CITY OF EASTVALE

REGULAR PLANNING COMMISSION MEETING AGENDA

Eastvale City Council Chambers
12363 Limonite Avenue Suite 900, Eastvale, CA 91752
Regular Planning Commission Meeting: 6:00 PM
Wednesday, November 19, 2025

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS / REVISIONS

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

5. PUBLIC COMMENT

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

6. CONSENT CALENDAR

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

6.1. Planning Commission Meeting Minutes

Submitted by: Jessica Cooper, Senior Management Analyst

RECOMMENDED ACTION(S):

Staff recommends the Planning Commission approve the Planning Commission meeting minutes from October 15, 2025 meeting.

6.2. Planning Division Update

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):

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

6.3. Finding of Conformity to Eastvale General Plan 2040 for the Lower Norco Bluffs Maintenance Easement Acquisition

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

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission adopt a resolution finding that the acquisition of an easement (Lower Norco Bluffs Maintenance Easement) for Orange County Flood Control District to operate and maintain a portion of the Santa Ana Riverbed associated with the U.S. Army Corp of Engineers' Prado Dam Project (E01PD-27-014.1) conforms with the Eastvale General Plan 2040 in accordance with the requirements of California Government Code Section 65402.

6.4. Finding of Conformity to Eastvale General Plan 2040 for the River Road Dike Easement Acquisition

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

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission adopt a resolution finding that the acquisition of an easement (River Road Dike Easement) for Orange County Flood Control District from the U.S. Army Corp of Engineer's for a portion of Assessor Parcel Number 130-030-004 for flowage and inundation conforms with the Eastvale General Plan 2040 in accordance with the requirements of California Government Code Section 65402.

7. PUBLIC HEARINGS

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

7.1. PLN25-20081 – Goodman Commerce Center (CR-14) Conditional Use Permit for All-Magic Paint & Body

Submitted by: Steven D. Fowler, Planning Technician

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

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not include expansion or any exterior physical changes to the existing building; and
2. Approve a Conditional Use Permit (PLN25-20081) to establish a 28,084 square-foot indoor automobile service and repair center within a portion of an existing commercial retail building (CR-14) in the Goodman Commerce Center, subject to conditions of approval.

7.2. PLN25-20016 - Tentative Tract Map 39156 and Major Development Review for Oasis Residential Development

Submitted by: Allen Lim, Senior Planner

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

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 20222080090);
2. Approve Tentative Tract Map No. 39156 to subdivide 8.16 acres into 65 single family residential lots, three (3) open space lots, and one (1) letter lot for private street purposes, subject to conditions of approval; and
3. Approve the Major Development Review for the master building architecture and site planning for the 65 single-family residential homes with proposed landscaping, parking areas and site amenities, subject to conditions of approval.

7.3. PLN25-20076 - Amendment to Section 120.04.010 of the Eastvale Municipal Code as it pertains to Accessory Dwelling Units - Continued from October 25, 2025 Hearing

Submitted by: David Murray, City Planner

RECOMMENDED ACTION(S):
Staff recommends that the that the Planning Commission adopt a resolution recommending that the City Council adopt a Zoning Ordinance Amendment of Section 120.04.010 of the Eastvale Municipal Code to comply with state law.

8. PRESENTATIONS

8.1. Workshop to Discuss Setbacks for Accessory Structures

9. COMMISSION BUSINESS

9.1. 2025 Third Quarter Economic Development Updates

Submitted by: Alexander Fung, Economic Development Manager

RECOMMENDED ACTION(S):
Staff recommends that the Planning Commission receive and file the report.

10. CITY STAFF REPORTS

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, December 17, 2025, at 6:00 p.m. at Eastvale City Hall Council Chambers, 12363 Limonite Avenue, Suite 900, Eastvale, CA 91752.

AFFIDAVIT OF POSTING

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

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Marc A. Donohue, MMC
City Clerk

MINUTES
CITY OF EASTVALE

Planning Commission Regular Meeting
Wednesday, October 15, 2025
Regular Meeting: 6:00 P.M.

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

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1. CALL TO ORDER

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

2. ROLL CALL

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

Absent:

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

3. PLEDGE OF ALLEGIANCE

Commissioner Rochelle led the Pledge of Allegiance.

4. ADDITIONS / REVISIONS – None

5. PRESENTATIONS – None

6. PUBLIC COMMENT – None

7. CONSENT CALENDAR

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

7.1 Planning Commission Minutes

The Planning Commission voted to approve the Planning Commission meeting minutes from the August 20, 2025 meeting.

7.2 Planning Division Update

The Planning Commission received and filed the Planning Division Update.

7.3 Public Works Department Update

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

7.4 Finding of Conformity to Eastvale General Plan 2040 for City Acquisition of Lot 36 of Tract No. 38595

The Planning Commission adopted a Resolution finding that the acquisition of the 1.725-acre property generally located at the northwest corner of Premier Place and Hamner Avenue (Lot 36 of Tract No. 38595) by the City of Eastvale for public purposes conforms with the Eastvale General Plan 2040.

8. PUBLIC HEARINGS

8.1 PLN25-20056 – Goodman Commerce Center (CR-17) Conditional Use Permits for Team Up Arena

Planning Technician Fowler presented the item and answered related questions.

Chair Lee opened the public comment period.

Representatives from Team Up Arena and Goodman provided comments.

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

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not authorize any physical changes to the existing building; and
2. Approve a Conditional Use Permit (PLN25-20056) to establish an indoor amusement/entertainment facility within an existing 38,209 square-foot commercial retail building (CR-17) in an existing retail center, subject to conditions of approval; and
3. Approve a Conditional Use Permit (PLN25-20056) for an Alcohol Beverage Control license (Type 47) to allow for beer, wine, and distilled spirits within an

existing 38,209 square-foot commercial retail building (CR-17) in an existing retail center, subject to conditions of approval.

8.2 PLN25-20076 – Amendment to Section 120.04.010 of the Eastvale Municipal Code as it Pertains to Accessory Dwelling Units

City Planner Murray presented the item and answered related questions.

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

On motion of Commissioner Rochelle and second by Commissioner Hove, the Planning Commission voted unanimously to continue this City-initiated item to the November 19, 2025, Planning Commission meeting.

9. COMMISSION BUSINESS – None

10. CITY STAFF REPORT

Community Development Director Gonzalez provided updates.

11. COMMISSION COMMUNICATIONS

The Planning Commission provided comments.

ADJOURNMENT – Chair Lee adjourned the meeting at 6:24 p.m. The next regular meeting of the Eastvale Planning Commission is scheduled for Wednesday, November 19, 2025, at 6:00 p.m.

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Jessica Cooper, MMC
Senior Management Analyst

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 6.2
November 19, 2025

Planning Division Update

Prepared By:
David Murray, City Planner

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

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

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

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

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

Fiscal Impact
The following update has no applicable fiscal impacts.

Prior City Council/Commission Action

Not Applicable.

Attachment(s)

Attachment - Planning Division Update 11.19.25

CITY OF EASTVALE

Major Projects Summary

November 19, 2025

City of Eastvale Planning Division

CITY OF EASTVALE
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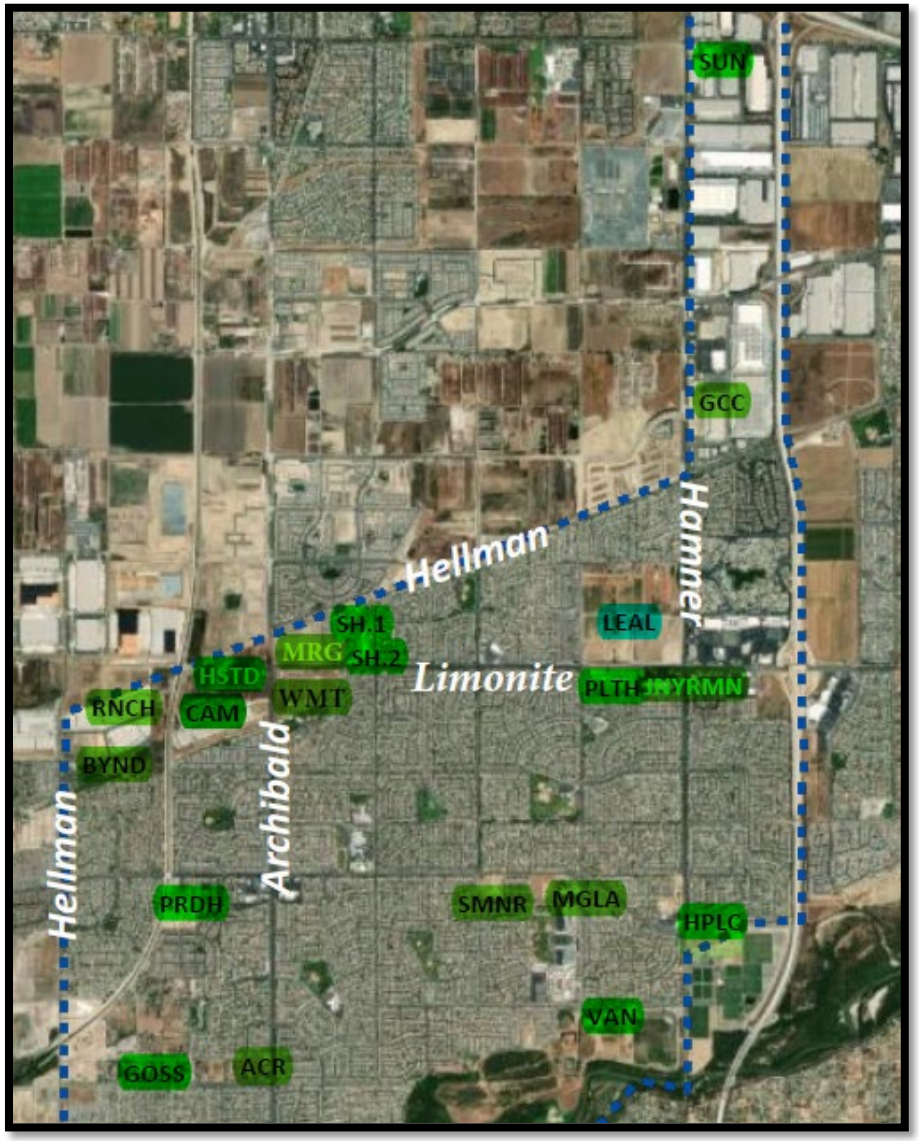

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
3. Highlighted Text =Updated Information

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In-Process/Review

Sumner Place Residential Development (MAP ID: SMNR)

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

Notes:

- Received application on 1.30.25
- An incomplete letter was sent out to the applicant on 2.26.25

Project Map:



Current Status:

- On 9.11.2025 the applicant resubmitted, and the project is currently under review.

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

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

Notes:

- Received application on 10.23.25

Project Map:



Current Status:

- The Project is currently under review.

1. New projects are added to the bottom of the list as they are submitted.
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Eastvale Care Facility (Selby)

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

- The project was deemed complete and has been scheduled for the November 19, 2025, Planning Commission.

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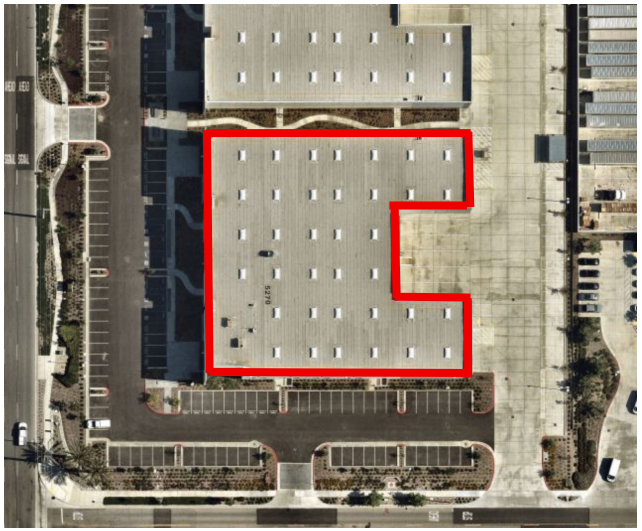
Team Up Arena

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

Notes:

- Received application on 8.13.25
- An incomplete letter was sent to the applicant on 9.3.25.
- On 9.18 the applicant resubmitted the project.
- The project was scheduled for Planning Commission on 10.15.25.

Project Map:



Current Status:

- On October 15, 2025, the Planning Commission approved entitlements for PLN25-20056 and is subject to Conditions of Approval.

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

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

Notes:

- Received application on 10.13.25

Project Map:



Current Status:

- The project was deemed complete and has been scheduled for the November 19, 2025, Planning Commission.

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

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

Notes:

- Received application on 8.14.25.
- On 8.20.25 the applicant was sent an incomplete letter
- On 9.8.25 the applicant resubmitted the project for review.

Project Map:



Current Status:

- On 9.25.25 a second incomplete letter was sent out to the applicant and is currently awaiting resubmittal.

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

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

Notes:

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

Project Map:



Current Status:

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

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

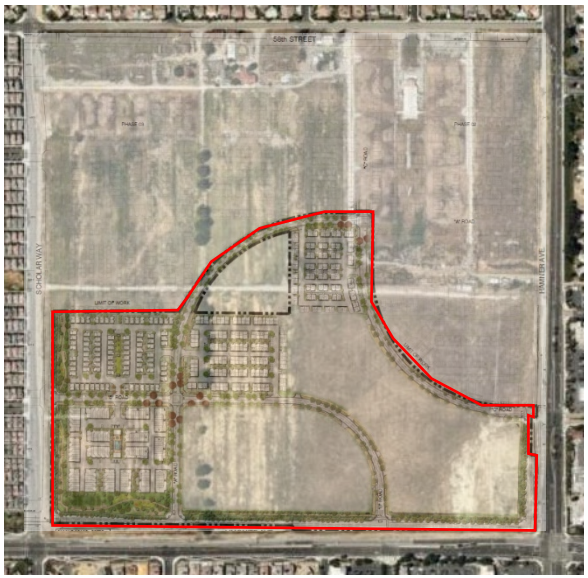
Leal Ranch Residential Phase A TTM (MAP ID: LEAL.1)

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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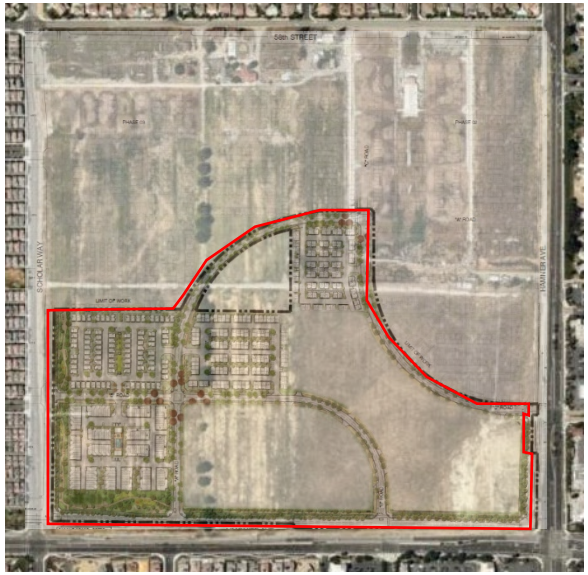
Leal Ranch Residential Overall Phase A DR (MAP ID: LEAL.2)

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

Notes:

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

Project Map:



Current Status:

- Actively under construction.

