuance of a building permit. Upon issuance of a permit, the system will further assist us in tracking the progress both you and this department makes in completing the requirements that must be met prior to finalization of your permit.

So that we may assist you, we ask that you fill out the reverse side of this form. PLEASE PRINT AND COMPLETE THOSE PARTS OF THE FORM YOU UNDERSTAND ONLY. Upon completion of the form, a department representative at our Land Use Code Enforcement Counter will use this information to prepare your application. Thank you.

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BAR030420	Application Date:	07/10/2003
Permit Type:	Residential Addition, Rehab (BAR)	Issue Date:	08/28/2003
Work Class:	ASFR - Addition Single Family Dwelling	Expiration Date:	
Permit Status:	Final	Finaled Date:	11/18/2003
Description:	ROOM ADDITION AND PATIO COVER		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name: Steve
Middle Name:
Last Name: Myers
Title:
Email:
Address(es): 1655 E 6th ST, Corona, CA 92879

Business Phone: (909) 817-0525
Home Phone: (222) 000-0041
Mobile Phone:
Fax:
Other Phone:

Contact Type: Contractor
Company Name:
First Name: Steve
Middle Name:
Last Name: Myers
Title:
Email:
Certification Number:
Address(es): 1655 E 6th ST, Corona, CA 92879

Web Page:
Business Phone: (909) 817-0525
Home Phone: (222) 000-0041
Mobile Phone:
Fax:
Other Phone:

Contact Type: Owner
Company Name:
First Name: Anthony
Middle Name: H
Last Name: Osterkamp
Title:
Email:
Address(es): 8301 Archibald AVE, Corona, CA 92880

Web Page:
Business Phone: (909) 737-2319
Home Phone: (222) 000-0008
Mobile Phone:
Fax:
Other Phone:

Permit Details:

Front: 40
Left: 135
Right: 13
Lot Depth: 651
Rear: 360
Lot Frontage: 337
Lot: 2.55
FCC Codes: 434
Number of Units: 1
Number of Buildings: 1

E/M/P Details:

Packaged Unit: 0
Wall Furnace: 0
Appliance Vent: 1
Floor Drain: 0
Bath Tub: 0
Drinking Fountain: 0
Shower: 0
Building Sewer: 0
Kitchen Sink: 0
Garbage Disposal: 0
Washer: 0
Bar Sink: 0
Waste Interceptor: 0
Water Heater: 0
Lavatory: 0
Water Closet: 0

Bidet: 0
Urinal: 0

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$381.00	$381.00	Paid In Full
8110 - ELECTRICAL FEES	$37.18	$37.18	Paid In Full
8120 - PLUMBING FEES	$3.00	$3.00	Paid In Full
8130 - MECHANICAL FEES	$40.00	$40.00	Paid In Full
8160 - SMIP: RESIDENTIAL	$4.25	$4.25	Paid In Full
8190 - BUILDING PLAN CHECK	$288.75	$288.75	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$11.25	$11.25	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I002249748-1	BLD: Set Backs/Footings & Forms	Partial

Primary Inspector	Scheduled Start Date	Actual End Date
	09/02/2003	

Comments:

Inspection No.	Inspection Type	Status
I002260057-1	BLD: Set Backs/Footings & Forms	Partial

Primary Inspector	Scheduled Start Date	Actual End Date
	09/09/2003	

Comments:

Inspection No.	Inspection Type	Status
I002268281-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002268282-1	BLD: Conduit	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002268283-1	BLD: Slab Grade	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002274788-1	BLD: Braced Walls & Shear Walls	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	09/18/2003	

Comments:

Inspection No.	Inspection Type	Status
I002274789-1	BLD: Roof Deck	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	09/18/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300535-1	BLD: Plenums & Ducts	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300536-1	BLD: Rough Electrical	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300537-1	BLD: Rough Plumbing	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300538-1	BLD: Attic Ventilation	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300539-1	BLD: Framing	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002300540-1	BLD: Mech. Fireplace Rough	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/2003	

Comments:

Inspection No.	Inspection Type	Status
I002306780-1	BLD: Insulation Wall	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/09/2003	

Comments:

Inspection No.	Inspection Type	Status
I002306781-1	BLD: Insulation Ceiling	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/09/2003	

Comments:

Inspection No.	Inspection Type	Status
I002306782-1	BLD: Floor Insulation	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/09/2003	

Comments:

Inspection No.	Inspection Type	Status
I002313608-1	BLD: Exterior Lath	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	10/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002313609-1	BLD: Drywall	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	10/15/2003	

Comments:

Inspection No.	Inspection Type	Status
I002316004-1	BLD: Drywall	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/16/2003	

Comments:

Inspection No.	Inspection Type	Status
I002339883-1	BLD: Attic Ventilation	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	11/03/2003	

Comments:

Inspection No.	Inspection Type	Status
I002339884-1	BLD: Firewall 1st Layer	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	11/03/2003	

Comments:

Inspection No.	Inspection Type	Status
I002343507-1	BLD: Final Inspection	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
Mike McCafferty	11/05/2003	

Comments:

Inspection No.	Inspection Type	Status
I002360946-1	BLD: Water Heater	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/18/2003	

Comments:

Inspection No.	Inspection Type	Status
I002360947-1	BLD: Smoke and Carbon Mon. Detectors	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/18/2003	

Comments:

Inspection No.	Inspection Type	Status
I002360948-1	BLD: Grounding/Bonding	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/18/2003	

Comments:

Inspection No.	Inspection Type	Status
I002360949-1	BLD: Service Panel	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/18/2003	

Comments:

Inspection No.	Inspection Type	Status
I002360950-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/18/2003	

Comments:

Notes:

1. Water Piping/Treatment: 0.000
2. LMS Inspections: 0.000
3. Furnace >100K BTU: 0.000
4. LMS Planck Subtotal: 293.080
5. LMS Overtime Insp: 0.000
6. Backflow Device to 2": 0.000
7. Air-Handl 10K cfm: 1.000
8. LMS Processing Fee: 12.000
9. 30HP/1.00M BTU: 0.000
10. DA Fee per DU: 0
11. Construction Type: Private Garage Type WOOD (Wood)

12. PEOPLE: CONTRACTORMYERS STEVE
MYERS STEVE
MYERS CONSTRUCTION CO
1655 E 6TH ST
CORONA CA
ZIP: 92879
PHONE: 909-817-0525
DATE: 07/10/2003
NOTATION: Also is Applicant
LICENSE: 501397
LICENSE TYPE: C

13. Location: 2003 THOMAS MAP BOOK 713 A4

14. Approvals:
APPR Planning Department Approval 20030828 DMFELIX
APPR B&S: Permit Approval 20030828 TKEARNS

15. LMS Reinspections: 0.000

16. 600V_1000amp: 0.000

17. PEOPLE: APPLICANT MYERS STEVE
MYERS STEVE
MYERS CONSTRUCTION CO
1655 E 6TH ST
CORONA CA
ZIP: 92879
PHONE: 909-817-0525
DATE: 07/10/2003
NOTATION: Also is CONTRACTOR
LICENSE: 501397
LICENSE TYPE: C

18. Rainwater System: 0.000

19. Permit Fee LMS Surcharge: 6.920

20. Hood: 1.000

21. Over_600V1000amp: 0.000

22. Bldg SqFt: 1077.000

23. 50HP/1.75M BTU: 0.000

24. LMS Permit Subtotal: 472.350

25. LMS Permit Fee: 369.000

26. LMS NoFee PlanCk: 0.000

27. Plan Check LMS Surcharge: 4.330

28. Tract/Lot: FULLER RANCHO LOT 0

29. LMS Additional Plan Check: 0.000

30. Laundry tray: 0.000

31. Water Softener: 0.000

32. Incinerator: 0.000

33. PEOPLE: OWNER OSTERKAMP ANTHONY H
OSTERKAMP ANTHONY H
8301 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE: 909-737-2319
DATE: 07/10/2003
NOTATION:
LICENSE TYPE:

34. LMS Renewal Fee: 0.000
35. Lot size: 2.55
36. SQFT_Other_Const: 1352.000
37. Backflow Device over 2": 0.000
38. Created By: RLEA
39. Gnatcatcher Habitat: Not in habitat area
40. SQFT_Warehouse: 0.000
41. > 10K cfm: 0.000
42. OCC: Group R-3,U-1
43. LMS PC Process: 11.250
44. >50HP/1.75M BTU: 0.000
45. Service_Change: 0.000
46. LMS SMI: 4.250
47. Inspector Area: R001
48. LMS Microfilm .10 cents: 0.000
49. SQFT_Storage_Garage_Hangar: 0.000
50. LMS Overtime PC: 0.000
51. 3HP/100K BTU: 1.000
52. SKR Area: N
53. LMS No Fee Permit: 0.000
54. LMS Other Pmt Fee: 0.000
55. 15HP/500K BTU: 0.000
56. Valuation Summary: Dwell/Duplx/Lodg HouseType WOOD (Wood)
Factor: 33.26
Sq Ft: 1077
Valuation: 35821.02

Valuation Summary: Private Garage Type WOOD (Wood)
Factor: 15.12
Sq Ft: 275
Valuation: 4158.00

Valuation Summary: Air/Acc Bldg/SprinklerAir: Type R (Resid)
Factor: 2.35
Sq Ft: 1077
Valuation: 2530.95
57. LMS Microfilm .50 cents: 0.000
58. LMS P/M/E Subtotal: 80.180
59. LMS Plan Check: 276.750
60. FCC Information:
FCC Code: 434
Units: 1
Bldgs: 1
Public Owned:
61. LMS Dates
Ent Date: 20030710
Appl Date: 20030710
Appr Date: 20030828
Comp Date: 20031118
Exp Date: 0
62. SQFT_Commercial_Garage_CP: 0.000

63. 600V/200amp: 0.000
64. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:07/18/2003, Assigned Date:2003/07/18, Completed Date:2003/07/18
Comments: RIV PLANS TO NEW RACK ON 7/18/03 EB*RIV CORRECTIONS/PLANS TO 'P/C TO ENGINEER'S' RACK-7/25/2003-FK*PLANS ASSIGNED TO DM. 8/5/03. SV*RIV,PLANS TO CORR.RACK,MAILED THE CARD,CALLED THE APPLCANT,8/8/03,DM*RIV PLANS OFC 8/8/03JV*PLANS BACK FROM C ORRECTIONS TO FK RACK 08/21/03 CL**RIV PLANS TO DEV'S RACK F OR RE-REVIEW-8/21/2003-FK*RIV,PLANS TO APPROVED RACK,MAILED THE CARD,CALLED THE APPLICANT.8/28/03,DM*

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKFK, Status:DENIED, Received Date:07/18/2003, Assigned Date:2003/07/25, Completed Date:2003/07/25

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:DENIED, Received Date:07/25/2003, Assigned Date:2003/08/05, Completed Date:2003/08/08

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKFK, Status:Approved, Received Date:08/22/2003, Assigned Date:2003/08/22, Completed Date:2003/08/22

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:Approved, Received Date:08/22/2003, Assigned Date:2003/08/28, Completed Date:2003/08/28

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:Approved, Received Date:08/28/2003, Assigned Date:2003/08/28, Completed Date:2003/08/28

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:07/18/2003, Assigned Date:2003/08/28, Completed Date:2003/08/28

65. Additional Fees LMS Surcharge: 0.000
66. SKR Habitat: N
67. LMS Total Calc Fees: 765.430
68. Ventilation System: 0.000
69. Construction Type: Dwell/Duplx/Lodg HouseType WOOD (Wood)
70. Multi_Outlet: 0.000
71. Each_hp_kw_kva: 0.000
72. Lawn Sprinkler System: 0.000
73. Outlet_Fixture: 0.000
74. Misc Mech Equip: 0.000
75. Cesspool: 0.000
76. Drainage/Vent Piping: 1.000
77. Vacuum Breakers: 0.000
78. Furnace 100K BTU: 1.000
79. Comments Screen:
08/28/03 AANGUIAN PERMIT W/APP&SITE PLAN FILE IN RES/L RACK 08/28/03 ART*
11/19/03 AANGUIAN PERMIT W/APP&SITE PLAN TO BE DESTROY 02/04
80. Private Sewage System: 0.000
81. FTL Fee Area: N
82. Construction Type: Air/Acc Bldg/SprinklerAir: Type R (Resid)

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BEL021132	Application Date:	09/24/2002
Permit Type:	Electric (BEL)	Issue Date:	
Work Class:	CELE - Commercial Electric	Expiration Date:	01/01/1900
Permit Status:	Void	Finaled Date:	
Description:	ELECTRIC COMMERCIAL METER TO BARN ONLY		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Volt Edge Services Web Page:

First Name:
Middle Name:
Last Name:
Title:
Email:
Address(es): 509 W Locust ST, Ontario, CA 91762

Business Phone: (909) 312-1662
Home Phone: (222) 000-0005
Mobile Phone:
Fax:
Other Phone:

Contact Type: Contractor
Company Name: Volt Edge Services
First Name:
Middle Name:
Last Name:
Title:
Email:
Certification Number:
Address(es): 509 W Locust ST, Ontario, CA 91762

Web Page:
Business Phone: (909) 312-1662
Home Phone: (222) 000-0005
Mobile Phone:
Fax:
Other Phone:

Contact Type: Owner
Company Name:
First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Address(es): 8312 Grapewin RD, Corona, CA 92880

Web Page:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:

Permit Details:

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status

Inspections:

Inspection No.	Inspection Type	Status

Primary Inspector	Scheduled Start Date	Actual End Date

Comments:

Notes:

1. PEOPLE: APPLICANT VOLT EDGE SERVICES
VOLT EDGE SERVICES
509 W LOCUST ST
ONTARIO CA

ZIP: 91762
PHONE: 909-312-1662
DATE: 09/24/2002
NOTATION: Also is CONTRACTOR
LICENSE: 540858
LICENSE TYPE: C

2. LMS Renewal Fee: 0.000
3. Temp_Sales_Stand: 0.000
4. Each_hp_kw_kva: 0.000
5. Swimming_Pool: 0.000
6. Temp. Const. Wiring: 0.000
7. LMS Microfilm .10 cents: 0.000
8. Multi_Outlet: 0.000
9. SQFT_Commercial_Garage_CP: 0.000
10. LMS Additional Plan Check: 0.000
11. LMS No Fee Permit: 0.000
12. Additional Fees LMS Surcharge: 0.000
13. LMS Overtime Insp: 0.000
14. LMS Reinspections: 0.000
15. Overhead/Under-#Poles: 0.000
16. SQFT_Warehouse: 0.000
17. Over_600V1000amp: 0.000
18. Area_Light_Standard: 0.000
19. Additional_Temp_Poles: 0.000
20. Location: TG713/A4
21. Relocate Building: 0.000
22. Temp_Use_Permit: 0.000
23. PEOPLE: CONTRACTORVOLT EDGE SERVICES
VOLT EDGE SERVICES
509 W LOCUST ST
ONTARIO CA

ZIP: 91762
PHONE: 909-312-1662
DATE: 09/24/2002
NOTATION: Also is Applicant
LICENSE: 540858
LICENSE TYPE: C

24. LMS Plan Check: 0.000
25. LMS Permit Subtotal: 119.520

26. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 09/24/2002
NOTATION:
LICENSE TYPE:

27. SKR Habitat: N
28. Tract/Lot: FULLER RANCHO LOT 0 POR
29. Service_Change: 0.000
30. LMS Overtime PC: 0.000
31. Permit Fee LMS Surcharge: 1.770
32. FTL Fee Area: N
33. FCC Information:
FCC Code:
Units: 0
Bldgs: 0
Public Owned:
34. Comments Screen:
09/24/02 DMFELIX OK TO ISSUE PER DAVE LEONARD.DF
35. LMS Dates
Ent Date: 20020924
Appl Date: 20020924
Appr Date: 0
Comp Date: 0
Exp Date: 0
36. LMS Total Calc Fees: 119.520
37. Plan Check LMS Surcharge: 0.000
38. LMS Microfilm .50 cents: 0.000
39. Temp_Service: 0.000
40. Outlet_Fixture: 0.000
41. SKR Area: N
42. LMS Inspections: 0.000
43. Temp_Sales_Stand: 0.000
44. Inspector Area: R001
45. Notices
09/24/2002 DMFELIX NO SEPARATE ADDRESS FOR THIS PERMIT.
46. Approvals:
APPR Planning Department Approval 20020924 DMFELIX
47. SQFT_Storage_Garage_Hangar: 0.000
48. SQFT_Other_Const: 0.000
49. Created By: DMFE
50. 600V/200amp: 0.000
51. 600V_1000amp: 0.000
52. Gnatcatcher Habitat: Not in habitat area
53. LMS NoFee PlanCk: 0.000
54. RSA Fee per DU: 0
55. LMS Processing Fee: 0.000

56. LMS Planck Subtotal: 0.000
57. RSA Number: 45

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BEL021395	Application Date:	12/02/2002
Permit Type:	Electric (BEL)	Issue Date:	12/02/2002
Work Class:	CELE - Commercial Electric	Expiration Date:	
Permit Status:	Final	Finaled Date:	02/07/2003
Description:	200 AMP ELEC METER TO HORSE BARN & AG REG HAY BARN		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Volt Edge Services Web Page:

First Name:
Middle Name:
Last Name:
Title:
Email:
Address(es): 509 W Locust ST, Ontario, CA 91762

Business Phone: (909) 312-1662
Home Phone: (222) 000-0005
Mobile Phone:
Fax:
Other Phone:

Contact Type: Contractor
Company Name: Volt Edge Services
First Name:
Middle Name:
Last Name:
Title:
Email:
Certification Number:
Address(es): 509 W Locust ST, Ontario, CA 91762

Web Page:
Business Phone: (909) 312-1662
Home Phone: (222) 000-0005
Mobile Phone:
Fax:
Other Phone:

Contact Type: Owner
Company Name:
First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Address(es): 8312 Grapewin RD, Corona, CA 92880

Web Page:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:

Permit Details:

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8110 - ELECTRICAL FEES	$116.00	$116.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.74	$1.74	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001974399-1	BLD: Grounding/Bonding	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/07/2003	

Comments:

Inspection No.	Inspection Type	Status
I001974400-1	BLD: Service Panel	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/07/2003	

Comments:

Inspection No.	Inspection Type	Status
I001974401-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/07/2003	

Comments:

Notes:

1. Overhead/Under-#Poles: 0.000
2. Created By: RLEA
3. LMS Dates
Ent Date: 20021202
Appl Date: 20021202
Appr Date: 20021202
Comp Date: 20030207
Exp Date: 0
4. Approvals:
APPR Planning Department Approval 20021202 RLEACH
APPR B&S: Permit Approval 20021202 CLANDERO
5. SQFT_Warehouse: 0.000
6. Outlet_Fixture: 2.000
7. Temp_Service: 0.000
8. Swimming_Pool: 0.000
9. LMS Planck Subtotal: 0.000
10. LMS Inspections: 0.000
11. FCC Information:
FCC Code:
Units: 0
Bldgs: 0
Public Owned:
12. RSA Number: 45
13. Additional Fees LMS Surcharge: 0.000
14. SQFT_Storage_Garage_Hangar: 0.000
15. LMS Reinspections: 0.000
16. Permit Fee LMS Surcharge: 1.740
17. RSA Fee per DU: 0
18. SKR Habitat: N
19. SQFT_Other_Const: 0.000
20. LMS No Fee Permit: 0.000
21. LMS Microfilm .10 cents: 0.000
22. Additional_Temp_Poles: 0.000
23. LMS Microfilm .50 cents: 0.000
24. Relocate Building: 0.000
25. SKR Area: N
26. Temp. Const. Wiring: 0.000
27. Temp_Sales_Stand: 0.000
28. LMS Additional Plan Check: 0.000
29. LMS Renewal Fee: 0.000
30. 600V_1000amp: 0.000
31. Inspector Area: R001

32. Multi_Outlet: 0.000
33. LMS NoFee PlanCk: 0.000
34. LMS Overtime Insp: 0.000
35. LMS Plan Check: 0.000
36. SQFT_Commercial_Garage_CP: 0.000
37. Tract/Lot: FULLER RANCHO LOT O POR
38. LMS Overtime PC: 0.000
39. FTL Fee Area: N
40. Gnatcatcher Habitat: Not in habitat area
41. PEOPLE: CONTRACTORVOLT EDGE SERVICES
VOLT EDGE SERVICES
509 W LOCUST ST
ONTARIO CA

ZIP: 91762
PHONE: 909-312-1662
DATE: 12/02/2002
NOTATION: Also is Applicant
LICENSE: 540858
LICENSE TYPE: C

42. Area_Light_Standard: 0.000
43. PEOPLE: APPLICANT VOLT EDGE SERVICES
VOLT EDGE SERVICES
509 W LOCUST ST
ONTARIO CA

ZIP: 91762
PHONE: 909-312-1662
DATE: 12/02/2002
NOTATION: Also is CONTRACTOR
LICENSE: 540858
LICENSE TYPE: C

44. Temp_Sales_Stand: 0.000
45. Plan Check LMS Surcharge: 0.000
46. LMS Processing Fee: 0.000
47. 600V/200amp: 1.000
48. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 12/02/2002
NOTATION:
LICENSE TYPE:

49. LMS Total Calc Fees: 117.740
50. Temp_Use_Permit: 0.000
51. Service_Change: 0.000
52. Over_600V1000amp: 0.000
53. Each_hp_kw_kva: 0.000
54. Location: 2003 THOMAS MAP BOOK 713 A4
55. LMS Permit Subtotal: 117.740

56. Comments Screen:
12/02/02 ADELTORO PERMIT W/APP&SITE PLANS FILED IN DRAWER.
09/29/03 ADELTORO PERMTI W/APP&PLANS DESTROYED

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BEL031401	Application Date:	11/20/2003
Permit Type:	Electric (BEL)	Issue Date:	11/20/2003
Work Class:	CELE - Commercial Electric	Expiration Date:	
Permit Status:	Final	Finaled Date:	11/25/2003
Description:	RELOCATE 200 AMP SERVICE		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name:	Steve	Business Phone:	(909) 817-0525
Middle Name:		Home Phone:	(222) 000-0041
Last Name:	Myers	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 1655 E 6th ST, Corona, CA 92879

Contact Type:	Contractor		
Company Name:		Web Page:	
First Name:	Steve	Business Phone:	(909) 817-0525
Middle Name:		Home Phone:	(222) 000-0041
Last Name:	Myers	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es): 1655 E 6th ST, Corona, CA 92879

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Anthony	Business Phone:	(909) 737-2319
Middle Name:	H	Home Phone:	(222) 000-0008
Last Name:	Osterkamp	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8301 Archibald AVE, Corona, CA 92880

Permit Details:

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8110 - ELECTRICAL FEES	$119.00	$119.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.79	$1.79	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I002370475-1	BLD: Grounding/Bonding	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/24/2003	

Comments:

Inspection No.	Inspection Type	Status
I002370476-1	BLD: Service Panel	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/24/2003	

Comments:

Inspection No.	Inspection Type	Status
I002370477-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/25/2003	

Comments:

Notes:

1. Approvals:
APPR B&S: Permit Approval 20031120 CLANDERO
2. SKR Habitat: N
3. LMS Reinspections: 0.000
4. Temp. Const. Wiring: 0.000
5. PEOPLE: OWNER OSTERKAMP ANTHONY H
OSTERKAMP ANTHONY H
8301 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE: 909-737-2319
DATE: 11/20/2003
NOTATION:
LICENSE TYPE:
6. PEOPLE: APPLICANT MYERS STEVE
MYERS STEVE
MYERS CONSTRUCTION CO
1655 E 6TH ST
CORONA CA
ZIP: 92879
PHONE: 909-817-0525
DATE: 11/20/2003
NOTATION: Also is CONTRACTOR
LICENSE: 501397
LICENSE TYPE: C
7. LMS Overtime Insp: 0.000
8. Comments Screen:
11/21/03 AANGUIAN PERMIT W/APP&SITE PLAN FILE IN DRAWER
12/02/03 ADELTORO PEMRTI W/APP&PLANS TO BE DESTROYED 02/04
9. Gnatcatcher Habitat: Not in habitat area
10. LMS Microfilm .10 cents: 0.000
11. LMS Inspections: 0.000
12. PEOPLE: CONTRACTORMYERS STEVE
MYERS STEVE
MYERS CONSTRUCTION CO
1655 E 6TH ST
CORONA CA
ZIP: 92879
PHONE: 909-817-0525
DATE: 11/20/2003
NOTATION: Also is Applicant
LICENSE: 501397
LICENSE TYPE: C
13. Permit Fee LMS Surcharge: 1.790
14. SKR Area: N

15. Outlet_Fixture: 0.000
16. Area_Light_Standard: 0.000
17. LMS NoFee PlanCk: 0.000
18. Temp_Use_Permit: 0.000
19. LMS Microfilm .50 cents: 0.000
20. LMS Permit Subtotal: 120.790
21. Overhead/Under-#Poles: 0.000
22. Inspector Area: R001
23. Location: TG 685 J-4
24. LMS Plan Check: 0.000
25. Over_600V1000amp: 0.000
26. FTL Fee Area: N
27. LMS Planck Subtotal: 0.000
28. SQFT_Commercial_Garage_CP: 0.000
29. 600V_1000amp: 0.000
30. LMS No Fee Permit: 0.000
31. LMS Processing Fee: 0.000
32. LMS Dates

Ent Date: 20031120
Appl Date: 20031120
Appr Date: 20031120
Comp Date: 20031125
Exp Date: 20040522

33. LMS Total Calc Fees: 120.790
34. Tract/Lot: FULLER RANCHO LOT 0
35. LMS Renewal Fee: 0.000
36. Created By: CLAN
37. Plan Check LMS Surcharge: 0.000
38. RSA Fee per DU: 0
39. 600V/200amp: 1.000
40. Temp_Sales_Stand: 0.000
41. Swimming_Pool: 0.000
42. Each_hp_kw_kva: 0.000
43. Relocate Building: 0.000
44. Temp_Service: 0.000
45. SQFT_Warehouse: 0.000
46. SQFT_Other_Const: 0.000
47. SQFT_Storage_Garage_Hangar: 0.000
48. LMS Additional Plan Check: 0.000
49. Additional_Temp_Poles: 0.000
50. Service_Change: 0.000
51. Temp_Sales_Stand: 0.000
52. FCC Information:

FCC Code:
Units: 0
Bldgs: 0
Public Owned:

53. RSA Number: 45
54. Multi_Outlet: 0.000

55. Additional Fees LMS Surcharge: 0.000
56. LMS Overtime PC: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BFE020023	Application Date:	06/10/2002
Permit Type:	Fee Only (BFE)	Issue Date:	06/10/2002
Work Class:	AREG - Agricultural Registration	Expiration Date:	
Permit Status:	Paid	Finaled Date:	06/10/2002
Description:	AG REG - COVER FOR PRIVATE ARENA(OPEN ALL SIDES)		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed: Baths: Bedrooms:
Central Cool: Central Heat: Const. Type:
Garage Type: Prop. Area: Roof Type:
Stories:

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name:	Joanne	Business Phone:	(909) 279-6988
Middle Name:	L	Home Phone:	(222) 000-0015
Last Name:	Peacock	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin RD, Corona, CA 92880

Contact Type:	Contractor		
Company Name:	Owner/Builder	Web Page:	
First Name:	Owner/Builder	Business Phone:	
Middle Name:		Home Phone:	
Last Name:	Owner/Builder	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es):

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Joanne	Business Phone:	(909) 279-6988
Middle Name:	L	Home Phone:	(222) 000-0015
Last Name:	Peacock	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin RD, Corona, CA 92880

Permit Details:

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$30.00	$30.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$0.45	$0.45	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status

Primary Inspector	Scheduled Start Date	Actual End Date

Comments:

Notes:

1. LMS Overtime PC: 0.000

2. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 06/10/2002
NOTATION: Also is Applicant
LICENSE TYPE:

3. LMS NoFee PlanCk: 0.000

4. Approvals:
APPR B&S: Permit Approval 20020610 CLANDERO

5. LMS Planck Subtotal: 0.000

6. PEOPLE: APPLICANT PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 06/10/2002
NOTATION:
LICENSE TYPE:

7. FCC Information:
FCC Code:
Units: 0
Bldgs: 0
Public Owned:

8. LMS Permit Subtotal: 0.000

9. LMS Total Calc Fees: 30.450

10. District:

11. Permit Fee LMS Surcharge: 0.000

12. LMS Processing Fee: 0.000

13. LMS Microfilm .50 cents: 0.000

14. Plan Check LMS Surcharge: 0.000

15. Notices
06/10/2002 BBREWING LOT ON SEPTIC SYSTEM

16. LMS Overtime Insp: 0.000

17. LMS Dates
Ent Date: 20020610
Appl Date: 20020610
Appr Date: 0
Comp Date: 20020610
Exp Date: 0

18. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER

ZIP:
PHONE:
DATE: 06/10/2002
NOTATION: 540331
LICENSE: 00000000000001
LICENSE TYPE: C

19. LMS Additional Plan Check: 0.000
20. LMS Reinspections: 0.000
21. LMS Microfilm .10 cents: 0.000
22. Additional Fees LMS Surcharge: 0.450
23. Comments Screen:
06/10/02 ADELTORO PERMIT W/APP&SITE PLANS FILED IN DRAWER.
10/01/03 ADELTORO permti w/app destroyed
24. LMS Plan Check: 0.000
25. LMS No Fee Permit: 0.000
26. Location: MAJOR X ST - ARCHIBALD AND SCHLEISMAN
27. LMS Inspections: 0.000
28. LMS Renewal Fee: 0.000
29. Created By: BBRE

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BGR080368	Application Date:	10/15/2008
Permit Type:	Grading (BGR)	Issue Date:	10/22/2008
Work Class:	GOTH - Grading Other	Expiration Date:	
Permit Status:	Final	Finaled Date:	05/18/2009
Description:	COUNTY OF RIVERSIDE TRANSPORTATION 12 SURFACE MINE		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 18630 DAY ST, PERRIS
22201 MARKHAM ST, PERRIS
37566 BROOKSIDE AVE, BEAUMONT

Parcel Number: 815120001, 314060011, 457030011, 717140002, 407180003, 407170010, 130080006, 314060027, 555050033, 314060028, 314060006, 576210001, 314060009, 314070022, 130080015, 314060010, 407190008, 314060033, 130080012, 915700016, 879230021, 314060069

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: County of Riverside Road Dept
Web Page:
First Name:
Business Phone: (714) 787-2031
Middle Name:
Home Phone: (222) 000-0003
Last Name:
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Address(es): 2950 Washington ST, Riverside, CA 92504

Contact Type: Owner
Company Name: County of Riverside
Web Page:
First Name:
Business Phone: (951) 955-8916
Middle Name:
Home Phone: (222) 000-0366
Last Name:
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Address(es): 3133 7th ST, Riverside, CA 92507

Permit Details:

FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8200 - BLDG LMS SURCHARGE FEES	$306.00	$306.00	Paid In Full
8300 - DEPOSIT BASED BLDG FEE	$15,306.00	$15,306.00	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I004229587-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	05/18/2009	

Comments:

Notes:

1. LMS Renewal Fee: 0.000
2. Approvals:
APPR B&S: Permit Approval 20081015 DGREGORI
APPR Planning Department Approval 20081015 DGREGORI
3. LMS Overtime PC: 0.000
4. LMS Additional Plan Check: 0.000
5. FCC Information:
FCC Code: OS
Units: 0
Bldgs: 0
Public Owned:
6. Tract/Lot: COUNTY OF RIVERSIDE

7. Additional Fees LMS Surcharge: 0.000
8. LMS Processing Fee: 40.000
9. LMS Permit Subtotal: 0.000
10. LMS NoFee PlanCk: 0.000
11. LMS Planck Subtotal: 0.000
12. LMS Microfilm .50 cents: 0.000
13. LMS Microfilm .10 cents: 0.000
14. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:10/15/2008, Assigned Date:2008/10/15, Completed Date:2008/10/15

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:10/15/2008, Assigned Date:2008/10/15, Completed Date:2008/10/15

15. LMS Inspections: 0.000
16. Plan Check LMS Surcharge: 0.000
17. LMS Total Calc Fees: 2079.580
18. PEOPLE: APPLICANT COUNTY OF RIVERSIDE
COUNTY OF RIVERSIDE
TRANSPORTATION
2950 WASHINGTON STREET
RIVERSIDE, CA
ZIP: 92504
PHONE: 951-955-6817
DATE: 10/15/2008
NOTATION:
LICENSE TYPE:
19. Inspector Area: RG01
20. LMS area of Disturbance: 0.000
21. LMS Plan Check: 0.000
22. LMS Reinspections: 0.000
23. Permit Fee LMS Surcharge: 0.000

24. Comments Screen:

10/15/08	DGREGORI	915-700-016	RP138 E. BENTON PIT
10/15/08	DGREGORI	717-140-002	RP139 MTN. VIEW RD PIT
10/15/08	DGREGORI	314-060-006	RP140 MARKHAM PIT
10/15/08	DGREGORI	366-030-075	RP141 BUNDY CANYON PIT
10/15/08	DGREGORI	457-030-011	RP142 JUNIPER FLATS PIT
10/15/08	DGREGORI	879-230-021	RP144 BRADSHAW PIT
10/15/08	DGREGORI	555-050-033	RP145 LITTLE LAKE PIT
10/15/08	DGREGORI	815-120-001	RP147 MIDLAND PIT
10/15/08	DGREGORI	576-210-001	RP148 TERWILLIGER PIT
10/15/08	DGREGORI	130-080-015	RP151 RIVER ROAD SAND REMOVAL
10/15/08	DGREGORI	130-080-012	
10/15/08	DGREGORI	130-080-006	
10/15/08	DGREGORI	407-180-003	RP162 BROOKSIDE MATERIAL YARD
10/15/08	DGREGORI	407-170-010	
10/15/08	DGREGORI	407-190-008	
10/15/08	DGREGORI	314-070-022	RP164 MARKHAM MATERIAL YARD
10/15/08	DGREGORI	314-060-069	
10/15/08	DGREGORI	314-060-033	
10/15/08	DGREGORI	314-060-028	
10/15/08	DGREGORI	314-060-027	
10/15/08	DGREGORI	314-060-011	
10/15/08	DGREGORI	314-060-010	
10/15/08	DGREGORI	314-060-009	
10/15/08	DGREGORI	314-060-006	

03/02/09 PBROESAM 03/02/09 NPDES inspection with Dan G. 336-030-075
03/02/09 PBROESAM 03/02/09 NPDES inspection with Dan G. 915-700-016

25. LMS Number of Lots: 0.000

26. Created By: DGRE

27. Notices
10/15/2008 DGREGORI SEE COMMENTS
03/30/2009 DEBOFLOR STMT MAILED 03/30/09 - STMT RETURNED NEED UPDATED ADDRESS
05/18/2009 LMS STATUS CHANGED TO FINAL 05/18/2009
02/22/2010 LMS DBF REFUND $1650.33 PV#241054 CK#1944017 2/17/2010

28. PEOPLE: OWNER COUNTY OF RIVERSIDE
COUNTY OF RIVERSIDE
3133 7TH ST
RIVERSIDE CALIFORNIA

ZIP: 92501
PHONE:
DATE: 10/15/2008
NOTATION: Also is Applicant
LICENSE TYPE:

29. District:

30. LMS Overtime Insp: 0.000

31. LMS Dates
Ent Date: 20081015
Appl Date: 20081015
Appr Date: 20081022
Comp Date: 20090518
Exp Date: 20090420

32. LMS Cubic Yards: 1.000

33. LMS No Fee Permit: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BGR090106	Application Date:	06/18/2009
Permit Type:	Grading (BGR)	Issue Date:	07/01/2009
Work Class:	GOTH - Grading Other	Expiration Date:	
Permit Status:	Final	Finaled Date:	06/29/2010

Description: 2009/2010 ANNUAL SURFACE MINE INSPECTION
91-33-0094 RP 162
91-33-0053 RP 124
91-33-0052 RP 138
91-33-0054 RP 164
91-33-0049 RP 141
91-33-0055 RP 145
91-33-0046 RP 144
91-33-0047 RP 148
91-33-0048 RP 139
91-33-0051 RP 147
91-33-0094 RP 154

Manufacturer:	Model:	Year Built:
Serial #:		
HUD #: A-Unit:	HUD #: B-Unit:	HUD #: C-Unit:

Property Address:

Parcel Number: 130080006

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Riverside County Transportation Web Page:
First Name: Business Phone: (951) 955-6817
Middle Name: Home Phone: (222) 000-0012
Last Name: Mobile Phone:
Title: Fax:
Email: Other Phone:
Address(es): 2950 Washington ST, Riverside, CA 92504

Contact Type: Owner
Company Name: Riverside Co Regional Park and Ope Web Page:
First Name: Business Phone: (951) 955-4310
Middle Name: Home Phone: (222) 000-0030
Last Name: Mobile Phone:
Title: Fax:
Email: Other Phone:
Address(es): 3133 Mission Inn AVE, Riverside, CA 92507

Contact Type: Representative
Company Name: Web Page:
First Name: Kelley Business Phone: (951) 955-6817
Middle Name: Home Phone: (222) 000-0002
Last Name: Donovan Mobile Phone:
Title: Fax:
Email: Other Phone:
Address(es): 2950 Washington ST, Riverside, CA 92504

Permit Details:

FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8200 - BLDG LMS SURCHARGE FEES	$448.54	$448.54	Paid In Full
8300 - DEPOSIT BASED BLDG FEE	$22,426.84	$22,426.84	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I004318734-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	06/29/2010	

Comments:

Notes:

1. LMS Additional Plan Check: 0.000
2. SKR Area: N
3. LMS Number of Lots: 0.000
4. LMS No Fee Permit: 0.000
5. LMS Microfilm .50 cents: 0.000
6. FCC Information:
FCC Code: OS
Units: 0
Bldgs: 0
Public Owned:
7. LMS Microfilm .10 cents: 0.000
8. LMS Permit Subtotal: 0.000
9. Approvals:
APPR B&S: Permit Approval 20090701 RLMILLER
APPR Planning Department Approval 20090701 RLMILLER
10. LMS Reinspections: 0.000
11. SKR Habitat: N
12. LMS NoFee PlanCk: 0.000
13. Tract/Lot: T7SR3E SEC 25
14. LMS Total Calc Fees: 2079.580
15. Plan Check LMS Surcharge: 0.000
16. Notices
06/18/2009 TDELEON PLEASE REFER TO DESCRIPTION FOR ANY COMMENTS. ALL INFO THERI
07/02/2009 ALMILLER NO ADDRESS ON SITE
06/30/2010 LMS STATUS CHANGED TO FINAL 06/30/2010
08/31/2010 LMS DBF REFUND $10708.91 PV#256293 CK#2098042 8/30/2010
17. Permit Fee LMS Surcharge: 0.000
18. LMS Planck Subtotal: 0.000
19. PEOPLE: APPLICANT RIVERSIDE COUNTY TRANS DEPT
RIVERSIDE COUNTY TRANS DEPT
2950 WASHINGTON ST
RIVERSIDE CA
KELLEY DOVOVAN
ZIP: 92501
PHONE: 951 955 6817
DATE: 06/18/2009
NOTATION:
LICENSE TYPE:
20. RSA Number: 0
21. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:06/18/2009, Assigned Date:2009/06/18, Completed Date:2009/06/18

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:06/18/2009, Assigned Date:2009/06/18, Completed Date:2009/06/18

22. LMS Dates
Ent Date: 20090618
Appl Date: 20090618
Appr Date: 20090701
Comp Date: 20100629
Exp Date: 20100630

23. LMS Processing Fee: 40.000

24. LMS area of Disturbance: 0.000

25. PEOPLE: OWNER RIVERSIDE CO REGIONAL PARK & OPE
RIVERSIDE CO REGIONAL PARK & OPE
3133 MISSION INN AVE
RIVERSIDE CA

ZIP: 92507
PHONE:
DATE: 06/18/2009
NOTATION:
LICENSE TYPE:

26. Gnatcatcher Habitat: Not in habitat

27. RSA Fee per DU: 0

28. LMS Cubic Yards: 1.000

29. Comments Screen:
09/08/09 PBROESAM RP144 &RP147 INSPECTED ON 09/03/09 P.B.
09/30/09 PBROESAM RP00154 INSP. ON 09-30-09 P.B.