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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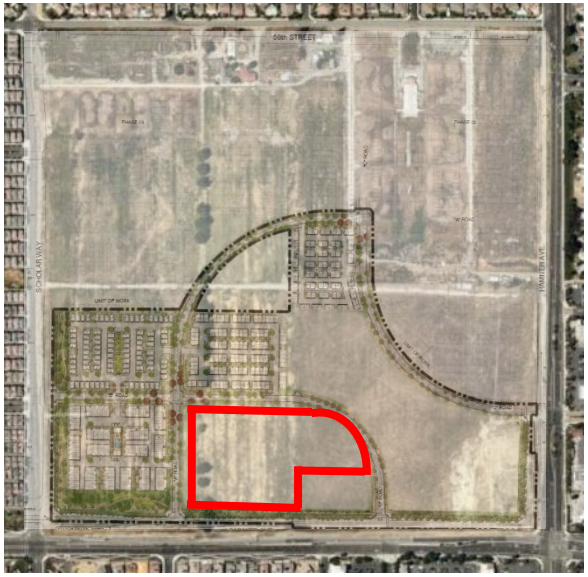
Leal Ranch Residential PA-2 Quarterra (MAP ID: LEAL.7)

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

Notes:

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

Project Map:



Current Status:

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

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

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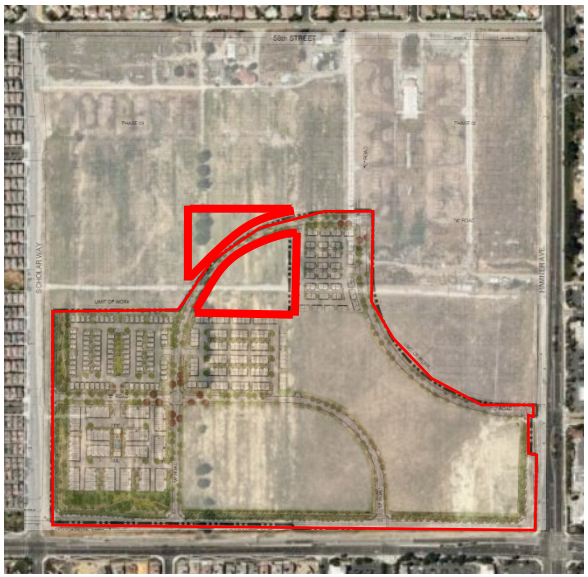
New Home Recreation Center

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

Notes:

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

Project Map:



Current Status:

- Construction documents have been submitted for review with the Building Division and Public Works Department.

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

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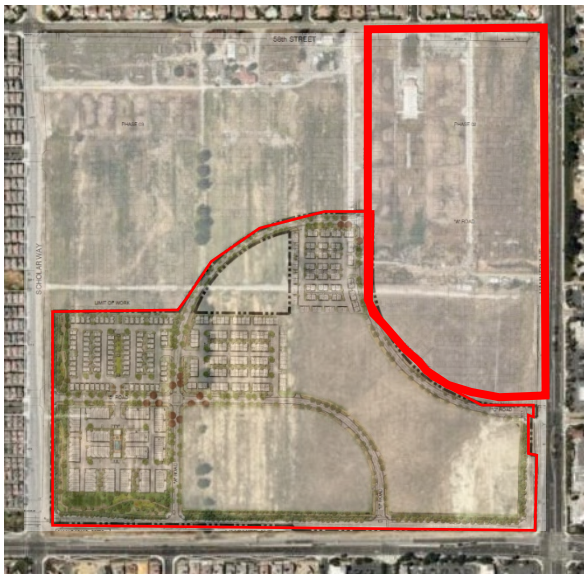
New Home TTM 38595 Phase B

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

Notes:

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

Project Map:



Current Status:

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

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

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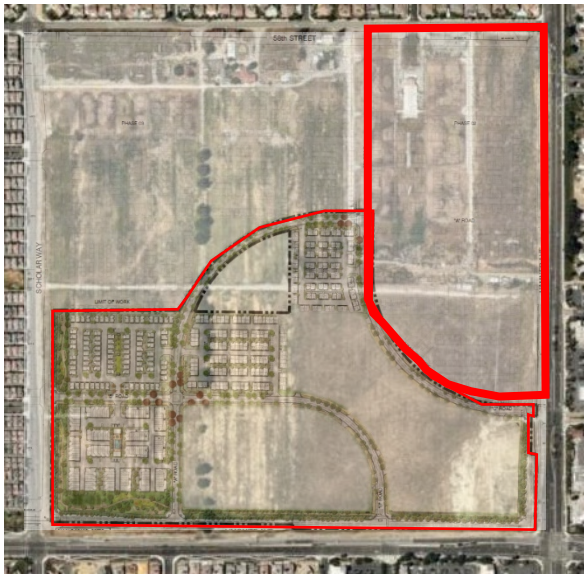
New Home Off-site

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

Notes:

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

Project Map:



Current Status:

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

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

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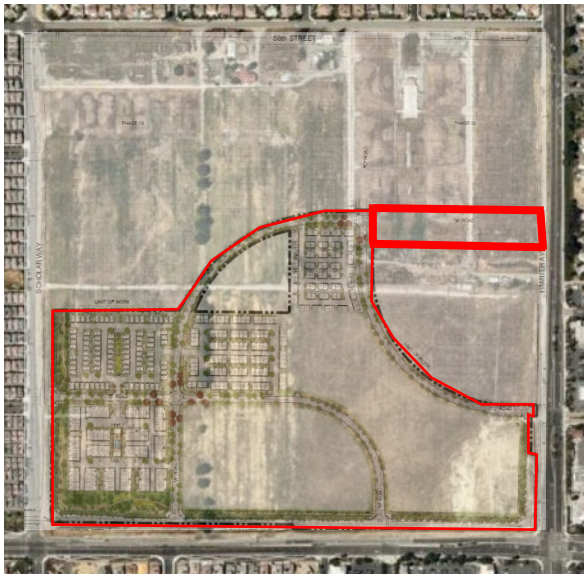
Leal Ranch Residential PA-9

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

Notes:

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20070 and is subject to conditions of approval.

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

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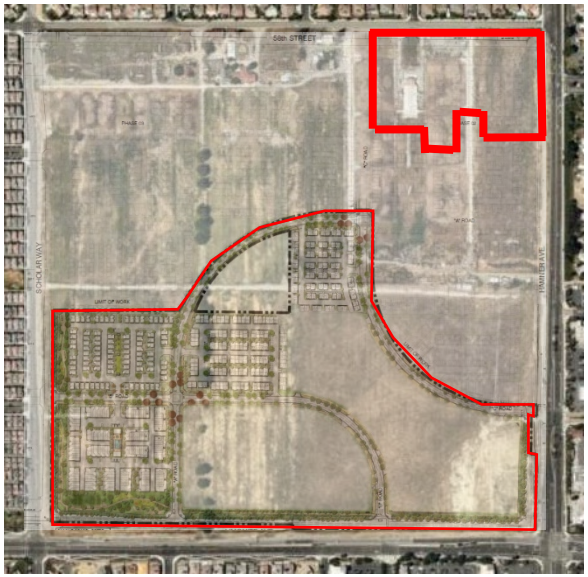
Leal Ranch Residential PA-11A

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

Notes:

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20071 and is subject to conditions of approval.

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

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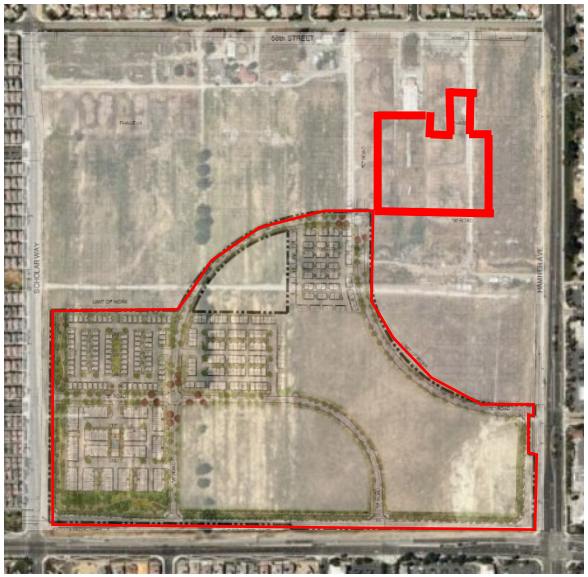
Leal Ranch Residential PA-11B

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

Notes:

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20072 and is subject to conditions of approval.

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

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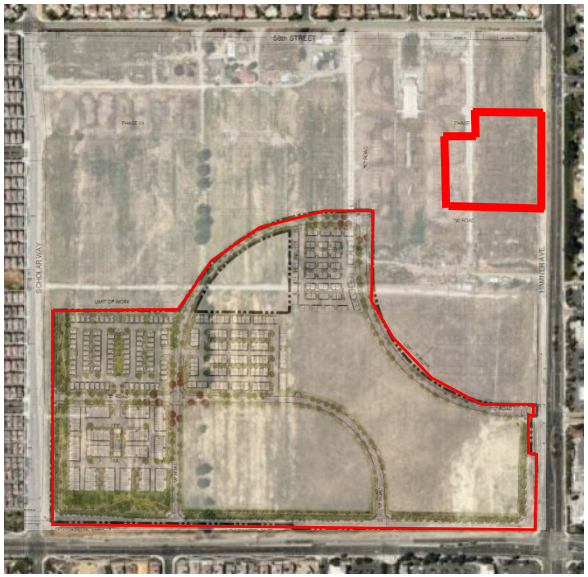
Leal Ranch Residential PA-11C

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

Notes:

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

Project Map:



Current Status:

- On 4.16.2025 the Planning Commission approved entitlements for PLN24-20073 and is subject to conditions of approval.

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

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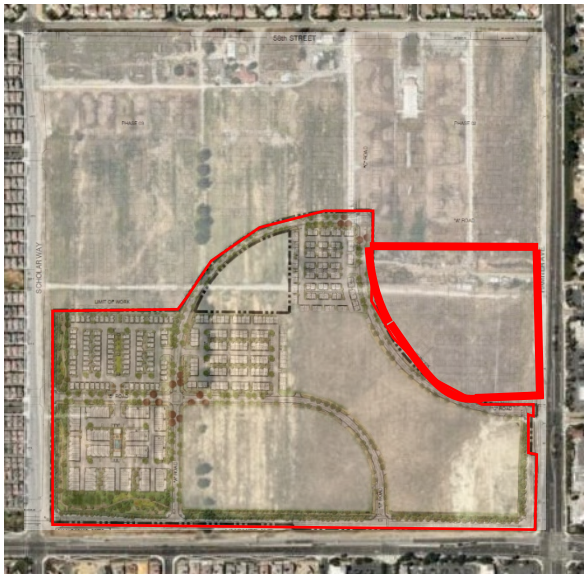
Leal Ranch Residential PA-4 Quarterra Phase II

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

Notes:

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

Project Map:



Current Status:

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

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

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Warmington Residential

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

Notes:

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

Project Map:



Current Status:

- On 05.28.2025 City Council approved entitlements for PLN24-20053 and is subject to conditions of approval.

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

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Goodman Commerce Center (MAP ID: GCC)

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

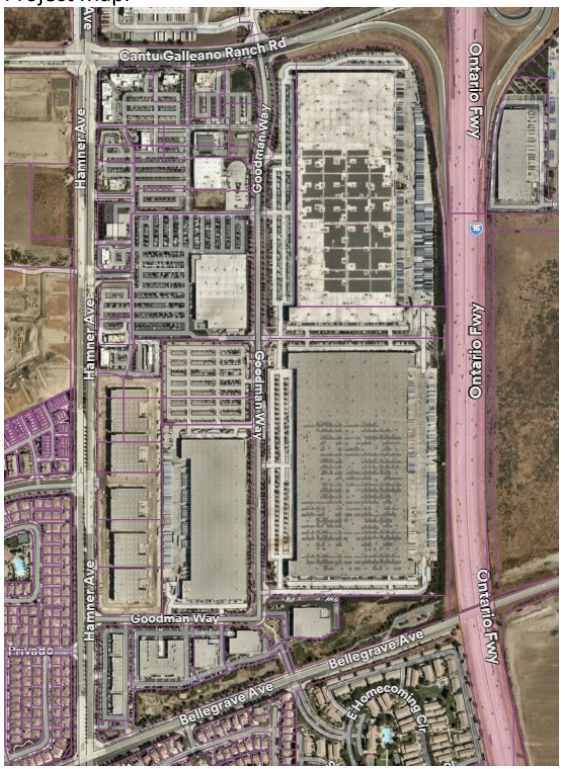
Notes:

- Approved by City Council on November 12, 2014

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

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

Project Map:



Current Status:

- Various buildings complete, operating and under construction.

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

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

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

Notes:

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

Project Map:



Current Status:

- Project is currently on hold per developer.

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

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New Restaurant Shell (CR-1)

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

Notes:

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

Project Map:



Current Status:

- Grading and construction plans are currently under review with the Public Works Department and the Building Division.

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

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

Notes:

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

Project Map:



Current Status:

- The Shell for pad 2 received approved building plans and grading plans and is currently under construction.

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

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

Notes:

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

Project Map



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Beyond Food Mart at The Ranch (MAP ID: RNCH.5)

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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The Ranch TPM No. 38114 (MAP ID: RNCH.6)

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

- Received application on June 6, 2019.

See the following project for more information:

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

Project Map:



Current Status:

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

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

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

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

Notes:

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

Project Map:



Current Status:

- The Building is currently operational.

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

- The site is actively under construction.

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

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

Notes:

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

Project Map:



Current Status:

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

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

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McDonanlds (MAP ID: WMT)

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

Notes:

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

Project Map:



Current Status:

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

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

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Better Buzz (MAP ID: WMT)

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

Notes:

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

Project Map:



Current Status:

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

1. New projects are added to the bottom of the list as they are submitted.
2. Projects that have been completed for more than one year are removed from this list.
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Dunkin Donuts and Carwash DR and CUP (MAP ID: DUNK)

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

Notes:

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

Project Map:



Current Status:

- All-American Carwash has received TCO and is currently operational.
- Dunkin Donuts have pulled permits currently under construction.

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

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

Notes:

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

Project Map:



Current Status:

- On June 18, 2025, the Planning Commission approved entitlements for PLN24-20092 and is subject to conditions of approval.

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

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

Notes:

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

Project Map:



Current Status:

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

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

The Leal Plan (MAP ID: LEAL)

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

Notes:

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

Project Map:



Current Status:

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

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

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 6.3
November 19, 2025

Finding of Conformity to Eastvale General Plan 2040 for the Lower Norco Bluffs Maintenance Easement Acquisition

Prepared By:

Jamie K. Cerda, AICP, Principal Planner

Recommended Action(s)

Staff recommends that the Planning Commission adopt a resolution finding that the acquisition of an easement (Lower Norco Bluffs Maintenance Easement) for Orange County Flood Control District to operate and maintain a portion of the Santa Ana Riverbed associated with the U.S. Army Corp of Engineers' Prado Dam Project (E01PD-27-014.1) conforms with the Eastvale General Plan 2040 in accordance with the requirements of California Government Code Section 65402.

Summary

The Orange County Flood Control District (OCFCD) proposes to acquire an easement (Lower Norco Bluffs Maintenance Easement) from the Orange County Water District (property owner) in order to operate and maintain a portion of the Santa Ana Riverbed. The proposed Lower Norco Bluffs Maintenance Easement is associated with the U.S. Army Corp of Engineers' Prado Dam Project (E01PD-27-014.1) located within Assessor Parcel Numbers 130-090-002, 130-090-003, 130-090-005, and 130-060-006 in the City of Eastvale.

California Government Code Section 65402 requires that before any government agency acquires or disposes of any real property or easements for public purposes, a determination must be made by the Planning Commission that the location, purpose, and extent of such vacation or acquisition is in conformity with the City's General Plan. As the proposed easements are within the City of Eastvale boundaries, OCFCD has requested that the city make a 65402 finding pertaining to the acquisition of the easement described above.

Background

The proposed easement is within parcels designated as Open Space Recreation and Water in the Land Use Element of the Eastvale General Plan 2040. More importantly, the subject parcels are within an identified 100-year floodplain; an area established by the Federal Emergency Management Agency (FEMA) that has a one percent chance or greater of experiencing a flood inundation in any given year. For this reason, maintenance of these parcels is a critical part of the floor risk management to protect public health and safety. Therefore, staff has determined that the proposed easement is in conformance with the specific goal of the Safety Element below:

General Plan Goal:	Reason:
Goal S-3 A community that seeks to avoid and minimize risk and damage from flood hazards in the city	The proposed easement allows the OCFCD to conduct maintenance for the Santa Ana Riverbed to ensure the proper operations of the Prado Dam and protect the City's residents and visitors from flood hazards.

Environmental

The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines. The activity is covered by the general rule that CEQ applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the finding of conformity with the Eastvale General Plan 2040 is not subject to CEQA.

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

Priority Level: N/A | Target #: N/A | Goal #: N/A

Fiscal Impact

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

Prior City Council/Commission Action

Not applicable.

Attachment(s)

Attachment 1 - Resolution
Attachment 2 - Letter from OC Public Works, dated October 7, 2025

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, DETERMINING GENERAL PLAN CONFORMITY PURSUANT TO REQUIREMENTS OF STATE GOVERNMENT CODE SECTION 65402 FOR THE ACQUISTION OF AN EASEMENT ASSOCIATED WITH PRADO DAM PROJECT (E01PD-27-014.1) BY THE ORANGE COUNTY FLOOD CONTROL DISTRICT FOR PURPOSES OF OPERATION AND MAINTANENCE.

WHEREAS, the Orange County Flood Control District (OCFCD) proposes to acquire an easement for the purpose of operation and maintenance from the U.S. Army Corp of Engineers' Prado Dam Project (E01PD-27-014.1) for flood management on Orange County Water District properties identified as APNs130-090-002, 130-090-003, 130-090-005 and 130-060-006; and,

WHEREAS, State of California Government Code Section 65402(a) provides that prior to relinquishment or acquisition of real property by a public agency, the planning agency of record for the jurisdiction that has General Plan land use authority over property proposed for relinquishment or acquisition, shall report on whether said relinquishment or acquisition is consistent with that jurisdiction's General Plan; and

WHEREAS, the subject property within which the proposed easement lies is located within the municipal boundary of the City of Eastvale; and,

WHEREAS, this matter is not considered a "project" pursuant to the requirements of the California Environmental Quality Act (CEQA) per Section 15061, and is, therefore, not applicable to the requirements of CEQA; and

WHEREAS, this matter was considered by the Eastvale Planning Commission at a regular meeting on November 19, 2025, at which time it considered the staff report and all of the information, testimony, and evidence presented.

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

I. The Lower Norco Bluffs is approximately 465 acres within the Santa Ana Riverbed feeding into the Prado Dam. The proposed easement allows the OCFCD to conduct maintenance to enhance flood management within this portion of the project are, thereby improving public safety.

II. The General Plan designation of the properties are Open Space Recreation and Water in the Land Use Element of the Eastvale General Plan 2040. The proposed easement is within parcels identified as 100-year floodplains and maintenance to protect City's residents and visitors from flood hazards is considered to be

consistent with the General Plan, as more particularly described on Page 139, Goal S-3 of the Safety Element, the conveyance and acquisition by OCFCD for an easement to operate and maintain land associated with the Prado Dam Project (E01PD-27-014.1) would conform to the Eastvale General Plan 2040.

PASSED, APPROVED AND ADOPTED this 19th day of November 2025.

_____
Josh Lee
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 19th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Jessica Cooper
Senior Management Analyst

ORANGE COUNTY
OC Public Works

October 7, 2025 ROW I.D. No.: 2025-030

Gustavo Gonzalez,
Community Development Director
CITY OF EASTVALE
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Subject: Request for General Plan Conformity Report – Prado Dam Project E01PD-27-014.1 Lower Norco Bluffs Maintenance Easement

Mr. Gonzalez:

The Orange County Flood Control District (OCFCD), the non-federal sponsor, may acquire an easement over a portion of land over Assessor's Parcels 130-090-002, 130-090-003, 130-090-005 & 130-060-006. The acquisition is for the purpose of operation and maintenance from the U.S. Army Corp of Engineers' Prado Dam Project.

As required by Government Code Section 65402, this is to request that a determination be made on the conformance of the proposed Project with the City's General Plan.

Please route a dated copy of the City's determination as made by either the planning commission –OR– authorized staff to Mal Peralta of Right of Way Services, who may be contacted by phone at 714-667-9654 or by e-mail at Malaquias.peralta@ocpw.ocgov.com. If desired, the form provided below may be used to report project conformance. All questions regarding the Project may be directed to Tim Nguyen, Civil Engineer, by phone at 714-245-4517 or by e-mail at tim.nguyen@ocpw.ocgov.com.

Sincerely,

Raul Acosta
For: Raymond J. Rivera

Senior Land Surveyor, Right of Way Services

DETERMINATION:

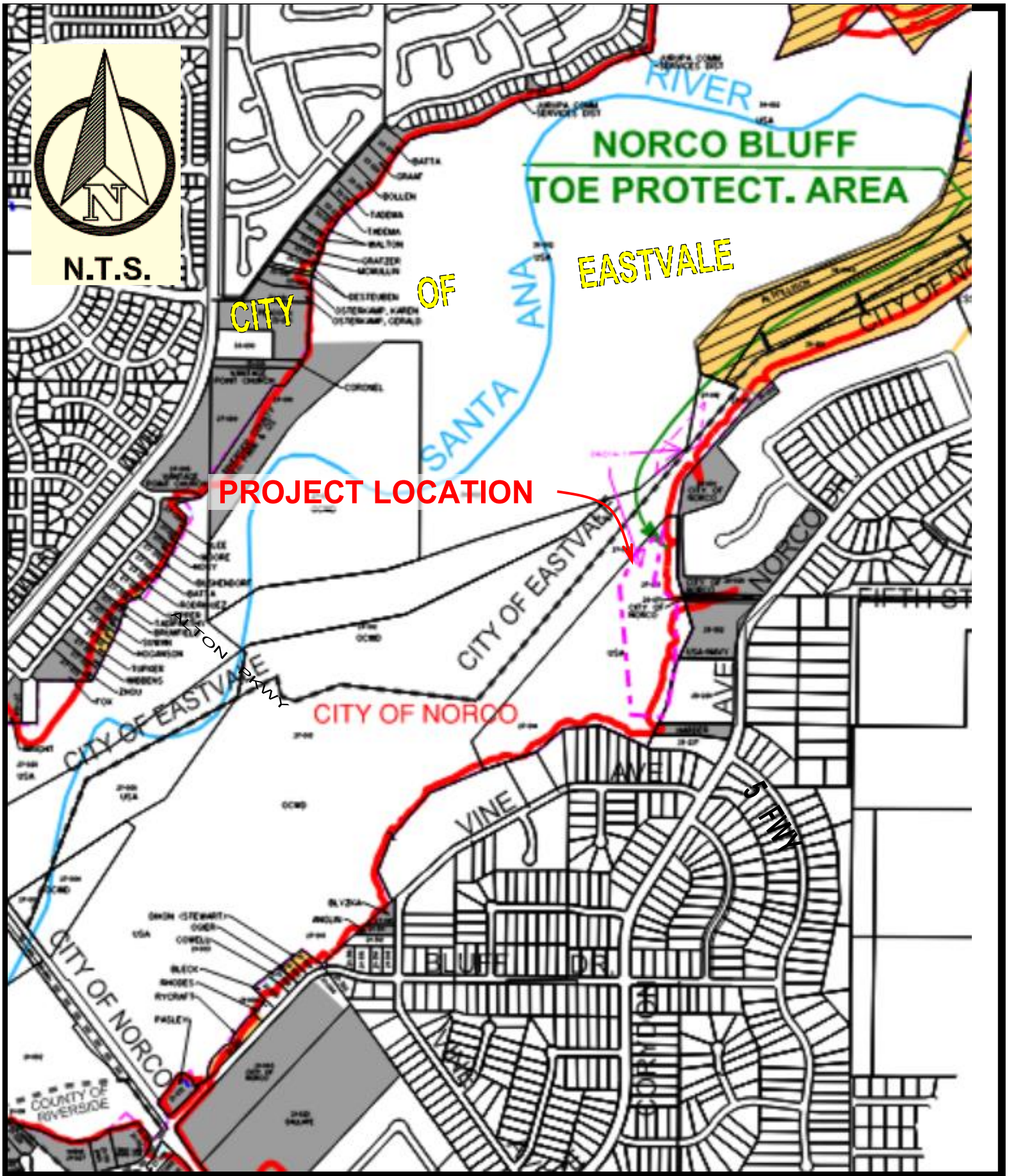
The project described above is in conformance with the City's General Plan.

_____ _____

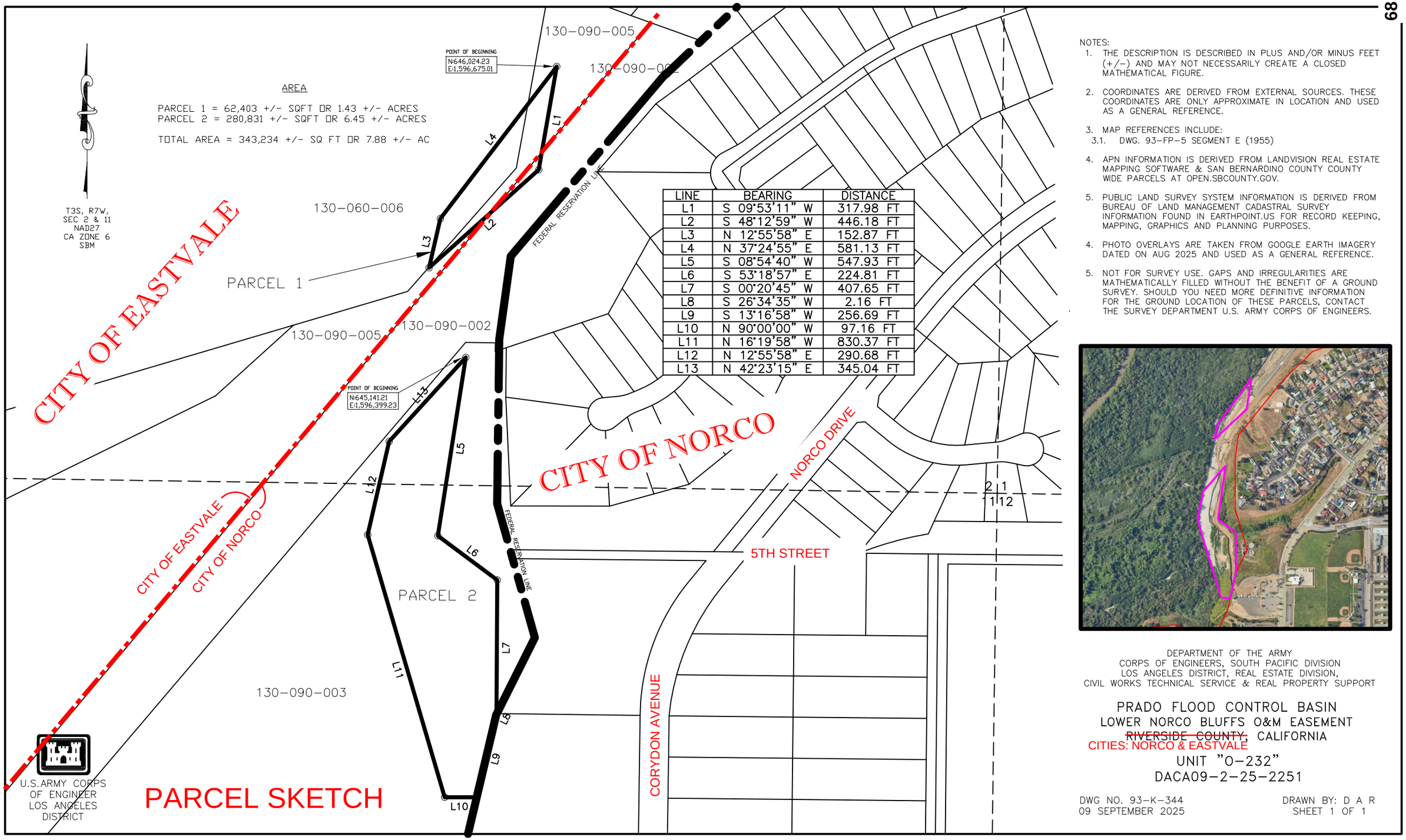
for the City of _____ Date

Enclosures: Location Map
Parcel Sketch
Assessor's Map

cc: Mark Orme, City Manager, Ciy of Eastvale
Christine Long, Administrative Manager, CEO Real Estate