30. LMS Overtime PC: 0.000

31. LMS Overtime Insp: 0.000

32. Created By: ALMI

33. LMS Renewal Fee: 0.000

34. Additional Fees LMS Surcharge: 0.000

35. District:

36. PEOPLE: CONTACT KELLY DONOVAN
KELLY DONOVAN
2950 WASHINGTON ST
RIVERSIDE CA
RIVERSIDE COUNTY TRANS DEPT
ZIP: 92501
PHONE: 951 955 6817
DATE: 06/18/2009
NOTATION:
LICENSE TYPE:

37. LMS Inspections: 0.000

38. Location: RP 162, 124, 138, 164, 141, 145, 144, 148, 139, 147, 154

39. LMS Plan Check: 0.000

40. Inspector Area: RG01

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BGR100131	Application Date:	06/23/2010
Permit Type:	Grading (BGR)	Issue Date:	10/05/2010
Work Class:	GOTH - Grading Other	Expiration Date:	
Permit Status:	Final	Finaled Date:	09/19/2011
Description:	2010/2011 ANNUAL SURFACE MINE INSPECTIONS		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address:

Parcel Number: 130080006

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed: Baths: Bedrooms:
Central Cool: Central Heat: Const. Type:
Garage Type: Prop. Area: Roof Type:
Stories:

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name:	Riverside County Transportation	Web Page:	
First Name:		Business Phone:	(951) 955-6817
Middle Name:		Home Phone:	(222) 000-0012
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 2950 Washington ST, Riverside, CA 92504

Contact Type:	Contractor		
Company Name:	Owner/Builder	Web Page:	
First Name:	Owner/Builder	Business Phone:	
Middle Name:		Home Phone:	
Last Name:	Owner/Builder	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es):

Contact Type:	Owner		
Company Name:	Riverside Co Regional Park and Ope	Web Page:	
First Name:		Business Phone:	(951) 955-4310
Middle Name:		Home Phone:	(222) 000-0030
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 3133 Mission Inn AVE, Riverside, CA 92507

Contact Type:	Representative		
Company Name:		Web Page:	
First Name:	Kelley	Business Phone:	(951) 955-6817
Middle Name:		Home Phone:	(222) 000-0002
Last Name:	Donovan	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 2950 Washington ST, Riverside, CA 92504

Permit Details:

FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8200 - BLDG LMS SURCHARGE FEES	$456.70	$456.70	Paid In Full
8300 - DEPOSIT BASED BLDG FEE	$22,418.68	$22,418.68	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I004386122-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	08/16/2011	

Comments:

Inspection No.	Inspection Type	Status
I004390334-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/19/2011	

Comments:

Notes:

1. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:06/23/2010, Assigned Date:2010/10/05, Completed Date:2010/10/05

Department:B&S GRADING , Staff's Initials:GRADE , Status:Passed, Received Date:10/05/2010, Assigned Date:N/A, Completed Date:2010/10/05

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:10/05/2010, Assigned Date:2010/10/05, Completed Date:2010/10/05

2. LMS Dates
Ent Date: 20100623
Appl Date: 20100623
Appr Date: 20101005
Comp Date: 20110919
Exp Date: 20110403
3. LMS NoFee PlanCk: 0.000
4. LMS Total Calc Fees: 2079.580
5. Additional Fees LMS Surcharge: 0.000
6. LMS Reinspections: 0.000
7. LMS Additional Plan Check: 0.000
8. LMS Number of Lots: 1.000
9. SKR Area: N
10. Gnatcatcher Habitat: Not in habitat
11. LMS Microfilm .10 cents: 0.000
12. District:
13. LMS Renewal Fee: 0.000
14. LMS Planck Subtotal: 0.000
15. LMS Processing Fee: 40.000
16. Approvals:
APPR Planning Department Approval 20100623 TWHEELER
APPR B&S: Permit Approval 20101005 PBROESAM
17. LMS No Fee Permit: 0.000
18. FCC Information:
FCC Code: OS
Units: 0
Bldgs: 0
Public Owned:

19. PEOPLE: CONTACT KELLY DONOVAN
KELLY DONOVAN
2950 WASHINGTON ST
RIVERSIDE CA
RIVERSIDE COUNTY TRANS DEPT
ZIP: 92501
PHONE: 951-955-6817
DATE: 06/23/2010
NOTATION:
LICENSE TYPE:

20. LMS Inspections: 0.000

21. Permit Fee LMS Surcharge: 0.000

22. RSA Fee per DU: 0

23. Inspector Area: RG01

24. LMS Cubic Yards: 50.000

25. Comments Screen:
03/21/11 PBROESAM ALL NPDES INSPECTIONS DONE ON SAID MINES

26. Location: 2009 TG 713-A4,A5

27. Plan Check LMS Surcharge: 0.000

28. RSA Number: 0

29. LMS area of Disturbance: 0.000

30. LMS Overtime Insp: 0.000

31. Tract/Lot: T3SR7W SEC 2 & 3

32. LMS Permit Subtotal: 0.000

33. Created By: TWHE

34. LMS Overtime PC: 0.000

35. PEOPLE: CONTRACTOROWNER BUILDER
OWNER BUILDER

ZIP:
PHONE:
DATE: 06/23/2010
NOTATION:
LICENSE: 00000000000000
LICENSE TYPE: C

36. LMS Microfilm .50 cents: 0.000

37. PEOPLE: OWNER RIVERSIDE CO REGIONAL PARK & OPE
RIVERSIDE CO REGIONAL PARK & OPE
3133 MISSION INN AVE
RIVERSIDE CA

ZIP: 92507
PHONE:
DATE: 06/23/2010
NOTATION:
LICENSE TYPE:

38. Notices
06/23/2010 TWHEELER NO ONE SITE ADDRESS
09/20/2011 LMS STATUS CHANGED TO FINAL 09/20/2011
11/09/2011 LMS DBF REFUND $255.76 PV#285988 CK#2408961 11/7/2011

39. LMS Plan Check: 0.000

40. PEOPLE: APPLICANT RIVERSIDE COUNTY TRANS DEPT
RIVERSIDE COUNTY TRANS DEPT
2950 WASHINGTON ST
RIVERSIDE CA
CONTACT: KELLY DONOVAN
ZIP: 92501
PHONE: 951-955-6817
DATE: 06/23/2010
NOTATION:
LICENSE TYPE:

41. SKR Habitat: N

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BMR000537	Application Date:	04/06/2000
Permit Type:	Manufactured Home Residential (BMR)	Issue Date:	04/06/2000
Work Class:	SPR - Site Preparation Residential	Expiration Date:	
Permit Status:	Final	Finaled Date:	01/31/2001
Description:	MOBILEHOME SITE PREP - PF		

Manufacturer: Model: Year Built: 0

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8500 ARCHIBALD AVE, CORONA

Parcel Number: 130080005

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed: Baths: Bedrooms:
Central Cool: Central Heat: Const. Type:
Garage Type: Prop. Area: Roof Type:
Stories:

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0008
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin WAY, Corona, CA 91720

Contact Type:	Contractor		
Company Name:	Owner/Builder	Web Page:	
First Name:	Owner/Builder	Business Phone:	
Middle Name:		Home Phone:	
Last Name:	Owner/Builder	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es):

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0008
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin WAY, Corona, CA 91720

Permit Details:

Front: 440
Left: 400
Right: 826
Rear: 200
Lot Depth: 0
Lot Frontage: 0
Manufacture Year: 0
FCC Codes: O/S
Number of Units: 1
Number of Buildings: 1

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8145 - MOBILE HOME FEES	$55.00	$55.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$0.83	$0.83	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I000610140-1	BLD: Steel & Hardware	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	04/21/2000	

Comments:

Inspection No.	Inspection Type	Status
I000610912-1	BLD: Set Backs/Footings & Forms	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	04/24/2000	

Comments:

Inspection No.	Inspection Type	Status
I001020536-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/14/2000	

Comments:

Inspection No.	Inspection Type	Status
I001020537-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/14/2000	

Comments:

Inspection No.	Inspection Type	Status
I001020538-1	BLD: Conduit	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/14/2000	

Comments:

Inspection No.	Inspection Type	Status
I001020539-1	BLD: Water Service	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/14/2000	

Comments:

Inspection No.	Inspection Type	Status
I001020540-1	BLD: Building Gas Test	Partial

Primary Inspector	Scheduled Start Date	Actual End Date
	12/14/2000	

Comments:

Inspection No.	Inspection Type	Status
I001024412-1	BLD: Bond Beam L1	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/20/2000	

Comments:

Inspection No.	Inspection Type	Status
I001037801-1	BLD: Sewer	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	01/16/2001	

Comments:

Inspection No.	Inspection Type	Status
I001050693-1	BLD: Grout	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	01/31/2001	

Comments:

Inspection No.	Inspection Type	Status
I001050694-1	BLD: Sewer	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	01/31/2001	

Comments:

Inspection No.	Inspection Type	Status
I001050695-1	BLD: Grounding/Bonding	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	01/31/2001	

Comments:

Inspection No.	Inspection Type	Status
I001050696-1	BLD: Service Panel	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	01/31/2001	

Comments:

Inspection No.	Inspection Type	Status
I001050697-1	BLD: Building Gas Test	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	01/31/2001	

Comments:

Inspection No.	Inspection Type	Status
I001050698-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	01/31/2001	

Comments:

Notes:

1. LMS Total Calc Fees: 55.830
2. PEOPLE: APPLICANT GILSTRAP GLENN E
GILSTRAP GLENN E
8312 GRAPEWIN WAY
CORONA CA

ZIP: 91720
PHONE: 909-734-0345
DATE: 04/06/2000
NOTATION:
LICENSE TYPE:

3. LMS Planck Subtotal: 0.000
4. MNRD Garage: 0.000

5. MNRD Fence: 0.000
6. MNRD Water Repair: 0.000
7. Inspections, SEWAGE DISPOSAL
Details:
Date: 01/16/2001
Staff Initials: 66591
Action: DENY
Notation: WORK NOT READY
8. MNRD Fixed Found Permit: 0.000
9. LMS NoFee PlanCk: 0.000
10. MNRD Water System: 0.000
11. LMS Other Pmt Fee: 0.000
12. LMS Microfilm .10 cents: 0.000
13. Approvals:
APPR B&S: Permit Approval 20000406 SWEBB
APPR Planning Department Approval 20000406 BBREWING
14. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER

ZIP:
PHONE:
DATE: 04/06/2000
NOTATION:
LICENSE: 00000000000001
LICENSE TYPE: C
15. MNRD Porch: 0.000
16. MNRD Riser: 0.000
17. LMS Microfilm .50 cents: 0.000
18. MNRD Awning: 0.000
19. MNRD Gas Tank: 0.000
20. Plan Check LMS Surcharge: 0.000
21. Permit Fee LMS Surcharge: 0.830
22. LMS Additional Plan Check: 0.000
23. Created By: BBRE
24. MNRD Gas Repair: 0.000
25. MNRD Carport: 0.000
26. MNRD Cabana: 0.000
27. LMS Permit Subtotal: 0.000
28. LMS P/M/E Subtotal: 0.000
29. LMS Permit Fee: 0.000
30. PEOPLE: OWNER GILSTRAP GLENN E
GILSTRAP GLENN E
8312 GRAPEWIN WAY
CORONA CA

ZIP: 91720
PHONE: 909-734-0345
DATE: 04/06/2000
NOTATION: Also is Applicant
LICENSE TYPE:

31. Tract/Lot: FULLER RANCHO/POR LOT 0
32. MNRD ERBS: 0.000
33. Gnatcatcher Habitat: not in habitat area
34. MNRD Sewer Hook-up: 0.000
35. MNRD Water Outlets: 0.000
36. LMS Renewal Fee: 0.000
37. LMS Reinspections: 0.000
38. Code: + 1-5 code 0.000
39. RSA Number: 45
40. Inspector Area: R001
41. MNRD Low Profile: 0.000
42. DA Fee per DU: 0
43. MNRD Fixed Found Review: 0.000
44. LMS Plan Check: 0.000
45. Additional Fees LMS Surcharge: 0.000
46. Inspections, SEWAGE DISPOSAL

Details:

Date: 01/31/2001
Staff Initials: 66591
Action: APPR
Notation: APPROVED

47. FTL Fee Area: N
48. RSA Fee per DU: 2639
49. MNRD Windbreak: 0.000
50. FCC Information:

FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:

51. MNRD Site Prep: 1.000
52. Location: TG 712/A-5
53. MNRD Electrical Repair: 0.000
54. Lot size: 5.73 AC
55. LMS No Fee Permit: 0.000
56. LMS SMI: 0.000
57. Comments Screen:

04/06/00 BBREWING 35-40 YEAR OLD STRUCTURES PRE-EXISTING ON PROPERTY - NO COC
04/06/00 BBREWING ASKED FOR - BECKY B
03/06/01 MBRASWEL PERMIT W/APP & PLAN TO BE DESTROYED.

58. SKR Area: N
59. LMS Dates

Ent Date: 20000406
Appl Date: 20000406
Appr Date: 20000406
Comp Date: 20010131
Exp Date: 0

60. MNRD Gas Line: 0.000
61. LMS Overtime PC: 0.000
62. LMS Inspections: 35.000
63. MNRD Installation: 0.000

64. LMS Overtime Insp: 55.830
65. LMS Processing Fee: 0.000
66. SKR Habitat: N
67. MNRD Water Conditioner: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BMR001977	Application Date:	11/08/2000
Permit Type:	Manufactured Home Residential (BMR)	Issue Date:	11/09/2000
Work Class:	MHR - Manufactured Home Residential	Expiration Date:	
Permit Status:	Final	Finaled Date:	02/28/2001
Description:	MOBILE HOME INSTALLATION(PERM FOUND REQ'D)		

Manufacturer: SKYLINE Model: 2305 Year Built: 2000

Serial #: 23710432NB/NA

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8500 ARCHIBALD AVE, CORONA

Parcel Number: 130080005

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0006
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8500 Archibald ST, Corona, CA 92880

Contact Type:	Contractor		
Company Name:	Owner/Builder	Web Page:	
First Name:	Owner/Builder	Business Phone:	
Middle Name:		Home Phone:	
Last Name:	Owner/Builder	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es):

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0006
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8500 Archibald ST, Corona, CA 92880

Permit Details:

Front: 440
Left: 400
Right: 826
Rear: 200
Lot Depth: 619
Lot Frontage: 94
Manufacturer: SKYLINE
Model: 2305
Manufacture Year: 2000
Serial Number: 23710432NB/NA
Number of Units: 1
Number of Buildings: 1

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8145 - MOBILE HOME FEES	$120.00	$120.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.80	$1.80	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001074596-1	BLD: Water Service	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/28/2001	

Comments:

Inspection No.	Inspection Type	Status
I001074597-1	BLD: Grounding/Bonding	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/28/2001	

Comments:

Inspection No.	Inspection Type	Status
I001074598-1	BLD: Service Panel	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/28/2001	

Comments:

Inspection No.	Inspection Type	Status
I001074599-1	BLD: Building Gas Test	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/28/2001	

Comments:

Inspection No.	Inspection Type	Status
I001074600-1	BLD: Piers and Attachments	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/28/2001	

Comments:

Inspection No.	Inspection Type	Status
I001074601-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/28/2001	

Comments:

Notes:

1. Gnatcatcher Habitat: not in habitat area
2. MNRD Gas Line: 0.000
3. MNRD Gas Repair: 0.000
4. MNRD Porch: 0.000
5. MNRD Fence: 0.000
6. MNRD Riser: 0.000
7. LMS Microfilm .50 cents: 0.000
8. LMS Overtime PC: 0.000
9. LMS Dates
Ent Date: 20001108
Appl Date: 20001108
Appr Date: 20001109
Comp Date: 20010228
Exp Date: 0
10. Additional Fees LMS Surcharge: 0.000
11. LMS Overtime Insp: 121.800
12. LMS Permit Fee: 0.000

13. MNRD Windbreak: 0.000
14. LMS Reinspections: 0.000
15. MNRD Fixed Found Permit: 0.000
16. MNRD ERBS: 0.000
17. MNRD Garage: 0.000
18. MNRD Low Profile: 0.000
19. Location: 2000 THOMAS MAP BOOK 713 A3
20. SKR Area: N
21. LMS Inspections: 100.000
22. SKR Habitat: N
23. MNRD Site Prep: 0.000
24. MNRD Carport: 0.000
25. PEOPLE: APPLICANT GILSTRAP GLENN E
GILSTRAP GLENN E
8500 ARCHIBALD ST
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION:
LICENSE TYPE:

26. MNRD Electrical Repair: 0.000
27. LMS Total Calc Fees: 121.800
28. LMS Processing Fee: 2000.000
29. MNRD Water Repair: 0.000
30. MNRD Water Conditioner: 0.000
31. MNRD Installation: 1.000
32. LMS Planck Subtotal: 0.000
33. LMS NoFee PlanCk: 0.000
34. LMS Permit Subtotal: 0.000
35. LMS Plan Check: 0.000
36. MNRD Water System: 0.000
37. LMS No Fee Permit: 0.000
38. LMS P/M/E Subtotal: 0.000
39. RSA Fee per DU: 2639
40. MNRD Fixed Found Review: 0.000
41. LMS Additional Plan Check: 0.000
42. DA Fee per DU: 0
43. LMS Microfilm .10 cents: 0.000
44. Code: + 1-5 code 0.000
45. MNRD Awning: 0.000
46. Tract/Lot: FULLER RANCHO/POR LOT O
47. LMS Renewal Fee: 0.000
48. FTL Fee Area: N
49. LMS SMI: 0.000
50. Lot size: 5.73

51. Approvals:
APPR Planning Department Approval 20001108 RLEACH
APPR B&S: Permit Approval 20001109 CLANDERO

52. Comments Screen:
11/09/00 CLANDERO SCHOOL FEES PAID TO CORONA NORCO DISTRICT PER RECEIPT #98.
11/09/00 CLANDERO 11/09/00 CL
11/13/00 MBRASWEL PERMIT & APP REC'D FRM FRNT CNTR FILED IN DRAWER.
03/06/01 MBRASWEL PERMIT W/APP & SITE PLAN TO BE DESTROYED IN 90 DAYS.

53. PEOPLE: OWNER GILSTRAP GLENN E
GILSTRAP GLENN E
8500 ARCHIBALD ST
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION: Also is Applicant
LICENSE TYPE:

54. MNRD Gas Tank: 0.000

55. Created By: RLEA

56. FCC Information:
FCC Code: 112
Units: 1
Bldgs: 1
Public Owned:

57. MNRD Sewer Hook-up: 0.000

58. RSA Number: 45

59. Plan Check LMS Surcharge: 0.000

60. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER
8500 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE: 909-734-0345
DATE: 11/08/2000
NOTATION:
LICENSE: 00000000000001
LICENSE TYPE: C

61. MNRD Water Outlets: 0.000

62. Inspector Area: R001

63. MNRD Cabana: 0.000

64. Permit Fee LMS Surcharge: 1.800

65. LMS Other Pmt Fee: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BMR001978	Application Date:	11/08/2000
Permit Type:	Manufactured Home Residential (BMR)	Issue Date:	02/13/2001
Work Class:	PFR - Permanent Foundation Residential	Expiration Date:	
Permit Status:	Final	Finaled Date:	02/28/2001
Description:	PERMANENT FOUNDATION TO MOBILE HOME(SPA 20-7F)		

Manufacturer: SKYLINE Model: 2305 Year Built: 2000

Serial #: 23710432NB/NA

HUD #: A-Unit: HUD #: B-Unit: 1517296 HUD #: C-Unit: 1517297

Property Address: 8500 ARCHIBALD AVE, CORONA

Parcel Number: 130080005

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name:		Web Page:	
First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0006
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8500 Archibald ST, Corona, CA 92880

Contact Type:	Contractor		
Company Name:	Owner/Builder	Web Page:	
First Name:	Owner/Builder	Business Phone:	
Middle Name:		Home Phone:	
Last Name:	Owner/Builder	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es):

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0006
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8500 Archibald ST, Corona, CA 92880

Permit Details:

Front: 440
Left: 400
Right: 826
Rear: 200
Lot Depth: 619
Lot Frontage: 94
Manufacturer: SKYLINE
Model: 2305
Manufacture Year: 2000
Serial Number: 23710432NB/NA
FCC Codes: O/S
Number of Units: 1
Number of Buildings: 1

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8145 - MOBILE HOME FEES	$72.50	$72.50	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.09	$1.09	Paid In Full
8500 - COUNTY RECORDERS FEE	$18.00	$18.00	Paid In Full
8510 - HCD 433:STATE RECORD FEE	$22.00	$22.00	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001072601-1	BLD: Final Inspection	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	02/26/2001	

Comments:

Inspection No.	Inspection Type	Status
I001072767-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/14/2000	

Comments:

Inspection No.	Inspection Type	Status
I001072768-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/14/2000	

Comments:

Inspection No.	Inspection Type	Status
I001072769-1	BLD: Bond Beam L1	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	12/20/2000	

Comments:

Inspection No.	Inspection Type	Status
I001072770-1	BLD: Grout	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	01/31/2001	

Comments:

Inspection No.	Inspection Type	Status
I001074595-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	02/28/2001	

Comments:

Notes:

1. Lot size: 5.73
2. Plan Check LMS Surcharge: 0.000
3. Created By: RLEA
4. LMS Processing Fee: 2000.000
5. MNRD Gas Tank: 0.000
6. FCC Information:
FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:
7. LMS P/M/E Subtotal: 0.000
8. MNRD Low Profile: 0.000
9. MNRD Porch: 0.000

10. MNRD Sewer Hook-up: 0.000
11. LMS Plan Check: 18.000
12. LMS Dates
Ent Date: 20001108
Appl Date: 20001108
Appr Date: 20010213
Comp Date: 20010228
Exp Date: 0
13. LMS No Fee Permit: 0.000
14. MNRD Water Outlets: 0.000
15. LMS Microfilm .50 cents: 0.000
16. MNRD Electrical Repair: 0.000
17. Code: + 1-5 code 0.000
18. LMS NoFee PlanCk: 0.000
19. RSA Fee per DU: 2639
20. MNRD Riser: 0.000
21. MNRD Installation: 0.000
22. Gnatcatcher Habitat: not in habitat area
23. MNRD Fence: 0.000
24. LMS Inspections: 52.500
25. LMS Other Pmt Fee: 0.000
26. Additional Fees LMS Surcharge: 0.000
27. MNRD Awning: 0.000
28. Measurments:
HUD Insignia Number:1517296 Length: 52 Width: 24
HUD Insignia Number:1517297 Length: 52 Width: 24
29. MNRD Water Conditioner: 0.000
30. LMS Microfilm .10 cents: 0.000
31. Approvals:
APPR Planning Department Approval 20001108 RLEACH
APPR B&S: Permit Approval 20010213 DRHODES
32. LMS Permit Subtotal: 0.000
33. PEOPLE: OWNER GILSTRAP GLENN E
GILSTRAP GLENN E
8500 ARCHIBALD ST
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION: Also is Applicant
LICENSE TYPE:
34. LMS Overtime Insp: 73.590
35. MNRD Site Prep: 0.000
36. Location: 2000 THOMAS MAP BOOK 713 A3
37. MNRD Cabana: 0.000
38. MNRD Gas Line: 0.000
39. LMS Total Calc Fees: 113.590
40. MNRD Water Repair: 0.000
41. DA Fee per DU: 0

42. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER
8500 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION:
LICENSE: 00000000000001
LICENSE TYPE: C

43. MNRD Gas Repair: 0.000
44. Tract/Lot: FULLER RANCHO/POR LOT O
45. MNRD Fixed Found Review: 0.000
46. LMS Additional Plan Check: 22.000
47. MNRD Windbreak: 0.000
48. Notices
02/13/2001 DRHODES RECEIVED 433 FORM PUT BOX TO COLLEEN
49. FTL Fee Area: N
50. PEOPLE: APPLICANT GILSTRAP GLENN E
GILSTRAP GLENN E
8500 ARCHIBALD ST
CORONA CA

ZIP: 92880
PHONE:
DATE: 11/08/2000
NOTATION:
LICENSE TYPE:

51. LMS Renewal Fee: 0.000
52. LMS Reinspections: 0.000
53. SKR Habitat: N
54. MNRD Water System: 0.000
55. LMS Overtime PC: 0.000
56. MNRD Fixed Found Permit: 1.000
57. MNRD Carport: 0.000
58. Permit Fee LMS Surcharge: 1.090
59. RSA Number: 45
60. LMS Permit Fee: 0.000
61. LMS Planck Subtotal: 0.000
62. LMS SMI: 0.000
63. MNRD ERBS: 0.000
64. Inspector Area: R001
65. SKR Area: N
66. Comments Screen:
02/13/01 MBRASWEL 433 FILED AT MY DESK.
02/13/01 MBRASWEL PERMIT W/APP, GRANT DEED & PLANS FILED IN DRAWER.
03/01/01 MBRASWEL 433 TAKEN TO 7TH FLOOR FOR RECORDING.
03/06/01 MBRASWEL PERMIT W/APP & PLAN TO BE DESTROYED IN 90 DAYS.
67. MNRD Garage: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BPL020651	Application Date:	10/08/2002
Permit Type:	Plumbing (BPL)	Issue Date:	10/08/2002
Work Class:	RPLU - Residential Plumbing	Expiration Date:	
Permit Status:	Final	Finaled Date:	10/11/2002
Description:	new septic system		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Sharon Perez Backhoe Service Web Page:

First Name:
Middle Name:
Last Name:
Title:
Email:
Business Phone: (909) 734-6522
Home Phone: (222) 000-0089
Mobile Phone:
Fax:
Other Phone:
Address(es): 886 E Monarch DR, Corona, CA 92879

Contact Type: Contractor
Company Name: Sharon Perez Backhoe Service
Web Page:
First Name:
Middle Name:
Last Name:
Title:
Email:
Business Phone: (909) 734-6522
Home Phone: (222) 000-0089
Mobile Phone:
Fax:
Other Phone:
Certification Number:
Address(es): 886 E Monarch DR, Corona, CA 92879

Contact Type: Owner
Company Name:
Web Page:
First Name: Joanne
Middle Name: L
Last Name: Peacock
Title:
Email:
Business Phone: (909) 279-6988
Home Phone: (222) 000-0015
Mobile Phone:
Fax:
Other Phone:
Address(es): 8312 Grapewin RD, Corona, CA 92880

Permit Details:

E/M/P Details:

Floor Drain: 0
Bath Tub: 0
Drinking Fountain: 0
Shower: 0
Building Sewer: 0
Kitchen Sink: 0
Garbage Disposal: 0
Washer: 0
Bar Sink: 0
Waste Interceptor: 0
Water Heater: 0
Lavatory: 0
Water Closet: 0
Bidet: 0
Urinal: 0

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8120 - PLUMBING FEES	$116.00	$116.00	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.74	$1.74	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001826735-1	BLD: Sewer	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/11/2002	

Comments:

Inspection No.	Inspection Type	Status
I001826736-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/11/2002	

Comments:

Notes:

1. LMS Permit Fee: 0.000
2. Water Softener: 0.000
3. PEOPLE: CONTRACTORSHARON PEREZ BACKHOE SERVICE
SHARON PEREZ BACKHOE SERVICE
886 E MONARCH DR.
CORONA
CA
ZIP: 92879
PHONE: 909 734-6522
DATE: 10/08/2002
NOTATION: 734704
LICENSE: 734704
LICENSE TYPE: C
4. Comments Screen:
10/08/02 SNOLASCO PERMIT W/APP AND SITE PLANS FILED IN DRAWER
05/02/03 ADELTORO PERMIT W/APP&PLANS DESTROYED
5. Approvals:
APPR B&S: Permit Approval 20021008 GMULLEN
6. PEOPLE: APPLICANT SHARON PEREZ BACKHOE SERVICE
SHARON PEREZ BACKHOE SERVICE
886 E MONARCH DR.
CORONA
CA
ZIP: 92879
PHONE: 909 734-6522
DATE: 10/08/2002
NOTATION: 734704
LICENSE: 734704
LICENSE TYPE: C
7. Permit Fee LMS Surcharge: 0.000
8. Backflow Device to 2": 0.000
9. Plan Check LMS Surcharge: 0.000
10. Private Sewage System: 1.000

11. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 10/08/2002
NOTATION:
LICENSE TYPE:

12. Created By: GMUL
13. FTL Fee Area: N
14. LMS PC Process: 0.000
15. LMS Microfilm .10 cents: 0.000
16. LMS Plan Check: 0.000
17. Location: 713 a-4
18. Lawn Sprinkler System: 0.000
19. LMS Permit Subtotal: 0.000
20. Backflow Device over 2": 0.000
21. LMS Payments: 117.740
22. Drainage/Vent Piping: 0.000
23. LMS Additional Plan Check: 0.000
24. FCC Information:

FCC Code:
Units: 0
Bldgs: 0
Public Owned:

25. Additional Fees LMS Surcharge: 0.000
26. Cesspool: 0.000
27. LMS No Fee Permit: 0.000
28. LMS Planck Subtotal: Y
29. District:
30. LMS Overtime PC: 0.000
31. LMS NoFee PlanCk: 0.000
32. Rainwater System: 0.000
33. LMS Dates

Ent Date: 20021008
Appl Date: 20021008
Appr Date: 20021008
Comp Date: 20021011
Exp Date: 0

34. LMS Microfilm .50 cents: 0.000
35. Water Piping/Treatment: 0.000
36. LMS Processing Fee: 0.000
37. LMS Total Calc Fees: 0.000
38. Laundry tray: 0.000
39. LMS Reinspections: 0.000
40. Vacuum Breakers: 0.000
41. LMS SMI: 45.000
42. Inspector Area: R001
43. LMS Renewal Fee: 0.000

44. LMS Other Pmt Fee: 1.740
45. LMS Overtime Insp: 0.000
46. Inspections, SEWAGE DISPOSAL
Details:
    Date: 10/11/2002
    Staff Initials: 01216
    Action: APPR
    Notation: APPROVED
47. LMS P/M/E Subtotal: 0.000
48. LMS Inspections: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BWL080422	Application Date:	05/07/2008
Permit Type:	Walls (BWL)	Issue Date:	05/07/2008
Work Class:	GWALE - Garden Wall-Engineered	Expiration Date:	12/31/2008
Permit Status:	Expired	Finaled Date:	
Description:	8'X270'&6'X74' GARDEN WALL INSIDE PL		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070021

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name:	Joanne	Business Phone:	(909) 279-6988
Middle Name:	L	Home Phone:	(222) 000-0015
Last Name:	Peacock	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin RD, Corona, CA 92880

Contact Type:	Contractor		
Company Name:	Pacific Shores Masonry	Web Page:	
First Name:		Business Phone:	(951) 371-8550
Middle Name:		Home Phone:	(222) 000-0001
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es): 1369 Walker LN, Corona, CA 92879

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Joanne	Business Phone:	(909) 279-6988
Middle Name:	L	Home Phone:	(222) 000-0015
Last Name:	Peacock	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin RD, Corona, CA 92880

Permit Details:

Front: 0
Front: 0
Left: 0
Left: 0
Lot Depth: 0
Lot Depth: 0
Right: 0
Right: 0
Lot Frontage: 0
Lot Frontage: 0
Rear: 0
Rear: 0

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8200 - BLDG LMS SURCHARGE FEES	$14.53	$14.53	Paid In Full
8300 - DEPOSIT BASED BLDG FEE	$726.50	$726.50	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I004116349-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
William Peppas	06/05/2008	

Comments:

Inspection No.	Inspection Type	Status
I004116350-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
William Peppas	06/05/2008	

Comments:

Inspection No.	Inspection Type	Status
I004116351-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
William Peppas	06/05/2008	

Comments:

Notes:

1. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA
CA
ZIP: 92880
PHONE: 909/227-6404
DATE: 05/07/2008
NOTATION: Also is Applicant
LICENSE TYPE:

2. Comments Screen:
05/08/08 VAMARTIN PERMIT W/APP AND PLANS FILED IN DRAWER.05/08/08VM
01/04/10 VAMARTIN PERMIT DETSROYED 1/4/10 M.D

3. LMS No Fee Permit: 0.000

4. Created By: CYUH

5. LMS Other Pmt Fee: 0.000

6. Approvals:
APPR Planning Department Approval 20080507 CYUHAS
APPR B&S: Permit Approval 20080507 CLANDERO

7. FCC Information:
FCC Code:
Units: 1
Bldgs: 1
Public Owned: N

8. Notices
05/07/2008 CYUHAS PER LARRY ROSS, NO VARIANCE REQUIRED FOR 8' WALL
05/07/2008 CYUHAS SEWER
04/28/2009 LMS DBF REFUND $593.97 PV#00212219 CK#01688334 4/22/2009
01/07/2010 VAMARTIN APPLICATION SCANNED IN LASERFICHE.01/07/10VM

9. Tract/Lot: FULLER RANCHO LOT 0

10. LMS Total Calc Fees: 741.030

11. LMS Microfilm .50 cents: 0.000

12. LMS Dates
Ent Date: 20080507
Appl Date: 20080507
Appr Date: 20080507
Comp Date: 0
Exp Date: 20081231

13. LMS Reinspections: 0.000
14. LMS Overtime Insp: 0.000
15. Permit Fee LMS Surcharge: 0.000
16. Inspector Area: R001
17. LMS Additional Plan Check: 0.000
18. FTL Fee Area: N
19. Plan Check LMS Surcharge: 0.000
20. Lot size: 5.02 ACRES
21. LMS Processing Fee: 40.000
22. LMS Overtime PC: 0.000
23. LMS Renewal Fee: 0.000
24. LMS NoFee PlanCk: 0.000
25. Location: 2008 TG 713 A4
26. LMS Plan Check: 0.000
27. LMS P/M/E Subtotal: 726.500
28. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:05/07/2008, Assigned Date:2008/05/07, Completed Date:2008/05/07

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKCL, Status:Approved, Received Date:05/07/2008, Assigned Date:2008/05/07, Completed Date:2008/05/07

Department:B&S PC ENGINEER , Staff's Initials:BSPCEN, Status:Passed, Received Date:05/07/2008, Assigned Date:N/A, Completed Date:2008/05/07

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:05/07/2008, Assigned Date:2008/05/07, Completed Date:2008/05/07

29. LMS Permit Fee: 0.000
30. Additional Fees LMS Surcharge: 0.000
31. Code: + 1-5 code 0.000
32. LMS SMI: 0.000
33. LMS Microfilm .10 cents: 0.000
34. District:
35. PEOPLE: APPLICANT PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA
CA
ZIP: 92880
PHONE: 909/227-6404
DATE: 05/07/2008
NOTATION:
LICENSE TYPE:
36. LMS Permit Subtotal: 0.000
37. LMS Planck Subtotal: 0.000

38. PEOPLE: CONTRACTORPACIFIC SHORES MASONRY
PACIFIC SHORES MASONRY
1369 WALKER LANE
CORONA
CA
ZIP: 92879
PHONE: 951/371-8550
DATE: 05/07/2008
NOTATION:
LICENSE: 586112
LICENSE TYPE: C

39. LMS PC Process: 0.000

40. LMS Inspections: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX024213	Application Date:	06/10/2002
Permit Type:	Miscellaneous (BXX)	Issue Date:	07/23/2002
Work Class:	OTHCN - Other Construction	Expiration Date:	
Permit Status:	Final	Finaled Date:	09/06/2002
Description:	BARN (No Plumbing or Electrical)		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8312 GRAPEWIN RD, CORONA

Parcel Number: 130070014

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name:	Joanne	Business Phone:	(909) 279-6988
Middle Name:	L	Home Phone:	(222) 000-0015
Last Name:	Peacock	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin RD, Corona, CA 92880

Contact Type:	Contractor		
Company Name:	Owner/Builder	Web Page:	
First Name:	Owner/Builder	Business Phone:	
Middle Name:		Home Phone:	
Last Name:	Owner/Builder	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es):

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Joanne	Business Phone:	(909) 279-6988
Middle Name:	L	Home Phone:	(222) 000-0015
Last Name:	Peacock	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin RD, Corona, CA 92880

Permit Details:

Front: 20
Front: 20
Left: 90
Left: 90
Lot Depth: 0
Lot Depth: 0
Right: 20
Right: 20
Lot Frontage: 0
Lot Frontage: 0
Rear: 15
Rear: 15
FCC Codes: 328
FCC Codes: 328

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$594.75	$594.75	Paid In Full
8160 - SMIP: RESIDENTIAL	$8.67	$8.67	Paid In Full
8190 - BUILDING PLAN CHECK	$449.50	$449.50	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$15.66	$15.66	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I001758252-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	08/20/2002	

Comments:

Inspection No.	Inspection Type	Status
I001758253-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	08/20/2002	

Comments:

Inspection No.	Inspection Type	Status
I001777416-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/06/2002	

Comments:

Notes:

1. LMS Total Calc Fees: 1068.580
2. LMS Inspections: 0.000
3. Additional Fees LMS Surcharge: 0.000
4. 600V_1000amp: 0.000
5. Private Sewage System: 0.000
6. SKR Habitat: N
7. LMS PC Process: 13.750
8. LMS NoFee PlanCk: 0.000
9. Permit Fee LMS Surcharge: 8.920
10. Ventilation System: 0.000
11. Cesspool: 0.000
12. 30HP/1.00M BTU: 0.000
13. Water Piping/Treatment: 0.000
14. LMS Overtime PC: 0.000
15. Water Softener: 0.000
16. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER

ZIP:
PHONE:
DATE: 06/10/2002
NOTATION: 540331
LICENSE: 00000000000001
LICENSE TYPE: C

17. LMS Renewal Fee: 0.000
18. LMS SMI: 8.670
19. >50HP/1.75M BTU: 0.000

20. LMS Dates
Ent Date: 20020610
Appl Date: 20020610
Appr Date: 20020723
Comp Date: 20020906
Exp Date: 0

21. LMS Plan Check: 435.750

22. Furnace >100K BTU: 0.000

23. LMS Reinspections: 0.000

24. Vacuum Breakers: 0.000

25. Misc Mech Equip: 0.000

26. Backflow Device over 2": 0.000

27. SQFT_Commercial_Garage_CP: 0.000

28. PEOPLE: APPLICANT PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 06/10/2002
NOTATION:
LICENSE TYPE:

29. SQFT_Warehouse: 0.000

30. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:06/10/2002, Assigned Date:2002/06/10, Completed Date:2002/06/10
Comments: RIV,PLANS TO CODE CHECK RACK,6/11/02,DM*PLANS TO C RACK. NOTIFIED JOANN FOR P/U 06/18/2002 DG*RIV. PLANS BFC 7/19/02 TO DM'S RACK DPM*RIV,PLANS TO DG,7/22/02,DM*PLANS TO A RACK. NOTIFIED BRIAN PEACOCK FOR P/U 07/23/2002 DG*

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKDG, Status:Passed, Received Date:06/18/2002, Assigned Date:N/A, Completed Date:2002/06/18

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:DENIED, Received Date:06/10/2002, Assigned Date:2002/06/10, Completed Date:2002/06/11

Department:B&S PLAN CHECK , Staff's Initials:BSPLCKDG, Status:Approved, Received Date:07/23/2002, Assigned Date:2002/07/23, Completed Date:2002/07/23

Department:B&S PC ENGINEER , Staff's Initials:BSPCENDM, Status:Approved, Received Date:07/22/2002, Assigned Date:2002/07/22, Completed Date:2002/07/22

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:06/10/2002, Assigned Date:2002/07/23, Completed Date:2002/07/23

31. Valuation Summary: Agricultural Building Type V-N (Open)
Factor: 12.90
Sq Ft: 6720
Valuation: 86688.00

32. FTL Fee Area: N

33. LMS Microfilm .10 cents: 0.000

34. Approvals:
APPR Planning Department Approval 20020610 BBREWING
APPR B&S: Permit Approval 20020723 GMULLEN

35. LMS Permit Subtotal: 612.340
36. > 10K cfm: 0.000
37. RSA Fee per DU: 2639
38. Rainwater System: 0.000
39. SQFT_Storage_Garage_Hangar: 0.000
40. Gnatcatcher Habitat: Not in habitat area
41. Each_hp_kw_kva: 0.000
42. Notices
06/10/2002 BBREWING LOT ON SEPTIC SYSTEM
07/23/2002 BBOOTHE REVISED SITE PLAN SHOWING 20' RIGHT SIDE SETBACK
07/23/2002 DGREGORI MINIMUM SETBACKS TO BE 20' LAND USE TO REVISE PLOT PLAN
43. Multi_Outlet: 0.000
44. Laundry tray: 0.000
45. Comments Screen:
06/18/02 DGREGORI TODAY I SPOKE TO JOANNE PEACOCK AND SHE INFORMED ME THAT
06/18/02 DGREGORI SHE WILL NOT BE PUTTING PLUMBING OR ELECTRICAL IN AT THIS
06/18/02 DGREGORI TIME. 06/18/2002 DG*
07/24/02 SNOLASCO PERMIT W/APP AND SITE PLANS FILED IN DRAWER.
09/17/03 AANGUIAN PERMIT W/APP&SITE PLAN SENT TO RECORDS
46. SKR Area: N
47. Tract/Lot: FULLER RANCHO/POR LOT 0
48. LMS P/M/E Subtotal: 0.000
49. Lawn Sprinkler System: 0.000
50. Outlet_Fixture: 0.000
51. Lot size: 5.04 AC
52. DA Fee per DU: 0
53. Created By: BBRE
54. Furnace 100K BTU: 0.000
55. LMS Other Pmt Fee: 0.000
56. Location: MAJOR X ST - ARCHIBALD & SCHLEISMAN
57. Backflow Device to 2": 0.000
58. Evap Cooler: 0.000
59. Hood: 0.000
60. 3HP/100K BTU: 0.000
61. LMS Processing Fee: 13.750
62. Service_Change: 0.000
63. Inspector Area: R001
64. 50HP/1.75M BTU: 0.000
65. 15HP/500K BTU: 0.000
66. SQFT_Other_Const: 0.000
67. Drainage/Vent Piping: 0.000
68. Incinerator: 0.000
69. LMS Overtime Insp: 0.000
70. 600V/200amp: 0.000
71. LMS Microfilm .50 cents: 0.000
72. LMS Additional Plan Check: 0.000
73. LMS Planck Subtotal: 456.240

74. PEOPLE: OWNER PEACOCK JOANNE L
PEACOCK JOANNE L
8312 GRAPEWIN RD
CORONA CA

ZIP: 92880
PHONE: 909-279-6988
DATE: 06/10/2002
NOTATION: Also is Applicant
LICENSE TYPE:

75. Air-Handl 10K cfm: 0.000

76. Plan Check LMS Surcharge: 6.740

77. LMS No Fee Permit: 0.000

78. Over_600V1000amp: 0.000

79. FCC Information:
FCC Code: 328
Units: 1
Bldgs: 1
Public Owned:

80. LMS Permit Fee: 581.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX067146	Application Date:	07/05/2006
Permit Type:	Walls (BWL)	Issue Date:	07/07/2006
Work Class:	RETCS - Retaining Wall-County Standard	Expiration Date:	
Permit Status:	Final	Finaled Date:	11/22/2006
Description:	6'X172' GRDN WALL		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name: Standard Pacific Corp
Web Page:
First Name:
Business Phone: (951) 372-8500
Middle Name:
Home Phone: (222) 000-5434
Last Name:
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Address(es): 255 E Rincon ST, Ste 200, Corona, CA 92879

Contact Type: Contractor
Company Name: Standard Pacific Corp
Web Page:
First Name:
Business Phone: (951) 372-8500
Middle Name:
Home Phone: (222) 000-5434
Last Name:
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Certification Number:
Address(es): 255 E Rincon ST, Ste 200, Corona, CA 92879

Contact Type: Historic Representative
Company Name:
Web Page:
First Name: Melvin
Business Phone:
Middle Name:
Home Phone: (222) 000-0002
Last Name: Stacy
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Address(es):

Contact Type: Owner
Company Name:
Web Page:
First Name: Anthony
Business Phone: (909) 737-2319
Middle Name: H
Home Phone: (222) 000-0008
Last Name: Osterkamp
Mobile Phone:
Title:
Fax:
Email:
Other Phone:
Address(es): 8301 Archibald AVE, Corona, CA 92880

Permit Details:

Front: 0
Front: 0
Left: 0
Left: 0
Lot Depth: 360
Lot Depth: 360
Right: 0
Right: 0
Lot Frontage: 332
Lot Frontage: 332
Rear: 0
Rear: 0
FCC Codes: O/S
FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$146.00	$146.00	Paid In Full
8160 - SMIP: RESIDENTIAL	$0.50	$0.50	Paid In Full
8190 - BUILDING PLAN CHECK	$55.50	$55.50	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$4.03	$4.03	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I003703746-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/26/2006	

Comments:

Inspection No.	Inspection Type	Status
I003703747-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/26/2006	

Comments:

Inspection No.	Inspection Type	Status
I003703748-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/26/2006	

Comments:

Inspection No.	Inspection Type	Status
I003722609-1	BLD: Bond Beam L1	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	10/16/2006	

Comments:

Inspection No.	Inspection Type	Status
I003724851-1	BLD: Bond Beam L1	Partial

Primary Inspector	Scheduled Start Date	Actual End Date
	10/17/2006	

Comments:

Inspection No.	Inspection Type	Status
I003739844-1	BLD: Bond Beam L2	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/31/2006	

Comments:

Inspection No.	Inspection Type	Status
I003739845-1	BLD: Bond Beam L3	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/31/2006	

Comments:

Inspection No.	Inspection Type	Status
I003757222-1	BLD: Grout	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	11/20/2006	

Comments:

Inspection No.	Inspection Type	Status
I003757223-1	BLD: Final Inspection	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	11/20/2006	

Comments:

Inspection No.	Inspection Type	Status
I003761530-1	BLD: Grout	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/22/2006	

Comments:

Inspection No.	Inspection Type	Status
I003761531-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/22/2006	

Comments:

Notes:

1. LMS Microfilm .50 cents: 0.000
2. Created By: SHES
3. Gnatcatcher Habitat: Not in habitat area
4. LMS Planck Subtotal: 56.610
5. 50HP/1.75M BTU: 0.000
6. LMS Other Pmt Fee: 0.000
7. LMS Plan Check: 40.500
8. 30HP/1.00M BTU: 0.000
9. 600V/200amp: 0.000
10. Permit Fee LMS Surcharge: 2.920

11. PEOPLE: OWNER OSTERKAMP ANTHONY H
OSTERKAMP ANTHONY H
8301 ARCHIBALD AVE
CORONA CA

ZIP: 92880
PHONE: 909-737-2319
DATE: 07/05/2006
NOTATION:
LICENSE TYPE:

12. LMS Renewal Fee: 0.000
13. LMS Permit Fee: 54.000
14. Furnace >100K BTU: 0.000
15. Service_Change: 0.000
16. Drainage/Vent Piping: 0.000
17. Additional Fees LMS Surcharge: 0.000
18. LMS Overtime PC: 0.000
19. Furnace 100K BTU: 0.000
20. Multi_Outlet: 0.000
21. LMS Microfilm .10 cents: 0.000
22. Location: TG 713/A-3
23. Incinerator: 0.000
24. FCC Information:

FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:

25. RSA Number: 5
26. Evap Cooler: 0.000
27. SKR Area: N
28. 3HP/100K BTU: 0.000
29. LMS Reinspections: 0.000
30. Backflow Device to 2": 0.000
31. Lawn Sprinkler System: 0.000
32. 600V_1000amp: 0.000
33. PEOPLE: APPLICANT STANDARD PACIFIC CORP

STANDARD PACIFIC CORP
255 E RINCON ST SUITE 200
CORONA CA

ZIP: 92879
PHONE: 951-372-8500
DATE: 07/05/2006
NOTATION: Also is CONTRACTOR
LICENSE: 641665
LICENSE TYPE: C

34. LMS PC Process: 15.000
35. Over_600V1000amp: 0.000
36. SKR Habitat: N
37. LMS Additional Plan Check: 0.000
38. LMS Permit Subtotal: 149.420

39. PEOPLE: DBA STACY MELVIN
STACY MELVIN
LETTER ON FILE

ZIP:
PHONE:
DATE: 07/07/2006
NOTATION:
LICENSE TYPE:

40. Air-Handl 10K cfm: 0.000

41. Valuation Summary: Wall Type WALL
Factor: 2.00
Sq Ft: 1032
Valuation: 2064.00

Valuation Summary: Wall Type WALL
Factor: 2.00
Sq Ft: 1032
Valuation: 2064.00

42. LMS Total Calc Fees: 206.030

43. Backflow Device over 2": 0.000

44. Hood: 0.000

45. LMS NoFee PlanCk: 0.000

46. > 10K cfm: 0.000

47. DA Fee per DU: 0

48. Tract/Lot: FULLER RANCHO LOT O

49. LMS Dates
Ent Date: 20060705
Appl Date: 20060705
Appr Date: 20060707
Comp Date: 20061122
Exp Date: 20070521

50. Water Piping/Treatment: 0.000

51. Private Sewage System: 0.000

52. 15HP/500K BTU: 0.000

53. LMS No Fee Permit: 0.000

54. >50HP/1.75M BTU: 0.000

55. Plan Check LMS Surcharge: 1.110

56. RSA Fee per DU: 2639

57. Water Softener: 0.000

58. PEOPLE: CONTRACTORSTANDARD PACIFIC CORP
STANDARD PACIFIC CORP
255 E RINCON ST SUITE 200
CORONA CA

ZIP: 92879
PHONE: 951-372-8500
DATE: 07/05/2006
NOTATION: Also is Applicant
LICENSE: 641665
LICENSE TYPE: C

59. SQFT_Warehouse: 0.000

60. Outlet_Fixture: 0.000
61. Lot size: 2.25
62. Cesspool: 0.000
63. SQFT_Storage_Garage_Hangar: 0.000
64. Rainwater System: 0.000
65. LMS P/M/E Subtotal: 0.000
66. Notices
08/10/2006 JESTERGA REVISED PLANS SUBMITTED PER MIKE AND LELA
67. Laundry tray: 0.000
68. Comments Screen:
07/07/06 MCOLES PERMIT W/APP AND PLANS FILED IN DRAWER
11/04/08 ADELTORO PLANS DESTROYED
69. Each_hp_kw_kva: 0.000
70. LMS SMI: 0.500
71. Approvals:
APPR B&S: Permit Approval 20060707 MMCCAFFE
72. Inspector Area: R001
73. LMS Overtime Insp: 0.000
74. Vacuum Breakers: 0.000
75. SQFT_Commercial_Garage_CP: 0.000
76. FTL Fee Area: N
77. SQFT_Other_Const: 0.000
78. Ventilation System: 0.000
79. LMS Inspections: 0.000
80. LMS Processing Fee: 15.000
81. Misc Mech Equip: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX067787	Application Date:	08/10/2006
Permit Type:	Walls (BWL)	Issue Date:	08/10/2006
Work Class:	RETCS - Retaining Wall-County Standard	Expiration Date:	
Permit Status:	Final	Finaled Date:	11/22/2006
Description:	RETAINING WALL		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name:	Standard Pacific Corp	Web Page:	
First Name:		Business Phone:	(951) 372-8500
Middle Name:		Home Phone:	(222) 000-5434
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Address(es): 255 E Rincon ST, Ste 200, Corona, CA 92879			

Contact Type:	Historic Representative		
Company Name:		Web Page:	
First Name:	Melvin	Business Phone:	
Middle Name:		Home Phone:	(222) 000-0002
Last Name:	Stacy	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Address(es):			

Contact Type:	Owner		
Company Name:	Standard Pacific Corp	Web Page:	
First Name:		Business Phone:	(951) 372-8500
Middle Name:		Home Phone:	(222) 000-5434
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Address(es): 255 E Rincon ST, Ste 200, Corona, CA 92879			

Permit Details:

Front: 0
Front: 0
Left: 0
Left: 0
Lot Depth: 0
Lot Depth: 0
Right: 0
Right: 0
Lot Frontage: 0
Lot Frontage: 0
Rear: 0
Rear: 0
FCC Codes: O/S
FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$186.00	$186.00	Paid In Full
8160 - SMIP: RESIDENTIAL	$1.56	$1.56	Paid In Full
8190 - BUILDING PLAN CHECK	$143.25	$143.25	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$6.59	$6.59	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I003703759-1	BLD: Set Backs/Footings & Forms	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	09/26/2006	

Comments:

Inspection No.	Inspection Type	Status
I003703760-1	BLD: Steel & Hardware	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	09/26/2006	

Comments:

Inspection No.	Inspection Type	Status
I003707194-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/28/2006	

Comments:

Inspection No.	Inspection Type	Status
I003707195-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	09/28/2006	

Comments:

Inspection No.	Inspection Type	Status
I003722610-1	BLD: Bond Beam L1	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	10/16/2006	

Comments:

Inspection No.	Inspection Type	Status
I003724860-1	BLD: Bond Beam L1	Partial

Primary Inspector	Scheduled Start Date	Actual End Date
	10/17/2006	

Comments:

Inspection No.	Inspection Type	Status
I003739857-1	BLD: Bond Beam L2	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/31/2006	

Comments:

Inspection No.	Inspection Type	Status
I003739858-1	BLD: Bond Beam L3	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/31/2006	

Comments:

Inspection No.	Inspection Type	Status
I003757229-1	BLD: Grout	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	11/20/2006	

Comments:

Inspection No.	Inspection Type	Status
I003757230-1	BLD: Final Inspection	Correction

Primary Inspector	Scheduled Start Date	Actual End Date
	11/20/2006	

Comments:

Inspection No.	Inspection Type	Status
I003761537-1	BLD: Grout	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/22/2006	

Comments:

Inspection No.	Inspection Type	Status
I003761538-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	11/22/2006	

Comments:

Notes:

1. LMS Plan Check: 128.250
2. Laundry tray: 0.000
3. LMS Permit Fee: 171.000
4. Service_Change: 0.000
5. LMS NoFee PlanCk: 0.000
6. SKR Habitat: N
7. Rainwater System: 0.000
8. PEOPLE: DBA STACY MELVIN
STACY MELVIN

ZIP:
PHONE:
DATE: 08/10/2006
NOTATION:
LICENSE TYPE:

9. SKR Area: N
10. Created By: JEST
11. 50HP/1.75M BTU: 0.000
12. Location: TG713 A-3
13. Ventilation System: 0.000
14. Over_600V1000amp: 0.000
15. LMS Reinspections: 0.000

16. LMS Planck Subtotal: 146.120
17. Multi_Outlet: 0.000
18. LMS Total Calc Fees: 337.400
19. Inspector Area: R001
20. LMS P/M/E Subtotal: 0.000
21. 600V/200amp: 0.000
22. LMS No Fee Permit: 0.000
23. Notices
08/10/2006 JESTERGA PERMIT OKAY PER MIKE & LELA WITH NEW SITE PLAN
24. Backflow Device over 2": 0.000
25. LMS PC Process: 15.000
26. 30HP/1.00M BTU: 0.000
27. RSA Fee per DU: 2639
28. DA Fee per DU: 0
29. Backflow Device to 2": 0.000
30. Furnace >100K BTU: 0.000
31. LMS SMI: 1.560
32. PEOPLE: OWNER STANDARD PACIFIC CORP
STANDARD PACIFIC CORP
255 E RINCON SPACE 200
CORONA CAA

ZIP: 92879
PHONE: 951-372-8500
DATE: 08/10/2006
NOTATION: Also is Applicant
LICENSE TYPE:
33. FTL Fee Area: N
34. Evap Cooler: 0.000
35. LMS Additional Plan Check: 0.000
36. Comments Screen:
08/11/06 DSANTANA PERM. W/ APP. & SITE PLAN FILED IN DRAWER. 8/11/06DS
11/28/06 ADELTORO PLANS TO BE DESTROYED 02/07
37. Air-Handl 10K cfm: 0.000
38. Vacuum Breakers: 0.000
39. 600V_1000amp: 0.000
40. Valuation Summary: Wall Type RET6 (Ret > 6')
Factor: 11.55
Sq Ft: 1350
Valuation: 15592.50
41. Outlet_Fixture: 0.000
42. SQFT_Warehouse: 0.000
43. LMS Microfilm .10 cents: 0.000
44. LMS Inspections: 0.000
45. Permit Fee LMS Surcharge: 3.720
46. Drainage/Vent Piping: 0.000
47. Private Sewage System: 0.000
48. Additional Fees LMS Surcharge: 0.000

49. LMS Dates
Ent Date: 20060810
Appl Date: 20060810
Appr Date: 20060810
Comp Date: 20061122
Exp Date: 20070521

50. Water Piping/Treatment: 0.000

51. SQFT_Other_Const: 0.000

52. RSA Number: 5

53. >50HP/1.75M BTU: 0.000

54. PEOPLE: APPLICANT STANDARD PACIFIC CORP
STANDARD PACIFIC CORP
255 E RINCON SPACE 200
CORONA CAA

ZIP: 92879
PHONE: 951-372-8500
DATE: 08/10/2006
NOTATION:
LICENSE TYPE:

55. Cesspool: 0.000

56. Each_hp_kw_kva: 0.000

57. Hood: 0.000

58. LMS Processing Fee: 15.000

59. FCC Information:
FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:

60. SQFT_Commercial_Garage_CP: 0.000

61. Misc Mech Equip: 0.000

62. Tract/Lot: FULLER RANCHO LOT 0

63. Water Softener: 0.000

64. 3HP/100K BTU: 0.000

65. LMS Overtime PC: 0.000

66. Plan Check LMS Surcharge: 2.870

67. SQFT_Storage_Garage_Hangar: 0.000

68. LMS Renewal Fee: 0.000

69. LMS Microfilm .50 cents: 0.000

70. Incinerator: 0.000

71. > 10K cfm: 0.000

72. Approvals:
APPR B&S: Permit Approval 20060810 MMCCAFFE
APPR Planning Department Approval 20060810 JESTERGA

73. LMS Other Pmt Fee: 0.000

74. Lawn Sprinkler System: 0.000

75. LMS Overtime Insp: 0.000

76. Gnatcatcher Habitat: Not in habitat area

77. 15HP/500K BTU: 0.000

78. LMS Permit Subtotal: 191.280

79. Lot size: 2.25 ACRE

80. Furnace 100K BTU: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX981290	Application Date:	06/23/1998
Permit Type:	Re-Roofs (BRR)	Issue Date:	06/23/1998
Work Class:	RREP (DO NOT USE) - Installation/Replacement Res	Expiration Date:	
Permit Status:	Final	Finaled Date:	10/06/1999
Description:	REROOF - SHAKE TEAR OFF/INSTALL COMP		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8306 GRAPEWIN RD, CORONA

Parcel Number: 130070013

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed:	Baths:	Bedrooms:
Central Cool:	Central Heat:	Const. Type:
Garage Type:	Prop. Area:	Roof Type:
Stories:		

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant

Company Name:		Web Page:	
First Name:	Michael	Business Phone:	(909) 736-5252
Middle Name:		Home Phone:	(222) 000-0002
Last Name:	Dalfior	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 2834 Hamner AVE, Ste 138, Norco, CA 92860

Contact Type:	Contractor		
Company Name:	Circle City Roofing Inc	Web Page:	
First Name:		Business Phone:	(909) 736-5252
Middle Name:		Home Phone:	(222) 000-0092
Last Name:		Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es): 2670 Norco DR, Norco, CA 92860

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Anthony	Business Phone:	(909) 737-2319
Middle Name:	H	Home Phone:	(222) 000-0008
Last Name:	Osterkamp	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8301 Archibald AVE, Corona, CA 92880

Permit Details:

FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$94.02	$94.02	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$1.41	$1.41	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I000490606-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	10/06/1999	

Comments:

Notes:

1. Furnace 100K BTU: 0.000
2. LMS Reinspections: 0.000
3. Incinerator: 0.000
4. LMS Total Calc Fees: 95.430
5. Service_Change: 0.000
6. Lawn Sprinkler System: 0.000

7. Plan Check LMS Surcharge: 0.000
8. 30HP/1.00M BTU: 0.000
9. PEOPLE: CONTRACTORCIRCLE CITY ROOFING , INC
CIRCLE CITY ROOFING , INC
CIRCLE CITY ROOFING, INC.
2670 NORCO DR
NORCO CA
ZIP: 91760
PHONE: (909) 736-5252
DATE: 06/23/1998
NOTATION:
LICENSE: 674814
LICENSE TYPE: C
10. LMS Permit Subtotal: 95.430
11. PEOPLE: APPLICANT DALFIOR MICHAEL
DALFIOR MICHAEL
2834 HAMNER AVE #138
NORCO CA

ZIP: 91760
PHONE: 909-736-5252
DATE: 06/23/1998
NOTATION:
LICENSE TYPE:
12. Lot size: .68 AC
13. 50HP/1.75M BTU: 0.000
14. LMS NoFee PlanCk: 0.000
15. Location: TG 713/A-4
16. Backflow Device to 2": 0.000
17. Water Softener: 0.000
18. LMS Dates
Ent Date: 19980623
Appl Date: 19980623
Appr Date: 19980623
Comp Date: 19991006
Exp Date: 0
19. LMS P/M/E Subtotal: 0.000
20. Over_600V1000amp: 0.000
21. FTL Fee Area: N
22. >50HP/1.75M BTU: 0.000
23. LMS Overtime PC: 0.000
24. 3HP/100K BTU: 0.000
25. Air-Handl 10K cfm: 0.000
26. LMS Processing Fee: 16.040
27. Backflow Device over 2": 0.000
28. Tract/Lot: FULLER RANCHO/LOT 0
29. Each_hp_kw_kva: 0.000
30. Cesspool: 0.000
31. Inspector Area: R001
32. Comments Screen:
01/10/01 MBRASWEL PERMIT W/APP DESTROYED.
33. Outlet_Fixture: 0.000

34. SQFT_Storage_Garage_Hangar: 0.000
35. LMS Plan Check: 0.000
36. LMS Overtime Insp: 0.000
37. 15HP/500K BTU: 0.000
38. LMS Microfilm .50 cents: 0.000
39. 600V/200amp: 0.000
40. LMS Other Pmt Fee: 0.000
41. Multi_Outlet: 0.000
42. SKR Area: N
43. PEOPLE: OWNER OSTERKAMP ANTHONY H
OSTERKAMP ANTHONY H
8301 ARCHIBALD AVE
CORONA, CA

ZIP: 91720
PHONE:
DATE: 06/23/1998
NOTATION:
LICENSE TYPE:

44. SQFT_Warehouse: 0.000
45. LMS SMI: 0.000
46. LMS No Fee Permit: 0.000
47. Misc Mech Equip: 0.000
48. SQFT_Other_Const: 0.000
49. Drainage/Vent Piping: 0.000
50. > 10K cfm: 0.000
51. LMS Inspections: 0.000
52. LMS Planck Subtotal: 0.000
53. 600V_1000amp: 0.000
54. Evap Cooler: 0.000
55. LMS PC Process: 0.000
56. LMS Additional Plan Check: 0.000
57. LMS Microfilm .10 cents: 0.000
58. Gnatcatcher Habitat: not in habitat area
59. Approvals:
APPR Planning Department Approval 19980623 BBREWING
60. Hood: 0.000
61. Permit Fee LMS Surcharge: 1.410
62. DA Fee per DU: 0
63. FCC Information:
FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:
64. SQFT_Commercial_Garage_CP: 0.000
65. RSA Fee per DU: 2639
66. SKR Habitat: N
67. LMS Permit Fee: 0.000
68. Additional Fees LMS Surcharge: 0.000
69. Private Sewage System: 0.000

70. Water Piping/Treatment: 0.000
71. Ventilation System: 0.000
72. Created By: BBRE
73. Rainwater System: 0.000
74. Furnace >100K BTU: 0.000
75. Laundry tray: 0.000
76. Vacuum Breakers: 0.000
77. LMS Renewal Fee: 0.000

COUNTY OF RIVERSIDE
BUILDING AND SAFETY DEPARTMENT
Permit Report

Permit #:	BXX991115	Application Date:	04/21/1999
Permit Type:	Miscellaneous (BXX)	Issue Date:	04/06/2000
Work Class:	OTHCN - Other Construction	Expiration Date:	
Permit Status:	Final	Finaled Date:	07/31/2000
Description:	BARN		

Manufacturer: Model: Year Built:

Serial #:

HUD #: A-Unit: HUD #: B-Unit: HUD #: C-Unit:

Property Address: 8500 ARCHIBALD AVE, CORONA

Parcel Number: 130080005

Legal Description:

Recorded Page:
Subdivision Name:
Lot/Parcel:
Block:
Tract Number:
Section(s)/Township(s)/Ranges(s):

Building Statistics:

Constructed: Baths: Bedrooms:
Central Cool: Central Heat: Const. Type:
Garage Type: Prop. Area: Roof Type:
Stories:

Total Acreage:

Zone:

Zoning Classification(s): Zoning Area/District:
Zoning Overlay:

Contacts:

Contact Type: Applicant
Company Name: Web Page:

First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0008
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin WAY, Corona, CA 91720

Contact Type:	Contractor		
Company Name:	Owner/Builder	Web Page:	
First Name:	Owner/Builder	Business Phone:	
Middle Name:		Home Phone:	
Last Name:	Owner/Builder	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	
Certification Number:			

Address(es):

Contact Type:	Owner		
Company Name:		Web Page:	
First Name:	Glenn	Business Phone:	(909) 734-0345
Middle Name:	E	Home Phone:	(222) 000-0008
Last Name:	Gilstrap	Mobile Phone:	
Title:		Fax:	
Email:		Other Phone:	

Address(es): 8312 Grapewin WAY, Corona, CA 91720

Permit Details:

Front: 550
Front: 550
Left: 800
Left: 800
Lot Depth: 0
Lot Depth: 0
Right: 900
Right: 900
Lot Frontage: 0
Lot Frontage: 0
Rear: 50
Rear: 50
FCC Codes: O/S
FCC Codes: O/S

E/M/P Details:

Fee Summary:

Fee Name	Amt.	Amt. Paid	Status
8100 - BUILDING FEES	$334.00	$334.00	Paid In Full
8160 - SMIP: RESIDENTIAL	$3.54	$3.54	Paid In Full
8190 - BUILDING PLAN CHECK	$253.13	$253.13	Paid In Full
8200 - BLDG LMS SURCHARGE FEES	$8.81	$8.81	Paid In Full

Inspections:

Inspection No.	Inspection Type	Status
I000611653-1	BLD: Set Backs/Footings & Forms	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	04/25/2000	

Comments:

Inspection No.	Inspection Type	Status
I000611654-1	BLD: Steel & Hardware	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	04/25/2000	

Comments:

Inspection No.	Inspection Type	Status
I000611655-1	BLD: Slab Grade	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	04/25/2000	

Comments:

Inspection No.	Inspection Type	Status
I000910559-1	BLD: Final Inspection	Approved

Primary Inspector	Scheduled Start Date	Actual End Date
	07/31/2000	

Comments:

Notes:

1. Hood: 0.000
2. SKR Habitat: N
3. LMS Other Pmt Fee: 0.000
4. Multi_Outlet: 0.000
5. FTL Fee Area: N
6. SQFT_Commercial_Garage_CP: 0.000
7. Furnace 100K BTU: 0.000
8. 3HP/100K BTU: 0.000
9. Rainwater System: 0.000
10. LMS No Fee Permit: 0.000
11. SKR Area: N
12. PEOPLE: CONTRACTOROWNER/BUILDER
OWNER/BUILDER

ZIP:
PHONE:
DATE: 04/21/1999
NOTATION:
LICENSE: 00000000000001
LICENSE TYPE: C

13. Notices
02/08/2000 DGREGORI FOOTING TO BE ENGINEERED
14. 600V_1000amp: 0.000
15. LMS Permit Subtotal: 342.550

16. Approvals:
APPR Planning Department Approval 19990421 BBREWING

17. LMS Overtime Insp: 0.000

18. LMS Dates
Ent Date: 19990421
Appl Date: 19990421
Appr Date: 20000406
Comp Date: 20000731
Exp Date: 0

19. LMS Overtime PC: 0.000

20. >50HP/1.75M BTU: 0.000

21. LMS Microfilm .10 cents: 0.000

22. LMS Total Calc Fees: 599.480

23. 30HP/1.00M BTU: 0.000

24. Evap Cooler: 0.000

25. Created By: BBRE

26. Valuation Summary: Private Garage Type WOOD (Wood)
Factor: 15.12
Sq Ft: 2340
Valuation: 35380.80

27. Drainage/Vent Piping: 0.000

28. Laundry tray: 0.000

29. 15HP/500K BTU: 0.000

30. Inspector Area: R001

31. Tract/Lot: FULLER RANCH0/LOT 9

32. Routing Screen 0001001:

Department:B&S START/END , Staff's Initials:BUILD STRT, Status:Approved, Received Date:04/21/1999, Assigned Date:1999/04/21, Completed Date:1999/04/21
Comments: NO PLANS SUBMITTED AS CUSTOMER TOOK PLANS BACK FOR FOUNDATION CALCS. 4/21/1999 MC PLANS BACK WITH ENG TO NEW RACK 2/22/00 SW Plans at c-rack;Applicar notified.2/28/00,T.Hsu OFC 3-1-00 SW*BFC 3-6-00 SW*OFC 3.6.00 RC*BFC 3-22-00 DG OFC 3.24.0(RC*BFC 3-29-00 SW Plans at a-rack;Applicant notified.3/29/00,TH

Department:B&S PLAN CHECK , Staff's Initials:BSPLCK, Status:Passed, Received Date:04/21/1999, Assigned Date:N/A, Completed Date:2000/02/28

Department:B&S PC ENGINEER , Staff's Initials:BSPCENTH, Status:Approved, Received Date:04/21/1999, Assigned Date:2000/02/28, Completed Date:2000/03/29

Department:B&S START/END , Staff's Initials:ENDBLDEND, Status:Approved, Received Date:04/21/1999, Assigned Date:2000/04/06, Completed Date:2000/04/06

33. DA Fee per DU: 0

34. LMS Permit Fee: 323.500

35. Outlet_Fixture: 0.000

36. LMS Reinspections: 0.000

37. Over_600V1000amp: 0.000

38. > 10K cfm: 0.000

39. LMS P/M/E Subtotal: 0.000

40. Air-Handl 10K cfm: 0.000

41. LMS Inspections: 0.000

42. LMS Additional Plan Check: 0.000

43. Comments Screen:
02/08/00 DGREGORI PRE-EXISTING STRUCTURES AT LEAST 30 YEARS AGO PER
02/08/00 DGREGORI APPLICANT. HE HAS OWNED THE PARCEL THAT LONG.
02/08/00 DGREGORI GLENN GILSTRAP CAME INTO OFFICE WITH HAND DRAWN PLANS FROM
02/08/00 DGREGORI HIS CONCRETE MAN. THE FOOTING NEED TO BE ENGINEERED DUE TO
02/08/00 DGREGORI ENGINEERED METAL BUILDING.
01/18/01 MBRASWEL PERMIT W/APP & PLANS DESTROYED.

44. FCC Information:
FCC Code: OS
Units: 1
Bldgs: 1
Public Owned:

45. LMS Plan Check: 242.630

46. Location: TG 712/A-5

47. 50HP/1.75M BTU: 0.000

48. Each_hp_kw_kva: 0.000

49. PEOPLE: APPLICANT GILSTRAP GLENN E
GILSTRAP GLENN E
8312 GRAPEWIN WAY
CORONA CA

ZIP: 91720
PHONE: 909-734-0345
DATE: 04/21/1999
NOTATION:
LICENSE TYPE:

50. LMS Processing Fee: 10.500

51. Gnatcatcher Habitat: not in habitat area

52. SQFT_Storage_Garage_Hangar: 0.000

53. RSA Fee per DU: 2639

54. Service_Change: 0.000

55. Backflow Device to 2": 0.000

56. PEOPLE: OWNER GILSTRAP GLENN E
GILSTRAP GLENN E
8312 GRAPEWIN WAY
CORONA CA

ZIP: 91720
PHONE: 909-734-0345
DATE: 04/21/1999
NOTATION: Also is Applicant
LICENSE TYPE:

57. LMS PC Process: 10.500

58. Backflow Device over 2": 0.000

59. Vacuum Breakers: 0.000

60. LMS NoFee PlanCk: 0.000

61. LMS SMI: 3.540

62. Plan Check LMS Surcharge: 3.800

63. Lawn Sprinkler System: 0.000

64. Water Piping/Treatment: 0.000

65. Ventilation System: 0.000

66. Lot size: 5.73 AC

67. LMS Planck Subtotal: 256.930
68. Cesspool: 0.000
69. LMS Renewal Fee: 0.000
70. SQFT_Warehouse: 0.000
71. Incinerator: 0.000
72. Private Sewage System: 0.000
73. LMS Microfilm .50 cents: 0.000
74. Additional Fees LMS Surcharge: 0.000
75. Furnace >100K BTU: 0.000
76. 600V/200amp: 0.000
77. SQFT_Other_Const: 0.000
78. Water Softener: 0.000
79. Misc Mech Equip: 0.000
80. Permit Fee LMS Surcharge: 5.010

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Par.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $

MECHANICAL FEES

COMMERCIAL ONLY

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD	
APPLIANCE	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ FUR/FANS	
AIR HANDLING UNIT	
GAS LINE ☐ NATURAL ☐ L.P.G. ☐ OIL	
COMPRESSOR ____ HP	
APPLIANCE VENT	
ABSORPTION SYSTEM ____ B.T.U.	
INCINERATOR DOMESTIC ☐ COMM. ☐ CHEM.	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY	
BOILER ____ B.T.U.	
DEPARTMENTAL FEE	
PERMIT FEE	

ELECTRICAL FEES

NO.			
	POLES		
	SIGNS		
	TRANS. CAP/ OR T. SIZE		
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE	1	00
	RESID. 1C SQ. FT.		
	GARAGE 1C SQ. FT.		
	PERMIT FEE	1	00

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	DRAIN	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DIW)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	MECH.	ELEC.	TOTAL FEES	HEAT & VENT FEE	PLM. GR. FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
167440			2.00				2.00	

NET BASE	LOT SIZE	USE #	JOB ADDRESS	OWNER
			8312 GRAPEVIN	GILSTRAP, GLEN

PLAN CHECK FEE	ZONE A-1	USE OF BUILDING NEW ELEC. TO RES.						DATE 1/31/64
MECHANICAL FEE		CHECKED BY W. HARVEY	COMMUNITY CORONA	DISTRICT	P.A. 35	UNITS	VALUATION 150.00	OFFICE Z
CONSTRUCTION FEE		GROUP / TYPE	LEGAL DESCRIPTION LOT 14 ASSESSOR MAP # 62					PERMIT NUMBER 167440
ELECTRICAL FEE 2.00		SPEC. INSP.						SUPP. TO PERMIT
PLUMBING FEE		PLAN CHECKER	BOND #	BOND	CASH	PLAN FILE #	FINAL DATE	INSPECTOR

TOTAL FEES $ 2.00

CASH	✓	CHECK		M.O.		N.C.	