COUNTY OF ORANGE CALIFORNIA	OC PUBLIC WORKS OC SURVEY RIGHT-OF-WAY SERVICES	ROWE ID 2025-030 SCALE : N.T.S.	**LOCATION MAP**
PROJECT : PRADO BASIN: LOWER NORCO BLUFFS MAINTENANCE ESMT.(E0PD-27-014.1)		PREPARED BY: MAL	67



LINE	BEARING	DISTANCE
L1	S 09°53'11" W	317.98 FT
L2	S 48°12'59" W	446.18 FT
L3	N 12°55'58" E	152.87 FT
L4	N 37°24'55" E	581.13 FT
L5	S 08°54'40" W	547.93 FT
L6	S 53°18'57" E	224.81 FT
L7	S 00°20'45" W	407.65 FT
L8	S 26°34'35" W	2.16 FT
L9	S 13°16'58" W	256.69 FT
L10	N 90°00'00" W	97.16 FT
L11	N 16°19'58" W	830.37 FT
L12	N 12°55'58" E	290.68 FT
L13	N 42°23'15" E	345.04 FT

NOTES:

1. THE DESCRIPTION IS DESCRIBED IN PLUS AND/OR MINUS FEET (+/-) AND MAY NOT NECESSARILY CREATE A CLOSED MATHEMATICAL FIGURE.
2. COORDINATES ARE DERIVED FROM EXTERNAL SOURCES. THESE COORDINATES ARE ONLY APPROXIMATE IN LOCATION AND USED AS A GENERAL REFERENCE.
3. MAP REFERENCES INCLUDE:
   3.1. DWG. 93-FP-5 SEGMENT E (1955)
4. APN INFORMATION IS DERIVED FROM LANDVISION REAL ESTATE MAPPING SOFTWARE & SAN BERNARDINO COUNTY COUNTY WIDE PARCELS AT OPEN.SBCOUNTY.GOV.
5. PUBLIC LAND SURVEY SYSTEM INFORMATION IS DERIVED FROM BUREAU OF LAND MANAGEMENT CADASTRAL SURVEY INFORMATION FOUND IN EARTHPOINT.US FOR RECORD KEEPING, MAPPING, GRAPHICS AND PLANNING PURPOSES.
4. PHOTO OVERLAYS ARE TAKEN FROM GOOGLE EARTH IMAGERY DATED ON AUG 2025 AND USED AS A GENERAL REFERENCE.
5. NOT FOR SURVEY USE. GAPS AND IRREGULARITIES ARE MATHEMATICALLY FILLED WITHOUT THE BENEFIT OF A GROUND SURVEY. SHOULD YOU NEED MORE DEFINITIVE INFORMATION FOR THE GROUND LOCATION OF THESE PARCELS, CONTACT THE SURVEY DEPARTMENT U.S. ARMY CORPS OF ENGINEERS.

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, SOUTH PACIFIC DIVISION
LOS ANGELES DISTRICT, REAL ESTATE DIVISION,
CIVIL WORKS TECHNICAL SERVICE & REAL PROPERTY SUPPORT

PRADO FLOOD CONTROL BASIN
LOWER NORCO BLUFFS O&M EASEMENT
~~RIVERSIDE COUNTY~~, CALIFORNIA
CITIES: NORCO & EASTVALE
UNIT "O-232"
DACA09-2-25-2251

DWG NO. 93-K-344
09 SEPTEMBER 2025

DRAWN BY: D A R
SHEET 1 OF 1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 1 & 2, T.3S., R.7W.

CITY OF EASTVALE

TRA 027-002
027-006
027-016

130-06

9-24-2

35 36

02 01

TRA 027 - 002

TRA 027-016

TRA 027-006

POR

LOT O

TR 30702

37 55.36 AC ML

38

39 4.86 AC ML

40 3.22 AC ML

41

42 1.05 AC ML

43 2.17 AC ML

44 9.88 AC ML

31 97 EX 3.37 AC OPEN SPACE

06 EX 298.17 AC M/L

2638.90 N89-51-51E

1339.20 N67-56-55E

1673.39

632.87 N70-26-20E

N

W E

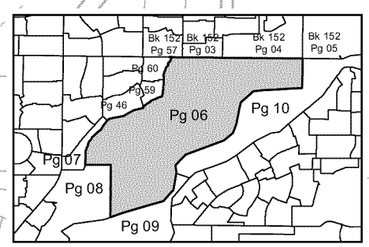
S

1 " = 800 '

Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

Date	Old Num	New Num
12/20/2004	10	18-21
12/20/2004	13	22-24
12/20/2004	18,23,24	25
12/20/2004	20-22	26
12/20/2004	3,19,26	27
12/20/2004	070-17	27
12/20/2004	1,15-17	28
12/20/2004	27	PG.44-46
12/20/2004	28	PG.47-50
4/1/2005	4,25	29
7/21/2005	29	30,ST
1/27/2006	30	31,PGS.59,60
3/10/2011	7	32,33
4/17/2014	35,100-6,8	100-11
4/17/2014	36,100-7	100-12
4/17/2014	8	34-36
3/20/2015	34	PG.10
4/22/2021	32	37-41
4/22/2021	33	42-44



Data

A.M.B. 62
6-C-4
L.L.A. 2677
PRADO DAM PLAT SH 1-36

Map Reference

MB 16/94 - 97 FULLER RANCHO
MB 376/33 - 38 TRACT NO. 30702

May 2021

ASSESSOR'S MAP BK130 PG. 06
Riverside County, Calif.

AJohnson

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 16 2011

POR. SEC. 2-11, T.3S R.7W

CITY OF NORCO
CITY OF EASTVALE

TRA 015-004
027-002
027-006

130-09

9-24-1

1 " = 400 '

186.46 295.65 969 N81-22-55E 703.23 N72-32-30E 1362.57 365.45

04 21.26 AC ML

TRA 027 - 002

TRA 027 - 006

336.95 SARDCT 1597.8 112.57 370 NORCO N83-22-10W 1066.73 CITY

05 41.33 AC ML

LOT 1

TRA

027 - 006 N39-58-16E 3266.03 LIMITS 015 - 004

SARDCT 265.65 90 487.83 SARDCT 563.62 872.63 498.65

TRA

N39-57E 2328.78

420.22 330.17 309.63 351.61 406.43 283.52 272.16 433.54 459.03 235 454.39 275.37 257.51 732.41 SARDCT 1679.60 N54-44E

02 91.25 AC ML

03 EX 34.38 AC ML

SARDCT 349.59 N34-49-10E 983.72

Legend
- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

ASSESSOR'S MAP BK130 PG.09
Riverside County, Calif.

J Morgan

Data
RS 45/95-97

Map Reference
MB 14/3 - 5 SANTA ANA DEVELOPMENT CO. TRACT

March 2011

Date	Old Number	New Number
3/14/2011	1	4,5

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
CONSENT CALENDAR
Agenda Item No. 6.4
November 19, 2025

Finding of Conformity to Eastvale General Plan 2040 for the River Road Dike Easement Acquisition

Prepared By:

Jamie K. Cerda, AICP, Principal Planner

Recommended Action(s)

Staff recommends that the Planning Commission adopt a resolution finding that the acquisition of an easement (River Road Dike Easement) for Orange County Flood Control District from the U.S. Army Corp of Engineer's for a portion of Assessor Parcel Number 130-030-004 for flowage and inundation conforms with the Eastvale General Plan 2040 in accordance with the requirements of California Government Code Section 65402.

Summary

The Orange County Flood Control District (OCFCD) proposes to acquire an easement (River Road Dike Easement) from the U.S. Army Corps of Engineers (property owner) for the purposes of flowage and inundation. The proposed River Road Dike Easement is associated with the Prado Dam Project E01PD-32-017.1 project located within Assessor Parcel Numbers 130-030-004 in the City of Eastvale.

California Government Code Section 65402 requires that before any government agency acquires or disposes of any real property or easements for public purposes, a determination must be made by the Planning Commission that the location, purpose, and extent of such vacation or acquisition is in conformity with the City's General Plan. As the proposed easements are within the City of Eastvale boundaries, OCFCD has requested that the city make a 65402 finding pertaining to the acquisition of the easement described above.

Background

The proposed easement is within a parcel designated as Riverfront Policy Area in the Land Use

Element of the Eastvale General Plan 2040. The Riverfront Policy Area provides for the conservation of natural resource areas including watersheds, habitat areas and corridors, and areas within flood zones. This area has been applied to the Santa Ana River watershed, associated habitat areas, and parcels prone to flooding owned by the flood control district. The requested flowage and inundation easement would allow for periodic flooding and overflow of a portion of APN: 130-030-004 to temporarily store water in order to manage flooding and protect property from damage associated with Prado Dam. For these reasons, flowage and inundation of this parcel is a critical part of the flood risk management to protect public health and safety. Therefore, staff has determined that the proposed easement is in conformance with the specific goal of the Safety Element below:

General Plan Goal:	Reason:
Goal S-3 A community that seeks to avoid and minimize risk and damage from flood hazards in the city.	The proposed easement allows the OCFCD to control flood waters and protect property, and protect the City's residents and visitors from flood hazards.

Environmental

The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines. The activity is covered by the general rule that CEQ applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the finding of conformity with the Eastvale General Plan 2040 is not subject to CEQA.

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

Priority Level: N/A | Target #: N/A | Goal #: N/A

Fiscal Impact

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

Prior City Council/Commission Action

Not applicable.

Attachment(s)

Attachment 1 - Resolution
Attachment 2- Letter from OC Public Works, dated October 21, 2025

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, DETERMINING GENERAL PLAN CONFORMITY PURSUANT TO REQUIREMENTS OF STATE GOVERNMENT CODE SECTION 65402 FOR THE ACQUISTION OF AN EASEMENT ASSOCIATED WITH PRADO DAM PROJECT (E01PD-32-017.1) BY THE ORANGE COUNTY FLOOD CONTROL DISTRICT FOR PURPOSES OF OPERATION AND MAINTANENCE.

WHEREAS, the Orange County Flood Control District (OCFCD) proposes to acquire an easement for the purposes of flowage and inundation for the U.S. Army Corp of Engineers' Prado Dam Project (E01PD-32-017.1) for flood management on property identified as APNs130-030-004; and,

WHEREAS, State of California Government Code Section 65402(a) provides that prior to relinquishment or acquisition of real property by a public agency, the planning agency of record for the jurisdiction that has General Plan land use authority over property proposed for relinquishment or acquisition, shall report on whether said relinquishment or acquisition is consistent with that jurisdiction's General Plan; and

WHEREAS, the subject property within which the proposed easement lies is located within the municipal boundary of the City of Eastvale; and,

WHEREAS, this matter is not considered a "project" pursuant to the requirements of the California Environmental Quality Act (CEQA) per Section 15061, and is, therefore, not applicable to the requirements of CEQA; and

WHEREAS, this matter was considered by the Eastvale Planning Commission at a regular meeting on November 19, 2025, at which time it considered the staff report and all of the information, testimony, and evidence presented.

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

I. The River Road Dike the Santa Ana River watershed which feeds into the Prado Dam. The proposed easement allows for the periodic flooding and overflow of a portion of APN: 130-030-004 to temporarily store water in order to manage flooding and protect property from damage, thereby improving public safety.

II. The General Plan designation of the property is Riverfront Policy Area in the Land Use Element of the Eastvale General Plan 2040. The policy area has been applied to the Santa Ana River watershed, associated habitat areas, and parcels prone to flooding owned by the flood control district. The proposed easement is a critical

part of the flood risk management to protect public health and safety and is considered to be consistent with the General Plan, as more particularly described on Page 139, Goal S-3 of the Safety Element. Therefore, the conveyance and acquisition by OCFCD for a flowage and inundation associated with the Prado Dam Project (E01PD-32-017.1) would conform to the Eastvale General Plan 2040.

PASSED, APPROVED AND ADOPTED this 19th day of November 2025.

_____
Josh Lee
Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 19th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Jessica Cooper
Senior Management Analyst

ORANGE COUNTY
OC Public Works

October 21, 2025 ROW I.D. No.: 2025-029

Gustavo Gonzalez
Community Development Director
CITY OF EASTVALE
12363 Limonite Ave, Suite 910
Eastvale, CA 91752

Subject: Request for General Plan Conformity Report – Prado Dam Project Army Corps of Engineers E01PD-32-017.1

Mr. Gonzalez:

The Orange County Flood Control District (OCFCD), the non-federal sponsor, may acquire an easement over a portion of land over Assessor's Parcel 130-030-004. The acquisition is for the purpose of flowage and inundation for the U.S. Army Corp of Engineers' Prado Dam Project E01PD-32-017.1 Rver Road Dike Easement.

As required by Government Code Section 65402, this is to request that a determination be made on the conformance of the proposed Project with the City's General Plan.

Please route a dated copy of the City's determination as made by either the planning commission –OR– authorized staff to Jeremy Hall of Right of Way Services, who may be contacted by phone at 714-967-0808 or by e-mail at jeremy.hall@ocpw.ocgov.com. If desired, the form provided below may be used to report project conformance. All questions regarding the Project may be directed to Tim Nguyen, Civil Engineer, by phone at 714-245-4517 or by e-mail at tim.nguyen@ocpw.ocgov.com.

Sincerely,

Raymond J. Rivera

Senior Land Surveyor, Right of Way Services

DETERMINATION:

The project described above is in conformance with the City's General Plan.

_____ _____

for the City of Eastvale Date

Enclosures: Location Map
Sketch Map
Assessor's Parcel Map

cc: Mark Orme, City Manager
Christine Long, Administrative Manager, CEO Real Estate

County Administration South
601 North Ross Street
Santa Ana, California 92701

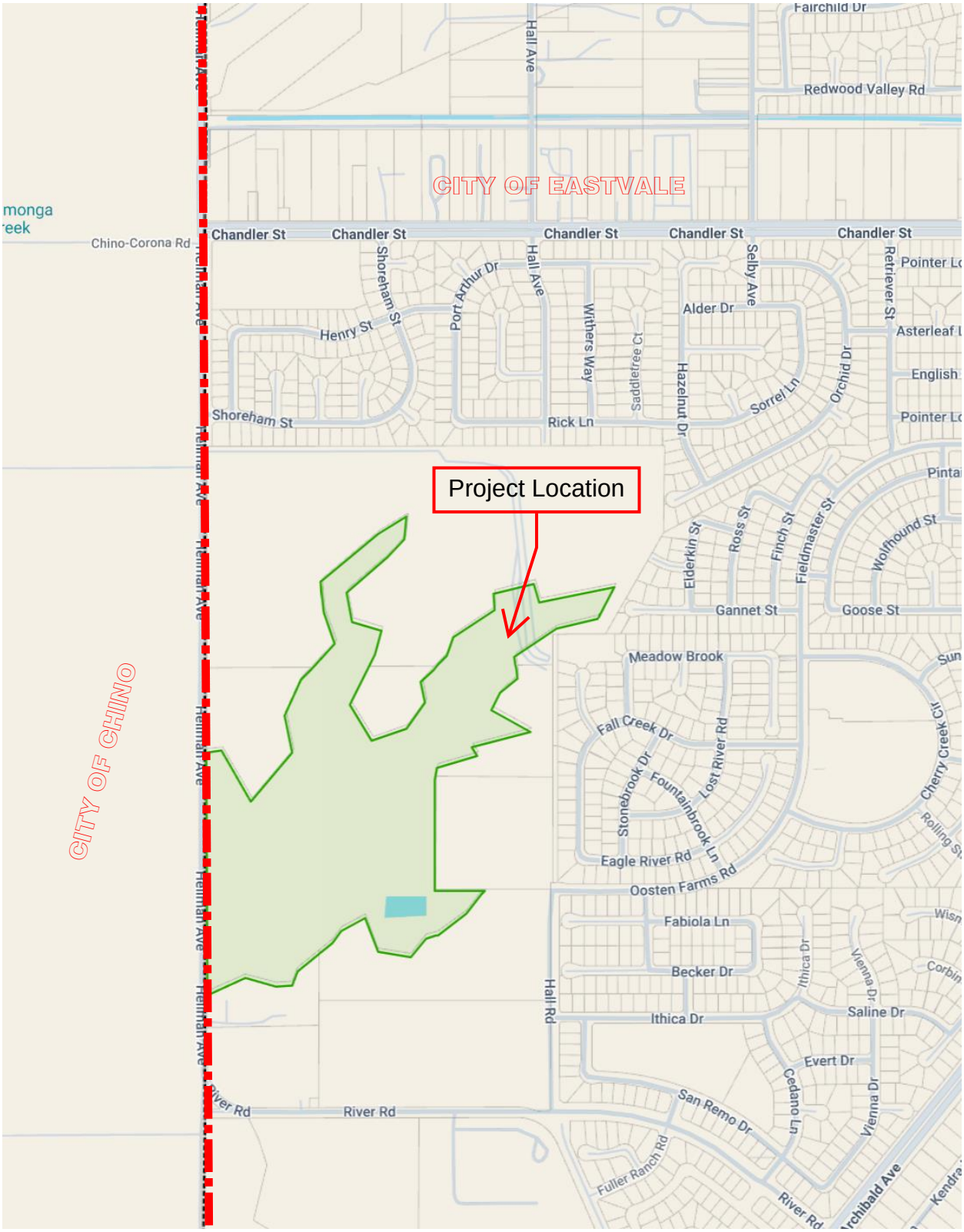
P.O. Box 4048
Santa Ana, CA 92702-4048

(714) 667-8800

info@ocpw.ocgov.com

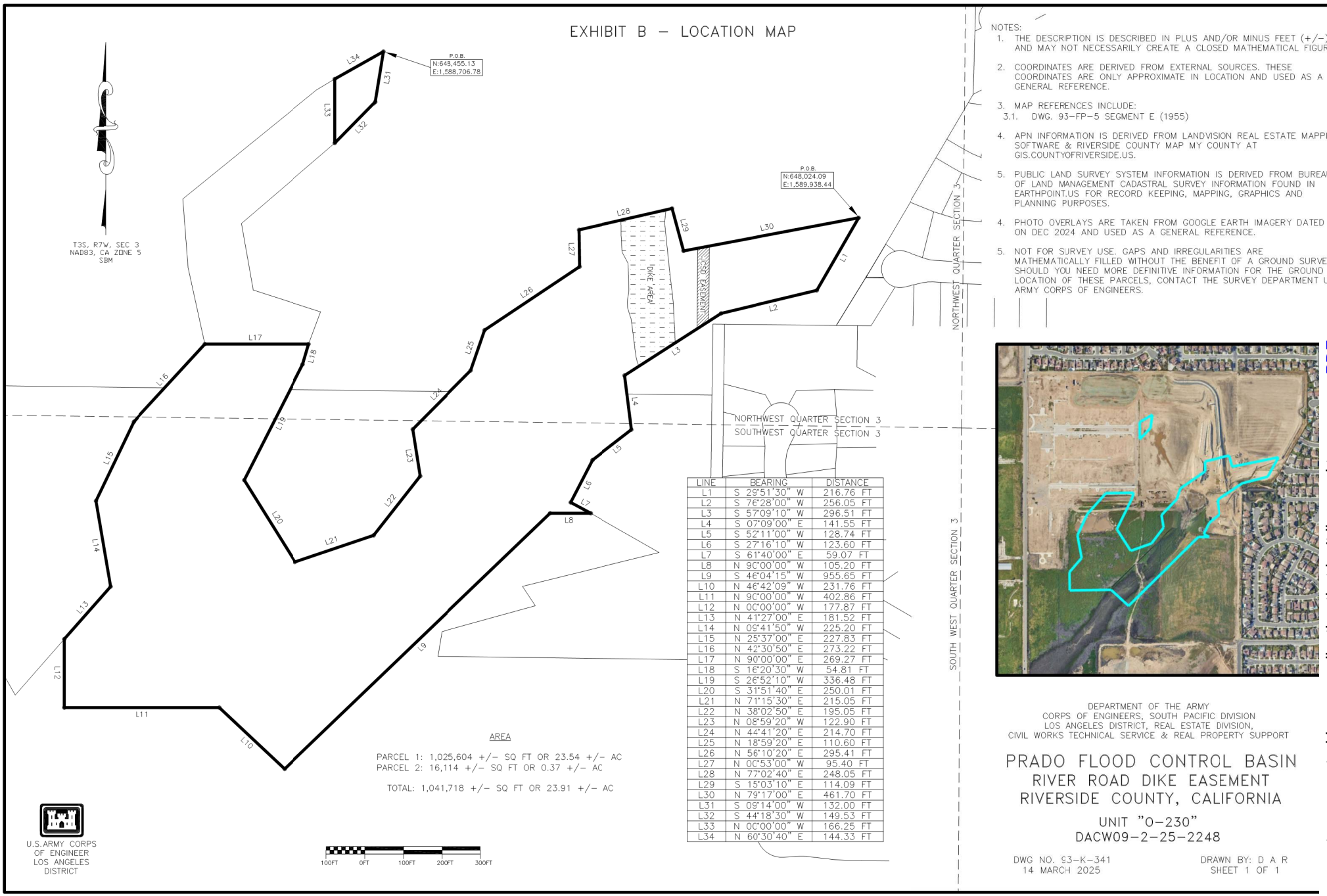
OCPublicWorks.com

Location Map



RIN 2025-029

EXHIBIT B – LOCATION MAP



LINE	BEARING	DISTANCE
L1	S 29°51'30" W	216.76 FT
L2	S 76°28'00" W	256.05 FT
L3	S 57°09'10" W	296.51 FT
L4	S 07°09'00" E	141.55 FT
L5	S 52°11'00" W	128.74 FT
L6	S 27°16'10" W	123.60 FT
L7	S 61°40'00" E	59.07 FT
L8	N 90°00'00" W	105.20 FT
L9	S 46°04'15" W	955.65 FT
L10	N 46°42'09" W	231.76 FT
L11	N 90°00'00" W	402.86 FT
L12	N 00°00'00" W	177.87 FT
L13	N 41°27'00" E	181.52 FT
L14	N 09°41'50" W	225.20 FT
L15	N 25°37'00" E	227.83 FT
L16	N 42°30'50" E	273.22 FT
L17	N 90°00'00" E	269.27 FT
L18	S 16°20'30" W	54.81 FT
L19	S 26°52'10" W	336.48 FT
L20	S 31°51'40" E	250.01 FT
L21	N 71°15'30" E	215.05 FT
L22	N 38°02'50" E	195.05 FT
L23	N 08°59'20" W	122.90 FT
L24	N 44°41'20" E	214.70 FT
L25	N 18°59'20" E	110.60 FT
L26	N 56°10'20" E	295.41 FT
L27	N 00°53'00" W	95.40 FT
L28	N 77°02'40" E	248.05 FT
L29	S 15°03'10" E	114.09 FT
L30	N 79°17'00" E	461.70 FT
L31	S 09°14'00" W	132.00 FT
L32	S 44°18'30" W	149.53 FT
L33	N 00°00'00" W	166.25 FT
L34	N 60°30'40" E	144.33 FT

AREA

PARCEL 1: 1,025,604 +/– SQ FT OR 23.54 +/– AC
PARCEL 2: 16,114 +/– SQ FT OR 0.37 +/– AC

TOTAL: 1,041,718 +/– SQ FT OR 23.91 +/– AC

100FT 0FT 100FT 200FT 300FT

U.S. ARMY CORPS
OF ENGINEER
LOS ANGELES
DISTRICT

NOTES:

1. THE DESCRIPTION IS DESCRIBED IN PLUS AND/OR MINUS FEET (+/–) AND MAY NOT NECESSARILY CREATE A CLOSED MATHEMATICAL FIGURE.
2. COORDINATES ARE DERIVED FROM EXTERNAL SOURCES. THESE COORDINATES ARE ONLY APPROXIMATE IN LOCATION AND USED AS A GENERAL REFERENCE.
3. MAP REFERENCES INCLUDE:
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4. APN INFORMATION IS DERIVED FROM LANDVISION REAL ESTATE MAPPING SOFTWARE & RIVERSIDE COUNTY MAP MY COUNTY AT GIS.COUNTYOFRIVERSIDE.US.
5. PUBLIC LAND SURVEY SYSTEM INFORMATION IS DERIVED FROM BUREAU OF LAND MANAGEMENT CADASTRAL SURVEY INFORMATION FOUND IN EARTHPOINT.US FOR RECORD KEEPING, MAPPING, GRAPHICS AND PLANNING PURPOSES.
4. PHOTO OVERLAYS ARE TAKEN FROM GOOGLE EARTH IMAGERY DATED ON DEC 2024 AND USED AS A GENERAL REFERENCE.
5. NOT FOR SURVEY USE. GAPS AND IRREGULARITIES ARE MATHEMATICALLY FILLED WITHOUT THE BENEFIT OF A GROUND SURVEY. SHOULD YOU NEED MORE DEFINITIVE INFORMATION FOR THE GROUND LOCATION OF THESE PARCELS, CONTACT THE SURVEY DEPARTMENT U.S. ARMY CORPS OF ENGINEERS.