RECEIVED BY

SEWAGE SYSTEM

T	LL	P

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS, CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

INFORMATION

Name of Construction Lender:

Branch Office

Address

City **State**

No Lender involved ✓

OWNER	CONTRACTOR
ADDRESS	ADDRESS
TEL. NO.	TEL. NO.
	LICENSE NO.

3492

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

FIELD ✓

CONSTRUCTION ESTIMATE		
1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Per.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $

MECHANICAL FEES		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED		
AIR HANDLING UNIT		
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL		
COMPRESSOR ____ HP		
APPLIANCE VENT		
ABSORPTION SYSTEM ____ B.T.U.		
INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY		
BOILER ____ B.T.U.		
RESIDENTIAL FEE SQ.FT. ____ #		
PERMIT FEE		

ELECTRICAL FEES			
NO.			
	POLES		
	SIGNS		
	TRANS. AND/OR T. CLR.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE	1.00	
	REMOD. 1¢ SQ. FT.		
	GARAGE ½¢ SQ. FT.		
	PERMIT FEE	1.00	

PLUMBING FEES		
NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	MECH.	ELEC.	TOTAL FEES	HEAT & VENT FEE	PLA. CK. FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
167440			2.00				2.00	

LOT BLOCK		LOT SIZE	USE	JOB ADDRESS	OWNER
				8312 GRANDVIEW	GILSTRAP, G. ET AL

PLAN CHECK FEE	ZONE A-1	USE OF BUILDING NEW ELEC. TO RESI.						DATE 12/2/68
MECHANICAL FEE	CHECKED BY W. HARVEY	COMMUNITY CORONA	DISTRICT	P.C. 35		VALUATION 150.00		OFFICE Z
CONSTRUCTION FEE	GROUP	TYPE	LEGAL DESCRIPTION Lot 14 Assessor Map 62					PERMIT NUMBER 167440
ELECTRICAL FEE 2.00	SPEC. INSP.							SUPP. TO PERMIT
PLUMBING FEE	PLAN CHECKER		BOND #	BOND	CASH	PLAN FILE #	FINAL DATE 3-4-69	INSPECTOR Kilburn Blair

TOTAL FEES $ 2.00

CASH	✓	CHECK		M.O.		N.C.	
RECEIVED BY		SEWAGE SYSTEM					
		T		LL		P	

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT SHALL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

INFORMATION

Name of Construction Lender:

Branch Office

Address

City State

No Lender Involved

OWNER	CONTRACTOR
ADDRESS	ADDRESS
TEL. NO.	TEL. NO.
	LICENSE NO.

3493

BLDG. 11/67

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Sub Back		
2	FTGS & FRMS		
3	Steel		
4	Grout Blocks		
5	Block Beams		
6	Roof Deck		
7	Flashing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Interior Lath		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Pipes		
17	Waste Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service	3-4-69	Kilburn Peterson per
32	Final	3-4-69	Kilburn Peterson

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detection Device		
42	Commercial Hood		
43	Final		

OPTN NO.	PROGRESS CHECKS

Tank Pit L Line

SEWER DISPOSAL LOCATION

BACK

FRONT

3494

☐ INSIDE ☐ OUTSIDE ☐ KEY

Route
- Land Use Div. ✓
- Road Dept.
- Health Dept.
- Other Dept.
- Building Dept. ✓

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Mira Loma
Permit No.
Del. Date

OWNER

Owner Glenn Gilstrap
Address 8312 Grapewine
City Corona
Phone

Architect
Address
City
Phone

Contractor
Address
City
Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 1-30-69 SIGNATURE OF OWNER Glenn E. Gilstrap

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

Location of Job 8312 Grapewine
Legal Description of Property Lot 14 Oleander Map No 62
NO. OF SUBMITTED PLANS
ADDITIONAL PLOT PLANS
CASE NO.
Community
TYPE OF CONSTRUCTION New Elec Service

USE OF STRUCTURE
- SINGLE FAMILY ✓
- DUPLEX ☐
- APARTMENTS ☐
- AGRIC. ☐
- COMMERCIAL ☐
- INDUSTRIAL ☐
- ALTERATIONS ☐

NO. OF PARKING SPACES REQUIRED NO. OF BUILDINGS NOW EXISTING 1
ZONE A-1 SETBACKS FRONT — SIDE — REAR —
IF 1 - 10 GRADE OR MORE, TOPOGRAPHIC PLOT PLAN REQUIRED. YES ☐ NO ☐ RECEIVED yes ☐ no ☐
SETBACK ORDINANCE 1 Mile OF FEET REQUIRED ON STREET
DATE 1-30-69 SIGNATURE OF LAND USE OFFICIAL

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☑ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☑ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

RESIDENTIAL SEWAGE DISPOSAL
COMMERCIAL SEWAGE
FOOD ESTABLISHMENT SWIMMING POOLS PUBLIC

OTHER DEPARTMENTS

BLDG. DEPT. GRADING PERMIT REQUIRED PLAN CHECK
FLOOD CONTROL WATER POLLUTION
AIR POLLUTION DIV OF HWY

REMARKS:

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

PLATE # 284-199, 9/67 WHITE — ROAD DEPT., CANARY — FILE, PINK — [illegible]

3495

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE		
1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Por.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $ 500

MECHANICAL FEES	
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD	
APPLIANCE	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED	
AIR HANDLING UNIT	
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL	
COMPRESSOR ____ HP	
APPLIANCE VENT	
ABSORPTION SYSTEM ____ B.T.U.	
INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY	
BOILER ____ B.T.U.	
PERMIT FEE	

ELECTRICAL FEES		
NO.		
	POLES	
	SIGNS	
	TRANS. AND/OR T. CLR.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	FIXTURES	
	OUTLETS	
	SUB-PANEL	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
	SERVICE ENTRANCE	
	RESID. 12.50 FT.	
	GARAGE 16 SQ. FT.	
	PERMIT FEE	

PLUMBING FEES	
NO.	
	DRAINAGE PIPING
	DRINKING FOUNTAIN
	URINAL
	WATER PIPING
	FLOOR DRAIN
	WATER SOFTENER
	WASHER (AUTO) (DISH)
	GARBAGE DISPOSAL
	LAUNDRY TRAY
	KITCHEN SINK
	WATER CLOSET
	LAVATORY
	SHOWER
	BATH TUB
	WATER HEATER
	SEWAGE DISPOSAL
	HOUSE SEWER
	GAS PIPING
	PERMIT FEE

PERMIT NUMBER	REN.	BBL.	TOTAL FEE	HEAT & VENT FEE	PLN. CHECK FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
188494			5.00		REG	5.00		

J J	F F	M M	A A	M M	J J	J J	A A	S S	O O	N N	D D

SET BACK	LOT SIZE	USE #	JOB ADDRESS	OWNER
600, 5 8			8312 GRAPEWIN	GILSTRAP, G

ZONE	USE OF BUILDING	DATE
A-1	TACK ROOM (ARKIC REG)	8/26/80

CHECKED BY	COMMUNITY	DISTRICT	T.C.	UNITS	VALUATION	OFFICE
GG	RODO	N	19		500	2

GROUP	TYPE	LEGAL DESCRIPTION	PERMIT NUMBER
5	V	LOT 13 + 14 ASS MAP #6 FULLER RANCH	188494

SPEC. INSP. — SUPP. TO PERMIT

PLAN CHECKER

BOND $	BOND	CASH	PLAN FILE #	FINAL DATE	INSPECTOR

PLAN CHECK FEE $

MECHANICAL FEE $

CONSTRUCTION FEE $ REG 5.00

ELECTRICAL FEE $

PLUMBING FEE $

TOTAL FEES $ 5.00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY Grisch

SEWAGE SYSTEM Y LL

NAME OF CONSTRUCTION LENDER

BRANCH OFFICE

ADDRESS

CITY STATE

NO LENDER INVOLVED

INFORMATION

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
Glenn Gilstrap	
ADDRESS	ADDRESS
RR1 Box 311 Corona	
TEL. NO.	TEL. NO.
734-0345	
	LICENSE NO.

REGISTRATION CERTIFICATE
GOOD FOR 90 DAYS ONLY

3496

204-200 12/65

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

FIELD

CONSTRUCTION ESTIMATE		
1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Por.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	
	Sq. Ft. @	
ESTIMATED VALUATION	$ 500	

MECHANICAL FEES		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED		
AIR HANDLING UNIT		
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL		
COMPRESSOR ____ HP		
APPLIANCE VENT		
ABSORPTION SYSTEM ____ B.T.U.		
INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY		
BOILER ____ B.T.U.		
PERMIT FEE		

ELECTRICAL FEES			
NO.			
	POLES		
	SIGNS		
	TRANS. AND/OR T. CLR.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE		
	RESID. 1¢ SQ. FT.		
	GARAGE ½¢ SQ. FT.		
	PERMIT FEE		

PLUMBING FEES			
NO.			
	DRAINAGE PIPING		
	DRINKING FOUNTAIN		
	URINAL		
	WATER PIPING		
	FLOOR DRAIN		
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
	KITCHEN SINK		
	WATER CLOSET		
	LAVATORY		
	SHOWER		
	BATH TUB		
	WATER HEATER		
	SEWAGE DISPOSAL		
	HOUSE SEWER		
	GAS PIPING		
	PERMIT FEE		

PERMIT NUMBER	REN.	DBL.	TOTAL FEES	HEAT & VENT FEE	PLN. CK. FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
188494			5.00		REC	5.00		

SET BACK	LOT SIZE	USE #	JOB ADDRESS	OWNER
50 5 8			8712 [illegible]	Gilstrap, C

ZONE	USE OF BUILDING	DATE
M-1	Tool Room (HALL REC)	1/[illegible]

CHECKED BY	COMMUNITY	DISTRICT	PC.	UNITS	VALUATION	OFFICE
EC	Lake	N	19		500	2

GROUP	TYPE	LEGAL DESCRIPTION	PERMIT NUMBER
S	V	Lot 13+14 [illegible]	188494

SPEC. INSP.		SUPP. TO PERMIT

PLAN CHECKER	BOND $	BOND	CASH	PLAN FILE #	FINAL DATE	INSPECTOR
					5-28-71	Taylor

PLAN CHECK FEE $

MECHANICAL FEE $

CONSTRUCTION FEE $ 5.00

ELECTRICAL FEE $

PLUMBING FEE $

TOTAL FEES $ 5.00

CASH	CHECK	M.O.	N.C.
		5	

RECEIVED BY: [illegible]

SEWAGE SYSTEM		
T	LL	P

NAME OF CONSTRUCTION LENDER

BRANCH OFFICE

ADDRESS

CITY STATE

NO LENDER INVOLVED

INFORMATION

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS, CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
Gilstrap Gilstrap	
ADDRESS: RFD 1 Box 311 Corona	ADDRESS:
TEL. NO.: 734-0245	TEL. NO.:
	LICENSE NO.:

REGISTRATION CERTIFICATE
GOOD FOR 90 DAYS ONLY

284-208 12/68

3497

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Ftgs & Frms		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Internal Lath		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Comport.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detection Device		
42	Commercial Hood		
43	Final		

DATE	PROGRESS CHECKS

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office: Riverside
Permit No. 188494

OWNER

Owner: Glenn G. Stuart	Architect:	Contractor:
Address: RR1 Box 311	Address:	Address:
City: Corona	City:	City:
Phone: 734-0345	Phone:	Phone:

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 12-29-70 SIGNATURE OF OWNER AND/OR AGENT [signature]

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

LOCATION OF JOB 6312 Grapevine
LEGAL DESCRIPTION OF PROPERTY Lots 13 & 14 Assessors Map #6 Butler Ranchos
COMMUNITY Prado - Mira Loma
NO. OF SUBMITTED PLANS
CASE NO.
TYPE OF CONSTRUCTION Tack Room Feed Storage

USE OF STRUCTURE
SINGLE FAMILY ☐ DUPLEX ☐
APARTMENTS ☐ AGRIC. ☑
COMMERCIAL ☐ INDUSTRIAL ☐
ALTERATIONS ☐

NO. OF PARKING SPACES REQUIRED NO. OF BUILDINGS NOW EXISTING
ZONE A-1 SETBACKS FRONT 500' SIDE 5' REAR 8'
GRADING PERMIT REQUIRED YES ☐ NO ☐
SETBACK ORDINANCE # None OF FEET REQUIRED ON STREET
DATE 12-29-70 SIGNATURE OF LAND USE OFFICIAL Evelyn Grant

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC
SEWAGE DISPOSAL
FOOD ESTABLISHMENT

OTHER DEPARTMENTS

WATER POLLUTION Enrolled 5-28-71 BC Taylor
FLOOD CONTROL
AIR POLLUTION
DIV OF HWY
REMARKS

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

3499

284-199, 5/16/69

WHITE — ROAD DEPT., CANARY — FILE, PINK — [illegible]

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE		
1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Por.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Well	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $ 500

MECHANICAL FEES		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED		
AIR HANDLING UNIT		
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL		
COMPRESSOR ____ HP		
APPLIANCE VENT		
ABSORPTION SYSTEM ____ B.T.U.		
INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY		
BOILER ____ B.T.U.		
PERMIT FEE		

ELECTRICAL FEES			
NO.			
	POLES		
	SIGNS		
	TRANS. AND/OR T. CLA.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE		
	RESID. 12 SQ. FT.		
	GARAGE ½ SQ. FT.		
	PERMIT FEE		

PLUMBING FEES		
NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO. DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	REN.	BBL.	TOTAL FEES	HEAT & VENT FEE	PLN. CK.	CONST. FEE	ELEC. FEE	PLUMB. FEE
188495			5.00		REB	5.00		

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

SET BACK	LOT SIZE	USE #	JOB ADDRESS	OWNER
F 5 R 8			8312 GRAPEWIN	GILSTRAP G

PLAN CHECK FEE $	ZONE A-1	USE OF BUILDING HAY SHED AGRI & REC						DATE 4/20/70
MECHANICAL FEE $	CHECKED BY EG	COMMUNITY RAOO	DISTRICT N	P.C. 19	UNITS	VALUATION 500		OFFICE Z
CONSTRUCTION FEE $ REB 5.00	GROUP 5	TYPE V	LEGAL DESCRIPTION LOT 13+14 MSS MAP #6 FULLER RANCHO					PERMIT NUMBER 188495
ELECTRICAL FEE $	SPEC. INSP.							SUPP. TO PERMIT
PLUMBING FEE $	PLAN CHECKER		BOND $	BOND	CASH	PLAN FILE #	FINAL DATE	INSPECTOR

TOTAL FEES $ 5.00

CASH	☐	CHECK		M.O.		N.C.	

RECEIVED BY: Reigh

SEWAGE SYSTEM: T ____ LL ____ P ____

NAME OF CONSTRUCTION LENDER

BRANCH OFFICE

ADDRESS

CITY STATE

NO LENDER INVOLVED

INFORMATION

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
Glenn Gilstrap	
ADDRESS: RR1 Box 311	ADDRESS
Corona	
TEL. NO. 734-0345	TEL. NO.
	LICENSE NO.

REGISTRATION CERTIFICATE GOOD FOR 90 DAYS ONLY

3500

204-206 12/68

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

FIELD

CONSTRUCTION ESTIMATE		
1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Por.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Well	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $ 500

MECHANICAL FEES		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED		
AIR HANDLING UNIT		
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL		
COMPRESSOR ____ HP		
APPLIANCE VENT		
ABSORPTION SYSTEM ____ B.T.U.		
INCINERATOR DOMESTIC ☐ INDUS. ☐ COMM.		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY		
BOILER ____ B.T.U.		
PERMIT FEE		

ELECTRICAL FEES			
NO.			
	POLES		
	SIGNS		
	TRANS. AND/OR T. CLK.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE		
	REMOD. TO SQ. FT.		
	GARAGE TO SQ. FT.		
	PERMIT FEE		

PLUMBING FEES			
NO.			
	DRAINAGE PIPING		
	DRINKING FOUNTAIN		
	URINAL		
	WATER PIPING		
	FLOOR DRAIN		
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
	KITCHEN SINK		
	WATER CLOSET		
	LAVATORY		
	SHOWER		
	BATH TUB		
	WATER HEATER		
	SEWAGE DISPOSAL		
	HOUSE SEWER		
	GAS PIPING		
	PERMIT FEE		

PERMIT NUMBER	BRN.	DRL.	TOTAL FEES	HEAT & VENT FEE	PLN. CK. FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
188495			5.00		DEC.	5.00		

SET BACK	LOT SIZE	USE #	JOB ADDRESS	OWNER
F. S. R. S.			832 Cuhavenin	Glenn Gil

	ZONE	USE OF BUILDING	DATE
PLAN CHECK FEE $	H-1	HAY HED HEVIC REC	1/7/71

	CHECKED BY	COMMUNITY	DISTRICT	P.C.	UNITS	VALUATION	OFFICE
MECHANICAL FEE $	EC	Idyll	N	11		500	Z

	GROUP	TYPE	LEGAL DESCRIPTION	PERMIT NUMBER
CONSTRUCTION FEE $ 5.00	5	V	Lot 13-14 Hi Wh P	188495
ELECTRICAL FEE $	SPEC. INSP.		G. Fuller Knotts	SUPP. TO PERMIT

	PLAN CHECKER	BOND $	BOND	CASH	PLAN FILE #	FINAL DATE	INSPECTOR
PLUMBING FEE $						6-28-71	Taylor

TOTAL FEES $ 5.00

CASH	CHECK	M.O.	N.C.
✓			

RECEIVED BY: Kenny

SEWAGE SYSTEM: T. ____ LL ____ P ____

NAME OF CONSTRUCTION LENDER

BRANCH OFFICE

ADDRESS

CITY STATE

NO LENDER INVOLVED

INFORMATION

REGISTRATION CERTIFICATE GOOD FOR 90 DAYS ONLY

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
Glenn Gil	
ADDRESS	ADDRESS
821 Lovell	
Corona	
TEL. NO. 734-0345	TEL. NO.
	LICENSE NO.

3501

284-309 12/68

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Ftgs & Frms		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Internal Lath		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OPEN NO.	PROGRESS CHECKS

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Riverside
Permit No. 188495

OWNER

Owner Glenn Gilstrap	Architect	Contractor
Address RR1 Box 311	Address	Address
City Corona	City	City
Phone 734-0345	Phone	Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 12-29-70 SIGNATURE OF OWNER AND/OR AGENT Glenn E. Gilstrap

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

LOCATION OF JOB 8312 Grapevine
LEGAL DESCRIPTION OF PROPERTY Lot 13 & 14 Assessor's Map #6, Fuller Rancho
COMMUNITY Prado - Mira Loma
NO. OF SUBMITTED PLANS ____ TYPE OF CONSTRUCTION Hay Shed.
CASE NO. ____

USE OF STRUCTURE
SINGLE FAMILY ☐ DUPLEX ☐
APARTMENTS ☐ AGRIC. ☑
COMMERCIAL ☐ INDUSTRIAL ☐
ALTERATIONS ☐

NO. OF PARKING SPACES REQUIRED ____ NO. OF BUILDINGS NOW EXISTING ____
ZONE A-1 SETBACKS ____ FRONT 500' SIDE 5' REAR 8'
GRADING PERMIT REQUIRED YES ☐ NO ☐
SETBACK ORDINANCE # None OF ____ FEET REQUIRED ON ____ STREET
DATE 12-29-70 SIGNATURE OF LAND USE OFFICIAL Evelyn Grant

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET ____
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ ____ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE ____ SIGNATURE OF ROAD DEPT. OFFICIAL ____

HEALTH DEPT.

SWIMMING POOLS PUBLIC ____
SEWAGE DISPOSAL ____
FOOD ESTABLISHMENT ____

OTHER DEPARTMENTS

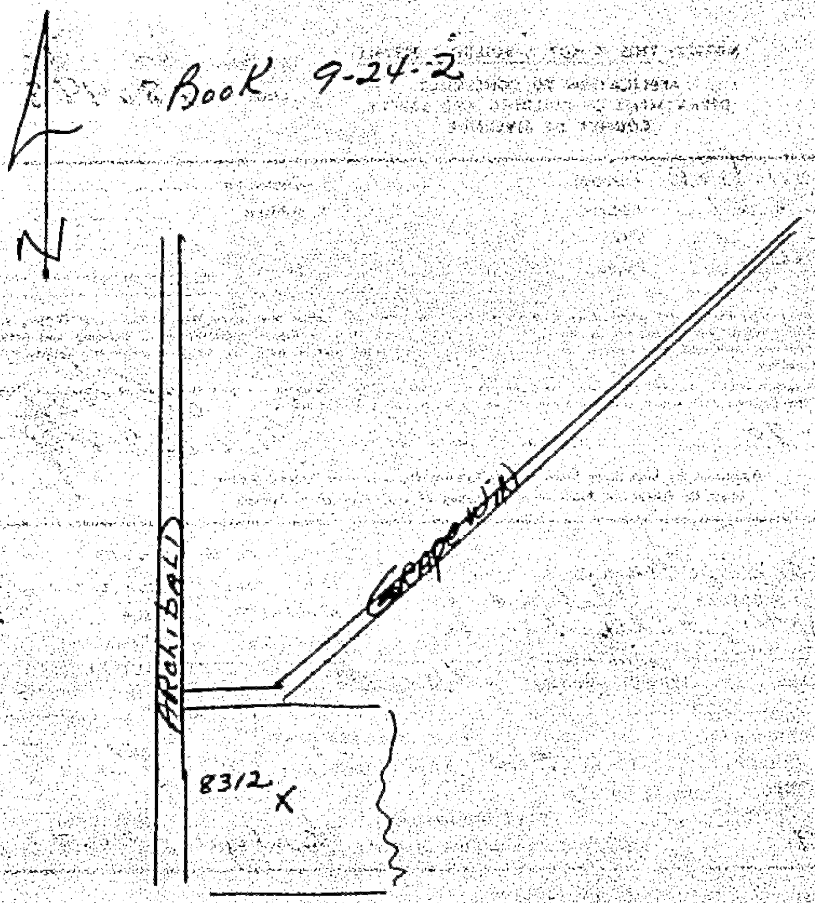
WATER POLLUTION Emailed 5-28-71 E. Taylor REMARKS ____
FLOOD CONTROL ____
AIR POLLUTION ____
DIV OF HWY ____

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

3503

284-199, 5/16/69 7-24-2 So. of Chandler on E. side of Archibald. WHITE — ROAD DEPT. CANARY — FILE. PINK —

Book 9-24-2



DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

CONSTRUCTION ESTIMATE		
1ST FL.	SQ. FT. @	
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ. FT. @	
CAR P.	SQ. FT. @	
WALL	SQ. FT. @	
	SQ. FT. @	
ESTIMATED VALUATION	$ 500	

MECHANICAL FEES		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED		
AIR HANDLING UNIT ____ CFM		
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL		
COMPRESSOR ____ HP		
APPLIANCE VENT		
ABSORPTION SYSTEM ____ B.T.U.		
INCINERATOR ☐ DOMESTIC ☐ INDUS. OR COMM.		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY		
BOILER ____ B.T.U.		
PERMIT FEE		
TRAILER ISSUANCE FEE - PERMIT FEE		

ELECTRICAL FEES			
NO.			
	MOTOR 1 OR LESS H.P.		
1	MOTOR 5 OR LESS H.P.	3 00	
	MOTOR 20 OR LESS H.P.		
	____ K.W. UNITS		
	SIGN		
	TRANS-FORMER ____ K.W.		
	OUTLETS		
	FIXTURE OR SOCKET		
	CONST. SERV. ENTRANCE		
	POLE		
1	AMPERES SERV. ENT.	1 00	
	SQ. FT. @ ¢		
	SQ. FT. @ ¢		
	SQ. FT. RESID. @ 1¢		
	SQ. FT. GARAGE @ 1/2¢		
	BALANCE OF MIN. FEE		
1	PERMIT FEE	3 00	

PLUMBING FEES		
NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NO.	TOTAL FEES	REN.	TRAILER FEE	HEAT & VENT. FEE	PL. CK. FEE	CONST. FEE	DBL.	ELEC. FEE	DBL.	SPEC. INSP. FEE	PLUMBING FEE	DBL.
202535	7 00							7 00				

T	S	R											

	LOT SIZE	USE #	JOB ADDRESS 8312 GREENWIN AVE			OWNER GILSTRAP, GLENN					
PLAN CHECK FEE	$	ZONE A-1	USE OF BUILDING ELECTRIC SUB TO PUMP WATER					DATE 12-3-71			
MECHANICAL FEE	$	CHECKED BY H.S.	COMMUNITY FULLER RANCHO	DISTRICT N	F.C. ✓	UNITS		VALUATION 500		OFFICE 2	
CONSTRUCTION FEE DBL.	$	GROUP	TYPE	LEGAL DESCRIPTION Lot 13 + 14, Assessors Map #62						PERMIT NUMBER 202535	
ELECTRICAL FEE DBL.	$ 7 00	PLAN CHECKER								SUPP. TO PERMIT	
PLUMBING FEE DBL.	$			BOND $	BOND	CASH	PLAN FILE # ✓	FINAL DATE 12-3-71		INSPECTOR Thomas	
TRAILER PERMIT ISSUANCE FEE	$	NAME OF CONSTRUCTION LENDER						BRANCH OFFICE		NO LENDER INVOLVED	
FEE	$	ADDRESS			CITY			STATE			

TOTAL FEES $ 7 00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

PERMIT BY Thomas

SEWAGE SYSTEM

| | | | | | | | | | | | | |

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE		
1ST FL.	SQ. FT. @	
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ. FT. @	
CAR P.	SQ. FT. @	
WALL	SQ. FT. @	
	SQ. FT. @	
ESTIMATED VALUATION	$ 500	

MECHANICAL FEES	
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD	
APPLIANCE	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED	
AIR HANDLING UNIT ____ CFM	
GAS PIPE ☐ NATURAL ☐ L.P.G. ☐ OIL	
COMPRESSOR ____ HP	
APPLIANCE VENT	
ABSORPTION SYSTEM ____ B.T.U.	
INCINERATOR ☐ DOMESTIC ☐ INDUS. OR COMM.	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY	
BOILER ____ B.T.U.	
PERMIT FEE	
TRAILER ISSUANCE FEE - PERMIT FEE	

ELECTRICAL FEES		
NO.		
	MOTOR 1 OR LESS H.P.	
1	MOTOR 5 OR LESS H.P.	3.00
	MOTOR 20 OR LESS H.P.	
	____ K.W. UNITS	
	SIGN	
	TRANS-FORMER ____ K.W.	
	OUTLETS	
	FIXTURE OR SOCKET	
	CONST. SERV. ENTRANCE	
	POLE	
1	AMPERES SERV. ENT.	1.00
	SQ. FT. @ ¢	
	SQ. FT. @ ¢	
	SQ. FT. RESID. @1¢	
	SQ. FT. GARAGE @½¢	
	BALANCE OF MIN. FEE	
1	PERMIT FEE	3.00

PLUMBING FEES	
NO.	
	DRAINAGE PIPING
	DRINKING FOUNTAIN
	URINAL
	WATER PIPING
	FLOOR DRAIN
	WATER SOFTENER
	WASHER (AUTO) (DISH)
	GARBAGE DISPOSAL
	LAUNDRY TRAY
	KITCHEN SINK
	WATER CLOSET
	LAVATORY
	SHOWER
	BATH TUB
	WATER HEATER
	SEWAGE DISPOSAL
	HOUSE SEWER
	GAS PIPING
	PERMIT FEE

PERMIT NO.	TOTAL FEES	REN.	TRAILER FEE	HEAT & VENT. FEE	PL. CK. FEE	CONST. FEE	DBL	ELEC. FEE	DBL	SPEC. INSP. FEE	PLUMBING FEE	DBL
202535	7.00							7.00				

T	I	P	N	A	M	J	J	A	S	O	N	D
			M	C	M	J	J	A	S	O	N	D

SUB-BASE			LOT SIZE	ONE #	JOB ADDRESS	OWNER
T	S	R			8312 GRAPEWIN AVE	GILSTRAP, GLENN

		ZONE	USE OF BUILDING	DATE
PLAN CHECK FEE	$	A-1	ELECTRIC SUC TO PUMP (FOR IRRIG. WATER)	12-3-71

		CHECKED BY	COMMUNITY	DISTRICT	F.C.	UNITS	VALUATION	OFFICE
MECHANICAL FEE	$	H.S.	FULLER RANCHO	N		1	500	2

	DBL		GROUP	TYPE	LEGAL DESCRIPTION	PERMIT NUMBER
CONSTRUCTION FEE		$			LOT 13 + 14, ASSESSORS MAP #62	202535

	DBL		PLAN CHECKER	SUSP. TO PERMIT
ELECTRICAL FEE		$ 7.00		

	DBL		BOND #	BOND	CASH	PLAN FILE #	FINAL DATE	INSPECTOR
PLUMBING FEE		$						

		NAME OF CONSTRUCTION LENDER	BRANCH OFFICE	NO LENDER INVOLVED
TRAILER PERMIT ISSUANCE FEE	$			

		ADDRESS	CITY	STATE
FEE	$			

TOTAL FEES $ 7.00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

APPROVED BY: Phillips

SEWAGE SYSTEM: T | LL | P

INFORMATION

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

OWNER	CONTRACTOR
Glenn Gilstrap	
ADDRESS: 8312 Grapewin RR1 Box 311 Corona	ADDRESS
TEL. NO.	TEL. NO.
	LICENSE NO.

FORM 284-208 REV. 1-70 ⓒ

3506

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Figs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.I. ☐ T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service	12-3-71	[illegible]
32	Final	12-3-71	[illegible]

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

DATE	ADDITIONAL INFORMATION

Tank PII L Line

SEWER DISPOSAL LOCATION

BACK

FRONT

☐ INSIDE ☐ OUTSIDE ☐ KEY

3507

NOTICE: THIS IS NOT A BUILDING PERMIT

Dist. Office "R"

Permit No.

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

OWNER

Owner: Glenn Gilstrap | Architect: | Contractor:
Address: RR1 Box 311 | Address: | Address:
City: Corona | City: | City:
Phone: | Phone: | Phone:

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 12-3-71 SIGNATURE OF OWNER AND/OR AGENT Glenn E. Gilstrap

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

LOCATION OF JOB 8312 Grapevine Ave
LEGAL DESCRIPTION OF PROPERTY 2 of 13 + 14
Assessors Map No. #62
COMMUNITY Fallbrook Ranchos
NO. OF SUBMITTED PLANS —
TYPE OF CONSTRUCTION Electric Service
CASE NO.
Trespass (for irrigation water)
NO. OF PARKING SPACES REQUIRED — NO. OF BUILDINGS NOW EXISTING 4
ZONE A-1 SETBACKS NA FRONT SIDE REAR
GRADING PERMIT REQUIRED YES ☐ NO ☑
SETBACK ORDINANCE # No OF FEET REQUIRED ON STREET
DATE 12-3-71 SIGNATURE OF LAND USE OFFICIAL

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENT	☐	AGRIC.	☑
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC
SEWAGE DISPOSAL
FOOD ESTABLISHMENT

OTHER DEPARTMENTS

WATER POLLUTION
FLOOD CONTROL
AIR POLLUTION
DIV. OF HWY
REMARKS

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF F

3508

284-199 A 12/69 CANARY — FILE, PINK — APPLICANT

APPENDIX G
LABORATORY ANALYTICAL REPORTS

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

02 April 2024

Alicia Jansen
Stantec Consulting
735 EastCarnegie Drive, Suite 280
San Bernardino, CA 92408

Re: Warmington Eastvale

Enclosed are the results of analyses for samples received by the laboratory on 03/25/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Colby Wakeman
Lab Director

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SVB1-1	J240797-001	Soil	03/25/2024 07:25	03/25/2024 13:30
SVB2-1	J240797-003	Soil	03/25/2024 08:00	03/25/2024 13:30
SVB3-1	J240797-005	Soil	03/25/2024 08:30	03/25/2024 13:30
HA01-1	J240797-007	Soil	03/25/2024 07:15	03/25/2024 13:30
HA02-1	J240797-009	Soil	03/25/2024 08:20	03/25/2024 13:30
HA03-1	J240797-011	Soil	03/25/2024 08:45	03/25/2024 13:30
HA04-1	J240797-013	Soil	03/25/2024 08:40	03/25/2024 13:30
HA05-1	J240797-015	Soil	03/25/2024 08:55	03/25/2024 13:30
HA06-1	J240797-017	Soil	03/25/2024 09:05	03/25/2024 13:30
HA07-1	J240797-019	Soil	03/25/2024 09:10	03/25/2024 13:30
HA08-1	J240797-021	Soil	03/25/2024 09:30	03/25/2024 13:30
HA09-1	J240797-023	Soil	03/25/2024 09:30	03/25/2024 13:30
HA10-1	J240797-025	Soil	03/25/2024 09:25	03/25/2024 13:30
HA11-1	J240797-027	Soil	03/25/2024 09:40	03/25/2024 13:30
HA12-1	J240797-029	Soil	03/25/2024 09:45	03/25/2024 13:30

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

DETECTIONS SUMMARY

Sample ID: SVB1-1 **Laboratory ID:** J240797-001

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	4.2	0.5	mg/kg	EPA 6010	

Sample ID: SVB2-1 **Laboratory ID:** J240797-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	5.5	5.0	mg/kg	EPA 6010	
Lead, Pb	8.6	0.5	mg/kg	EPA 6010	

Sample ID: SVB3-1 **Laboratory ID:** J240797-005

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	6.6	0.5	mg/kg	EPA 6010	

Sample ID: HA01-1 **Laboratory ID:** J240797-007

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	5.3	0.5	mg/kg	EPA 6010	

Sample ID: HA02-1 **Laboratory ID:** J240797-009

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	2.4	0.5	mg/kg	EPA 6010	

Sample ID: HA03-1 **Laboratory ID:** J240797-011

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	8.1	0.5	mg/kg	EPA 6010	

Sample ID: HA04-1 **Laboratory ID:** J240797-013

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.8	0.5	mg/kg	EPA 6010	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

DETECTIONS SUMMARY

Sample ID: HA05-1 **Laboratory ID:** J240797-015

Analyte	Result	Reporting Limit	Units	Method	Notes
Arsenic, As	5.0	5.0	mg/kg	EPA 6010	
Lead, Pb	6.9	0.5	mg/kg	EPA 6010	
4,4'-DDE	17.3	10.0	µg/kg	EPA 8081	

Sample ID: HA06-1 **Laboratory ID:** J240797-017

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	2.0	0.5	mg/kg	EPA 6010	

Sample ID: HA07-1 **Laboratory ID:** J240797-019

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	4.7	0.5	mg/kg	EPA 6010	

Sample ID: HA08-1 **Laboratory ID:** J240797-021

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.1	0.5	mg/kg	EPA 6010	

Sample ID: HA09-1 **Laboratory ID:** J240797-023

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.4	0.5	mg/kg	EPA 6010	

Sample ID: HA10-1 **Laboratory ID:** J240797-025

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	4.3	0.5	mg/kg	EPA 6010	

Sample ID: HA11-1 **Laboratory ID:** J240797-027

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	3.3	0.5	mg/kg	EPA 6010	

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Colby Wakeman
Lab Director

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

DETECTIONS SUMMARY

Sample ID: HA12-1 **Laboratory ID:** J240797-029

Analyte	Result	Reporting Limit	Units	Method	Notes
Lead, Pb	4.1	0.5	mg/kg	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

SVB1-1
J240797-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*67.74 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*73.93 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	4.2	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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SVB2-1
J240797-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	5.5	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*73.43 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*82.03 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	8.6	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

SVB3-1
J240797-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*78.58 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*88.36 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	6.6	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA01-1
J240797-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*109.01 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*117.95 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	5.3	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA02-1
J240797-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*106.70 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*114.62 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	2.4	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA03-1
J240797-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*69.77 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*81.80 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	8.1	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA04-1
J240797-013(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*75.80 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*90.29 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	3.8	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA05-1
J240797-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	5.0	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	17.3	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*89.80 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*101.97 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	6.9	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

HA06-1
J240797-017(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*72.01 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*82.83 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	2.0	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA07-1
J240797-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*112.86 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*117.04 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	4.7	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA08-1
J240797-021(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*91.76 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*96.74 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	3.1	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA09-1
J240797-023(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*104.65 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*119.01 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	3.4	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA10-1
J240797-025(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*111.16 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*121.63 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	4.3	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA11-1
J240797-027(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*119.77 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*127.30 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	3.3	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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HA12-1
J240797-029(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Arsenic by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2403545	03/27/24	EPA 6010	
Chlorinated Pesticides by GC/ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2404006	03/27/24	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Technical Chlordane	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*111.15 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*130.33 %*	*30 - 135*						
Lead by EPA 6010								
Lead, Pb	4.1	0.5	mg/kg	1	QC2403546	03/27/24	EPA 6010	

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735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Arsenic by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403545 - EPA 6010										
CCV 1										
Arsenic, As	0.9	5.0	%	1		94	90 - 110		110	
LCS 1										
Arsenic, As	181	5.0	%	200		90	80 - 120			
LCSD 1										
Arsenic, As	181	5.0	%	200		90	80 - 120	0.11	120	
Method Blank 1										
Arsenic, As	ND	5.0	mg/kg							

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Colby Wakeman
Lab Director

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SANTA FE SPRINGS, CA 90670
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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Lead by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403546 - EPA 6010										
CCV 1										
Lead, Pb	1.0	0.5	%	1		97	90 - 110		110	
LCS 1										
Lead, Pb	50.2	0.5	%	50		100	80 - 120			
LCSD 1										
Lead, Pb	50.4	0.5	%	50		101	80 - 120	0.30	120	
Method Blank 1										
Lead, Pb	ND	0.5	mg/kg							

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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Chlorinated Pesticides by GC/ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2404006 - EPA 8081										
CCV 1										
alpha-BHC	58.4	10.0	%	50		117	80 - 120		120	
Heptachlor	59.5	10.0	%	50		119	80 - 120		120	
Aldrin	59.2	10.0	%	50		118	80 - 120		120	
Heptachlor epoxide	59.5	10.0	%	50		119	80 - 120		120	
gamma-Chlordane	57.4	10.0	%	50		115	80 - 120		120	
Endosulfan I	58.9	10.0	%	50		118	80 - 120		120	
4,4'-DDE	111	10.0	%	100		111	80 - 120		120	
Dieldrin	120	10.0	%	100		120	80 - 120		120	
Endrin	119	10.0	%	100		119	80 - 120		120	
4,4'-DDD	109	10.0	%	100		109	80 - 120		120	
Endosulfan II	119	10.0	%	100		119	80 - 120		120	
4,4'-DDT	110	10.0	%	100		110	80 - 120		120	
Endrin ketone	111	10.0	%	100		111	80 - 120		120	
LCS 1										
alpha-BHC	115	10.0	%	100		115	60 - 140			
Heptachlor	121	10.0	%	100		121	60 - 140			
Aldrin	120	10.0	%	100		120	60 - 140			
Heptachlor epoxide	128	10.0	%	100		128	60 - 140			
gamma-Chlordane	117	10.0	%	100		117	60 - 140			
Endosulfan I	122	10.0	%	100		122	60 - 140			
4,4'-DDE	116	10.0	%	100		116	60 - 140			
Dieldrin	134	10.0	%	100		134	60 - 140			
Endrin	121	10.0	%	100		121	60 - 140			
4,4'-DDD	124	10.0	%	100		124	60 - 140			
Endosulfan II	119	10.0	%	100		119	60 - 140			
4,4'-DDT	111	10.0	%	100		111	60 - 140			
Endrin ketone	123	10.0	%	100		123	60 - 140			
Surrogate: TCMX		*126.51 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*126.11 %*	*30 - 135*							
LCSD 1										
alpha-BHC	113	10.0	%	100		113	60 - 140	1.39	140	
Heptachlor	121	10.0	%	100		121	60 - 140	0.27	140	
Aldrin	119	10.0	%	100		119	60 - 140	0.27	140	
Heptachlor epoxide	127	10.0	%	100		127	60 - 140	1.00	140	
gamma-Chlordane	116	10.0	%	100		116	60 - 140	0.91	140	
Endosulfan I	119	10.0	%	100		119	60 - 140	2.93	140	

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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Chlorinated Pesticides by GC/ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2404006 - EPA 8081										
LCSD 1										
4,4'-DDE	115	10.0	%	100		115	60 - 140	0.64	140	
Dieldrin	134	10.0	%	100		134	60 - 140	0.54	140	
Endrin	118	10.0	%	100		118	60 - 140	2.91	140	
4,4'-DDD	125	10.0	%	100		125	60 - 140	0.82	140	
Endosulfan II	123	10.0	%	100		123	60 - 140	3.44	140	
4,4'-DDT	111	10.0	%	100		111	60 - 140	0.02	140	
Endrin ketone	122	10.0	%	100		122	60 - 140	0.87	140	
Surrogate: TCMX		*127.72 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*126.60 %*	*30 - 135*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Technical Chlordane	ND	20.0	µg/kg							
Surrogate: TCMX		*134.04 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*127.04 %*	*30 - 135*							

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Stantec Consulting	Project: Warmington Eastvale	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 17:13

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration ra
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMS	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
F	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.

Chain-of-Custody Record

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Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- ☐ Immediate Attention - 200% (Advanced notice only)
- ☐ One Day TAT- 100% (Cut off time 11AM)
- ☐ Two Day TAT - 50% (Cut off time 12AM)
- ☐ Three Day TAT - 25% (Cut off time 1PM)
- ☐ Four Day TAT - 10% (Cut off time 2PM)
- ☒ Normal - No Surcharge

Date needed by: _____

LAB USE ONLY

Jones Project # J240797

Page 1 of 3

Client: Stantec
Date: 3-25-24
Project Name: Warrington Eastvale
Client Project #: 185806478
Project Address: Eastvale
Email: alicia.jansen@stantec.com
Phone: 909-654-8342
Report To: Alicia Jansen
Sampler: Alex Sobolew

Sample Container / Preservative Abbreviations
- AS - Acetate Sleeve
- SS - Stainless Steel Sleeve
- BS - Brass Sleeve
- G - Glass
- AB - Amber Bottle
- P - Plastic
- SOBI - Sodium Bisulfate
- MeOH - Methanol
- HCl - Hydrochloric Acid
- HNO3 - Nitric Acid
- O - Other (See Notes)

Analysis Requested

☐ EDF* - 10% Surcharge
*Global ID:

Temperature:
Cooler 1: 16.2 °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Arsenic/lead by 6010B	OC Pesticides 8081A									Number of Containers	Notes & Special Instructions
SVB1-1	8-25-24	725	-001	Ice	G	S	X	X									1	
SVB1-3		735	-002														1	hold
SVB2-1		800	-003				X	X									1	
SVB2-3		810	-004														1	hold
SVB3-1		830	-005				X	X									1	
SVB3-3		835	-006														1	hold
HA01-1		715	-007				X	X									1	
HA01-3		725	-008														1	hold
HA02-1		820	-009				X	X									1	
HA02-3		835	-010														1	hold

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name	(C) Total Number of Containers
Alex	Alex Sobolew		Chris Jones	
Company: Stantec	Date: 3-25-24 Time: 1240	Company: JEI	Date: 03/25/2024 Time: 1240	
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name	
Company	Date: Time	Company	Date Time	

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accura

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Chain-of-Custody Record

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Turnaround Time Requested:
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- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- ☒ Normal - No Surcharge

Date needed by: _____

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Jones Project # J240797
Page 2 of 3

Client: Stantec
Date: 3-25-24
Project Name: Warmington Eastvale
Client Project #: 185806478
Project Address:
Email: alicia.jansen@stantec.com
Phone: 909-654-8342
Report To: Alicia Jansen
Sampler: Alex Sobolew

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

□ EDF* - 10% Surcharge
*Global ID:

Temperature:
Cooler 1: 16.2 °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Arsenic/lead by 6010B	OCPs by 8081A	Number of Containers	Notes & Special Instructions
HA03-1	8-25-24	845	-011	Ice	G	S	X	X	1	
HA03-3		855	-012						1	
HA04-1		840	-013				X	X	1	
HA04-3		850	-014						1	
HA05-1		855	-015				X	X	1	
HA05-3		900	-016						1	
HA06-1		905	-017				X	X	1	
HA06-3		910	-018						1	
HA07-1		910	-019				X	X	1	
HA07-3		915	-020						1	

Total Number of Containers: 10

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name
Alex Sobolew	Alex Sobolew		Chris Jones
Company: Stantec	Date: 3-25-24 Time: 1240	Company: JEL	Date: 03/25/2024 Time: 1240
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name
	Date: Time	Company	Date Time

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Turnaround Time Requested:
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- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- ☒ Normal - No Surcharge

Date needed by:_____

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Jones Project # J240797

Page 3 of 3

Client: Stantec
Date: 3-25-24
Project Name: Warmington Eastvale
Client Project #: 185806478
Project Address:
Email: alicia.jansen@stantec.com
Phone: 909-654-8342
Report To: Alicia Jansen
Sampler: Alex Sobolev

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

□ EDF* - 10% Surcharge
*Global ID:

Temperature:
Cooler 1:_____°C
Cooler 2:_____°C
Cooler 3:_____°C

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Arsenic / lead by 6010B	OCPs by 8081A	Number of Containers	Notes & Special Instructions
HA08-1	3-25-24	930	-021	Fre	G	S	x	x	1	
HA08-3		955	-022						1	
HA09-1		930	-023				x	x	1	
HA09-3		935	-024						1	
HA10-1		925	-025				x	x	1	
HA10-3		930	-026						1	
HA11-1		940	-027				x	x	1	
HA11-3		950	-028						1	
HA12-1		945	-029				x	x	1	
HA12-3		955	-030						1	

Total Number of Containers: 10

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name
Alex M	Alex Sobolev		Chris Jones
Company: Stantec	Date: 3-25-24 Time: 1240	Company	Date: 03/25/2025 Time: 1240
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name
Company	Date: Time	Company	Date Time

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accural

Login Report

Customer Name: Stantec Consulting
Order ID: J240797
Purchase Order:
Order Date: 3/25/2024
Project ID: Warmington Eastvale
Comment:

Sample #: J240797-001 **Customer Sample #:** SVB1-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 7:25 AM
Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM
Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-003 **Customer Sample #:** SVB2-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 8:00 AM
Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM
Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-005 **Customer Sample #:** SVB3-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 8:30 AM
Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM
Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Customer Name: Stantec Consulting **Order ID:** J240797

Purchase Order: **Order Date:** 3/25/2024

Project ID: Warmington Eastvale

Comment:

Sample #: J240797-007 **Customer Sample #:** HA01-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 7:15 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-009 **Customer Sample #:** HA02-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 8:20 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-011 **Customer Sample #:** HA03-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 8:45 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-013 **Customer Sample #:** HA04-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 8:40 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Customer Name: Stantec Consulting **Order ID:** J240797

Purchase Order: **Order Date:** 3/25/2024

Project ID: Warmington Eastvale

Comment:

Sample #: J240797-015 **Customer Sample #:** HA05-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 8:55 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-017 **Customer Sample #:** HA06-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 9:05 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-019 **Customer Sample #:** HA07-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 9:10 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-021 **Customer Sample #:** HA08-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 9:30 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Customer Name: Stantec Consulting **Order ID:** J240797

Purchase Order: **Order Date:** 3/25/2024

Project ID: Warmington Eastvale

Comment:

Sample #: J240797-023 **Customer Sample #:** HA09-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 9:30 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-025 **Customer Sample #:** HA10-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 9:25 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-027 **Customer Sample #:** HA11-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 9:40 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Sample #: J240797-029 **Customer Sample #:** HA12-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/25/24 9:45 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 03/25/24 1:30 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	4/3/2024	
Lead, Pb		EPA 6010	4/2/2024	
OCPs		EPA 8081	4/2/2024	

Customer Name: Stantec Consulting **Order ID:** J240797

Purchase Order: **Order Date:** 3/25/2024

Project ID: Warmington Eastvale

Comment:

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	No
2. If not within temp. criteria, were samples received on ice?	Yes
3. If not within temp. criteria, were samples received chilled on same day of sampling?	Yes
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	N/A

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02 April 2024

Alicia Jansen
Stantec Consulting
735 EastCarnegie Drive, Suite 280
San Bernardino, CA 92408

Re: Phase I/II ESA

Enclosed are the results of analyses for samples received by the laboratory on 03/27/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Colby Wakeman
Lab Director

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SANTA FE SPRINGS, CA 90670
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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SVB-1	J240814-001	Soil Gas	03/27/2024 07:49	03/27/2024 09:40
SVB-2	J240814-002	Soil Gas	03/27/2024 08:04	03/27/2024 09:40
SVB-3	J240814-003	Soil Gas	03/27/2024 08:22	03/27/2024 09:40

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

DETECTIONS SUMMARY

Sample ID: SVB-1 **Laboratory ID:** J240814-001

Analyte	Result	Reporting Limit	Units	Method	Notes
Carbon Dioxide	1.32	0.0750	%	ASTM D1946	
Nitrogen	81.7	0.242	%	ASTM D1946	
Oxygen	17.2	0.100	%	ASTM D1946	
Chloroform	9	4	µg/m3	EPA 8260	
o-Xylene	4	4	µg/m3	EPA 8260	

Sample ID: SVB-2 **Laboratory ID:** J240814-002

Analyte	Result	Reporting Limit	Units	Method	Notes
Carbon Dioxide	0.990	0.0750	%	ASTM D1946	
Nitrogen	82.1	0.242	%	ASTM D1946	
Oxygen	17.2	0.100	%	ASTM D1946	
Benzene	5	3	µg/m3	EPA 8260	
Ethylbenzene	16	4	µg/m3	EPA 8260	
Freon 12	8	8	µg/m3	EPA 8260	
m,p-Xylene	89	8	µg/m3	EPA 8260	
o-Xylene	32	4	µg/m3	EPA 8260	
Tetrachloroethene	9	4	µg/m3	EPA 8260	
Toluene	11	4	µg/m3	EPA 8260	

Sample ID: SVB-3 **Laboratory ID:** J240814-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Carbon Dioxide	3.72	0.0750	%	ASTM D1946	
Nitrogen	84.1	0.242	%	ASTM D1946	
Oxygen	12.7	0.100	%	ASTM D1946	
Freon 12	10	8	µg/m3	EPA 8260	

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-1
J240814-001(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Fixed Gases by ASTM D1946								
Carbon Dioxide	1.32	0.0750	%	1	QC2403537		ASTM D194	
Oxygen	17.2	0.100	%	"	"		"	
Nitrogen	81.7	0.242	%	"	"		"	
Methane	ND	0.0225	%	"	"		"	
Carbon Monoxide	ND	0.0350	%	"	"		"	
Volatile Organic Compounds by EPA 8260								
Benzene	ND	3	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Bromodichloromethane	ND	4	µg/m3	"	"	"	"	
Bromoform	ND	4	µg/m3	"	"	"	"	
n-Butylbenzene	ND	6	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	6	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	6	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	4	µg/m3	"	"	"	"	
Chlorobenzene	ND	4	µg/m3	"	"	"	"	
Chloroform	9	4	µg/m3	"	"	"	"	
Dibromochloromethane	ND	4	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	4	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
Freon 12	ND	8	µg/m3	"	"	"	"	
Freon 11	ND	8	µg/m3	"	"	"	"	
Freon 113	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	4	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
Ethylbenzene	ND	4	µg/m3	"	"	"	"	
Isopropylbenzene	ND	4	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	4	µg/m3	"	"	"	"	
Methylene chloride	ND	4	µg/m3	"	"	"	"	
Naphthalene	ND	20	µg/m3	"	"	"	"	
n-Propylbenzene	ND	4	µg/m3	"	"	"	"	
Styrene	ND	4	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	4	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
Tetrachloroethene	ND	4	µg/m3	"	"	"	"	
Toluene	ND	4	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	4	µg/m3	"	"	"	"	

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-1
J240814-001(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,1,2-Trichloroethane	ND	4	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Trichloroethene	ND	4	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
Vinyl chloride	ND	4	µg/m3	"	"	"	"	
m,p-Xylene	ND	8	µg/m3	"	"	"	"	
o-Xylene	4	4	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Di-isopropylether	ND	20	µg/m3	"	"	"	"	
tert-amylmethylether	ND	20	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	200	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	40	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	40	µg/m3	"	"	"	"	
Acetone (LCC)	ND	40	µg/m3	"	"	"	"	

Surrogate: Toluene-d8	*93.19 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*105.41 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*100.28 %*	*60 - 140*

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-2
J240814-002(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Fixed Gases by ASTM D1946								
Carbon Dioxide	0.990	0.0750	%	1	QC2403537		ASTM D194	
Oxygen	17.2	0.100	%	"	"		"	
Nitrogen	82.1	0.242	%	"	"		"	
Methane	ND	0.0225	%	"	"		"	
Carbon Monoxide	ND	0.0350	%	"	"		"	
Volatile Organic Compounds by EPA 8260								
Benzene	5	3	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Bromodichloromethane	ND	4	µg/m3	"	"	"	"	
Bromoform	ND	4	µg/m3	"	"	"	"	
n-Butylbenzene	ND	6	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	6	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	6	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	4	µg/m3	"	"	"	"	
Chlorobenzene	ND	4	µg/m3	"	"	"	"	
Chloroform	ND	4	µg/m3	"	"	"	"	
Dibromochloromethane	ND	4	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	4	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
Freon 12	8	8	µg/m3	"	"	"	"	
Freon 11	ND	8	µg/m3	"	"	"	"	
Freon 113	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	4	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
Ethylbenzene	16	4	µg/m3	"	"	"	"	
Isopropylbenzene	ND	4	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	4	µg/m3	"	"	"	"	
Methylene chloride	ND	4	µg/m3	"	"	"	"	
Naphthalene	ND	20	µg/m3	"	"	"	"	
n-Propylbenzene	ND	4	µg/m3	"	"	"	"	
Styrene	ND	4	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	4	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
Tetrachloroethene	9	4	µg/m3	"	"	"	"	
Toluene	11	4	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	4	µg/m3	"	"	"	"	

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-2
J240814-002(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,1,2-Trichloroethane	ND	4	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Trichloroethene	ND	4	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
Vinyl chloride	ND	4	µg/m3	"	"	"	"	
m,p-Xylene	89	8	µg/m3	"	"	"	"	
o-Xylene	32	4	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Di-isopropylether	ND	20	µg/m3	"	"	"	"	
tert-amylmethylether	ND	20	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	200	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	40	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	40	µg/m3	"	"	"	"	
Acetone (LCC)	ND	40	µg/m3	"	"	"	"	

Surrogate: Toluene-d8	*94.04 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*99.05 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*98.44 %*	*60 - 140*

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-3
J240814-003(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Fixed Gases by ASTM D1946								
Carbon Dioxide	3.72	0.0750	%	1	QC2403537		ASTM D194	
Oxygen	12.7	0.100	%	"	"		"	
Nitrogen	84.1	0.242	%	"	"		"	
Methane	ND	0.0225	%	"	"		"	
Carbon Monoxide	ND	0.0350	%	"	"		"	
Volatile Organic Compounds by EPA 8260								
Benzene	ND	3	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Bromodichloromethane	ND	4	µg/m3	"	"	"	"	
Bromoform	ND	4	µg/m3	"	"	"	"	
n-Butylbenzene	ND	6	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	6	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	6	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	4	µg/m3	"	"	"	"	
Chlorobenzene	ND	4	µg/m3	"	"	"	"	
Chloroform	ND	4	µg/m3	"	"	"	"	
Dibromochloromethane	ND	4	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	4	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	8	µg/m3	"	"	"	"	
Freon 12	10	8	µg/m3	"	"	"	"	
Freon 11	ND	8	µg/m3	"	"	"	"	
Freon 113	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	4	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	4	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	4	µg/m3	"	"	"	"	
Ethylbenzene	ND	4	µg/m3	"	"	"	"	
Isopropylbenzene	ND	4	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	4	µg/m3	"	"	"	"	
Methylene chloride	ND	4	µg/m3	"	"	"	"	
Naphthalene	ND	20	µg/m3	"	"	"	"	
n-Propylbenzene	ND	4	µg/m3	"	"	"	"	
Styrene	ND	4	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	4	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
Tetrachloroethene	ND	4	µg/m3	"	"	"	"	
Toluene	ND	4	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	4	µg/m3	"	"	"	"	

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

SVB-3
J240814-003(Soil Gas)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,1,2-Trichloroethane	ND	4	µg/m3	1	QC2403522	03/27/24	EPA 8260	
Trichloroethene	ND	4	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4	µg/m3	"	"	"	"	
Vinyl chloride	ND	4	µg/m3	"	"	"	"	
m,p-Xylene	ND	8	µg/m3	"	"	"	"	
o-Xylene	ND	4	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	20	µg/m3	"	"	"	"	
Di-isopropylether	ND	20	µg/m3	"	"	"	"	
tert-amylmethylether	ND	20	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	200	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	40	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	40	µg/m3	"	"	"	"	
Acetone (LCC)	ND	40	µg/m3	"	"	"	"	

Surrogate: Toluene-d8	*92.59 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*103.83 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*97.17 %*	*60 - 140*

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Colby Wakeman
Lab Director

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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Fixed Gases by ASTM D1946 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403537 - ASTM D1946										
LCS 1										
Carbon Dioxide	7.70	0.0750	%	7.5		103	80 - 120			
Oxygen	10.4	0.100	%	10		104	80 - 120			
Nitrogen	25.1	0.242	%	24.25		104	80 - 120			
Methane	1.99	0.0225	%	2.25		88	80 - 120			
Carbon Monoxide	3.68	0.0350	%	3.5		105	80 - 120			
LCSD 1										
Carbon Dioxide	7.80	0.0750	%	7.5		104	80 - 120	1.29	120	
Oxygen	10.4	0.100	%	10		104	80 - 120	0.10	120	
Nitrogen	25.1	0.242	%	24.25		104	80 - 120	0.00	120	
Methane	1.92	0.0225	%	2.25		85	80 - 120	3.58	120	
Carbon Monoxide	3.69	0.0350	%	3.5		105	80 - 120	0.27	120	
Method Blank 1										
Carbon Dioxide	ND	0.0750	%							
Oxygen	19.8	0.100	%							
Nitrogen	80.3	0.242	%							
Methane	ND	0.0225	%							
Carbon Monoxide	ND	0.0350	%							

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Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
CCV 1										
Benzene	10	4	%	10		98	80 - 120		120	
Chlorobenzene	10	4	%	10		103	80 - 120		120	
1,1-Dichloroethene	11	4	%	10		113	80 - 120		120	
cis-1,2-Dichloroethene	10	4	%	10		101	80 - 120		120	
Ethylbenzene	9	4	%	10		93	80 - 120		120	
Tetrachloroethene	10	4	%	10		104	80 - 120		120	
Toluene	10	4	%	10		101	80 - 120		120	
1,1,1-Trichloroethane	10	4	%	10		103	80 - 120		120	
Trichloroethene	10	4	%	10		105	80 - 120		120	
1,2,4-Trimethylbenzene	9	4	%	10		93	80 - 120		120	
Vinyl chloride	10	4	%	10		99	80 - 120		120	
LCS 1										
Benzene	2.74	4	%	2.5		110	70 - 130			
Chlorobenzene	2.77	4	%	2.5		111	70 - 130			
1,1-Dichloroethene	3.24	4	%	2.5		130	60 - 140			
cis-1,2-Dichloroethene	2.88	4	%	2.5		115	70 - 130			
Ethylbenzene	2.23	4	%	2.5		89	70 - 130			
Tetrachloroethene	2.97	4	%	2.5		119	70 - 130			
Toluene	2.82	4	%	2.5		113	70 - 130			
1,1,1-Trichloroethane	2.85	4	%	2.5		114	70 - 130			
Trichloroethene	3.12	4	%	2.5		125	70 - 130			
1,2,4-Trimethylbenzene	2.09	4	%	2.5		84	70 - 130			
Vinyl chloride	3.14	4	%	2.5		126	60 - 140			
Surrogate: Toluene-d8		*97.82 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*103.61 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*103.04 %*	*60 - 140*							
LCSD 1										
Benzene	2.99	4	%	2.5		120	70 - 130	8.69	130	
Chlorobenzene	3.00	4	%	2.5		120	70 - 130	7.92	130	
1,1-Dichloroethene	3.44	4	%	2.5		138	60 - 140	6.16	140	
cis-1,2-Dichloroethene	2.90	4	%	2.5		116	70 - 130	0.86	130	
Ethylbenzene	2.49	4	%	2.5		100	70 - 130	10.90	130	
Tetrachloroethene	2.93	4	%	2.5		117	70 - 130	1.59	130	
Toluene	2.89	4	%	2.5		115	70 - 130	2.17	130	
1,1,1-Trichloroethane	2.99	4	%	2.5		120	70 - 130	4.65	130	
Trichloroethene	3.20	4	%	2.5		128	70 - 130	2.37	130	

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
LCSD 1										
1,2,4-Trimethylbenzene	2.21	4	%	2.5		88	70 - 130	5.62	130	
Vinyl chloride	3.20	4	%	2.5		128	60 - 140	1.85	140	
Surrogate: Toluene-d8		*97.05 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*103.62 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*102.76 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	4	µg/m3							
Bromodichloromethane	ND	4	µg/m3							
Bromoform	ND	4	µg/m3							
n-Butylbenzene	ND	6	µg/m3							
sec-Butylbenzene	ND	6	µg/m3							
tert-Butylbenzene	ND	6	µg/m3							
Carbon tetrachloride	ND	4	µg/m3							
Chlorobenzene	ND	4	µg/m3							
Chloroform	ND	4	µg/m3							
Dibromochloromethane	ND	4	µg/m3							
1,2-Dibromoethane (EDB)	ND	4	µg/m3							
1,2-Dichlorobenzene	ND	8	µg/m3							
1,3-Dichlorobenzene	ND	8	µg/m3							
1,4-Dichlorobenzene	ND	8	µg/m3							
Freon 12	ND	8	µg/m3							
Freon 11	ND	8	µg/m3							
Freon 113	ND	8	µg/m3							
1,1-Dichloroethane	ND	4	µg/m3							
1,2-Dichloroethane	ND	4	µg/m3							
1,1-Dichloroethene	ND	4	µg/m3							
cis-1,2-Dichloroethene	ND	4	µg/m3							
trans-1,2-Dichloroethene	ND	4	µg/m3							
Ethylbenzene	ND	4	µg/m3							
Isopropylbenzene	ND	4	µg/m3							
4-Isopropyltoluene	ND	4	µg/m3							
Methylene chloride	ND	4	µg/m3							
Naphthalene	ND	20	µg/m3							
n-Propylbenzene	ND	4	µg/m3							
Styrene	ND	4	µg/m3							
1,1,1,2-Tetrachloroethane	ND	4	µg/m3							

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
Method Blank 1										
1,1,2,2-Tetrachloroethane	ND	8	µg/m3							
Tetrachloroethene	ND	4	µg/m3							
Toluene	ND	4	µg/m3							
1,1,1-Trichloroethane	ND	4	µg/m3							
1,1,2-Trichloroethane	ND	4	µg/m3							
Trichloroethene	ND	4	µg/m3							
1,2,4-Trimethylbenzene	ND	4	µg/m3							
1,3,5-Trimethylbenzene	ND	4	µg/m3							
Vinyl chloride	ND	4	µg/m3							
m,p-Xylene	ND	8	µg/m3							
o-Xylene	ND	4	µg/m3							
Methyl-tert-butylether	ND	20	µg/m3							
Ethyl-tert-butylether	ND	20	µg/m3							
Di-isopropylether	ND	20	µg/m3							
tert-amylmethylether	ND	20	µg/m3							
tert-Butylalcohol	ND	200	µg/m3							
n-Hexane (LCC)	ND	40	µg/m3							
n-Pentane (LCC)	ND	40	µg/m3							
Acetone (LCC)	ND	40	µg/m3							
Surrogate: Toluene-d8		*94.76 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.72 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*99.59 %*	*60 - 140*							
Sample Blank 1										
Benzene	ND	4	µg/m3							
Bromodichloromethane	ND	4	µg/m3							
Bromoform	ND	4	µg/m3							
n-Butylbenzene	ND	6	µg/m3							
sec-Butylbenzene	ND	6	µg/m3							
tert-Butylbenzene	ND	6	µg/m3							
Carbon tetrachloride	ND	4	µg/m3							
Chlorobenzene	ND	4	µg/m3							
Chloroform	ND	4	µg/m3							
Dibromochloromethane	ND	4	µg/m3							
1,2-Dibromoethane (EDB)	ND	4	µg/m3							
1,2-Dichlorobenzene	ND	8	µg/m3							
1,3-Dichlorobenzene	ND	8	µg/m3							

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
Sample Blank 1										
1,4-Dichlorobenzene	ND	8	µg/m3							
Freon 12	ND	8	µg/m3							
Freon 11	ND	8	µg/m3							
Freon 113	ND	8	µg/m3							
1,1-Dichloroethane	ND	4	µg/m3							
1,2-Dichloroethane	ND	4	µg/m3							
1,1-Dichloroethene	ND	4	µg/m3							
cis-1,2-Dichloroethene	ND	4	µg/m3							
trans-1,2-Dichloroethene	ND	4	µg/m3							
Ethylbenzene	ND	4	µg/m3							
Isopropylbenzene	ND	4	µg/m3							
4-Isopropyltoluene	ND	4	µg/m3							
Methylene chloride	ND	4	µg/m3							
Naphthalene	ND	20	µg/m3							
n-Propylbenzene	ND	4	µg/m3							
Styrene	ND	4	µg/m3							
1,1,1,2-Tetrachloroethane	ND	4	µg/m3							
1,1,2,2-Tetrachloroethane	ND	8	µg/m3							
Tetrachloroethene	ND	4	µg/m3							
Toluene	ND	4	µg/m3							
1,1,1-Trichloroethane	ND	4	µg/m3							
1,1,2-Trichloroethane	ND	4	µg/m3							
Trichloroethene	ND	4	µg/m3							
1,2,4-Trimethylbenzene	ND	4	µg/m3							
1,3,5-Trimethylbenzene	ND	4	µg/m3							
Vinyl chloride	ND	4	µg/m3							
m,p-Xylene	ND	8	µg/m3							
o-Xylene	ND	4	µg/m3							
Methyl-tert-butylether	ND	20	µg/m3							
Ethyl-tert-butylether	ND	20	µg/m3							
Di-isopropylether	ND	20	µg/m3							
tert-amylmethylether	ND	20	µg/m3							
tert-Butylalcohol	ND	200	µg/m3							
n-Hexane (LCC)	ND	40	µg/m3							
n-Pentane (LCC)	ND	40	µg/m3							
Acetone (LCC)	ND	40	µg/m3							

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2403522 - EPA 8260										
Sample Blank 1										
Surrogate: Toluene-d8		*95.10 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*107.38 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*99.20 %*	*60 - 140*							

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project: Phase I/II ESA	
735 EastCarnegie Drive, Suite 280	Project Number: 185806478	Reported
San Bernardino, CA 92408	Project Manager: Alicia Jansen	04/02/24 10:36

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration ra
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
F	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

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Login Report

Customer Name: Stantec Consulting
Order ID: J240814
Purchase Order:
Order Date: 3/27/2024
Project ID: Phase I/II ESA
Comment:

Sample #: J240814-001 **Customer Sample #:** SVB-1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/27/24 7:49 AM
Quantity: 1 **Matrix:** Soil Gas **Date Received:** 03/27/24 9:40 AM
Comment:

Test	Test Group	Method	Due Date	Priority
Fixed Gases		ASTM D1946	4/4/2024	
Low Level		8260B	4/4/2024	

Sample #: J240814-002 **Customer Sample #:** SVB-2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/27/24 8:04 AM
Quantity: 1 **Matrix:** Soil Gas **Date Received:** 03/27/24 9:40 AM
Comment:

Test	Test Group	Method	Due Date	Priority
Fixed Gases		ASTM D1946	4/4/2024	
Low Level		8260B	4/4/2024	

Sample #: J240814-003 **Customer Sample #:** SVB-3 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 03/27/24 8:22 AM
Quantity: 1 **Matrix:** Soil Gas **Date Received:** 03/27/24 9:40 AM
Comment:

Test	Test Group	Method	Due Date	Priority
Fixed Gases		ASTM D1946	4/4/2024	
Low Level		8260B	4/4/2024	

Customer Name: Stantec Consulting **Order ID:** J240814

Purchase Order: **Order Date:** 3/27/2024

Project ID: Phase I/II ESA

Comment:

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	N/A
2. If not within temp. criteria, were samples received on ice?	N/A
3. If not within temp. criteria, were samples received chilled on same day of sampling?	N/A
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	N/A
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Air Chain-of-Custody Record

Lab Use Only
Jones Project # J240814
Page 1 of 1

Client: Stantec Consulting Services Inc.
Date: 3/27/24
Client Address: 735 E. Carnegie Dr. Ste 280 San Bernardino, CA 92408
Client Project #: 185806478
Project Name: Phase 1/11 ESA
Project Address: 8312 Grapewine St. Corona, CA 92880
Report To: Alicia Jansen
Email/Phone: 909-654-8342
Sampler: Stephanie Salas

Purge Rate: 200 cc/min
Shut In Test: (Y) / N

Turn Around Requested
- ☐ Immediate Attention - 200%
- ☐ Rush 24 Hours - 100%
- ☐ Rush 48 Hours - 50%
- ☐ Rush 72 Hours - 25%
- ☐ Rush 96 Hours - 10%
- ☑ Normal - No Surcharge

Tracer
- ☑ n-pentane
- ☑ n-hexane
- ☐ n-heptane
- ☐ Helium
- ☐ 1,1-DFA
- ☑ Acetone

Report Options
- EDD ____
- EDF* - 10% Surcharge ____
- *Global ID ____

Gasoline Range Organics
- ☐ Yes ☒ No

Summa Cannister Size
- ☑ 1L ☐ 6L

Units Requested
- ☒ ug/m3 ☐ ug/L ☐ ppmV

Analysis Requested

Sample ID	Date Collected	Purge Number	Purge Volume	Laboratory Sample ID	Canister ID	Cannister Start Pressure	Cannister End Pressure	Flow Rate (cc/min)	Sampling Start Time	Sampling End Time	~~TO15~~ Fixed Gases	8260B LOW LEVEL	Magnehelic Reading (in/H_2O)	Number of Containers
SVB-1	3/27	3	1630	-001	01800	-30	-5	200	743	749	X	X	<2	
SVB-2	3/27	3	1630	-002	01505	-28	-4	200	759	804	X	X	10	
SVB-3	3/27	3	1630	-003	01749	-30	-5	200	817	822	X	X	<2	

Relinquished By (Signature):	Date:	Recieved By (Signature):	Date:
Alex Im	3-27-24	[signature]	3/27/24
Company: Stantec	Time: 830	Company: JEL	Time: 830
Relinquished By (Signature): [signature]	Date: 3/27/24	Recieved By Laboratory (Signature): Sarah [signature]	Date: 3/27/24
Company: JEL	Time: 940	Company: JEL	Time: 0940

The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specificied above under the Terms and Conditions.

3561

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Eastvale
12373 Limonite Ave., Suite 910
Eastvale, CA 91752
Attention: City Clerk

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §27383

Space above this line for Recorder's use.

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

AFFORDABLE HOUSING AGREEMENT

AND

DECLARATION OF RESTRICTIVE COVENANTS

by and between

THE CITY OF EASTVALE

and

_____

(Density Bonus Below Market-Rate For-Sale Units)

This Affordable Housing Agreement (this "**Agreement**") is entered into effective as of _____, 2025 (the "**Effective Date**") by and among the City of Eastvale, a California municipal corporation ("**City**"), _____, a [California] ("**Developer**"). City and Developer are referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

The following recitals are an integral part of this Agreement and are binding on the Parties. Capitalized terms used in these Recitals and elsewhere in this Agreement shall have the meanings ascribed to such terms as set forth in Section 2 below.

A. Developer is the owner of the real property located in the City of Eastvale, Riverside County, California consisting of approximately 8.3 acres, located at 8312 Grapewin Street and 8330 Archibald Avenue in the City of Eastvale, known as Riverside County Assessor's Parcel Nos. 130-070-021, 130-070-015, and 130-080-004 and more particularly described in Exhibit A attached hereto (the "**Property"**).

B. Developer intends to construct a seventy-six (76) unit residential development (the "**Project"**) on the Property in accordance with City of Eastvale City Council Resolution No. _____ adopted on _____, 202_, approving the Project subject to conditions of approval related to development of the Property and the Project (**"Conditions of Approval")**.

C. The Project includes the development of four (4) residential units that will be sold to Eligible Households at an Affordable Sales Price in accordance with the state density bonus provisions in Government Code sections 65915 to 65918 ("**Density Bonus Law**").

D. This Agreement is intended to satisfy the requirements of the Density Bonus Law, and to regulate and restrict the Project's Restricted Units for sale to Eligible Purchasers at Affordable Sales Prices. The Parties intend the covenants set forth in this Agreement to run with the land and to be binding upon Developer and Developer's successors and assigns.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals Incorporated. The Recitals set forth above are hereby incorporated into this Agreement.

2. Definitions. The following terms shall have the meanings set forth below whenever used in this Agreement or the Exhibits hereto, unless the context clearly indicates otherwise.

"Actual Household Size" means the actual number of persons in the applicable household.

"**Affordable Housing Cost**" means a monthly obligation to pay mortgage payments (principal and interest), property taxes, property insurance, mortgage insurance, utilities, and

homeowners' association dues (if applicable) in an aggregate amount not greater than one-twelfth of thirty percent (30%) of fifty percent (50%) of Area Median Income, adjusted for Household Size Appropriate for the Unit.

"Affordable Sales Price" means the maximum sales price for a Restricted Unit as determined by the City pursuant to Exhibit C that will result in an Affordable Housing Cost for the homebuyer.

"**Area Median Income**" **or** "**AMI**" means the median annual income for Riverside County, California, adjusted for Actual Household Size, as determined by the U.S. Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937 and as published from time to time by the State of California Department of Housing and Community Development in Section 6932 of Title 25 of the California Code of Regulations or successor provision published pursuant to California Health and Safety Code Section 50093(c).

"City" means the City of Eastvale, California

"City's Authorized Representative" means the City Manager of the City of Eastvale.

"City Council" means the City Council of the City of Eastvale.

"Claims" is defined in Section 10.

"Conditions of Approval" is defined in Recital B.

"Density Bonus Law" is defined in Recital C.

"Developer" is defined in the preamble to this Agreement. Each reference herein to the "Developer" shall mean the Developer and the Developer's successors and assigns.

"Eligible Purchaser" means a person whose annual household Gross Income does not exceed the qualifying limit for Very Low Income Households and who demonstrates to the reasonable satisfaction of the City that they:

(i) Will provide funds (cannot be financed) in the amount of at least three percent (3%) of the purchase price of the Restricted Unit;

(ii) Will qualify for and obtain a mortgage loan to finance acquisition of the Restricted Unit in a maximum amount equal to ninety-seven percent (97%) of the sales price plus closing costs; and

(iii) Will, after purchase of a Restricted Unit, have a monthly housing cost (principal, interest, taxes, insurance and homeowner association fees) that does not exceed Affordable Housing Cost.

"Excess Proceeds Note" means the Secured Promissory Note that each purchaser of a Restricted Unit will be required to execute for the benefit of City at the closing for the purchase of the Restricted Unit. The Excess Proceeds Note shall be in a form approved by City.

"Gross Income" shall have the meaning set forth in Section 6914 of Title 25 of the California Code of Regulations as such Section may be revised from time to time, and shall mean the combined Gross Income of all adult persons in the applicable household.

"Household Size Appropriate for the Unit" means the number of bedrooms in a dwelling unit plus one, consistent with Section 50052.5(h) of the California Health and Safety Code, subject to the application of federal rules and regulations applicable to Project financing sources (if any).

"Indemnitees" is defined in Section 10.

"Map" means the final Subdivision Map for the Property that will be recorded in the Official Records.

"Market-Rate Units" means the residential units to be constructed within the Project that are not Restricted Units.

"Official Records" means the Official Records of the Riverside County Recorder.

"Performance Deed of Trust" means the Performance Deed of Trust and Assignment of Rents, that each purchaser of a Restricted Unit will be required to execute for the benefit of City to secure the homebuyer obligations under the Resale Restriction Agreement and the Excess Proceeds Note. The Performance Deed of Trust will be in a form approved by City, and will be recorded in the Official Records at the closing for the sale of each Restricted Unit.

"Project" is defined in Recital B.

"Property" is defined in Recital A.

"**Resale Restriction Agreement**" means the Affordable Housing Resale Restriction Agreement and Option to Purchase that each purchaser of a Restricted Unit will be required to execute at the closing for the purchase of the Restricted Unit. The Resale Restriction Agreement shall be in a form approved and executed by City, and will be recorded in the Official Records against the Restricted Unit at the closing for the sale of the Restricted Unit.

"Restricted Units" means the four (4) residential units to be constructed within the Project that are required to be sold at Affordable Sales Price to Eligible Purchasers pursuant to this Agreement.