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, SOUTH PACIFIC DIVISION
LOS ANGELES DISTRICT, REAL ESTATE DIVISION,
CIVIL WORKS TECHNICAL SERVICE & REAL PROPERTY SUPPORT

PRADO FLOOD CONTROL BASIN
RIVER ROAD DIKE EASEMENT
RIVERSIDE COUNTY, CALIFORNIA

UNIT "O–230"
DACW09–2–25–2248

DWG NO. 93–K–341
14 MARCH 2025

DRAWN BY: D A R
SHEET 1 OF 1

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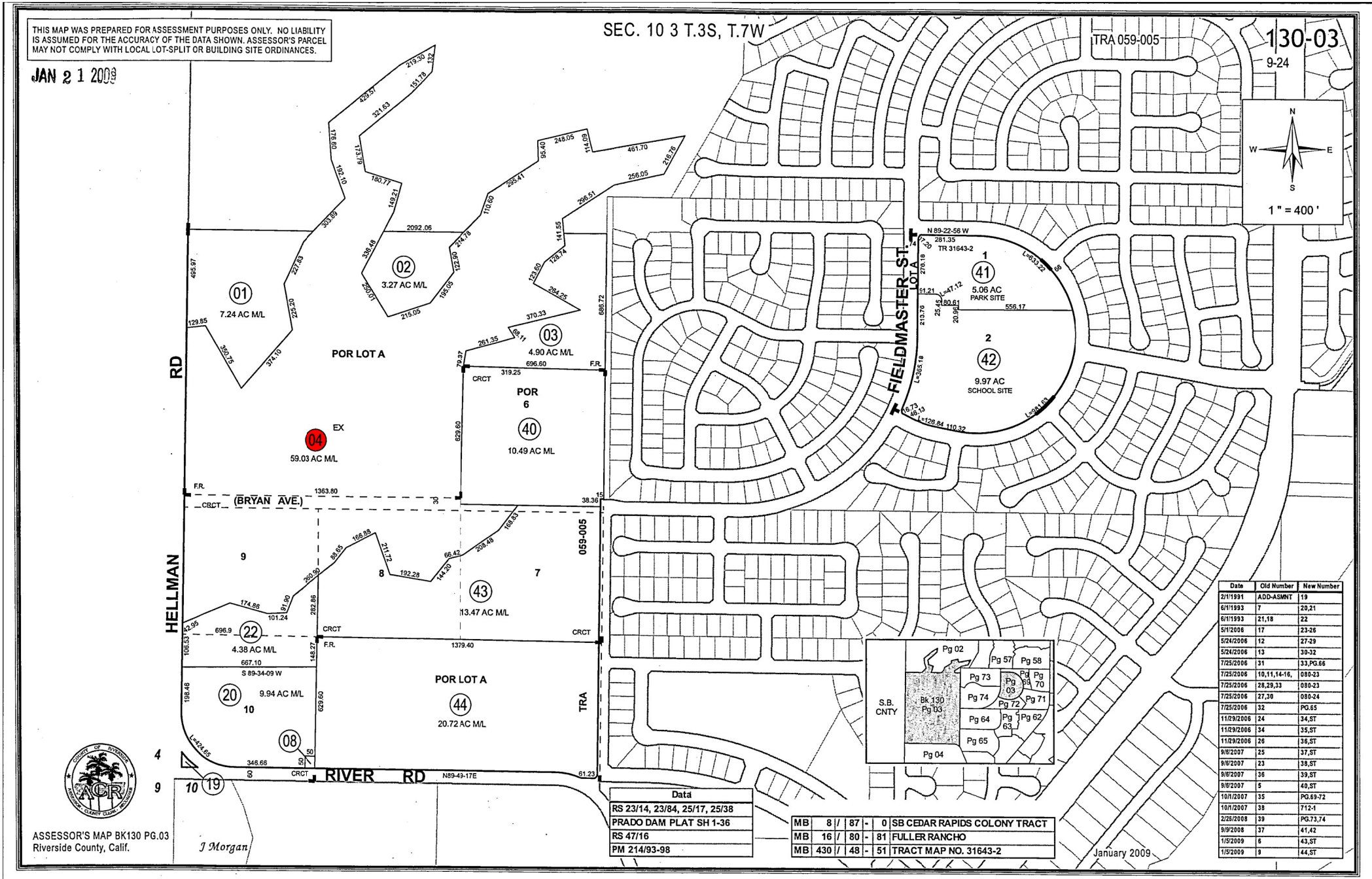


Data
RS 23/14, 23/84, 25/17, 25/38
PRADO DAM PLAT SH 1-36
RS 47/16
PM 214/93-98

MB	8	/	87	-	0 SB CEDAR RAPIDS COLONY TRACT
MB	16	/	80	-	81 FULLER RANCHO
MB	430	/	48	-	51 TRACT MAP NO. 31643-2

Date	Old Number	New Number
2/1/1991	ADD-ASMNT	19
6/1/1993	7	20,21
6/1/1993	21,18	22
5/1/2006	17	23-26
5/24/2006	12	27-29
5/24/2006	13	30-32
7/25/2006	31	33,PG.66
7/25/2006	10,11,14-16,	080-23
7/25/2006	28,29,33	080-23
7/25/2006	27,30	080-24
7/25/2006	32	PG.65
11/29/2006	24	34,ST
11/29/2006	34	35,ST
11/29/2006	26	36,ST
9/6/2007	25	37,ST
9/6/2007	23	38,ST
9/6/2007	36	39,ST
9/6/2007	5	40,ST
10/1/2007	35	PG.69-72
10/1/2007	38	712-1
2/25/2008	39	PG.73,74
9/9/2008	37	41,42
1/5/2009	6	43,ST
1/5/2009	9	44,ST

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 7.1
November 19, 2025

PLN25-20081 – Goodman Commerce Center (CR-14) Conditional Use Permit for All-Magic Paint & Body

Prepared By:

Steven D. Fowler, Planning Technician

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find that no further environmental review pursuant to the California Environmental Quality Act (CEQA) is required as this project meets the criteria for a Categorical Exemption under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines in that the proposed project would not include expansion or any exterior physical changes to the existing building; and
2. Approve a Conditional Use Permit (PLN25-20081) to establish a 28,084 square-foot indoor automobile service and repair center within a portion of an existing commercial retail building (CR-14) in the Goodman Commerce Center, subject to conditions of approval.

Summary

The applicant, Ellie Adri (DBA All Magic Paint & Body), is requesting a Conditional Use Permit (CUP) to establish a 28,084 square-foot indoor automobile service and repair center within a portion of an existing 58,422 square foot commercial retail building on a 3.01-acre parcel (CR-14) in an existing retail and business park center (The Goodman Commerce Center). As detailed below, the requested Conditional Use Permit is consistent with the General Plan and applicable Zoning Code and Specific Plan (Goodman Commerce Center at Eastvale) regulations. With implementation of the conditions of approval, the proposed project will be compatible with the existing surrounding uses.

Background

Location

The subject site is located on a 3.01-acre lot (CR-14) within the Goodman Commerce Center which is bordered by Cantu-Galleano Ranch Road to the north, Hamner Avenue to the west, and Goodman Way to the east and south. The site (CR-14) is one of the newly built parcels within the center (Assessor's Parcel Number: 160-510-053), as depicted in **Attachment 1 - Development Plans**. Surrounding land uses include Commercial Retail and Business Park to the north and south, Residential to the west, and Light Industrial to the east.

Project Description

As shown on the proposed site plan **(Attachment 1 – Development Plans)**, the applicant proposes to establish a 28,084 square foot automobile service and repair facility within a portion of a 58,422 square foot building (CR-14) in the Goodman Commerce Center. The automobile service and repair business includes a specialization in collision repairs, paint, refurnishing, and minor cosmetic work. Additional services include insurance repairs, frame alignment, dent removal, and refinishing in a spray booth. The business would operate from Monday through Saturday with the hours of operation being Monday through Friday from 8:00 a.m. to 5:00 p.m., and Saturday from 9:00 a.m. to 1:00 p.m. with 20-30 staff members depending on business demand.

Customers will drop off their vehicles for repairs, once completed the office will notify the customer their vehicle is ready for payment and pickup within the business hours. Within the building, there will be twelve (12) staging and repair stalls, a two (2) post lifts, alignment rack, two (2) frame racks, a downdraft prep station with two (2) stalls, and a one (1) stall downdraft paint and mixing room that will be subject to Cal Fire, South Coast Air Quality Management District (SCAQMD), Building Code, and any other environmental requirements as outlined in **Attachment 2 – Draft Conditions of Approval**. The building allows for multiple uses and this use will be one half of a building while the other half (total of 58,422 square foot building) will remain vacant until a tenant is identified.

Analysis

Conditional Use Permit

Pursuant to Section 120.02.020(c) of the Eastvale Zoning Code, the Planning Commission must make the following three findings in order to approve the CUP:

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

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

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

The Eastvale 2040 General Plan land use designation for the subject site is Business - Professional (B-P) which allows for the development of employee-intensive uses at a neighborhood, community, and regional level, as well flexible land use that encourages economic growth and innovation within Eastvale. Within the Goodman Commerce Center at Eastvale Specific Plan an indoor automobile service and repair use requires a CUP. The requested CUP is consistent with the General Plan and Zoning Code as the project site is developed as a commercial shopping center/business park designed to accommodate automobile service and repair shops. The consistency of the General Plan and Zoning Code will maintain the health, safety, peace, morals, comfort and general welfare of the City. The proposed use will be subject to recommended conditions of approval. Further, the proposed use is consistent with the Chino Airport Land Use Compatibility Plan due to the project not being within any of the airport zoning. **Attachments 3 (Draft Resolution)** contains a complete analysis of the required findings.

Parking

The project shares parking with four additional buildings, recently constructed to the north and south of the project site. At this time all buildings, except for CR-17 (dba. Team Up Arena), are currently unoccupied. The shared parking lot provides a total of 584 parking spaces. The previously-approved Team Up Arena parking demand is anticipated to be a total of 137 parking space at peak demand, resulting in a total of 447 spaces available for the remaining four (4) buildings. The Project site (CR-14) contains a total of 113 parking spaces for both All Magic Paint & Body and an as of yet to be determined future use. The projected parking demand for All Magic Paint & Body is sixty-three (63) spaces, leaving fifty (50) spaces for the adjacent use within CR-14, based on the parking studies prepared by All Magic Paint & Body three separate sites are Norco, Moreno Valley, and Fontana. The study was taken for a one (1) year period and broken down by the number of days open in one month. This allowed for an overall breakdown where, on average, there are less than three (3) customers per day coming to the business. Additionally, with roughly 20-30 employees and a maximum of fifteen (15) employees to be on location at one time, the parking will not exceed the allotted sixty-three (63) spaces.

With the exception of this project and the previously approved Team Up Arena, tenants/uses have not been identified for the remainder of the buildings. Future uses will be required to evaluate the parking demands and trends of previously-approved projects when evaluating their individual parking demand. This may limit the types of uses that occupy the remaining buildings to uses with lower parking demand. The property owner is aware that there is potential limitations on future tenants due to the high parking demand of the approved amusement/entertainment use (dba. Team Up Arena) and has agreed to limit the number of additional high-parking demand tenants. As proposed, there is sufficient parking to meet the parking demand of the proposed use. It is also anticipated that the peak hours of the automobile service and repair will be in the morning & late afternoon of the day while an amusement/entertainment use will be on evenings and weekends, allowing more flexibility in overflow parking for the entertainment uses.

Storage of Vehicles

The indoor automobile service and repair facility will operate primarily within its designated interior spaces. Completed vehicles scheduled for same-day pickup will be parked exclusively in areas allocated to the business. In accordance with **Attachment 2 – Conditions of Approval**, all vehicles awaiting or undergoing repair or those deemed inoperable must remain inside the building. There is no provision for outdoor storage; therefore, overnight storage will occur fully enclosed within the premises to mitigate visual impacts and risks of theft or vandalism to vehicles. This approach also

preserves sufficient parking availability for other entertainment uses in the center during periods when All Magic Paint and Body is closed.

Public Hearing Notification and Comment

The requested Conditional Use Permit requires a notice of public hearing to be published in a local newspaper and mailed to property owners, tenants, and residents within a 600-foot radius of the project site at least 10 days prior to the hearing (**Attachment 4 – Notice of Public Hearing**). A notice of public hearing was published in the Press Enterprise on November 9, 2025, and mailed to property owners, commercial tenants, and residents on November 6, 2025, for the Planning Commission meeting of November 19, 2025. A map illustrating the properties that received notification is included as **Attachment 5** to this staff report.

Environmental

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

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

Attract and retain businesses.

Fiscal Impact

There is no direct fiscal impact to the city for the processing of this project. Staff time to prepare this report are borne by the applicant.

Prior City Council/Commission Action

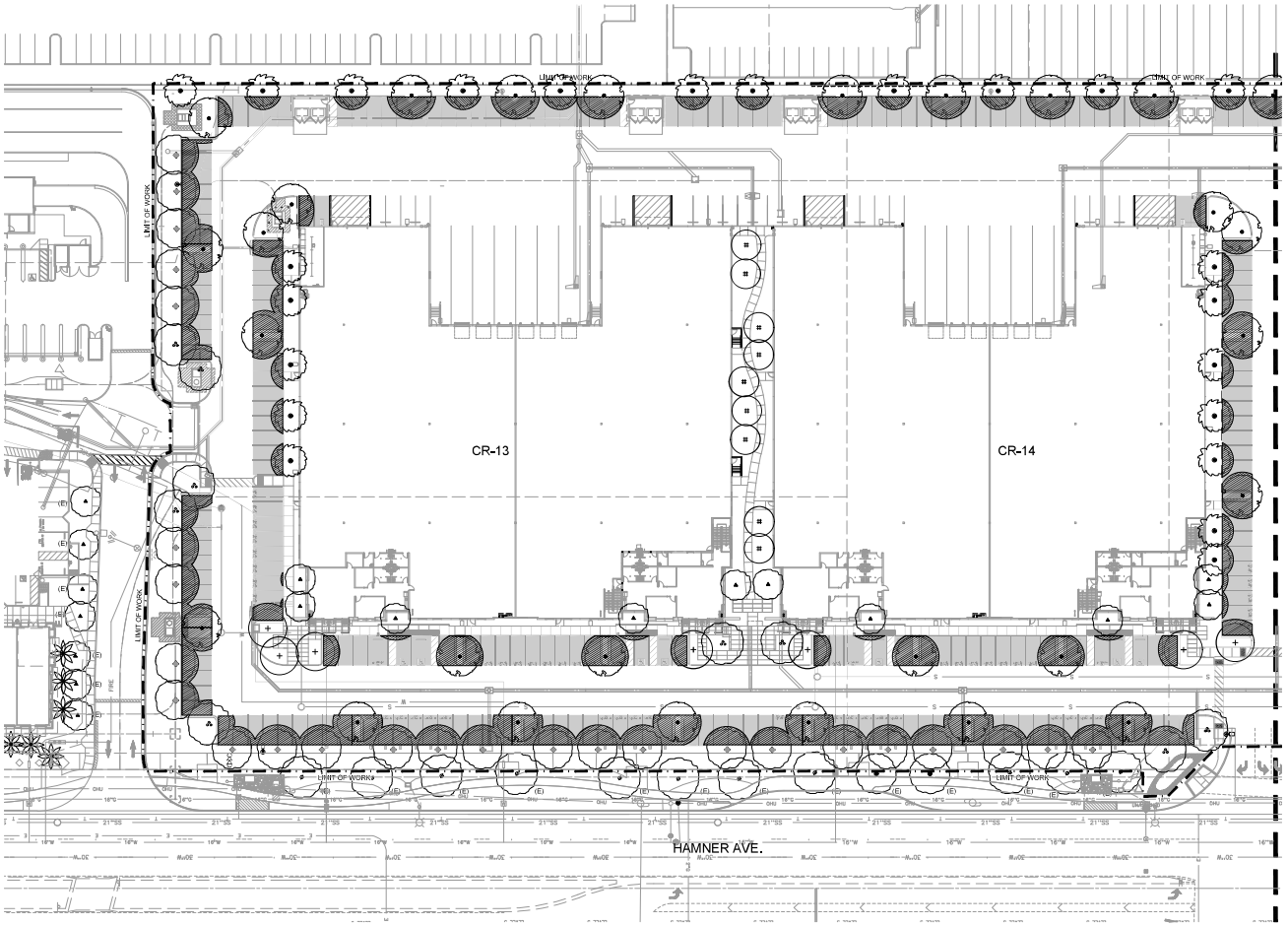
On June 11, 2014, the Planning Commission approved The Goodman Commerce Center at Eastvale Specific Plan which contains approximately 45-acres of commercial retail and business park at the southeast corner of Hamner Avenue and Cantu-Galleano Ranch Road. The project was branded by Goodman Group as “The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