"Site Plan" means the site plan for the Project approved by the City Council in conjunction with its approval of the Project and attached hereto as Exhibit B. The Site Plan depicts the location of the Restricted Units.

"Very Low Income Household" means a household income that does not exceed the qualifying limit of AMI for very low income families for Riverside County, adjusted for Actual Household Size, as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and published by the California Department of Housing and Community Development in the California Code of Regulations.

3. Compliance with Conditions of Approval. Developer shall construct the Project in accordance with plans approved by City, and shall satisfy all Conditions of Approval, including without limitation, all contingencies regarding the issuance of permits, entitlements, and certificates of occupancy for the Project, which shall remain in full force and effect and unmodified by this Agreement. Developer shall comply with the Density Bonus Law by selling four (4) residential units developed within the Project to Eligible Households at Affordable Sales Prices in accordance with the terms of this Agreement.

4. Restricted Units, Income Categories. Developer hereby covenants and agrees for itself and its successors and assigns, that all of the Restricted Units shall be sold to Eligible Households at Affordable Sales Price in accordance with this Agreement. The Restricted Units shall consist of four (4) three-bedroom units and shall be restricted for sale at Affordable Sales Prices to Eligible Purchasers that qualify as Very Low Income Households. In connection with the sale of each Restricted Unit, the City and the homebuyer will execute a Resale Restriction Agreement that will be recorded against the Restricted Unit, the homebuyer will be obligated to execute and deliver to City an Excess Proceeds Note, and the homebuyer will be obligated to execute a Performance Deed of Trust that will be recorded against the Restricted Unit. Among other requirements, the Resale Restriction Agreement for each Restricted Unit shall provide that the Restricted Unit must be occupied as the homebuyer's principal residence. Developer shall not sell or transfer any Restricted Unit unless and until the documents described above are executed and approved by City.

5. Phasing; Location; Amenities. The Restricted Units shall be constructed and made available for sale to Eligible Households concurrently with the Market-Rate Units throughout the construction of the Project. The Restricted Units shall not be concentrated in one location within the Project, but instead shall be dispersed throughout the Project, and shall be located as shown on the Site Plan. The Restricted Units shall be comparable to the Market-Rate Units in the Project in their appearance, materials, and exterior and interior finishes, appliances, and fixtures. The Restricted Units must contain dishwashers, refrigerators, garbage disposals, cooking facilities, and laundry facilities. The City shall have the right to inspect the Restricted Units to determine whether they have been constructed in accordance with this Section. Residents of Restricted Units shall have access to all Project amenities and recreational facilities available to residents of the Project's Market-Rate Units.

6. Recordation of Agreement; Term**.** This Agreement shall be recorded against the Property in the Official Records promptly following its execution by all Parties, and as a condition precedent to the recordation of a final subdivision map for the Property. This Agreement shall remain effective and fully binding regardless of any sale, assignment, transfer, or conveyance of the Property or the Project or any part thereof or interest therein, and shall remain in effect until all Restricted Units have been sold at Affordable Sales Prices to Eligible Households in accordance with this Agreement.

7. No Subordination. Developer hereby represents, warrants and covenants that with the exception of easements of record, absent the written consent of City which City may grant or withhold in the exercise of its sole discretion, this Agreement shall not be subordinated in priority to any lien (other than those pertaining to taxes or assessments), encumbrance, or other

interest in the Property or the Project. If at the time this Agreement is recorded, any interest, lien, or encumbrance has been recorded against the Project in position superior to this Agreement, upon the request of City, Developer hereby covenants and agrees to promptly undertake all action necessary to clear such matter from title or to subordinate such interest to this Agreement consistent with the intent of and in accordance with this Section 7, and to provide such evidence thereof as City may reasonably request.

8. Binding on Successors; Covenants Run with the Land. Developer hereby subjects the Property to the covenants and restrictions set forth in this Agreement. The Parties hereby declare their express intent that the covenants and restrictions set forth herein shall be deemed covenants running with the land pursuant to California Civil Code §1468, and subject to the provisions of Section 9 below, shall be binding upon and inure to the benefit of the respective heirs, administrators, executors, successors in interest, transferees, and assigns of Developer and City, regardless of any sale, assignment, conveyance or transfer of the Property or any part thereof or interest therein. So long as this Agreement remains of record, any conveyance of the Property shall be conclusively held to have been delivered and accepted subject the requirements set forth in this Agreement, without regard to whether any party to such transaction has actual knowledge of the restrictions hereof. The burden of this Agreement touches and concerns each of the Restricted Units, the Project and the Property in that the restrictions set forth herein may render the owner's interest therein less valuable, and they enhance and increase the enjoyment and use of the Project, the Property and the Restricted Units by Eligible Purchasers who will benefit from such covenants and restrictions. Developer agrees for itself and for its successors that in the event that a court of competent jurisdiction determines that the covenants herein do not run with the land, such covenants shall be enforced as equitable servitudes against the Property in favor of City.

9. Reconveyance. Concurrently with the sale of each Restricted Unit to an Eligible Purchaser and recordation of the Resale Restriction Agreement and the Performance Deed of Trust, the Parties shall execute and record appropriate instruments to release and reconvey this Agreement as to such Restricted Unit. Such instrument shall be deposited with the escrow holder with instructions to record it concurrently with the close of escrow for the sale of the Restricted Unit to the Eligible Purchaser. Upon the sale of all Restricted Units, this Agreement shall terminate, and Developer shall be released from all obligations hereunder except those that expressly survive termination. Nothing contained herein shall terminate Developer's obligations if any, with regard to the construction and quality of the Restricted Units, which obligations shall survive the sale of the Restricted Units and shall terminate only as provided by law.

10. Hold Harmless and Indemnification. To the greatest extent permitted by law, Developer will indemnify, defend (with counsel approved by City) and hold harmless City and its elected and appointed officials, officers, employees, agents, consultants, contractors, and board members (all of the foregoing, collectively the "**Indemnitees**") from and against all liability, loss, cost, expense (including without limitation attorneys' fees and costs of litigation), claim, demand, action, suit, judicial or administrative proceeding, penalty, deficiency, fine, order, and damage (all of the foregoing collectively "**Claims**") arising directly or indirectly, in whole or in part, as a result of or in connection with or relating in any manner to the Property, the Project, the Restricted Units, or Developer's performance or non-performance under this Agreement, except to the extent arising from the gross negligence or willful misconduct of the Indemnitees. The

provisions of this Section shall survive the expiration or other termination of this Agreement and the release of part or all of the Property from the burdens of this Agreement.

11. Default; Remedies. In the event of any breach of this Agreement, the non-defaulting Party shall provide written notice of default to the Party in default. If the default is not cured within thirty (30) days after delivery of such notice, then the non-defaulting Party shall have the right to take legal or other action to enforce this Agreement, including without limitation, bringing an action for equitable relief seeking the specific performance of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of such terms and conditions, and/or seeking declaratory relief or damages. Each of the remedies provided herein is cumulative and not exclusive, and each Party may exercise from time to time any rights and remedies available to it under applicable law or in equity, in addition to, and not in lieu of, any rights and remedies expressly provided in this Agreement.

12. Fair Housing; Non-Discrimination. Developer shall comply with all applicable State and federal fair housing laws in the marketing and sale of all residential units in the Project. Developer shall not restrict the rental, sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, the Project, or any portion thereof, on the basis of race, color, religion, creed, sex, sexual orientation, disability, actual or perceived gender identity, marital status, ancestry, or national origin of any person. Developer covenants for itself and all persons claiming under or through it, and this Agreement is made and accepted upon and subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property or part thereof, nor shall Developer or any person claiming under or through Developer establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in, of, or for the Property or part thereof. Developer shall include such provision in all deeds, leases, contracts and other instruments executed by Developer, and shall enforce the same diligently and in good faith.

13. Mortgagee Protection. No violation of any provision contained herein shall defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value upon all or any portion of the Project or the Property, and the purchaser at any trustee's sale or foreclosure sale shall not be liable for any violation of any provision hereof occurring prior to the acquisition of title by such purchaser. Such purchaser shall be bound by and subject to this Agreement from and after such trustee's sale or foreclosure sale.

14. Miscellaneous.

14.1 Notices. Except as otherwise specified herein, all notices to be sent pursuant to this Agreement shall be made in writing, and sent to the Parties at their respective addresses specified below or to such other address as a Party may designate by written notice delivered to the other parties in accordance with this Section. All such notices shall be sent by: (i) personal delivery, in which case notice is effective upon delivery; (ii) certified or registered mail, return

receipt requested, in which case notice shall be deemed delivered upon receipt if delivery is confirmed by a return receipt; or (iii) nationally recognized overnight courier, with charges prepaid or charged to the sender's account, in which case notice is effective on delivery if delivery is confirmed by the delivery service.

City:

City of Eastvale
12373 Limonite Ave., Ste. 910
Eastvale, CA 91752
Attention: Community Development Director

Developer:

Developer:

_____
_____
_____
Attention:_____

14.2 No Third-Party Beneficiaries. This Agreement is not intended to be for the benefit of any person other than the Parties and their permitted successors and assigns.

14.3 Attorneys' Fees. If any legal or administrative action is brought to interpret or enforce the terms of this Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action, including without limitation, attorneys' fees attributable to City's in-house counsel based upon comparable fees of private attorneys practicing in Riverside County.

14.4 Amendments. This Agreement may be amended, changed, or modified only by an agreement in writing signed by the Parties or their respective permitted successors and recorded in the Official Records.

14.5 No Waiver. Any waiver of any term or provision of this Agreement must be in writing. No waiver shall be implied from any delay or failure by a Party to take action on any breach or default hereunder or to pursue any remedy allowed under this Agreement or applicable law. No failure or delay by a Party at any time to require strict performance of any provision of this Agreement or to exercise any election contained herein or any right, power or remedy hereunder shall be construed as a waiver of any other provision or any succeeding breach of the same or any other provision hereof or a relinquishment for the future of such election.

14.6 Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or illegal, such invalidity or illegality shall not affect, impair or invalidate any other provision hereof, and such remaining provisions shall remain in full force and effect.

14.7 Headings; Interpretation. The captions used in this Agreement are for convenience only and shall not be considered in the construction or interpretation of any provision hereof. Unless expressly stated otherwise, each reference to a particular Section of this Agreement shall mean all subsections and subparagraphs of such Section. The language of this Agreement shall be construed as a whole according to its fair meaning and not strictly for or against any Party, notwithstanding the drafting of the Agreement by any Party or Party's representative. All references in this Agreement to particular statutes, regulations, ordinances or resolutions of the United States, the State of California, or the City of Eastvale shall be deemed to include the same statute, regulation, ordinance or resolution as hereafter amended or renumbered, or if repealed, to such other provisions as may thereafter govern the same subject.

14.8 Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of Riverside County, California or in the Federal District Court for the Central District of California.

14.9 Authority. Each person executing this Agreement on behalf of a Party represents warrants that he or she has the actual authority to execute and deliver the Agreement on behalf of such Party and that the Agreement is binding on such Party.

14.10 Entire Agreement; Exhibits. This Agreement, together with the Conditions of Approval, contains the entire agreement of Parties with respect to the subject matter hereof, and supersedes all prior oral or written agreements with respect thereto. Exhibits A through C attached hereto are incorporated herein by this reference. The Parties each acknowledge and agree that they have not relied on any representations of the other Parties or their representatives, except to the extent that such representations are expressly set forth herein.

14.11 Further Assurances. Each Party shall execute, acknowledge and deliver to the other Parties such other documents and instruments, and take such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement

14.12 Parties Not Co-Venturers; No Agency Relationship. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one another. The relationship of the Parties shall not be construed as a joint venture, equity venture, partnership or any other relationship. City neither undertakes nor assumes any responsibility or duty to Developer (except as expressly provided in this Agreement) or to any third party with respect to the Project. Developer and its agents and employees shall at no time pretend to be or hold themselves out as employees or agents of City, and Developer shall have no authority to act as an agent or to bind City to any obligation.

14.13 Action by the City. Whenever action and/or approval by City is required under this Agreement, such action or approval shall be in writing, and the City's Authorized Representative or his or her designee may act on and/or approve such matter unless specifically provided otherwise, or the City's Authorized Representative determines in his or her discretion that such action or approval requires referral to City Council for consideration.

14.14 Non-Liability of City and City Officials, Employees and Agents. No member, official, employee or agent of the City shall be personally liable to Developer or any successor in interest, in the event of any default or breach by the City, or for any amount of money which may become due to Developer, or their respective successors, or for any obligation of City under this Agreement.

14.15 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

SIGNATURES ON FOLLOWING PAGES.

IN WITNESS WHEREOF, the Parties have executed this Affordable Housing Agreement effective as of the date first written above.

DEVELOPER:

_____, a [California] _____

By:_____

Print Name:_____

Title:_____

CITY:

CITY OF EASTVALE, a municipal corporation

By: _____
City Manager

Approved as to form:

By:_____
City Attorney

Attest:

By:_____
City Clerk

SIGNATURES MUST BE NOTARIZED.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:_____ (seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:_____ (seal)

Exhibit A

PROPERTY

Real property situated in the County of Riverside, City of Eastvale, State of California, and described as follows:

PARCEL 1:

THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TO 97 INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SAID FULLER RANCHO;
THENCE SOUTH 0° 09' 19" EAST, 623.4 FEET;
THENCE SOUTH 40° 45' WEST, 974.3 FEET;
THENCE SOUTH 36° 15' WEST, 772.8 FEET;
THENCE NORTH 89° 34' WEST, 192.9 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02' EAST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89° 34' EAST723.58 FEET;
THENCE SOUTH 0° 58' WEST, 144.9 FEET;
THENCE SOUTH 23° 59' WEST, 87.55 FEET;
THENCE NORTH 89° 34' WEST, 685.25 FEET TO A POINT ON SAID EASE LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02' WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE 225 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WESTERLY 450 FEET THEREOF, THE EASTERLY LINE OF SAID LOT 450 FEET BEING PARALLEL WITH THE EAST LINE OF ARCHIBALD AVENUE.

PARCEL 2:

THAT PORTION OF LOT "O" OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TP 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BARNARDINO BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT "M" OF SIAD FULLER RANCHO;

THENCE SOUTH 0° 09’ 19” EAST, 623.4 FEET;
THENCE SOUTH 40° 45’ WEST 979.3 FEET;
THENCE SOUTH 36° 15’WEST, 772.8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89° 34’ WEST, 723.58 FEET TO A POINT ON THE EAST LINE OF ARCHIBALD AVENUE;
THENCE NORTH 0° 02’ WEST, ALONG SAID EAST LINE OF ARCHIBALD AVENUE, 225 FEET;
THENCE SOUTH 89° 34’ EAST, 192.9 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BE DEED RECORDED JUNE 15, 1965 AS INSTRUMENT NO. 69094 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCELS 1 AND 2 ABOVE ARE ALSO SHOWN AS POTIONS OF LOTS 13 AND 14 OF ASSESSORS MAP NO. 62.

A.P.N. 130-070-021

PARCEL 3:

THAT PORTION OF LOT “O” OF FULLER RANCHO, AS SHOWN BY MAP ON FILE IN BOOK 16 PAGE(S) 94 TP 97, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN; SAID POINT BEING THE SOUTHEAST CORNER OF LOT “M” OF SAID FULLER RANCHO:
THENCE SOUTH 0° 09’ 19” EAST, 623.4 FEET; THENCE SOUTH 40° 45’ WEST 979.3 FEET; THENCE SOUTH 36° 15’ WEST, 432.9 FEET; THENCE CONTINUING SOUTH 36° 15 WEST, 339.9 FEET; THENCE NORTH 89° 34’ WEST, 192.94 FEET TO A POINT ON THE EASTERLY LINE OF ARCHIBALD AVENUE;
THENCE SOUTH 0° 02’ EAST ON THE EASTERLY LINE OF ARCHIBALD AVENUE, 514 FEET TO THE TURE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 34’ EAST, 616.92 FEET; THENCE NORTH 47° 26’ EAST 93.84 FEET TO THE SOUTHEASTERLY CORNER OF THE LAND CONVEYED TO MILLER A. CRANE AND WIFE BY DEED RECORDED JANUARY 3, 1939; THENCE NORTH 89° 34’ WEST, 235.25 FEET; THENCE NORTH 0° 02’ WEST, 225.00 FEET’ THENCE SOUTH 89° 34’ WEST, 450.00 FEET TO THE EASTERLY LINE OF ARCHIBALD AVENUE; THENCE SOUTH 0° 02’ EAST, ALONG SAID EASTERLY LINE OF ARCHIBALD AVENUE, 289.00 FEET TO THE TRUE POINT OF BEGINNING.

Exhibit B

SITE PLAN

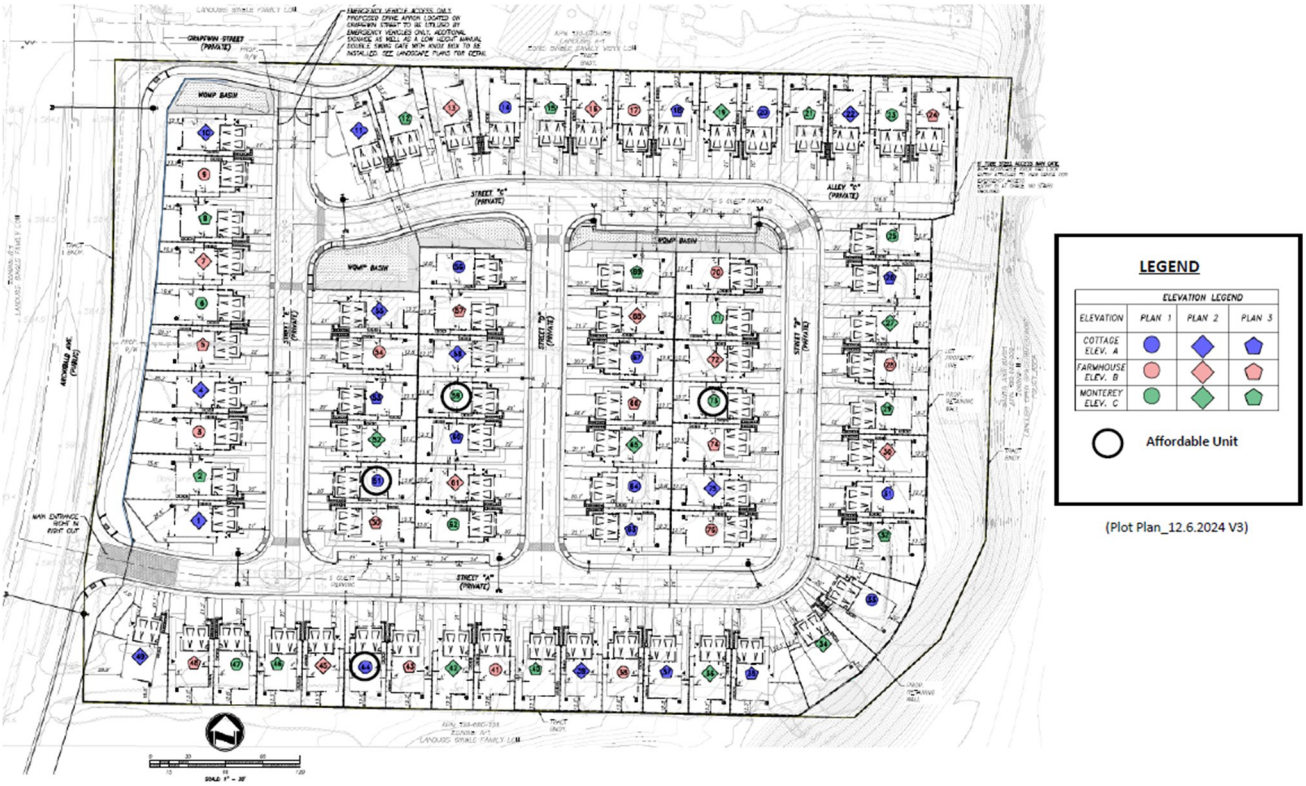

Exhibit C

RESTRICTED UNIT SALE PRICES

	Affordable Sales Price Very Low Income Households Fiscal Year 20__ - 20___
3-Bedroom	**$_____**

The Affordable Sales Price is based upon Area Median Income for the applicable household income category, the unit size, and an affordability percentage. These figures are combined with an estimated total housing payment. Pricing applies to homes sold within the specified fiscal year. Pricing is subject to change.

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE DENSITY BONUS AGREEMENT, VESTING TENTATIVE TRACT MAP NO. 39022, AND THE MASTER SITE PLANNING AND ARCHITECTURE OF A 76 UNIT SINGLE FAMILY RESIDENTIAL COMMUNITY, WITH PARKING AREAS, LANDSCAPING, AND OPEN SPACE LOCATED AT THE SOUTHEAST CORNER OF ARCHIBALD AVENUE AND GRAPEWIN STREET. ASSESSORS PARCEL NUMBERS 130-070-021, 130-070-015, AND 130-080-004.

WHEREAS, the Planning Department of the City of Eastvale received an application (PLN24-20053) on June 27, 2024, from Warmington Residential California, Inc. (the "Applicant") requesting approval of Vesting Tentative Tract Map 39022 , Major Development Review, and a density bonus agreement to allow for the construction of a new 76-unit single family residential community, four (4) of which are proposed as onsite very low-income affordable units with associated parking areas, landscaping, and open space (the "Project"); and

WHEREAS, the proposed project (Project No. PLN24-20053) is considered a "Project" as defined by the California Environmental Quality Act, Public Resources Code Section 21000 et seq.; and

WHEREAS, review of the proposed project with respect to the proposed uses was evaluated in a Section 15183 Exemption Report and the General Plan Environmental Impact Report (State Clearinghouse No.2022080090), because the implementation of the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is necessary; however, a Notice of Exemption will be filed following any action taken on the project; and

WHEREAS, the Housing Accountability Act (HAA) provides that "a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan." In such cases, the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning district that is consistent with the general plan; and

WHEREAS, the R-1 (One Family Dwelling) zoning designation is consistent with the general plan land use designation for the property of Single-Family Low and the objective standards and criteria applicable within the R-1 district will apply to the project; and

WHEREAS, the applicant has filed for a 20% Density Bonus per Section 120.05.090(b)(2) and (d)(1)(b) of the Eastvale Municipal Code by setting aside at least five percent (5%) of the total

units before the density bonus is granted within the project for very-low income households. The California Density Bonus law (Government Code section 65915) allows developers whose projects qualify for a density bonus to request the city waive any development standards that "will have the effect of physically precluding the construction" of the project at the density permitted by the Density Bonus Law; and

WHEREAS, the applicant proposes to set aside 4 of the maximum 66 units permitted under the general plan density for the 8.3 acre site (approximately 6% of the units) for purchase by very low income households, making the project eligible for a 20% increase in density, or up to 80 units on the 8.3 acre site, thought the developer is proposing 76 units. The developer has requested eleven development standard waivers (i.e., lot size, lot width, lot depth, side interior setback, side street setback, fence height, street width, Residential Design Guideline No. 7); and

WHEREAS, the State Density Bonus law does not provide the City with discretion to deny a density bonus request if that request is consistent with the requirements of the State Density Bonus law, and a request to waive development standards that physically preclude the construction of the project can only be denied if "the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact"; and

WHEREAS, on March 9, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning PLN24-20053 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on March 19, 2025. In addition, on March 6, 2025, a public hearing notice was also mailed to commercial tenants and residents within a 600-foot radius of the projects site indicating time, date, and place of the public hearing for PLN24-20053; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on March 19, 2025, at which time it received public testimony concerning Project No. PLN24-20053 and considered the proposed Vesting Tentative Tract Map, Major Development Review for the master site planning and architecture of the Project and density bonus agreement.

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

Finding 1: The proposed project is exempt from further environmental review requirements.

Evidence: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (SCH # 2022080090), no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project. A Section 15183 Exemption Report was prepared for the project supporting this conclusion, a copy of which is included in the record for this project and incorporated herein by reference. As such, no further CEQA documentation would be warranted for the proposed project pursuant to CEQA Guidelines Section 15183.

SECTION 2. FINDINGS FOR VESTING TENTATIVE TRACT MAP NO. 39022

Pursuant to Eastvale Subdivision Ordinance No. 460, the staff report dated March 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

Finding 1: Vesting Tentative Tract Map No. 39022 is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed project and its design and improvements will be consistent with the Single-Family Low designation of the General Plan and are otherwise consistent with all other elements of the General Plan and any applicable specific plans. The proposed subdivision of land will create 76 single family residential lots, four (4) open space lots for water quality purposes, and five (5) lots for private street purposes consistent with the various provisions of the General Plan. While 76 units exceeds the density permitted on the site under the General Plan, the project is utilizing the State of California's Density Bonus Law to allow for an increase in density of up to a twenty percent (20%) . The maximum unit yield for the 8.3-acre site using the Single-Family Low General Plan density and the State density bonus is 80 units, and the applicant is proposing to develop 76 units on the site; therefore, the Vesting Tentative map reflects the allowable density under Density Bonus Law.

Finding 2: The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed project is designed to meet all City standards applicable to residential development within the Single-Family Low land use designation and R-1 zoning district, except where a waiver is being granted pursuant to the State Density Bonus law, including street widths, drainage, utilities, lot size and

configuration, grading, required dedications and providing satisfactory pedestrian and vehicular circulation, emergency vehicle access and on- and off-site public improvements.

Finding 3: The site is physically suitable for the type and proposed density of development.

Evidence: The site is physically suitable for the type and density of the proposed development. The proposed site consists of approximately 8.3-acres of land and is physically suitable for the proposed development, where access to the site will be from Archibald Avenue. The current General Plan land use designation of the project site is Single-Family Low, which applies to residential areas characterized by single-family housing. The General Plan density would allow up to 8 dwelling units per acres (du/ac). The proposed density is 9.16 du/ac, which would be permitted through Density Bonus Law through a separate density bonus agreement. The proposed density is below the Density Bonus Law provisions in the California Density Bonus Law for low-income projects (20-percent density bonus) which allows 9.64 du/ac on the project site. The applicant has submitted a conceptual development plan which illustrates that single-family dwelling units can be constructed on this 8.3-acre site without adversely affecting the health, safety, or welfare of anyone who will live within the development or anyone living within the surrounding community. Further, the infrastructure and utilities either already serve the site or can be readily expanded to serve the site, and there are no intractable topographical peculiarities associated with the physical character of the property that may prevent the development of seventy-six (76) lots with single family dwellings, four (4) for water quality purposes and five (5) for private street purposes.

Finding 4: The design of the subdivision or proposed improvements is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: A Biological Resources assessment dated January 2025 and Western Riverside County MSHCP Consistency Determination dated January 31, 2025, were prepared for the proposed project. In said documents no sensitive vegetation communities, potentially jurisdictional areas, special-status plant species or MSHCP riparian/riverine areas were observed on site. Further no Burrowing Owel were observed. Several special-status wildlife species were audibly detected both on and off site and six special-status wildlife species have a low potential to occur and were not observed on site. However, site development conditions such as biological resource monitoring, preconstruction nesting bird surveys, preconstruction Burrowing Owl surveys, Kangaroo Rat Mitigation Fees, and implementing best management practices were identified and conditioned on the project to avoid or mitigate any potential significant effects on the environment to a point below the threshold of significance. As conditioned, the project will not

have a significant effect on the environment or substantially and avoidably injure fish or wildlife or their habitat.

Finding 5: The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code, and Subdivision Ordinance to the extent permitted under the HAA and State Density Bonus Law. Accordingly, the subdivision and improvements will comply with all applicable local, state, and federal laws to ensure the public's general health, safety, and welfare.

Finding 6: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Evidence: The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision. Upon review of the project by the Engineering Division, there is no, known conflict with any easements, or right-of-ways an all in-tract streets are to be private streets with access easements for emergency personnel only.

SECTION 3. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN24-20053

Pursuant to Section 120.02.010(c)(6) of the Eastvale Municipal Code, and in light of the record before it, including the staff report dated March 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

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

Evidence: The General Plan land use designation of the proposed site is Single Family-low. The Single Family-Low land use designation allows for the development of single-family residential development with a maximum density of eight (8) dwelling units per acre. Therefore, the proposed project would be consistent with the General Plan designation for the site with the application of State Density Bonus Law and will further the objectives of the General Plan. Finally, the proposed project would be consistent with the surrounding area and is consistent with the General Plan and Zoning to the extent permittable under the provisions of the HAA and State Density Bonus law.

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

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan and has been designed to satisfy the General Plan design policies. The project has been designed with high-quality urban design, architecture and landscaping that includes landscape streetscapes, three architectural styles (i.e., Cottage, Farmhouse, Monterey), and connectivity between existing street networks for pedestrian and bicyclists. Finally, the project has been designed to meet the requirements and development standards of the Eastvale Zoning Code to the extent permitted under the HAA and State Density Bonus law. For these reasons, the proposed project, as conditioned will enhance the character of the neighborhood and community.

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

Evidence: The architectural theme of the proposed single-family residential units are consistent with the surrounding neighborhoods in terms of character, scale, and quality to the extent allowed under the HAA and State Density Bonus law. These standards focus on high quality design and articulation to provide visual interest and variety. The buildings include board and batten, shutters, flower boxes, decorative vents and exterior lights as examples of variation of materials designed to complement the exterior plaster and building finishes. Thus, the proposed design is consistent with the Eastvale Zoning Code and the General Plan.

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

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have been designed to handle the type and quantity of vehicular traffic associated with the proposed project. As conditioned, the project will include sidewalks and pedestrian and bicycle connections that will not create conflicts with motorized vehicles. Finally, the City Engineer, Riverside County Sheriff's, and Fire Department have reviewed the proposed project access and on-site circulation design and do not have any concerns.

Finding 5: The proposed project is consistent with the most recently adopted version of the Chino Airport Land Use Compatibility Plan.

Evidence: The project site is not within the Chino Airport Influence Area.

SECTION 4. STATE DENSITY BONUS LAW

Pursuant to Section 120.05.090 of the Eastvale Municipal Code and the State Density Bonus law, and in light of the record before it, including the staff report dated March 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines that the project as proposed satisfies the eligibility criteria for a 20% density increase by setting aside at least 5% of the units permitted prior to the density bonus for very-low income households, and that the requested development standard waivers would not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

SECTION 5. MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The project is found to be consistent with the MSHCP. The project is located outside of any MSHCP criteria area, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 6. RECORD OF PROCEEDING

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

SECTION 7. DETERMINATION

Based upon the findings outlined in Sections 1 through 5, the Planning Commission of the City of Eastvale hereby recommends that the City Council approve PLN24-20053, the density bonus agreement between the City and applicant, Vesting Tentative Tract Map 39022 to subdivide three (3) existing residential lots totally 8.3 acres (7.9 net acres) into 76 single family residential lots with four (4) of the residential units proposed as affordable to very-low income, four (4) lots for water quality and open spaces purposes, and five (5) lots for private street purposes as well as the master site planning and architecture of the new residential community inclusive of parking, landscaping, and open space for the project site located at 8312 Grapewin and 8330 Archibald Avenue.

PASSED, APPROVED AND ADOPTED this 19th day of March 19, 2025.

_____
Josh Lee
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting held on the 19th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. 24-20053 – Vesting Tentative Tract Map No. 39022 allows to subdivide three (3) existing residential lots totaling 8.3- acres (7.9 net acres) into 76 residential lots, four (4) for water quality and open space purposes and five (5) for private street purposes. The project site is located at 8312 Grapewin Street and 8330 Archibald Avenue.
Assessor's Parcel Numbers: 130-070-021, 130-070-015, and 130-080-004
City Council Approval Date:

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	In compliance with Section 15075 of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Determination (NOE) shall be filed with the Riverside County Clerk within five (5) days of project approval. The NOE shall include the required California Department of Fish and Wildlife (CDFW) (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee.	Five (5) days from project approval	Planning Division	
3.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands,	Ongoing	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under CEQA, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
4.	Vesting Tentative Tract Map 39022 is granted for a period of two years, until **April 23, 2027**, at which time said Map shall expire unless prior to the expiration date, either the final map has recorded or a written request for time extension, accompanied by the appropriate fee, is received by the	Ongoing	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Planning Division.			
5.	Development shall occur substantially as shown on the plans approved by the Planning Commission and on file with the Community Development Department. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	Ongoing	Planning Division	
6.	All applicable Major Development Review conditions of approval (PLN24-20053) shall be incorporated herein by reference.	Ongoing	Planning Division	
7.	Final lot configurations shall be reviewed and approved by the Community Development Director and City Engineer prior to recordation of any portion of Vesting Tentative Tract Map 39022.	Ongoing	Planning & Public Works Divisions	
8.	Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.	Ongoing	Planning, Public Works, and Building Divisions	
9.	The applicant shall comply with all provisions of SB 330	Ongoing	Planning Division	
10.	This project is subject to compliance with Jurupa Community Services District's rules, regulations, conditions, requirements, and payment of appropriate fees.	Ongoing	Jurupa Community Services District	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
11.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
12.	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	
13.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
14.	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accord by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.	Ongoing	Public Works Department	
15.	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as reference in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	
16.	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance with City of Eastvale Standard	Ongoing	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.			
17.	Construction signing, lighting and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the latest California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.	Ongoing	Public Works Department	
18.	If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in	Ongoing	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	place and free from disturbance until a final decision as to the treatment and disposition has been made. Following discovery and during assessment of the remains, work will be diverted at least 50 feet from the burial. The discovery shall be kept confidential, and secure to prevent disturbance. If left overnight, remains will be covered with a muslin cloth and steel plate over the excavation to protect the remains. If this method of protection is not feasible, a guard will be posted. If the Riverside County coroner determines the remains to be of Native American origin, the NAHC must be contacted by the coroner within 24 hours of the coroner's determination. The NAHC must then immediately identify the most likely descendants(s) for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours from the time that site access is granted and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 507.98.			
19.	If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archaeology shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant under the California Environment Quality Act, additional work such as data	Ongoing	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	recovery excavation may be warranted and shall be reported to the City.			
20.	To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	To be Implemented by the Applicant During Construction	Planning Division	
21.	The project shall comply with all recommendations contained in the project-specific Geotechnical Evaluation.	Ongoing	Planning Division	
22.	A water system (residential hydrants with one 4" outlet and on 2-1/2" outlets) capable of delivering the required fire flow shall be provided in accordance with Appendix B and C of the California Fire Code shall be provided. On-site water supply must be available before any combustible materials is place on the construction site. No portion of a building can be more than 600 feet from a hydrant.	Ongoing	Riverside County Fire Department	
23.	Parking is not permitted on fire apparatus access roads that are less than 32 feet in width. Parking on one side is permitted on a road that is at least 32 feet but less than 40 feet in width. Parking on two sides is permitted on a road that is 40 feet or more in width.	Ongoing	Riverside County Fire Department	
24.	Fire apparatus access roads shall be constructed with a surface to provide all-weather driving capabilities during	Ongoing	Riverside County Fire Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	construction. See Riverside County Fire Department Guideline OFM-01A, Section 9.			
25.	Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.	Ongoing	Riverside County Fire Department	
26.	Traffic Calming Devices are prohibited. Requests for installation of traffic calming design devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1.	Ongoing	Riverside County Fire Department	
27.	An approved source of water for firefighting and fire apparatus access roads, complying with Riverside County Fire Department Guideline OFM-01B and Riverside County Fire Department Guideline OFM-01A, shall be established and inspected by Riverside County Fire Department prior to building permit issuance	Ongoing	Riverside County Fire Department	
28.	The protocols and stipulations that the contractor, City, consulting tribe(s), and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation, include the following. 1. During the original cutting of previously undisturbed deposits, the archaeological and tribal monitors (if applicable) shall be on-site, as determined by the	To be Implemented by the Applicant During Construction	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. 2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most			

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Likely Descendant (as identified by the Native American Heritage Commission) shall be contacted in order to determine proper treatment and disposition of the remains. 4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The project archaeologist in consultation with the consulting tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.			
29.	One or more of the following treatments, in order of preference, shall be used in the event of a cultural resources discovery: 1. Preservation-in-place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. 2. Reburial on the project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods, and Native American human remains. Any	To be Implemented by the Applicant During Construction	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Final Monitoring Report (refer to SDC CUL-6). If preservation-in-place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets the Office of Historic Preservation *Guidelines for the Curation of Archaeological Resources* (California Office of Historic Preservation 1993). The collections and associated records shall be transferred, including title, and accompanied by payment of the fees necessary for permanent curation.			
Prior to Grading Permit				
30.	The developer shall prepare an address blocking exhibit with the proposed addressing and street names for review and approval by the Planning Division. This plan, including updates to the plan, shall include addressing for buildings (primary address and units) and utilities such as but not limited to electrical/water/single/dual irrigation meter pedestal(s) or temporary power poles.	Prior to Grading Permit Issuance	Planning Division	
31.	Street names shall be approved by the Community Development Director. Suggested street names and alternatives shall be submitted in writing to the Community Development Director for approval. Phonic similarity with	Prior to Grading Permit Issuance	Planning and Building Divisions	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	existing street names should be avoided.			
32.	A qualified biological monitor shall be present to monitor all vegetation removal to ensure no direct impacts occur to wildlife species.	Prior to Grading Permit Issuance	Planning Division	
33.	Prior to issuance of the grading permit, the project applicant shall pay the Stephens' kangaroo rat mitigation fee pursuant to City Ordinance No. 663, which requires a fee of $500 per gross acre.	Prior to Grading Permit Issuance	Planning Division	
34.	Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. 2. Any construction activities that occur during the typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300 feet surrounding the site (as feasible), be thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of ground disturbance activities. If active nests are identified, the qualified biologist would	Prior to Grading Permit Issuance	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	establish an appropriate buffer around the vegetation. All work within these buffers would be halted until the nesting effort is complete (i.e., the juveniles are surviving independent from the nest) as determined by the qualified biologist. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer area and would develop a monitoring plan to prevent any impacts while the nest continues to be active (e.g., presence of eggs, chicks, or adult nesting behavior). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.			
35.	In accordance with MSHCP species-specific objective #6 for burrowing owl, a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist where suitable habitat is present within the study area (project site and surrounding 500-foot buffer). If active burrowing owl burrows are detected during the breeding season (March 1 through August 31), all work within 300 feet of any active burrow will be halted until that nesting effort is finished as determined by a qualified biologist. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season (September 1 through February 28), then a	Prior to Grading Permit Issuance	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Burrowing Owl Exclusion Plan shall be prepared by the project applicant and approved by the County of Riverside Environmental Programs Department in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the *CDFW Staff Report on Burrowing Owl* (2012) and the MSHCP, which allows for passive relocation (i.e., use of one-way doors and collapse of burrows). Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to prevent reentry.			
36.	Prior to issuance of a grading permit, the project applicant shall provide written verification that a qualified archaeologist has been retained to develop and implement a Cultural Resources Monitoring Plan (CRMP). The CRMP shall address the details of all monitoring activities and procedures to be followed to reduce the impacts to cultural and historic resources to a less than significant level as well as addressing potential impacts to undiscovered buried archaeological resources associated with this project. The CRMP shall be reviewed by any consulting tribe(s) and reviewed and approved by the City.	Prior to Grading Permit Issuance	Planning Division	
37.	The project applicant shall provide for Native American monitoring during grading. The Native American monitor(s) shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials.	Prior to Grading Permit Issuance	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	The City shall coordinate with the consulting tribe(s) to facilitate communications with the project developer/applicant so that all parties can develop a mutually acceptable Tribal Monitoring and Treatment Agreement, which will include the scope of monitoring, scheduling of monitors from individual consulting tribe(s), and the course of action for inadvertent discoveries.			
38.	The project archaeologist and the consulting tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory cultural resources worker sensitivity training. The training will include a brief review of the cultural sensitivity of the project site and the surrounding area; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event that inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.	Prior to Grading Permit Issuance	Planning Division	
39.	Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that the project applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grading conference, shall describe procedures for	Prior to Grading Permit Issuance	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	paleontological resource surveillance, and shall establish in the PRIMP, in cooperation with the project applicant and City, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the project applicant, which ensure proper exploration and/or salvage.			
40.	Prior to the issuance of a Grading Permit, the Developer shall pay all necessary fees as determined by the City Engineer including, but not limited to Multiple Species Habitat Conservation Plan ("MSHCP") fees and grading permit fees.	Prior to Grading Permit Issuance	Public Works Department	
41.	Grading in excess of 199 cubic yards will required performance security to be posted with the City	Prior to Grading Permit Issuance	Public Works Department	
42.	A permit for the hauling of material to and from the project site shall be submitted to the City for approval.	Prior to Grading Permit Issuance	Public Works Department	
43.	Submit a California registered Civil Engineer prepared earthwork cut and fill certification letter to the Engineering Division for review. If the required earthwork in cubic yards is 50 CY or less, a Precise Grading/Paving Plan will not be required; however, the applicant is required to pull an NPDES/Public Works permit prior to issuance of a Building Permit for record purposes.	Prior to Grading Permit Issuance	Public Works Department	
44.	Development of the site is subject to the requirements of the National Pollution Discharge Elimination System ("NPDES") Permit for the City of Eastvale, under the Santa Ana Regional Water Quality Control Board, Board Order	Prior to Grading Permit Issuance	Public Works Department	