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

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

Attachment(s)

Attachment 1 - Development Plans
Attachment 2 - Draft Resolution
Attachment 3 - Draft Conditions of Approval
Attachment 4 - Notice of Public Hearing
Attachment 5 - Radius Map



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	FORM	WATER USE	QTY.	DETAIL
TREES							
+	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX 8'H x 5'W	MULTI	L	24	A & D, L8.1
▲	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX 9'H x 4'W X 1" CAL.	STD.	M	26	A & D, L8.1
⌗	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX 10'H x 4'W X 1" CAL.	STD.	M	26	B & D, L8.1
●	MELALEUCA QUINQUINERVIA	PAPERBARK TREE	24" BOX 10'H x 4'W X 1-1/4" CAL.	STD.	M	59	A & D, L8.1
♣	OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36" BOX 8'H x 5'W	MULTI	L	20	A & D, L8.1
●	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX 10'H x 4'W X 1-1/4" CAL.	STD.	L	60	A & D, L8.1
◆	ULMUS PARVIFOLIA 'DRAKE'	DRAKE EVERGREEN ELM	24" BOX 10'H x 4'W X 1-1/4" CAL.	STD.	M	52	A & D, L8.1

TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
▲	LAGERSTROEMIA INDICA	CREPE MYRTLE	SMALL FLOWERING ACCENT
ø	MAGNOLIA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	BROAD EVERGREEN CANOPY
✱	PHOENIX DACTYLIFERA	DATE PALM	ENTRY ACCENT PALM
●	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	SMALL FLOWERING ACCENT

SHADE CALCULATIONS (CR13 - CR17)

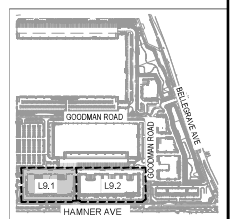
AREA OF PARKING STALLS = 85,582 S.F.
AREA OF SHADE REQUIRED = 42,791 S.F. (50%)

AREA OF SHADE PROVIDED = 44,529 S.F. (52.03%)

SHADE LEGEND

AREA OF PARKING STALLS

SHADE PROVIDED BY TREES AT MATURE GROWTH



KEYMAP SCALE: N.T.S.

0 30 60 90

THIS SHEET HAS BEEN INCLUDED FOR REFERENCE, BUT IS NOT APPROVED AS A PART OF THE LANDSCAPE PLANS. A SEPARATE APPROVAL IS REQUIRED BY THE CITY OF EASTVALE ENGINEERING DEPARTMENT, BUILDING DEPARTMENT, AND PLANNING DEPARTMENT.

AO Architecture. Design. Relationships.
144 North Orange Street
Orange, CA 92866
714 / 639 • 1900

RLA
6941 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.397.1323
RIDGELA.COM

GOODMAN COMMERCE CENTER EASTVALE BUSINESS PARK II
EASTVALE, CALIFORNIA

PROJECT: GOODMAN COMMERCE CENTER EASTVALE
BUSINESS PARK II
ADDRESS: EASTVALE, CA

FOR: Tarpon Property Ownership, LLC
18201 Von Karman Avenue
Irvine, CA 92612

SHADE PLAN & CALCULATIONS

Project Number 2020-004
Plan Check Number xxx

FIRST SUBMITTAL 12/15/2022
SECOND SUBMITTAL 04/14/2023

L9.1

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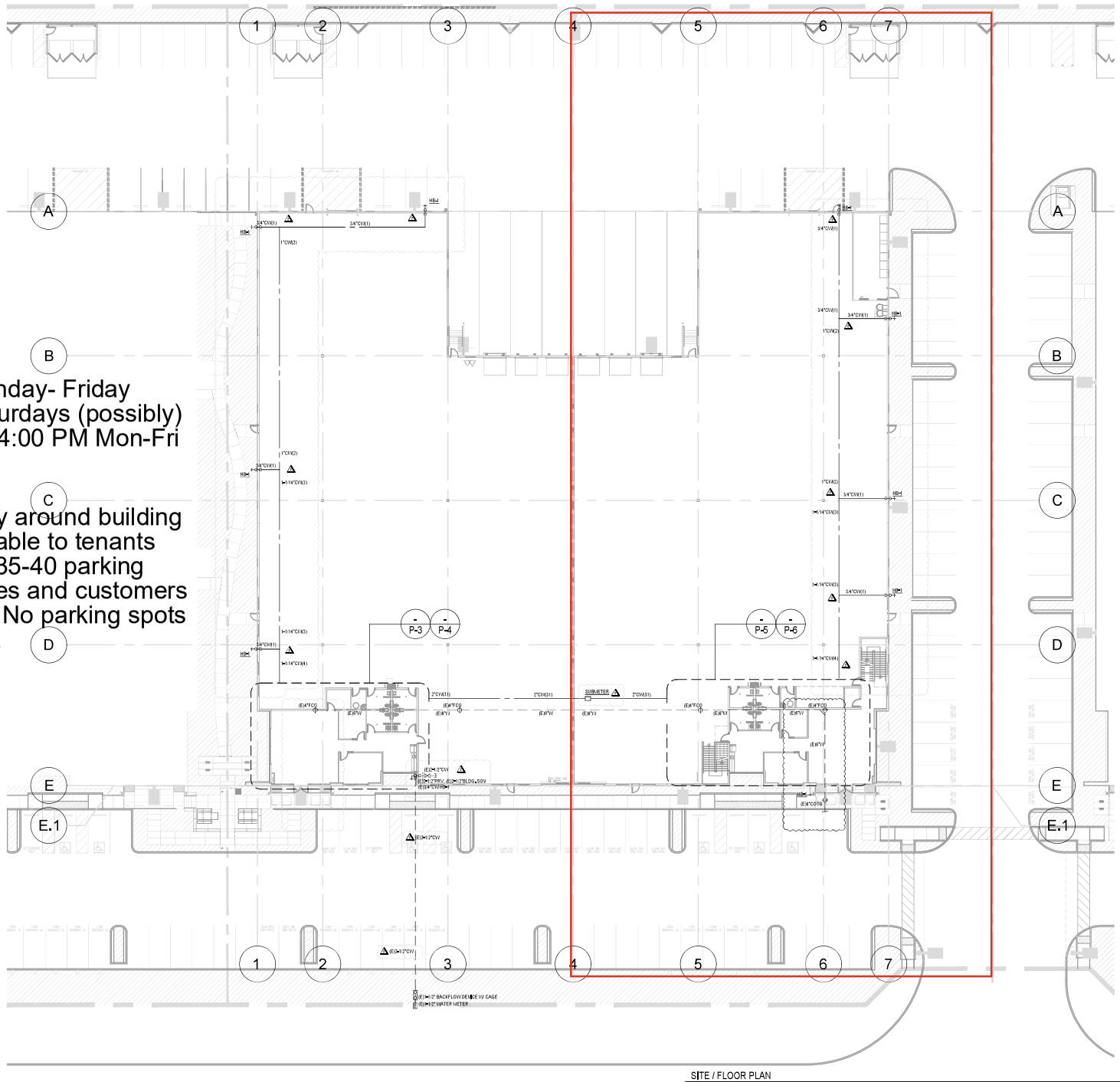
Operating hours
8:oo AM - 5:00 PM Monday- Friday
9:00 AM - 1:00 PM Saturdays (possibly)
Peak Hours 8:00 AM - 4:00 PM Mon-Fri

63 parking spots directly around building
113 parking spots available to tenants
We will only use about 35-40 parking spots daily for employees and customers during operating hours. No parking spots will be used after hours.



SITE / FLOOR PLAN
SCALE: 1/16" = 1'-0"

PLUMBING CONTRACTOR : DESIGN / BUILD
American CONTRACTORS, Inc.
PLUMBING & PIPELINE
404 W. Blueridge Avenue
Orange, Ca. 92865-4204
Phone: 714-282-5700
Fax: 714-282-5710

The within designs are a part of a presentation for a proposed contract, and in the absence of written contract incorporating them, shall remain the exclusive property of American Contractors Inc. and may not be copied, exhibited to others or otherwise used in whole or in part.

APPROVED
THIS PROJECT CONFORMS TO THE APPROVED PLANNING AND ZONING REGULATIONS OF THE CITY OF EASTVALE
PLANNER: [illegible] DATE: 12-06-2023

GOODMAN COMMERCE CENTER EASTVALE BUSINESS PARK II
EASTVALE, CALIFORNIA

PROJECT:
GOODMAN COMMERCE CENTER EASTVALE
BUSINESS PARK II
EASTVALE, CA

TO:
Tarpon Property Ownership, LLC
18201 Von Karman Avenue
Irvine, CA 92612

JOB NO:	222XXX
DRAWN BY:	JVA
PROJECT MGR:	TVA
DRAWING SCALE:	1/16" = 1'-0"
PLOT DATE:	11/07/23

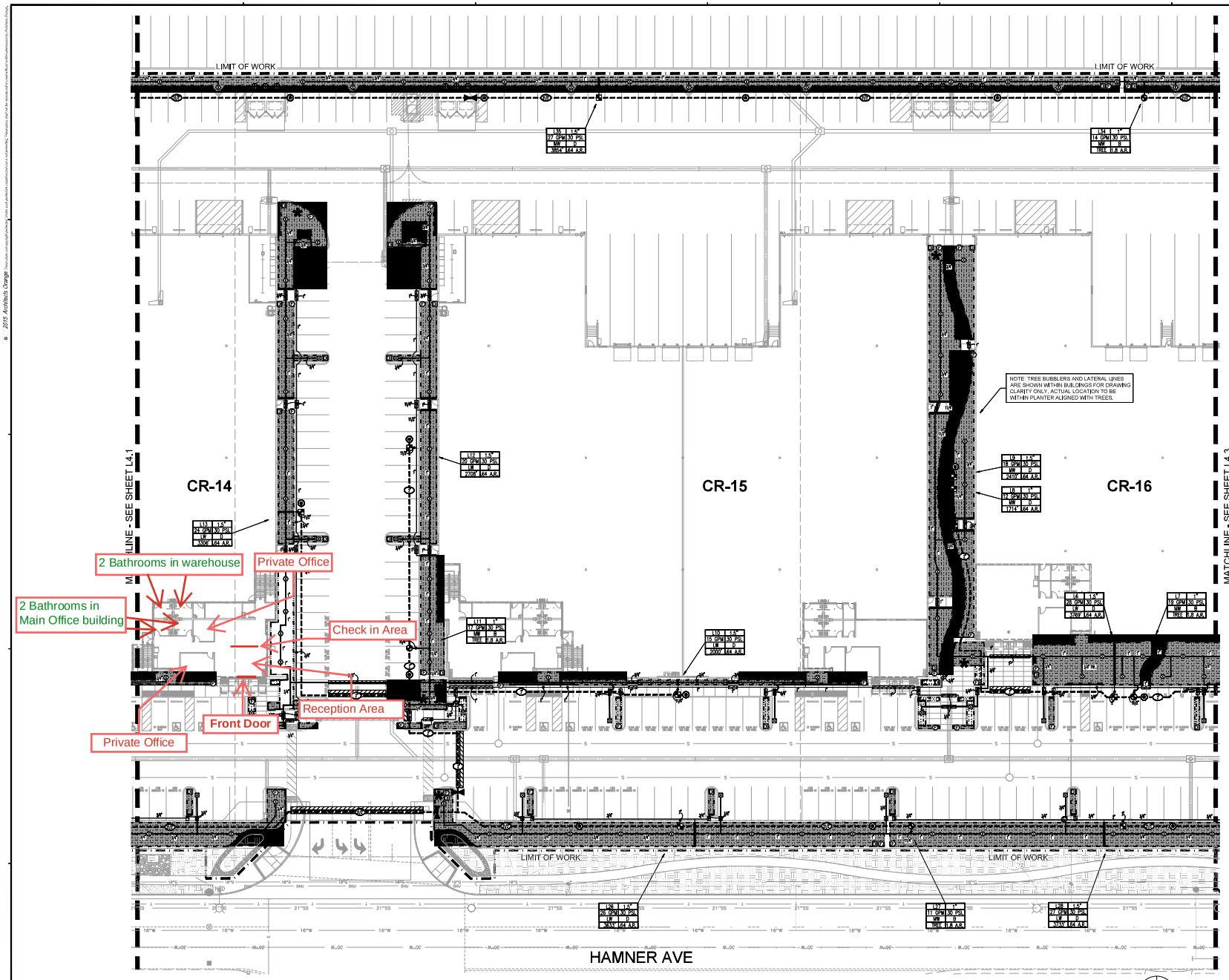
PLAN CHECK #:	XXXXX
50% PROGRESS SET	11/07/23
PLAN CHECK SUBMITTAL	12-15-22
2ND SUBMITTAL	04/14/23
100 SET	04/14/23

04/14/23	PCC 1 / 100 SET
04/04/23	DELTA 2
11/07/23	PCC 4

SITE / FLOOR PLAN

P-2

City of Eastvale / 12700 Limonite
REVIEWED FOR CODE COMPLIANCE
THIS SET OF PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE LOCAL ADOPTED CODES RELATING TO [illegible] AS STATED
BY: IEC DATE: 11-08-2023
Interwest Consulting Group



FOR IRRIGATION LEGEND & CALCULATIONS - SEE SHEET L4.0
FOR IRRIGATION NOTES - SEE SHEETS L5.1 - L5.2
FOR IRRIGATION DETAILS - SEE SHEETS L6.1 - L6.3
FOR LANDSCAPE SPECIFICATIONS - SEE BOOK SPECIFICATIONS

0 10 20 40 60



KEYMAP SCALE: N.T.S.