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

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Permit requires the Developer's contractor to prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP"). The SWPPP requires all appropriate measures be implemented to prevent erosion and water pollution during construction.			
47.	A California registered Geotechnical Engineer prepared Geotechnical/Soils Report shall be required for and incorporated as an integral part of the grading/paving plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading/Paving Plan.	Prior to Grading Permit Issuance	Public Works Department	
48.	All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. All on-site City Engineer approved retention or other facilities are required to contain the increase stormwater runoff generated from the proposed development. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. The City Engineer must approve the final retention basin sizing and other stormwater runoff mitigation measures determined upon review and approval of the hydrology and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The existing "pre-developed" condition compared to the proposed "developed" condition shall be used to calculate the volume of increased stormwater runoff to retain on-site under the 100-year frequency storm.	Prior to Grading Permit Issuance	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
49.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.	Prior to Grading Permit Issuance	Public Works Department	
Prior to Map Recordation				
50.	**VTTM No. 39022** is approved as shown on the Vesting Tentative Map submitted to the Planning Division and as approved by the **APPROVING AUTHORITY**, subject to conditions of approval and the City of Eastvale Municipal Code, as applicable.	Prior to Map Recordation	Planning Division	
51.	The applicant shall enter into a Density Bonus Agreement with the City of Eastvale, to the satisfaction of the City Attorney.	Prior to Map Recordation	Planning Division	
52.	The applicant shall enter into a Subdivision Improvement Agreement with the city and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval.	Prior to Map Recordation	Public Works Department	
53.	Dedicate City Engineer approved additional right-of-way along the entire frontage as may be required to provide a property line at ultimate right-of-way in accordance with the City General Plan, any applicable Specific Plan and/or as requested by the City Engineer.	Prior to Map Recordation	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
54.	A Tract Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.	Prior to Map Recordation	Public Works Department	
55.	Monument bond shall be posted with the City.	Prior to Map Recordation	Public Works Department	
Prior to Encroachment Permit Issuance				
56.	The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to Encroachment Permit Issuance	Public Works Department	
57.	Traffic Control Plan prepared by a California registered Civil Engineer or Traffic Engineer shall be submitted to the City Engineer for review and approval.	Prior to Encroachment Permit Issuance	Public Works Department	
Prior to Building Permit Issuance				
58.	Major Development Review and Density Bonus Agreement approval by the Eastvale City Council shall be accomplished	Prior to Building	Planning	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	for development of Vesting Tentative Tract Map 39022.	Permit Issuance	Division	
59.	A Final Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include the California Department of Parks and Recreation's Primary and Archaeological Site Forms. The Final Monitoring Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting tribe(s).	Prior to Building Permit Issuance	Planning Division	
60.	If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's follow-up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The project applicant shall prepare excavated material to the point of identification. The project applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. The project applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.	Prior to Building Permit Issuance	Planning Division	
61.	The MDR has approved the overall architectural styles and enhanced elevations at specific location as identified on the site plan for each planning area. During plan check, the City may request minor adjustments/enhancements to limited	Prior to Building Permit Issuance	Planning Division	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	aspects of the architectural details, without wholesale changes to the architectural style.			
62.	Construction and architectural detailing shall be in substantial conformance with the approved plans, including but not necessarily limited to elevation drawings and material/colors sample board submitted as a part of this application and as approved by the Planning Commission, except that any modification shall be subject to the discretion of the Community Development Director upon finding that any changes are comparable in substance and quality to the original approval.	Prior to Building Permit Issuance	Planning Division	
63.	This project shall be subject to applicable school fees, the payment of which shall be documented to the satisfaction of the Building Official.	Prior to Building Permit Issuance	Building Division and Corona Norco Unified School District	
64.	Prior to building plan approval and construction, applicant/developer shall route a copy of the Water Improvement Plans (offsite) to the Fire Department for review of hydrant placement only. Water Improvement Plans (offsite) will not be reviewed or approved for the installation of onsite Private Fire Service Mains, private hydrants, or fire sprinkler system supplies. The private fire service main installing contractor shall submit a separate set of working plans designed in accordance with NFPA 13 and NFPA 24 to the Fire Department for a permit to install private water mains.	Prior to Building Permit Issuance	Riverside County Fire Department	
65.	The applicant must provide a fire hydrant system capable of delivering fire flow as required by the California Fire Code	Prior to Building	Riverside County	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Submit plans to the water district for review and approval prior to building permit issuance.	Permit Issuance	Fire Department	
66.	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Guideline OFM-01A. Access roads shall be located outside of truck docks and between 15-40 feet from the building. Access roads shall not have a grade more than 16 percent and shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80,000 pounds. Apparatus weight is distributed as 55,000 pounds on tandem rear axles and 25,00 pounds on the front acle. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus.	Prior to Building Permit Issuance	Riverside County Fire Department	
67.	The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. A letter or statement, wet-stamped and signed by a registered engineer, shall be provided on the plans certifying that any new road meets this 80,000, all weather requirement. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement.	Prior to Building Permit Issuance	Riverside County Fire Department	
68.	Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Building Permit Issuance	Riverside County Fire Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
69.	A construction phasing plan shall be submitted to the Fire Department for review and approval prior to building permit issuance.	Prior to Building Permit Issuance	Riverside County Fire Department	
70.	The applicant shall provide specific fire department conditions on plans for building permit submittal	Prior to Building Permit Issuance	Riverside County Fire Department	
71.	Any future monumentation into the development shall be subject to review and approval by the Community Development Director and City Traffic Engineer.	Prior to Building Permit Issuance	Planning Division	
72.	Submit California registered civil engineer prepared street improvement plans to the Engineering Division for review and approval. Unless otherwise approved, the street improvement plans shall be approved concurrently with any street light, landscape and irrigation, and traffic signal plans. Street plans shall include: a. Right-of-way dedication to allow three (3) eastbound traffic lanes and a bike lane on Archibald Avenue, consistent with the City of Eastvale General Plan. b. Pedestrian improvements including curb, gutter, sidewalk, landscaping, and curb ramps in compliance with ADA requirements and Riverside County Standard Plans and Specs. c. Any necessary power pole undergrounding. d. Utility Improvements. e. Traffic signal relocation and modification. f. Striping and signage plan. g. Storm drain improvement plan.	Prior to Building Permit Issuance	Public Works Department	
73.	Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer.	Prior to Building Permit Issuance	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
74.	Submit photometric of street lighting. All lights shall be Edison LS-3 tariff and utilize General Electric Evolve LED luminaires per City Specifications. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters early in the process to avoid delays. The developer must pay for the electrical service of new meter pedestals installed until such time the improvements have been accepted and the underlying property is annexed into LMD/CFD.	Prior to Building Permit Issuance	Public Works Department	
75.	The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements; however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required herein.	Prior to Building Permit Issuance	Public Works Department	
76.	The Precise Grading/Paving Plan shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of a grading permit.	Prior to Building Permit Issuance	Public Works Department	
77.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be Public Works Staff recorded at the San Bernardino County Recorder's Office prior to issuance of a Certificate of	Prior to Building Permit Issuance	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Occupancy.			
78.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to construction of any building foundation.	Prior to Building Permit Issuance	Public Works Department	
79.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD.	Prior to Building Permit Issuance	Public Works Department	
80.	Submit California registered civil engineer prepared sewer improvement plans to the JCSD/Engineering Division. The plans shall be JCSD approved prior to issuance of any building permits.	Prior to Building Permit Issuance	Public Works Department	
81.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to Building Permit Issuance	Public Works Department	
82.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Road Bridges Benefit District (RBBD) Fees, Quimby (parkland in-lieu) Fee, ADP and City Development Impact Fees.	Prior to Building Permit Issuance	Public Works Department	
Prior to Certificate Occupancy				
83.	Applicant shall participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and green belt	Prior to Certificate of	JCSD	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	areas.	Occupancy		
84.	Any approval shall not be final until and unless the applicant's deposit account with Public Works has a balance of at least $10,000 to cover staff time to follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to half work if the deposit account is exhausted.	Prior to Certificate of Occupancy	Public Works Department	
85.	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer.	Prior to Certificate of Occupancy	Public Works Department	
86.	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to Certificate of Occupancy	Public Works Department	
87.	All existing overhead utility lines shall be undergrounded within the project frontage(s). Utility undergrounding shall extend to the nearest off-site power pole. Unless City Engineer approved, no new power poles shall be installed. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to approval of the Precise Grading/Paving Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When	Prior to Certificate of Occupancy	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded.			
88.	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to Certificate of Occupancy	Public Works Department	
89.	Prior to issuance of a Certificate of Occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to Certificate of Occupancy	Public Work Department	
90.	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to Certificate of Occupancy	Public Works Department	
91.	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to Certificate of Occupancy	Public Works Department	
92.	Remove existing, and construct new pavement with a minimum pavement section matching that new section to the southwest on Archibald with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage in accordance with City of Eastvale Standard Drawings. The pavement section shall be	Prior to Certificate of Occupancy	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.			
93.	Construct an Americans with Disabilities Act ("ADA") compliant sidewalk behind curb along the entire frontage and interior streets in accordance with the General Plan, any Specific Plan, the City of Eastvale Standard Drawings, subject to the approval of the City Engineer.	Prior to Certificate of Occupancy	Public Works Department	
94.	Reconstruct Archibald Avenue to the centerline of the Street. Edge cuts shall line up with lane lines. No additional crown lines shall be added to any public street. All public streets shall have consistent cross slope.	Prior to Certificate of Occupancy	Public Works Department	
95.	Construct a City Engineer approved commercial driveway approach for the main entrance on Archibald in accordance with City of Eastvale Standard Drawings. The emergency vehicle access driveway approach on Grapwin Street shall be constructed as a limited access curb to discourage use, the top of "X" shall be a minimum 5 feet from the property line. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.	Prior to Certificate of Occupancy	Public Works Department	
96.	Construct a curb ramp meeting current California State	Prior to	Public Works	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Accessibility standards along both sides of the Street "A." The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.	Certificate of Occupancy	Department	
97.	Install PTZ cameras at each intersection to monitor traffic.	Prior to Certificate of Occupancy	Public Works Department	
98.	Install License Plate Reader Cameras to tie-into the existing Citywide system at each traffic signal servicing the property.	Prior to Certificate of Occupancy	Public Works Department	
99.	Install Class I bicycle lanes along Archibald Avenue.	Prior to Certificate of Occupancy	Public Works Department	
100.	Install conduit for fiber optic along the Archibald frontage per City's standard.	Prior to Certificate of Occupancy	Public Works Department	
101.	Relocate traffic signal and replace all necessary components. to accommodate new street right of way	Prior to Certificate of Occupancy	Public Works Department	
102.	The developer shall be responsible for coordinating with Riverside Transit Authority (RTA) regarding the location of existing, proposed, and future bus stops along the property	Prior to Certificate of	Public Works Department	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest RTA bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the RTA Shelters. The developer shall submit to Public Works verification from RTA acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines.	Occupancy		
103.	The project Covenants Conditions and Restrictions (CC&Rs) and/or a Property Owners Association document shall be provided to the City for final review and approval and shall address maintenance and operation of common areas and/or facilities including but not limited to private parking areas, private utilities, and water quality basins.	Prior to Certificate of Occupancy	Planning and Public Works Divisions	

General Compliance Items/Requirements and Information

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

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CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. PLN24-20053– Major Development Review for the site planning and master architecture of 76 single family detached residential units on Vesting Tentative Tract Map 39022 subject to SB 330 and State Density Bonus Law, located at 8312 Grapewin Street and 8330 Archibald Avenue.				
Assessor's Parcel Number: 130-070-021, 130-070-015, 130-080-004				
City Council Approval Date:				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers,	Ongoing	Planning Division	

	employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Major Development Review permit.	Ongoing	Planning Division	
4.	Approval of Major Development Review (PLN24-20053) shall lapse and become void as of **April 23, 2027**, unless building permits have been issued and construction is commenced and diligently pursued towards completion on the structures that are the subject of Major Development Review (PLN24-20053), or a time extension is requested in writing prior to that date.	Ongoing	Planning Division	
5.	Approval of Major Development Review (PLN24-20053) is contingent upon approval of Vesting Tentative Tract Map 39022 and the Density Bonus Agreement. Failure to approve Vesting Tentative Tract Map 39022 and the Density Bonus Agreement shall render any approval of Major Development Review (PLN24-20053) null and void.	Ongoing	Planning Division	

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6.	All applicable Tentative Tract Map 39022 conditions of approval (PLN24-20053) shall be incorporated herein by reference.	Ongoing	Building, Planning, and Public Works Divisions	
7.	Major Development Review (PLN24-20053) is for the site planning and architecture of 76 single-family residential dwellings within Vesting Tentative Tract 39022 along with four (4) lots for water quality and open space purposes and five (5) lots for private street purposes.	Ongoing	Planning Division	
8.	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	
9.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
10.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
11.	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accord by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.	Ongoing	Public Works Department	
12.	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as reference in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	

13.	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance with City of Eastvale Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.	Ongoing	Public Works Department	
14.	Construction signing, lighting and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the latest California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.	Ongoing	Public Works Department	
15.	The protocols and stipulations that the contractor, City, consulting tribe(s), and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation, include the following. 1. During the original cutting of previously undisturbed deposits, the archaeological and tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The	To be Implemented by the Applicant During Construction	Planning Division	

	frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. 2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the Native American Heritage Commission) shall be contacted in order to determine proper treatment and disposition of the remains. 4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The project archaeologist in consultation with the consulting tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.			

16.	One or more of the following treatments, in order of preference, shall be used in the event of a cultural resources discovery: 1. Preservation-in-place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. 2. Reburial on the project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods, and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Final Monitoring Report (refer to SDC CUL-6). If preservation-in-place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets the Office of Historic Preservation Guidelines for the Curation of Archaeological Resources (California Office of Historic Preservation 1993). The collections and associated records shall be transferred, including title, and accompanied by payment of the fees necessary for permanent curation.	To be Implemented by the Applicant During Construction	Planning Division	
Prior to Map Recordation				
17.	The applicant shall enter into a Density Bonus Agreement with the City of Eastvale, to the satisfaction of the City Attorney.	Prior to Map Recordation	Planning Division	
18.	The applicant shall enter into a Subdivision Improvement Agreement with the city, and shall guarantee by posting security(ies) to include all	Prior to Map Recordation	Public Works Department	

	public improvements that the developer is conditioned to construct as part of this approval.			
19.	Dedicate City Engineer approved additional right-of-way along the entire frontage as may be required to provide a property line at ultimate right-of-way in accordance with the City General Plan, any applicable Specific Plan and/or as requested by the City Engineer.	Prior to Map Recordation	Public Works Department	
20.	A Tract Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.	Prior to Map Recordation	Public Works Department	
21.	Monumentation bond shall be posted with the City.	Prior to Map Recordation	Public Works Department	
Notes on Grading and Construction Plans to be Implemented During Construction				
22.	The cover sheet of the building construction drawings shall include a blue line print of the City's conditions of approval and shall be attached to each set of plans submitted for City approval.	Ongoing	Planning Division	
23.	Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designed on the plot plan.	Ongoing	Building, Planning, and Public Works Divisions	
24.	All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.	Ongoing	Building, Planning, and Public Works Divisions	

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25.	To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	To be Implemented by the Applicant During Construction	Planning Division	
26.	The project will be subject to the general sound level standards of Eastvale Municipal Code Section 8.52.040, *General Sound Level Standards.*	To be Implemented by the Applicant During Construction	Planning and Community Enhancement and Safety Divisions	
27.	As an infill development site, construction will be occurring within a noise-sensitive environment. In accordance with Municipal Code requirements, any construction or maintenance activity on real property which may disturb the peace and comfort of inhabitants of the neighborhood or comfortable enjoyment of life and property is prohibited between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. and 7:00 a.m. during the months of October through May, unless said work is of an emergency nature or a prior permit has been obtained from the Community Development Director.	To be Implemented by the Applicant During Construction	Planning and Community Enhancement and safety Divisions	
Prior to Issuance of Encroachment Permit				
28.	The minimum pavement section for all on-site pavements shall be 3 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to Issuance of Encroachment Permit	Public Works Department	

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29.	Traffic Control Plan prepared by a licensed civil/traffic engineer shall be submitted to the City Engineer for review and approval.	Prior to Issuance Encroachment Permit	Public Works Department	
Prior to Issuance of Grading Permit				
30.	Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer including but not limited to MSCHP fees and grading permit fees.	Prior to Issuance of Grading Permit	Public Works Department	
31.	Grading in excess of 199 cubic yards will required performance security to be posted with the City.	Prior to Issuance of Grading Permit	Public Works Department	
32.	A qualified biological monitor shall be present to monitor all vegetation removal to ensure no direct impacts occur to wildlife species.	Prior to Issuance of Grading Permit	Planning Division	
33.	Prior to issuance of the grading permit, the project applicant shall pay the Stephens' kangaroo rat mitigation fee pursuant to City Ordinance No. 663, which requires a fee of $500 per gross acre.	Prior to Issuance of Grading Permit	Planning Division	
34.	Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. 2. Any construction activities that occur during the typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300 feet surrounding the site (as feasible), be	Prior to Issuance of Grading Permit	Planning Division	

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	thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of ground disturbance activities. If active nests are identified, the qualified biologist would establish an appropriate buffer around the vegetation. All work within these buffers would be halted until the nesting effort is complete (i.e., the juveniles are surviving independent from the nest) as determined by the qualified biologist. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer area and would develop a monitoring plan to prevent any impacts while the nest continues to be active (e.g., presence of eggs, chicks, or adult nesting behavior). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.			
35.	In accordance with MSHCP species-specific objective #6 for burrowing owl, a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist where suitable habitat is present within the study area (project site and surrounding 500-foot buffer). If active burrowing owl burrows are detected during the breeding season (March 1 through August 31), all work within 300 feet of any active burrow will be halted until that nesting effort is finished as determined by a qualified biologist. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season (September 1 through February 28), then a Burrowing Owl Exclusion Plan shall be prepared by the project applicant and approved by the County of Riverside Environmental Programs Department in consultation with the California Department of Fish and Wildlife (CDFW). The	Prior to Issuance of Grading Permit	Planning Division	

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	Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (2012) and the MSHCP, which allows for passive relocation (i.e., use of one-way doors and collapse of burrows). Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to prevent reentry.			
36.	Prior to issuance of a grading permit, the project applicant shall provide written verification that a qualified archaeologist has been retained to develop and implement a Cultural Resources Monitoring Plan (CRMP). The CRMP shall address the details of all monitoring activities and procedures to be followed to reduce the impacts to cultural and historic resources to a less than significant level as well as addressing potential impacts to undiscovered buried archaeological resources associated with this project. The CRMP shall be reviewed by any consulting tribe(s) and reviewed and approved by the City.	Prior to Issuance of Grading Permit	Planning Division	
37.	The project applicant shall provide for Native American monitoring during grading. The Native American monitor(s) shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The City shall coordinate with the consulting tribe(s) to facilitate communications with the project developer/applicant so that all parties can develop a mutually acceptable Tribal Monitoring and Treatment Agreement, which will include the scope of monitoring, scheduling of monitors from individual consulting tribe(s), and the course of action for inadvertent discoveries.	Prior to Issuance of Grading Permit	Planning Division	
38.	The project archaeologist and the consulting tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory cultural resources	Prior to Issuance of Grading Permit	Planning Division	

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	worker sensitivity training. The training will include a brief review of the cultural sensitivity of the project site and the surrounding area; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event that inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.			
39.	Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that the project applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grading conference, shall describe procedures for paleontological resource surveillance, and shall establish in the PRIMP, in cooperation with the project applicant and City, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the project applicant, which ensure proper exploration and/or salvage.	Prior to Issuance of Grading Permit	Planning Division	
40.	A permit for the hauling of material to and from the project site shall be submitted to the City for approval.	Prior to Issuance of Grading Permit	Public Works Department	
41.	Submit a California civil engineer prepared earthwork cut and fill certification letter to the Engineering Division for review. If the required earthwork in cubic yards is 50 CY or less, a Precise Grading/Paving Plan will not be required; however, the applicant is	Prior to Issuance of Grading Permit	Public Works Department	

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	required to pull an NPDES/Public Works permit prior to issuance of a Building Permit for record purposes.			
42.	Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Eastvale, under the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading/Paving Plan.	Prior to Issuance of Grading Permit	Public Works Department	
43.	Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. 6 foot high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage. c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"	Prior to Issuance of Grading Permit	Public Works Department	
44.	A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit is required via the California Regional Water Quality Control Board online SMARTS system. A	Prior to Issuance of Grading Permit	Public Works Department	

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	copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer. The General Construction Permit requires the developer's contractor to prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP"). The SWPPP requires all appropriate measures be implemented to prevent erosion and water pollution during construction.			
45.	A California registered Geotechnical Engineer prepared Geotechnical/Soils Report shall be required for and incorporated as an integral part of the grading/paving plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading/Paving Plan.	Prior to Issuance of Grading Permit	Public Works Department	
46.	All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. All on-site City Engineer approved retention or other facilities are required to contain the increase stormwater runoff generated from the proposed development. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. The City Engineer must approve the final retention basin sizing and other stormwater runoff mitigation measures determined upon review and approval of the hydrology and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The existing "pre-developed" condition compared to the proposed "developed" condition shall be used to calculate the volume of increased stormwater runoff to retain on-site under the 100-year frequency storm.	Prior to Issuance of Grading Permit	Public Works Department	
47.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor	Prior to Issuance of Grading Permit	Public Works Department	

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	storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.			
48.	Street names shall be approved by the Community Development Director prior to issuance of grading permit. Suggested street names and alternatives shall be submitted in writing to the Community Development Director for approval. Phonic similarity with existing street names should be avoided.	Prior to Issuance of Grading Permit	Planning Division	
49.	The applicant shall be responsible for creating a proposed addressing list and exhibit for review and approval by the Community Development Director, prior to issuance of grading permit. Addresses shall be suggested for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s) or temporary power poles.	Prior to Issuance of Grading Permit	Planning Division	
Prior to Issuance of Building Permit				
50.	A Final Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include the California Department of Parks and Recreation's Primary and Archaeological Site Forms. The Final Monitoring Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting tribe(s).	Prior to Building Permit Issuance	Planning Division	
51.	If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's follow-up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The project applicant shall prepare excavated material to the point of identification. The project	Prior to Building Permit Issuance	Planning Division	

	applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. The project applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.			
52.	Submit California registered civil engineer prepared street improvement plans to the Engineering Division for review and approval. Unless otherwise approved, the street improvement plans shall be approved concurrently with any street light, landscape and irrigation, and traffic signal plans. Street plans shall include: a. Right-of-way dedication to allow three (3) eastbound traffic lanes and a bike lane on Archibald Avenue, consistent with the City of Eastvale General Plan. b. Pedestrian improvements including curb, gutter, sidewalk, landscaping, and curb ramps in compliance with ADA requirements and Riverside County Standard Plans and Specs. c. Any necessary power pole undergrounding. d. Utility Improvements. e. Traffic signal relocation and modification. f. Striping and signage plan. g. Storm drain improvement plan.	Prior to issuance of Building Permits	Public Works Department	
53.	Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer.	Prior to issuance of Building Permits	Public Works Department	
54.	Submit photometric of street lighting. All lights shall be Edison LS-3 tariff and utilize General Electric Evolve LED luminaires per City Specifications. The developer shall be responsible for applying with Southern California Edison ("SCE") for all appropriate service points and electrical meters early in the process to avoid delays. The developer must pay for the electrical service of new meter pedestals	Prior to issuance of Building Permits	Public Works Department	

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	installed until such time the improvements have been accepted and the underlying property is annexed into LMD/CFD.			
55.	The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements; however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required herein.	Prior to issuance of Building Permits	Public Works Department	
56.	The Precise Grading/Paving Plan shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of a grading permit.	Prior to issuance of Building Permits	Public Works Department	
57.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be Public Works Staff recorded at the Riverside County Recorder's Office prior to issuance of a Certificate of Occupancy.	Prior to issuance of Building Permits	Public Works Department	
58.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to construction of any building foundation.	Prior to issuance of Building Permits	Public Works Department	
59.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD.	Prior to issuance of Building Permits	JCSD	
60.	Submit California registered civil engineer prepared sewer improvement plans to the JCSD/Engineering Division. The plans shall be JCSD approved prior to issuance of any building permits.	Prior to issuance of Building Permits	Public Works Department and JCSD	

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61.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to issuance of Building Permits	JCSD	
62.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Road Bridges Benefit District (RBBD) Fees, Quimby (parkland in-lieu) Fee, ADP and City Development Impact Fees.	Prior to issuance of Building Permits	Building Division	
63.	All construction shall comply with the most recently adopted City and State building codes: 2022 California Building Code 2022 California Residential Code 2022 California Electrical Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Fire Code 2022 California Green Code	Prior to issuance of Building Permits	Building Division	
64.	Special Inspections-As California Building Code Section 1704 indicates, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704.	Prior to Building Permits	Building Division	
65.	The Title Sheet of the plans shall include: Occupancy Group Occupant Load Description of use	Prior to Building Permits	Building Division	

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	Type of Construction Height of Building(s) Floor area of building(s) and/or occupancy group(s)			
66.	The project applicant is required to pay school impact fees. California Government Code Section 65996 indicates that payment of school impact fees is considered full mitigation for project impacts to a school district.	Prior to issuance of Building Permits	Building Division and Corona Norco Unified School District	
67.	Dimensioned building setbacks, property lines, street centerlines, and between buildings or other structures shall be designed on the plot plan.	Prior to issuance of Building Permits	Building Division	
68.	The project design will conform to energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption, such as flow restrictors for toilets, low-consumption light fixtures, and insulation. It shall also use drought landscaping to the extent feasible.	Prior to issuance of Building Permits	Building Division	
69.	The plot plan must show all property lines and easements, and a statement stating that such lines and easements are shown is required.	Prior to issuance of Building Permits	Building Division	
70.	Per the Business and Professionals Code, a design professional will be required to prepare plans for proposed improvements at the time of construction drawings.	Prior to issuance of Building Permits	Building Division	
71.	Public and private site improvements shall be designed per the Americans with Disabilities Act and Chapter 11 of California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided form the public right of way and accessible parking to the building. The design	Prior to issuance of Building Permits	Building Division	

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	professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.			
72.	The project applicant will be required to comply with the recommendations of the Riverside County Waste Management Department and all federal, State, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991.	Prior to issuance of Building Permits	Waste Management	
73.	The project applicant, developer, or successor in interest shall provide written verification that the Jurupa Community Services District can and will provide potable water service to the project.	Prior to issuance of Building Permits	Building Divisions	
74.	A Final Site Plan of Development shall be approved prior to issuance of any building permits. The Final Site Plan of Development shall include but is not limited to the following: a. Master home plans and elevations. b. Dimensioned site plan showing, but not limited to, the following: o Setbacks o Location of mailboxes c. Final grading plan d. Landscape and irrigation plans for private, common, and public areas e. Wall and fence plans f. Photometric Lighting Plan to ensure proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting	Prior to Issuance of Building Permit	Planning Department	

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75.	Construction and architectural detailing shall be in substantial conformance with the approved plans, including but not necessarily limited to elevation drawings and material/colors sample board, submitted as part of this application and as approved by the City Council.	Prior to Issuance of Building Permits	Planning Division	
76.	Any future modification to the building colors or architectural style approved by the City Council shall be subject to review and approval by the Community Development Director. At the Community Development Director's discretion, proposed color or architectural style modifications may be referred to the City Council for Major Development Review approval.	Prior to Issuance of Building Permits	Planning Division	
77.	Final plotting of homes on lots within Major Development Review (PLN24-20053) shall be subject to review and approval by the Planning Division.	Prior to Issuance of Building Permits	Planning Division	
78.	An even mix of exterior façade treatments, colors, and roof tile colors shall be used on the homes approved per this Major Development Review to the satisfaction of the Community Development Director. Applicant shall provide a tabulation of proposed architectural styles and colors schemes to be implemented on lots for review and approval by the Planning Division prior to issuance of building permits.	Prior to Issuance of Building Permits	Planning Division	
79.	Mailboxes shall be designed, installed and located by the developer to the satisfaction of the Community Development Director.	Prior to Issuance of Building Permits	Planning Division	
80.	Any future entry monumentation into the development of Vesting Tentative Tract Map 39022 shall be subject to review and approval by the Community Development Director and the City Traffic Engineer prior to issuance of a building permit.	Prior to Issuance of Building Permits	Planning Division	

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81.	All mechanical equipment, including but not limited to HVAC units, shall be screened from public view and sound buffered from adjacent properties to the satisfaction of the Community Development Director and Building Official	Prior to Issuance of Building Permits	Planning and Building Divisions	
82.	The master conceptual wall and fence plan approved by the City Council as part of **PLN24-20053** shall serve as the master plan of development for community walls and fences within VTTM 39022. The final design and location of project walls and fences shall be subject to review and approval of the Community Development Director.	Prior to Issuance of Building Permits	Planning Division	
83.	A digital copy of construction landscape plans shall be submitted to the Planning Division for review and approval. The plan shall be certified by a licensed landscape architect as required, taking into account approved preliminary landscape plan (if any), adopted plant alette guides, applicable scenic and specific plan requirements, and water conservation measures. **This submittal shall be made to the Planning Division with the appropriate Application and fee.**	Prior to Issuance of Building Permits	Planning Division	
84.	The above-described plans shall be in substantial conformance with the conceptual landscape plans as approved by the City Landscape Architect, City Administrative staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.	Prior to Issuance of Building Permits	Planning Division	
85.	All landscape and irrigation plans shall be consistent with the Eastvale Municipal Code Chapter 14.24, Water Conservation for Landscaping, and Chapter 120.05.040, Landscape Requirements.	Prior to Issuance of Building Permit	Planning Division	
86.	Landscape construction plans shall be drawn at a scale of 20 feet equal to 1 Inch or larger. The city will not accept plans drawn at 30 feet scale or smaller. Plans set shall include a title sheet with all project information, construction plans and details, irrigation plans and details, planting plans and details and a photo exhibit sheet of selected planting palettes for communication of the palette and plants	Prior to Issuance of Building Permit	Planning Division	

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	form, size, and character, in addition to site features and material to express design intent.			
87.	Concrete mow curbs shall be required at edges defining maintenance responsibility such as property boundaries in frontage areas and for separating turf or groundcover from shrub areas.	Prior to Issuance of Building Permit	Planning Division	
88.	Planting shall offer horizontal and vertical variation in form, texture, and scale and shall include multiple species to prevent against loss of a monoculture of a single species from species specific pest or other cause.	Prior to Issuance of Building Permit	Planning Division	
89.	Canopy shade trees fully surrounded by hardscape shall be, based on the direction of the City Landscape Architect required to have special planting techniques including, specialized soil mixes, geotechnical support structures, or other instruments for maintaining uncompacted and healthy soil root zones for the trees needs based on species or size required and site-specific characteristics.	Prior to Issuance of Building Permit	Planning Division	
90.	No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number.	Prior to Issuance of Building Permit	Planning Division	
91.	All trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations. Trees in high wind corridors or trees requiring special support measures shall require additional staking and or specialized staking material as needed.	Prior to Issuance of Building Permit	Planning Division	

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92.	Root barriers shall be installed for all trees planted within 5 feet of hardscape, paving, or walls/ structures. All trees requiring root barriers shall extend 10' from the center of the trunk in either direction and be a minimum of 24" deep.	Prior to Issuance of Building Permit	Planning Division	
93.	Any water quality basins shall utilize hand planted shrubs and ground cover on all slopes. The bottom of the basin shall be as planted as recommended by the WQMP and approved by the City Landscape Architect.	Prior to Issuance of Building Permit	Planning Division	
94.	All irrigation in shrub areas shall be designed and installed using drip irrigation. A weather-based smart irrigation controller shall be installed that measures evapo-transpiration. A rain shut off device shall be installed free of overhead obstruction and connected with the irrigation controller in addition to a master valve, flow sensor and separate Landscape water meter are required in addition to the above for all projects with landscape areas above 2500 square feet.	Prior to Issuance of Building Permit	Planning Division	
95.	A water conservation statement shall be included in the landscape documentation package as well as Irrigation schedules for both establishment and maintenance, maintenance schedule, soil management plan (Soil test and recommendations) and the requirement for a third-party water audit of the installed irrigation system prior to final sign off.	Prior to Issuance of Building Permit	Planning Division	
96.	All plants shall be hydrozoned from low to medium water use according to WUCOLS IV as a general guide.	Prior to Issuance of Building Permit	Planning Division	
97.	Suggested irrigation and planting maintenance schedules shall be included for compliance with MWELO requirements.	Prior to Issuance of Building Permit	Planning Division	
98.	A soil management plan shall be included for compliance with MWELO requirements.	Prior to Issuance of Building Permit	Planning Division	

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99.	A digital PDF reduced to the smallest size shall be submitted and approved by the Planning Division and the City Landscape Architect once the Entitlement process has been completed. A licensed Landscape Architect shall prepare and sign/ certify the plans.	Prior to Issuance of Building Permit	Planning Division	
100	Any plans that include areas to be classified as a Landscape Maintenance District or similar instrument to be maintained by the City shall be required to meet the most current Riverside County Transportation and Land Management Agency- Standards and Specifications (https://trans.rctlma.org/landscaping) per Public Works direction.	Prior to Issuance of Building Permit	Planning Division	
101	The above-described plans shall be in substantial conformance with the adopted city ordinances and or requirements as approved by the City Landscape Architect, City Planning Staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.	Prior to Issuance of Building Permit	Planning Division	
102	City required inspection schedule and signature block shall be included in the plans and be located on the tittle sheet.	Prior to Issuance of Building Permit	Planning Division	
103	All fertilizers and soil amendments used during planting preparation and installation shall be derived from organic based materials as a best management practice for storm water source control. Mycorrhizae and humate shall be incorporated into each plant pit in accordance with the manufacturer's specifications and the recommendations of the soil management plan.	Prior to Issuance of Building Permit	Planning Division	
104	A copy of the soil fertility recommendations and soil management plan specified using organic fertilizers and soil amendments shall be included on the first submittal of the landscape plans unless extensive grading is anticipated. In that case the landscape contractor shall provide the soil fertility recommendations and soil management plan prior to the pre-job meeting on site.	Prior to Issuance of Building Permit	Planning Division	

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105	The City Landscape Architect shall meet with the job site superintendent and the landscape contractor for a pre-job meeting. Copies of required landscape submittals shall be presented for approval including soil test results per the soil management plan. The overall inspection schedule shall be reviewed, and all procedures shall be reviewed. No landscaping shall occur prior to the meeting.	Prior to Issuance of Building Permit	Planning Division	
106	The Applicant shall submit a set of development plans, including a lighting plan, to the Eastvale Police Department for review and approval for appropriate safety measures including, but not limited to, the following: PROPERTY GATES AND KNOX BOX ENTRY a. The installation of the Knox Rapid Entry System if property gates are installed. This system permits law enforcement, fire, and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9225. ADDRESS NUMBERING: b. Prominently displayed address numbering in size and contrasting in color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping). SECURITY AND LIGHTING PLAN c. Adequate crime prevention measures to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional	Prior to Issuance of Building Permit	Building and Police Departments	

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	security measures should be added during that time frame of proposed construction. All exterior access points should be properly illuminated to make clearly visible any person on or about the premises during the hours of darkness. Residential units shall be equipped with solid core doors and quality dead bolt locking devices at entry points.			
107	Prior to building plan approval and construction, applicant/developer shall route a copy of the Water Improvement Plans (offsite) to the Fire Department for review of hydrant placement only. Water Improvement Plans (offsite) will not be reviewed or approved for the installation of onsite Private Fire Service Mains, private hydrants, or fire sprinkler system supplies. The private fire service main installing contractor shall submit a separate set of working plans designed in accordance with NFPA 13 and NFPA 24 to the Fire Department for a permit to install private water mains	Prior to Building Permit Issuance	Riverside County Fire Department	
108	The applicant must provide a fire hydrant system capable of delivering fire flow as required by the California Fire Code and Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code. Submit plans to the water district for review and approval prior to building permit issuance.	Prior to Building Permit Issuance	Riverside County Fire Department	
109	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Guideline OFM-01A. Access roads shall be located outside of truck docks and between 15-40 feet from the building. Access roads shall not have a grade more than 16 percent and shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80,000 pounds. Apparatus weight is distributed as 55,000 pounds on tandem rear axles and 25,00 pounds on the front acle. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus.	Prior to Building Permit Issuance	Riverside County Fire Department	

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110	The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. A letter or statement, wet-stamped and signed by a registered engineer, shall be provided on the plans certifying that any new road meets this 80,000, all weather requirement. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement.	Prior to Building Permit Issuance	Riverside County Fire Department	
111	Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Building Permit Issuance	Riverside County Fire Department	
112	A construction phasing plan shall be submitted to the Fire Department for review and approval prior to building permit issuance.	Prior to Building Permit Issuance	Riverside County Fire Department	
113	The applicant shall provide specific fire department conditions on plans for building permit submittal	Prior to Building Permit Issuance	Riverside County Fire Department	
114	Plans should reflect that all street lights and other outdoor lighting are hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.	Prior to Issuance of Building Permit	Planning Division	
Prior to Issuance of Certificate of Occupancy				
115	Any approval shall not be final until and unless the applicant's deposit account with Public Works has a balance of at least $10,000 to cover staff time to follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to half work if the deposit account is exhausted.	Prior to Issuance of Certificate of Occupancy	Public Works Department	

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116	A copy of the covenants, conditions, and restrictions (CC&R's) shall be submitted to the Community Development Director for review and approval, prior to execution.	Prior to Issuance of Certificate of Occupancy	Planning Division	
117	Applicant shall include notification within the CC& R's as well as within the project sales office informing potential homeowners that landscaping within City or H.O.A.-maintained areas is not to be modified in any way by the homeowner, without express authorization by the entity (either the City or H.O.A) responsible for maintain said landscape.	Prior to Issuance of Certificate of Occupancy	Planning Division	
118	Prior to the request for final inspection the Applicant shall have completed the installation of all landscape items, passed all construction sequence inspections in addition to having a completed 3rd party water audit with report, as built documents, controller charts submitted and approved prior by the City Landscape Architect. Failure to do so will result in delays for final inspection and or sign off.	Prior to Issuance of Certificate of Occupancy	Planning Department	
119	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
120	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
121	All existing overhead utility lines shall be undergrounded within the project frontage(s). Utility undergrounding shall extend to the nearest off-site power pole. Unless City Engineer approved, no new power poles shall be installed. A letter from the owners of the affected utilities shall be submitted to the City Engineer prior to	Prior to Issuance of Certificate of Occupancy	Public Works Department	

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	approval of the Precise Grading/Paving Plan, informing the City that they have been notified of the City's utility undergrounding requirement and their intent to commence design of utility undergrounding plans. When available, the utility undergrounding plan shall be submitted to the City Engineer identifying all above ground facilities in the area of the project to be undergrounded.			
122	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
123	Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
124	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
125	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
126	Remove existing and construct new pavement with a minimum pavement section matching that new section to the southwest on Archibald with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage in accordance with City of Eastvale Standard Drawings. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval.	Prior to Issuance of Certificate of Occupancy	Public Works Department	

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	Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.			
127	Construct an Americans with Disabilities Act (ADA) compliant sidewalk behind curb along the entire frontage in accordance with the General Plan, any Specific Plan, the City of Eastvale Standard Drawings, subject to the approval of the City Engineer.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
128	Install PTZ cameras at each intersection to monitor traffic.	Prior to issuance of Certificate of Occupancy	Public Works Department	
129	Install License Plate Reader Cameras to tie-into the existing Citywide system at each traffic signal servicing the property.	Prior to issuance of Certificate of Occupancy	Public Works Department	
130	Install conduit for fiber optic along the Archibald frontage per City's standard.	Prior to issuance of Certificate of Occupancy	Public Works Department	
131	Install Class I bicycle lanes along Archibald Avenue.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
132	Relocate traffic signal and replace all necessary components to accommodate new street right of way.	Prior to issuance of Certificate of Occupancy	Public Works Department	
133	Construct a City Engineer approved commercial driveway approach for the main entrance on Archibald in accordance with City of Eastvale Standard Drawings. The emergency vehicle access driveway approach shall be constructed as a limited access curb to discourage use, the top of “X” shall be a minimum 5 feet from the property line. Nothing shall be constructed or planted in the corner	Prior to Issuance of Certificate of Occupancy	Public Works Department	

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	cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.			
134	The developer shall be responsible for coordinating with Riverside Transit Authority (RTA) regarding the location of existing, proposed, and future bus stops along the property frontage of all public streets. The developer shall design street and sidewalk improvements in accordance with the latest RTA bus stop guidelines and in compliance with current accessibility standards pursuant to the Americans with Disabilities Act (ADA) requirements. The developer shall design all bus stops to accommodate the RTA Shelters. The developer shall submit to Public Works verification from RTA acknowledging concurrence with the existing, proposed, and future bus stop improvements in conformance with the Premium Shelter design guidelines.	Prior to issuance of Certificate of Occupancy	Public Works Department	
135	Construct a curb ramp meeting current California State Accessibility standards along both sides of the commercial driveway approach. The developer shall ensure that an appropriate path of travel, meeting ADA guidelines, is provided across the driveway, and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines, subject to the approval of the City Engineer. If necessary, additional pedestrian and sidewalk easements shall be provided on-site to construct a path of travel meeting ADA guidelines.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
136	Reconstruct Archibald Avenue to the centerline of the Street. Edge cuts shall line up with lane lines. No additional crown lines shall be added to any public street. All public streets shall have consistent cross slope.	Prior to Issuance of Certificate of Occupancy	Public Works Department	
137	Applicant shall participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and green belt areas.	Prior to Issuance of Certificate of Occupancy	JCSD	

General Compliance Items/Requirements and Information

The following items are noted for the applicant's information. These items are required by the City, other local agencies, or state and federal agencies, and are not conditions of approval of the project.

The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.

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Notice of Public Hearing

CITY OF EASTVALE
Community Development Department
Planning Division
12363 Limonite Avenue I Suite 910 I Eastvale, CA 91752
https://www.eastvaleca.gov/government/community-development/planning

You are invited to comment on the following project in your neighborhood:

DATE OF NOTICE: March 6, 2025

APPLICANT: Warmington Residential California, Inc.

PROJECT LOCATION: 8312 Grapewin Street and 8330 Archibald Avenue

CASE NUMBERS: PLN24-20053

CASE PLANNER: Jamie K. Cerda, AICP

APN

NAME

ADDRESS

CITY, STATE, ZIP

3652

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, March 19, 2025**, at 6:00 p.m. at Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752, to consider Project **No. PLN24-20053** for the subdivision, site planning, and master building architecture of seventy-six (76) single-family residential lots, four (4) lots for water quality and open space and five (5) lettered lots for private street purposes and a Density Bonus Agreement.

PROJECT DESCRIPTION: The proposed project includes the following entitlements:

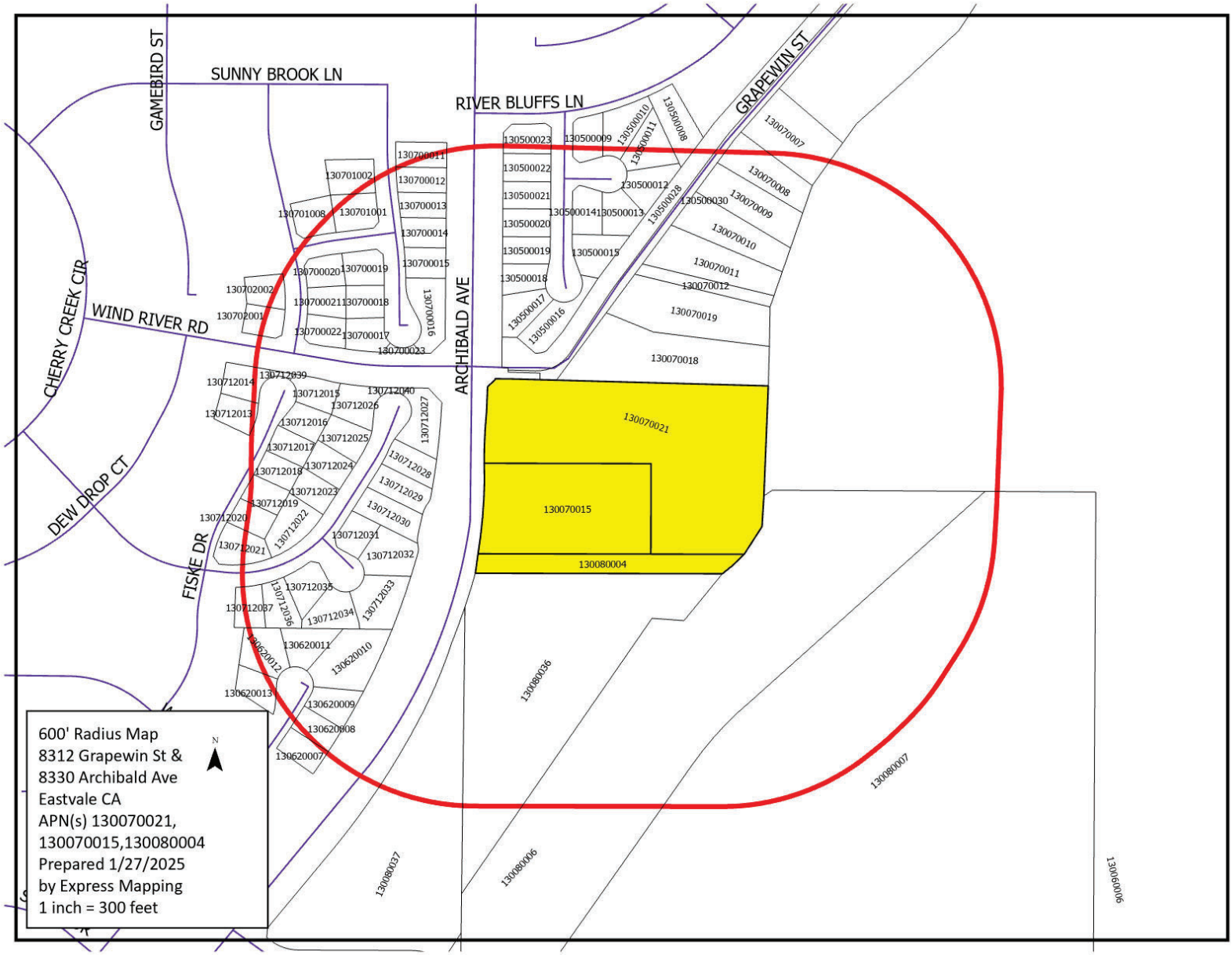
1. **Vesting Tentative Tract Map 39022** to subdivide three (3) existing residential lots totally 8.3-acres (7.9 net acres) into 76 residential lots, four (4) lots for water quality and open space purposes and five (5) for private street purposes;
2. **Major Development Review** for the master building architecture and site planning of a 76 unit single-family residential community; and
3. **Density Bonus Agreement** for a density bonus housing agreement between the City of Eastvale and Warmington Residential California Inc. for a 76-unit single family residential housing development pursuant to California Government Code §§ 65915 through 65918.

PROJECT LOCATION: The project site is addressed as 8312 Grapewin Street and 8330 Archibald Avenue, located at the southeast corner of Grapewin Street and Archibald Avenue (Assessor's Parcel Number 130-080-004, 130-070-015, and 130-070-021). The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

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

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Jamie K. Cerda, AICP at jcerda@eastvaleca.gov. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Department no later than Wednesday, March 19, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Jamie K. Cerda, AICP at (951) 703-4432 or jcerda@eastvaleca.gov.


600' Radius Map
8312 Grapewin St &
8330 Archibald Ave
Eastvale CA
APN(s) 130070021,
130070015,130080004
Prepared 1/27/2025
by Express Mapping
1 inch = 300 feet
N
GAMEBIRD ST
SUNNY BROOK LN
RIVER BLUFFS LN
GRAPEWIN ST
CHERRY CREEK CIR
WIND RIVER RD
ARCHIBALD AVE
DEW DROP CT
FISKE DR
130070021
130070015
130080004
130080036
130080037
130080006
130080007
130060006

Samuel Buenrostro, Ed.D., *Superintendent* (951) 736-5010
Dalia Gadelmawla, *Deputy Superintendent Business Services* (951) 736-5035
Jeremy Goins, Ed.D., *Asst. Superintendent Educational Services* (951) 736-5080
Glen A. Gonsalves, *Asst. Superintendent Human Resources* (951) 736-5064
Ben Odipo, PMP, *Asst. Superintendent Information Technology* (951) 736-5190
Reggie Thompkins, Ed.D., *Asst. Superintendent Instructional Support* (951) 736-5111
Evita Tapia-Gonzalez, *Chief of Communications Executive Services* (951) 736-5003
Kathy Lee, Ed.D., *Exec. Dir. of Development Executive Services* (951) 736-5010

January 13, 2025

Warmington Residential
3090 Pulman Street
Costa Mesa, CA 92626

RE: WILL SERVE LETTER
Tract No. 39022 76 SFD units
FOR THE DEVELOPMENT LOCATED: Grapewin St. and Archibald Ave.

To Whom It May Concern:

The Corona-Norco Unified School District is a K–12 unified school district. The District serves the City of Corona, City of Norco, City of Eastvale, City of Jurupa Valley and portions of unincorporated Riverside County. The District operates 31 elementary schools, 2 K-8 Academies, 8 intermediate schools, 5 comprehensive high schools and 6 alternative schools.

In accordance with District Policy, students from the subject development would be assigned to the following schools.

Ronald Reagan Elementary School	**8300 Fieldmaster St. Eastvale, CA 92880**	**951-736-7737**
Dr. Augustine Ramirez Intermediate School	**6905 Harrison Ave. Eastvale, CA 92880**	**951-736-8241**
Eleanor Roosevelt High School	**7447 Scholar Way Eastvale, CA 92880**	**951-739-5600**

PLEASE BE ADVISED THAT THE DISTRICT CANNOT GUARANTEE THAT THE ABOVE LISTED SCHOOLS CAN OR WILL CONTINUE TO ACCEPT STUDENT ENROLLMENT FROM THE SUBJECT DEVELOPMENT. If the above schools are at capacity and cannot accept a student from the subject development, the school district will bus the student to the nearest school with room on the same calendar.
Student Generation Rates.

Elementary (k-6)	Intermediate (7-8)	High School (9-12)	Total
0.3248	0.1034	0.2222	0.6504

School of attendance boundaries may be viewed on the Internet at: http://www.cnusd.k12.ca.us

*****ANY AND ALL STUDENTS ENROLLING IN THE DISTRICT ARE SUBJECT TO SCHEDULE, CALENDAR, AND SCHOOL CHANGES AS THE NEED ARISES. *****

For additional questions, contact the Facilities Department at (951) 736-5045.

Sincerely,

John C. Vondriska
Administrative Director, Facilities and Support Services

Board of Education
Anna Coriddi-Meza *Jami Merchant* *Stacy Nicola* *Chris Raahauge* *Mary Helen Ybarra*

Warmington
RESIDENTIAL

January 8, 2025

Ms. Nicole Lavallee
Business Services
Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 92860

Re: Will Serve Letter Request
Proposed Residential Project (Southeast Corner of Grapewin St. & Archibald Ave.)

Dear Ms. Lavallee,

Thank you for speaking with me earlier this afternoon. As discussed, I am writing to request a Will Serve Letter for the attached Plot Plan (Tract No. 39022), consisting of APNs: 130-070-021, 130-070-015 & 130-080-004. We are currently entitling the project with the City of Eastvale.

This project is located at the southeast corner of Grapewin Street and Archibald Avenue (two existing addresses are 8312 Grapewin St. & 8330 Archibald Ave). The proposed development consists of 76 single family detached homes on approximately 8.3 acres.

Should you have any questions or require any further information, please call me on my cell phone at (949) 300-3599. We appreciate your assistance.

Best Regards,

Greg Ocasek
Project Consultant

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL
LEGISLATIVE COUNSEL BUREAU

State of California

GOVERNMENT CODE

Section 65915

65915. (a) (1) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section. A city, county, or city and county shall adopt an ordinance that specifies how compliance with this section will be implemented. Except as otherwise provided in subdivision (s), failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(2) A local government shall not condition the submission, review, or approval of an application pursuant to this chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section. This subdivision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, as described in subdivision (b), and parking ratios, as described in subdivision (p).

(3) In order to provide for the expeditious processing of a density bonus application, the local government shall do all of the following:

(A) Adopt procedures and timelines for processing a density bonus application.

(B) Provide a list of all documents and information required to be submitted with the density bonus application in order for the density bonus application to be deemed complete. This list shall be consistent with this chapter.

(C) Notify the applicant for a density bonus whether the application is complete in a manner consistent with the timelines specified in Section 65943.

(D) (i) If the local government notifies the applicant that the application is deemed complete pursuant to subparagraph (C), provide the applicant with a determination as to the following matters:

(I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.

(II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.

(III) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, waivers, or reductions of development standards.

(ii) Any determination required by this subparagraph shall be based on the development project at the time the application is deemed complete. The local government shall adjust the amount of density bonus and parking ratios awarded

pursuant to this section based on any changes to the project during the course of development.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and, if requested by the applicant and consistent with the applicable requirements of this section, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p), if an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development, including a shared housing building development, for rental or sale to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development, including a shared housing building development, for rental or sale to very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code. For purposes of this subparagraph, "development" includes a shared housing building development and a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code.

(D) Ten percent of the total dwelling units of a housing development are sold to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

(E) Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph are subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

(F) (i) Twenty percent of the total units for lower income students in a student housing development that meets the following requirements:

(I) All units in the student housing development shall be used exclusively for undergraduate, graduate, or professional students enrolled currently or in the past six months in at least six units at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has done any one of the following:

(ia) Entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are insufficient students enrolled in an institution of higher education to fill all units in the student housing development.

(ib) Established a system for confirming its renters' status as students to ensure that all units of the student housing development are occupied with students from an institution of higher education.

(II) The applicable units in the student housing development for lower income students shall be used for and occupied by lower income students.

(III) The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

(IV) The development shall provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

(V) The student housing development is not located on a site that pursuant to paragraph (3) of subdivision (c) would require replacement units for projects with greater than a 35 percent density bonus.

(ii) For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph are subject to a recorded affordability restriction of 55 years, which shall not tie any rental bed reserved for lower income students to a specific bedroom. Notwithstanding any other law, an affordability restriction provision, state or county law or policy, or property management policy shall not prevent a lower income student from sharing a room or unit with a nonlower income student. Any attempted waiver of the requirements of this clause is void as against public policy.

(G) One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For purposes of this subparagraph, "development" includes a shared housing building development.

(2) For purposes of calculating the amount of the density bonus pursuant to subdivision (f), an applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraph (A), (B), (C), (D), (E), (F), or (G) of paragraph (1).

(c) (1) (A) An applicant shall agree to, and the city, county, or city and county shall ensure, the continued affordability of all very low and low-income rental units

that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

(B) (i) Except as otherwise provided in clause (ii), rents for the lower income density bonus units shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(ii) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), rents for all units in the development, including both base density and density bonus units, shall be as follows:

(I) The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee.

(2) (A) An applicant shall agree to ensure, and the city, county, or city and county shall ensure, that a for-sale unit that qualified the applicant for the award of the density bonus meets one of the following conditions:

(i) The unit is initially sold to and occupied by a person or family of very low, low, or moderate income, as required, and it is offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code and is subject to an equity sharing agreement.

(ii) If the unit is not purchased by an income-qualified person or family within 180 days after the issuance of the certificate of occupancy, the unit is purchased by a qualified nonprofit housing corporation that meets all of the following requirements pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code:

(I) The nonprofit corporation has a determination letter from the Internal Revenue Service affirming its tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code and is not a private foundation as that term is defined in Section 509 of the Internal Revenue Code.

(II) The nonprofit corporation is based in California.

(III) All of the board members of the nonprofit corporation have their primary residence in California.

(IV) The primary activity of the nonprofit corporation is the development and preservation of affordable home ownership housing in California that incorporates within their contracts for initial purchase a repurchase option that requires a subsequent purchaser of the property that desires to resell or convey the property to offer the qualified nonprofit corporation the right to repurchase the property prior to selling or conveying that property to any other purchaser pursuant to an equity sharing agreement or affordability restrictions on the sale and conveyance of the property that ensure that the property will be preserved for lower income housing for at least 45 years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate income, as defined in Section 50052.5 of the Health and Safety Code.

(B) For purposes of this paragraph, a "qualified nonprofit housing corporation" is a nonprofit housing corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(C) The local government shall enforce an equity sharing agreement required pursuant to clause (i) or (ii) of subparagraph (A), unless it is in conflict with the requirements of another public funding source or law or may defer to the recapture provisions of the public funding source. The following apply to the equity sharing agreement:

(i) Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation.

(ii) Except as provided in clause (v), the local government shall recapture any initial subsidy, as defined in clause (iii), and its proportionate share of appreciation, as defined in clause (iv), which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote homeownership.

(iii) For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

(iv) For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

(v) If the unit is purchased or developed by a qualified nonprofit housing corporation pursuant to clause (ii) of subparagraph (A) the local government may enter into a contract with the qualified nonprofit housing corporation under which the qualified nonprofit housing corporation would recapture any initial subsidy and its proportionate share of appreciation if the qualified nonprofit housing corporation is required to use 100 percent of the proceeds to promote homeownership for lower income households as defined by Section 50079.5 of the Health and Safety Code within the jurisdiction of the local government.

(3) (A) Except as provided in subclause (V) of clause (i) of subparagraph (F) of paragraph (1) of subdivision (b), an applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are located or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low

income households, unless the proposed housing development replaces those units, and either of the following applies:

(i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (b).

(ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(B) For the purposes of this paragraph, "replace" shall mean either of the following:

(i) If any dwelling units described in subparagraph (A) are occupied on the date of application, the proposed housing development shall provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If the income category of the household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. For unoccupied dwelling units described in subparagraph (A) in a development with occupied units, the proposed housing development shall provide units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) If all dwelling units described in subparagraph (A) have been vacated or demolished within the five-year period preceding the application, the proposed housing development shall provide at least the same number of units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it shall be rebuttably presumed that low-income and very low income renter households occupied these units in the same proportion of low-income and very low income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's

Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(C) Notwithstanding subparagraph (B), for any dwelling unit described in subparagraph (A) that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income, the city, county, or city and county may do either of the following:

(i) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit described in subparagraph (A) is replaced. Unless otherwise required by the jurisdiction's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(D) For purposes of this paragraph, "equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.

(E) Subparagraph (A) does not apply to an applicant seeking a density bonus for a proposed housing development if the applicant's application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale.

(B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.

(C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.

(D) Five incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop or is located in a very low vehicle travel area in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

(E) One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development. If a project includes at least 23 percent of the total units for lower income students in a student housing project, the applicant shall instead receive two incentives or concessions.

(F) Four incentives or concessions for projects that include at least 16 percent of the units for very low income households or at least 45 percent for persons and families of moderate income in a development in which the units are for sale.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section that shall include legislative body approval of the means of compliance with this section.

(4) The city, county, or city and county shall bear the burden of proof for the denial of a requested concession or incentive.

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an

applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This subdivision shall not be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(3) A housing development that receives a waiver from any maximum controls on density pursuant to clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f) shall only be eligible for a waiver or reduction of development standards as provided in subparagraph (D) of paragraph (2) of subdivision (d) and clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f), unless the city, county, or city and county agrees to additional waivers or reductions of development standards.

(f) For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable gross residential density, as of the date of application by the applicant to the city, county, or city and county, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density. The amount of density increase to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29

17	30.5
18	32
19	33.5
20	35
21	38.75
22	42.5
23	46.25
24	50

(2) For housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(3) (A) For housing developments meeting the criteria of subparagraph (C) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of senior housing units.

(B) For housing developments meeting the criteria of subparagraph (E) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of the type of units giving rise to a density bonus under that subparagraph.

(C) For housing developments meeting the criteria of subparagraph (F) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Lower Income Units	Percentage Density Bonus
20	35
21	38.75
22	42.5
23	46.25
24	50

(D) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), the following shall apply:

(i) Except as otherwise provided in clauses (ii) and (iii), the density bonus shall be 80 percent of the number of units for lower income households.

(ii) If the housing development is located within one-half mile of a major transit stop, the city, county, or city and county shall not impose any maximum controls on density.

(iii) If the housing development is located in a very low vehicle travel area within a designated county, the city, county, or city and county shall not impose any maximum controls on density.

(4) For housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75

42	42.5
43	46.25
44	50

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(g) (1) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

Percentage Very Low Income	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

(2) This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks an increase pursuant to both this subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the

increased density bonus described in this subdivision if all of the following conditions are met:

(A) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

(B) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

(C) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of Section 65583.2, and is or will be served by adequate public facilities and infrastructure.

(D) The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government before the time of transfer.

(E) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of the transfer.

(F) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.

(G) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.

(H) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

(h) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development, that the following occur:

(A) The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

(B) Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

(3) Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.

(4) "Childcare facility," as used in this section, means a child daycare facility other than a family daycare home, including, but not limited to, infant centers, preschools, extended daycare facilities, and schoolage childcare centers.

(i) "Housing development," as used in this section, means a development project for five or more residential units, including mixed-use developments. For the purposes of this section, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(j) (1) The granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, "study" does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition set forth in subdivision (k). This provision is declaratory of existing law.

(2) Except as provided in subdivisions (d) and (e), the granting of a density bonus shall not require or be interpreted to require the waiver of a local ordinance or provisions of a local ordinance unrelated to development standards.

(k) For the purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety

Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(*l*) Subdivision (k) does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements.

(m) This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and Division 20 (commencing with Section 30000) of the Public Resources Code.

(n) If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

(o) For purposes of this section, the following definitions shall apply:

(1) "Designated county" includes the Counties of Alameda, Contra Costa, Los Angeles, Marin, Napa, Orange, Riverside, Sacramento, San Bernardino, San Diego, San Mateo, Santa Barbara, Santa Clara, Solano, Sonoma, and Ventura, and the City and County of San Francisco.

(2) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation that is adopted by the local government or that is enacted by the local government's electorate exercising its local initiative or referendum power, whether

that power is derived from the California Constitution, statute, or the charter or ordinances of the local government.

(3) "Located within one-half mile of a major transit stop" means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this section, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop.

(4) "Lower income student" means a student who has a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in subdivision (k) of Section 69432.7 of the Education Code. The eligibility of a student to occupy a unit for lower income students under this section shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education in which the student is enrolled or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver from the college or university, the California Student Aid Commission, or the federal government.

(5) "Major transit stop" has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code.

(6) "Maximum allowable residential density" or "base density" means the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. Density shall be determined using dwelling units per acre. However, if the applicable zoning ordinance, specific plan, or land use element of the general plan does not provide a dwelling-units-per-acre standard for density, then the local agency shall calculate the number of units by:

(A) Estimating the realistic development capacity of the site based on the objective development standards applicable to the project, including, but not limited to, floor area ratio, site coverage, maximum building height and number of stories, building setbacks and stepbacks, public and private open-space requirements, minimum percentage or square footage of any nonresidential component, and parking requirements, unless not required for the base project. Parking requirements shall include considerations regarding number of spaces, location, design, type, and circulation. A developer may provide a base density study and the local agency shall accept it, provided that it includes all applicable objective development standards.

(B) Maintaining the same average unit size and other project details relevant to the base density study, excepting those that may be modified by waiver or concession to accommodate the bonus units, in the proposed project as in the study.

(7) (A) (i) "Shared housing building" means a residential or mixed-use structure, with five or more shared housing units and one or more common kitchens and dining areas designed for permanent residence of more than 30 days by its tenants. The kitchens and dining areas within the shared housing building shall be able to adequately accommodate all residents. If a local ordinance further restricts the attributes of a

shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(ii) A "shared housing building" may include other dwelling units that are not shared housing units, provided that those dwelling units do not occupy more than 25 percent of the floor area of the shared housing building. A shared housing building may include 100 percent shared housing units.

(B) (i) "Shared housing unit" means one or more habitable rooms, not within another dwelling unit, that includes a bathroom, sink, refrigerator, and microwave, is used for permanent residence, that meets the "minimum room area" specified in Section R304 of the California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations), and complies with the definition of "guestroom" in Section R202 of the California Residential Code. If a local ordinance further restricts the attributes of a shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(ii) "Shared housing unit" for purposes of a residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, includes a unit without an individual kitchen where a unit may be shared by unrelated persons, and a unit where a room that may be shared by unrelated persons meets the "minimum room area" requirements of clause (i).

(8) "Student housing development" means a development that contains bedrooms containing two or more bedspaces that have a shared or private bathroom, access to a shared or private living room and laundry facilities, and access to a shared or private kitchen.

(9) (A) "Total units" or "total dwelling units" means a calculation of the number of units that:

(i) Excludes a unit added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

(ii) Includes a unit designated to satisfy an inclusionary zoning requirement of a city, county, or city and county.

(B) For purposes of calculating a density bonus granted pursuant to this section for a shared housing building, "unit" means one shared housing unit and its pro rata share of associated common area facilities.

(10) "Very low vehicle travel area" means an urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita. For purposes of this paragraph, "area" may include a travel analysis zone, hexagon, or grid. For the purposes of determining "regional vehicle miles traveled per capita" pursuant to this paragraph, a "region" is the entirety of incorporated and unincorporated areas governed by a multicounty or single-county metropolitan planning organization, or the entirety of the incorporated and unincorporated areas of an individual county that is not part of a metropolitan planning organization.

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

(A) Zero to one bedroom: one onsite parking space.

(B) Two to three bedrooms: one and one-half onsite parking spaces.

(C) Four and more bedrooms: two and one-half parking spaces.

(D) One bedspace in a student housing development: zero parking spaces.

(2) (A) Notwithstanding paragraph (1), if a development includes at least 20 percent low-income units for housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b) or at least 11 percent very low income units for housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per unit. Notwithstanding paragraph (1), if a development includes at least 40 percent moderate-income units for housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and the residents of the development have unobstructed access to the major transit stop from the development then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per bedroom.

(B) For purposes of this subdivision, “unobstructed access to the major transit stop” means a resident is able to access the major transit stop without encountering natural or constructed impediments. For purposes of this subparagraph, “natural or constructed impediments” includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

(3) Notwithstanding paragraph (1), if a development meets the criteria of subparagraph (G) of paragraph (1) of subdivision (b), then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets any of the following criteria:

(A) The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.

(B) The development is a for-rent housing development for individuals who are 55 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(C) The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. A development that

is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(4) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide onsite parking through tandem parking or uncovered parking, but not through onstreet parking.

(5) This subdivision shall apply to a development that meets the requirements of subdivisions (b) and (c), but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).

(6) This subdivision does not preclude a city, county, or city and county from reducing or eliminating a parking requirement for development projects of any type in any location.

(7) Notwithstanding paragraphs (2) and (3), if a city, county, city and county, or an independent consultant has conducted an areawide or jurisdictionwide parking study in the last seven years, then the city, county, or city and county may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph (1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low-income and very low income individuals, including seniors and special needs individuals. The city, county, or city and county shall pay the costs of any new study. The city, county, or city and county shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio.

(8) A request pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(q) Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number. The Legislature finds and declares that this provision is declaratory of existing law.

(r) This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.

(s) Notwithstanding any other law, if a city, including a charter city, county, or city and county has adopted an ordinance or a housing program, or both an ordinance and a housing program, that incentivizes the development of affordable housing that allows for density bonuses that exceed the density bonuses required by the version of this section effective through December 31, 2020, that city, county, or city and county is not required to amend or otherwise update its ordinance or corresponding affordable housing incentive program to comply with the amendments made to this section by the act adding this subdivision, and is exempt from complying with the

incentive and concession calculation amendments made to this section by the act adding this subdivision as set forth in subdivision (d), particularly subparagraphs (B) and (C) of paragraph (2) of that subdivision, and the amendments made to the density tables under subdivision (f).

(t) When an applicant proposes to construct a housing development that conforms to the requirements of subparagraph (A) or (B) of paragraph (1) of subdivision (b) that is a shared housing building, the city, county, or city and county shall not require any minimum unit size requirements or minimum bedroom requirements that are in conflict with paragraph (7) of subdivision (o).

(u) (1) The Legislature finds and declares that the intent behind the Density Bonus Law is to allow public entities to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning ordinance in exchange for affordable units. It further reaffirms that the intent is to cover at least some of the financing gap of affordable housing with regulatory incentives, rather than additional public subsidy.

(2) It is therefore the intent of the Legislature to make modifications to the Density Bonus Law by the act adding this subdivision to further incentivize the construction of very low, low-, and moderate-income housing units. It is further the intent of the Legislature in making these modifications to the Density Bonus Law to ensure that any additional benefits conferred upon a developer are balanced with the receipt of a public benefit in the form of adequate levels of affordable housing. The Legislature further intends that these modifications will ensure that the Density Bonus Law creates incentives for the construction of more housing across all areas of the state.

(v) (1) Provided that the resulting housing development would not restrict more than 50 percent of the total units to moderate-income, lower income, or very low income households, a city, county, or city and county shall grant an additional density bonus calculated pursuant to paragraph (2) when an applicant proposes to construct a housing development that conforms to the requirements of paragraph (1) of subdivision (b), agrees to include additional rental or for-sale units affordable to very low income households or moderate income households, and meets any of the following requirements:

(A) The housing development conforms to the requirements of subparagraph (A) of paragraph (1) of subdivision (b) and provides 24 percent of the total units to lower income households.

(B) The housing development conforms to the requirements of subparagraph (B) of paragraph (1) of subdivision (b) and provides 15 percent of the total units to very low income households.

(C) The housing development conforms to the requirements of subparagraph (D) of paragraph (1) of subdivision (b) and provides 44 percent of the total units to moderate-income households.

(2) A city, county, or city and county shall grant an additional density bonus for a housing development that meets the requirements of paragraph (1), calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	23.75
7	27.5
8	31.25
9	35
10	38.75

Percentage Moderate-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(3) The increase required by paragraphs (1) and (2) shall be in addition to any increase in density granted by subdivision (b).

(4) The additional density bonus required under this subdivision shall be calculated using the number of units excluding any density bonus awarded by this section.

(Amended by Stats. 2024, Ch. 432, Sec. 1.5. (AB 3116) Effective January 1, 2025.)

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL
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State of California

GOVERNMENT CODE

Section 65589.5

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(I) Render the project infeasible.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(A) Residential units only.

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

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

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

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

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

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

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

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

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

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

(C) Transitional housing or supportive housing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section.

(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section.

(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (o), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

(ib) This subclause shall become inoperative on January 1, 2030.

(IV) The local agency violated a provision of this section applicable to a builder's remedy project.

(ii) If the court finds that one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within a time period not to exceed 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, provided, however, that the court shall not award attorney's fees in either of the following instances:

(I) The court finds, under extraordinary circumstances, that awarding fees would not further the purposes of this section.

(II) (ia) In a case concerning a disapproval within the meaning of subparagraph (I) or (J) of paragraph (6) of subdivision (h), the court finds that the local agency acted in good faith and had reasonable cause to disapprove the housing development project due to the existence of a controlling question of law about the application of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) or implementing guidelines as to which there was a substantial ground for difference of opinion at the time of the disapproval.

(ib) This subclause shall become inoperative on January 1, 2031.

(B) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within the time period prescribed

by the court, the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Trust Fund. The fine shall be in a minimum amount of ten thousand dollars ($10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of the fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Trust Fund for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(D) Nothing in this section shall limit the court's inherent authority to make any other orders to compel the immediate enforcement of any writ brought under this section, including the imposition of fees and other sanctions set forth under Section 1097 of the Code of Civil Procedure.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(*l*) If the court finds that the local agency (1) acted in bad faith when it violated this section and (2) failed to carry out the court's order or judgment within the time period prescribed by the court, the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. If a court has previously found that the local agency violated this section within the same planning period, the court shall multiply the fines by an additional factor for each previous violation. For purposes of this section, "bad faith" includes, but is not limited to, an action or inaction that is frivolous, pretextual, intended to cause unnecessary delay, or entirely without merit.

(m) (1) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(2) (A) A disapproval within the meaning of subparagraph (I) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within the time period set forth in paragraph (5) of subdivision (a) of Section 65589.5.1 after the applicant's timely written notice.

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

(3) (A) A disapproval within the meaning of subparagraph (J) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within 90 days of the applicant's timely written notice.

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

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of

preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years, or three and one-half years for an affordable housing project, following the date that the project received final approval. For purposes of this subparagraph:

(i) "Affordable housing project" means a housing development that satisfies both of the following requirements:

(I) Units within the development are subject to a recorded affordability restriction for at least 55 years for rental housing and 45 years for owner-occupied housing, or the first purchaser of each unit participates in an equity sharing agreement as described in subparagraph (C) of paragraph (2) of subdivision (c) of Section 65915.

(II) All of the units within the development, excluding managers' units, are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code.

(ii) "Final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(I) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(II) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, including any other locally authorized program that offers additional density or other development bonuses when affordable housing is provided. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) (A) This subdivision shall apply to a housing development project that submits a preliminary application pursuant to Section 65941.1 before January 1, 2030.

(B) This subdivision shall become inoperative on January 1, 2034.

(p) (1) Upon any motion for an award of attorney's fees pursuant to Section 1021.5 of the Code of Civil Procedure, in a case challenging a local agency's approval of a housing development project, a court, in weighing whether a significant benefit has been conferred on the general public or a large class of persons and whether the necessity of private enforcement makes the award appropriate, shall give due weight

to the degree to which the local agency's approval furthers policies of this section, including, but not limited to, subdivisions (a), (b), and (c), the suitability of the site for a housing development, and the reasonableness of the decision of the local agency. It is the intent of the Legislature that attorney's fees and costs shall rarely, if ever, be awarded if a local agency, acting in good faith, approved a housing development project that satisfies conditions established in paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.1 or paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.2.

(2) This subdivision shall become inoperative on January 1, 2031.

(q) This section shall be known, and may be cited, as the Housing Accountability Act.

(r) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(Amended by Stats. 2024, Ch. 268, Sec. 2.5. (AB 1893) Effective January 1, 2025. Inoperative January 1, 2031, pursuant to Sec. 1 of Stats. 2023, Ch. 768.)