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RIDGELA.COM

GOODMAN COMMERCE CENTER EASTVALE BUSINESS PARK II
EASTVALE, CALIFORNIA

PROJECT: GOODMAN COMMERCE CENTER EASTVALE BUSINESS PARK II
ADDRESS: EASTVALE, CA

FOR: Tarpon Property Ownership, LLC
18201 Von Karman Avenue
Irvine, CA 92612

IRRIGATION PLAN

Project Number 2202-004
Plan Check Number xxx
FIRST SUBMITTAL 12/15/2022
SECOND SUBMITTAL 04/14/2023

L4.2

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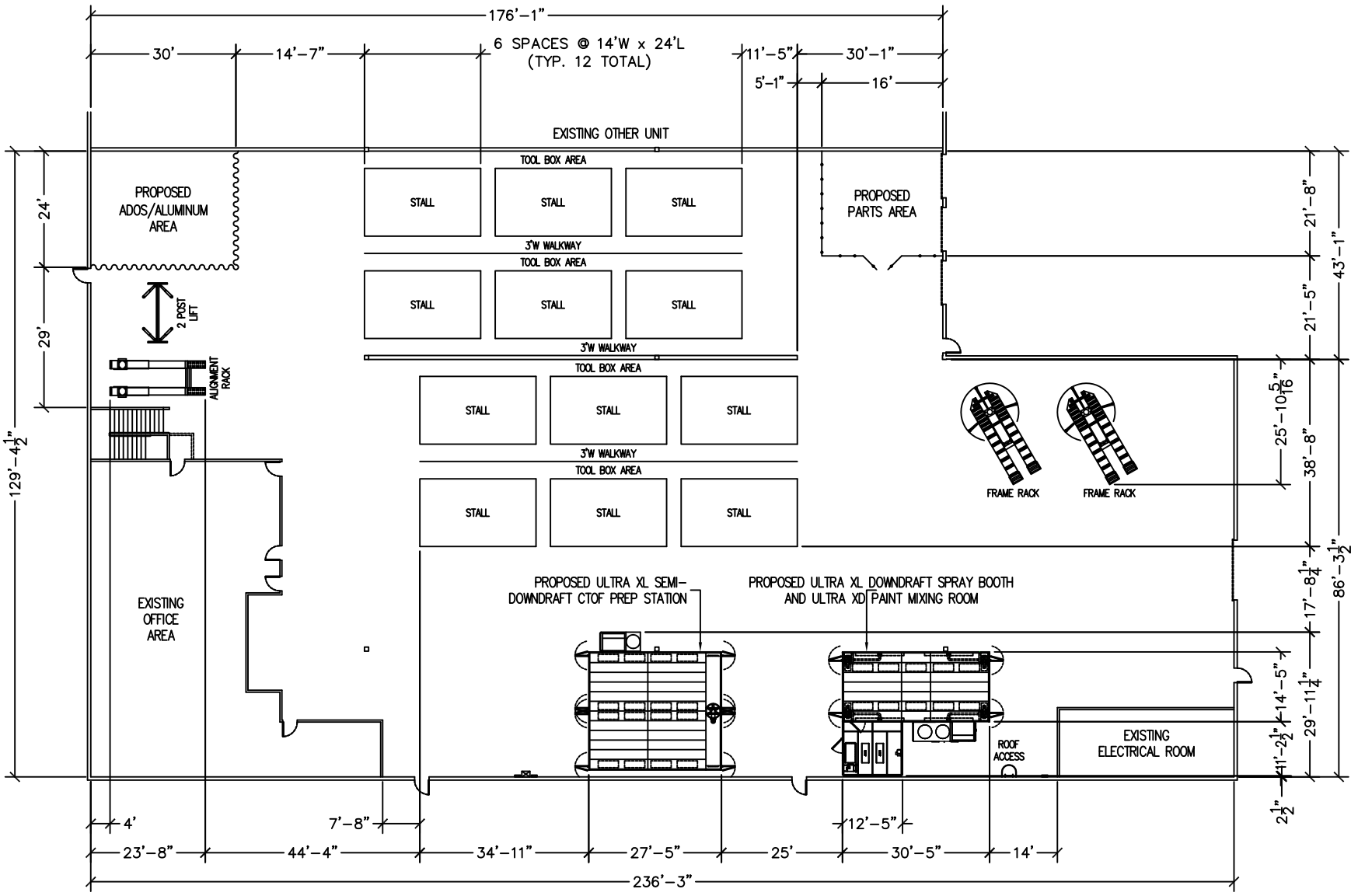

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REV.	DATE	DESCRIPTION
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2		
3		
4		
5		

DESIGN AND LAYOUT BY:
MAXIMUM TECHNICAL SERVICE
1665 ARROW ROUTE, STE. B
UPLAND, CA. 91786
PHONE: 909.391.5139 FAX: 909.391.5866
CALIFORNIA CONTRACTORS LICENSE #755501

SCALE: 1/16" = 2'-0"

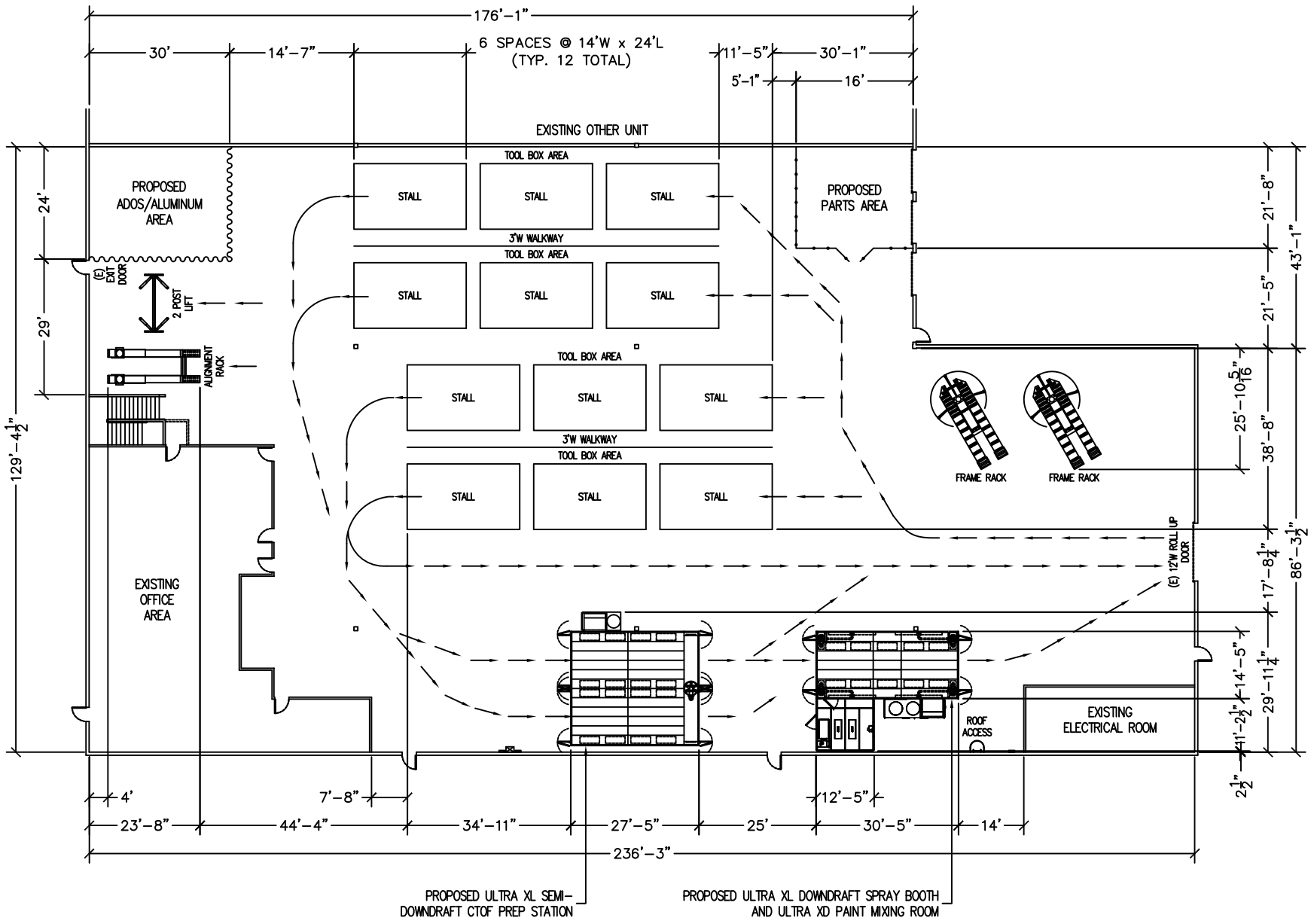
DATE: 10/02/2025

DRAWN BY: B. BROWN

EQUIPMENT PLAN

ALL MAGIC PAINT & BODY
5230 HAMNER AVE.
EASTVALE, CA. 91786

SHEET NUMBER:
1.01A



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REV.	DATE	DESCRIPTION
1		
2		
3		
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DESIGN AND LAYOUT BY:
MAXIMUM TECHNICAL SERVICE
1665 ARROW ROUTE, STE. B
UPLAND, CA. 91786
PHONE: 909.391.5139 FAX: 909.391.5866
CALIFORNIA CONTRACTORS LICENSE #755501

SCALE: 1/16" = 2'-0"
DATE: 10/02/2025
DRAWN BY: B. BROWN

EQUIPMENT PLAN

ALL MAGIC PAINT & BODY
5230 HAMNER AVE.
EASTVALE, CA. 91786

SHEET NUMBER:
1.01A

06

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. PLN25-20081 TO ESTABLISH A NEW 28,084 SQUARE FOOT INDOOR AUTOMOBILE SERVICE AND REAPAIR CENTER (ALL MAGIC PAINT & BODY) WITHIN A PORTION OF AN EXSITING 58,422 SQUARE-FOOT BUILDING (CR-14) LOCATED AT THE STATION (GOODMAN COMMERCE CENTER SPECIFIC PLAN – SP NO 11-0271); ASSESSOR'S PARCEL NUMBER: 160-510-053

WHEREAS, Project No. PLN25-20081 consists of an application for a Conditional Use Permit (CUP No. PLN25-20081 to establish a 28,084 square foot indoor automobile service and repair center within a portion of an existing 58,422 square-foot commercial retail building (CR-14), which has been filed by Ellie Adri for All Magic Paint & Body located at The Station (Goodman Commerce Center) located at the northeast corner of Hamner Avenue and Commerce, Assessor's Parcel Number 160-510-053; and

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

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

WHEREAS, on November 9, 2025, the City of Eastvale City Clerk published a legal notice in compliance with state law concerning Conditional Use Permit PLN25-20081 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on November 19, 2025. In addition, on November 6, 2025, a public hearing notice was mailed to each property owner and commercial tenant within a 600-foot radius of the project site in accordance with state law, and per the Planning Commission's request, a notification was also sent to commercial tenants and residents within a 600-foot radius of the projects site indicating time, date, and place of the public hearing for Conditional Use Permit PLN25-20081; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on November 19, 2025, at which time it received public testimony concerning Project No. PLN25-20081, and considered the proposed Conditional Use Permit 20081 to establish a 28,084 square-foot indoor automobile service and repair center (All Magic Paint & Body) within a portion of an existing 58,422 square-foot commercial retail building (CR-14) in the Goodman Commerce Center.

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

SECTION 1. ENVIRONMENTAL FINDINGS

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

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

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

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

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

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

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

Pursuant to the Eastvale Zoning Code, and in light of the record before it, including the staff report dated November 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

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

Evidence: The General Plan land use designation for the project site is Business – Professional (B-P) and the zoning is Specific Plan (SP No. 11-0271 – Goodman Commerce Center at Eastvale), which permits general retail including entertainment and other establishments. The indoor automobile service and

repair use is permitted with approval of a Conditional Use Permit pursuant to the Eastvale Zoning Code and Goodman Commerce Center at Eastvale Specific Plan. The proposed use will consist of an indoor automobile service and repair center located in an existing multi-tenant retail building. The proposed use includes a specialization in collision repairs, paint, refurnishing, and minor cosmetic work, additional services include insurance repairs, frame alignment, dent removal, and refinishing in a spray booth and would not be inconsistent with the surrounding uses. Therefore, the proposed project is consistent with the Eastvale Zoning Code and Goodman Commerce Center at Eastvale Specific Plan.

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

Evidence: The indoor automobile service and repair center will be located in an existing tenant space in a retail center that has been configured to accommodate retail uses. The Business – Professional area within the city is a compatible for the use of indoor automobile service and repair center to allow a lower demand uses along with other retail uses which allows parking, noise, security, and a destination for people to use in the morning and midafternoon of the week days. The business would operate from Monday through Saturday with the hours of operation being Monday – Friday 8 a.m. – 5 p.m., and Saturday from 9 a.m.

The City's Development Review Committee has reviewed the proposed use of an indoor automobile service and repair center at this location and does not foresee any conflicts. The Business – Professional area within the city is a compatible for the use of indoor automobile service and repair center to allow a low demand uses along with other retail uses which allows parking, noise, and security. The proposed facility will comply will the noise ordinance, having a security plan to make the safest experience for all patrons of the facility, and meeting the parking demand for the site of the Goodman Commerce Center. Within the business noise and dust will be contained within sound insulated bays, paint bay will be a water based paint to be contained disposed of properly, and any hazardous materials will be stored in a section of the business and comply on storage and disposal with applicable regulations. Thus, establishment maintenance, or operation of an indoor automobile service and repair center will not, under the circumstances of this particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of people residing or working in the neighborhood or such use, or the general welfare of the City.

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

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

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

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

PASSED, APPROVED AND ADOPTED this 19th day of November 2025.

_____
April Rodriguez-Plott
Vice Chair

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 19th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Jessica Cooper
Senior Management Analyst

CONDITIONS OF APPROVAL
Planning Application Number and Description: Project No. PLN25-20081 – Conditional Use Permit to establish an indoor automobile service and repair facility within 28,084 square-foot portion of an existing 58,422 square-foot commercial retail building (CR-14) in an existing retail center; The Station – Goodman Commerce Center
Assessor's Parcel Number: 160-510-053
Planning Commission Date: November 19, 2025

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

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Conditional Use Permit.	Ongoing	Planning Division	
4.	PLN25-20081 is granted for a period of one year and shall become void as of **November 19, 2026**, unless building permits have been issued and construction is commenced and diligently pursued toward completion on modification that are the subject of PLN25-20081, or a time extension is requested in writing prior to that date.	Ongoing	Planning Division	
5.	Applicable mitigation measures included in the Goodman Commerce Center at Eastvale EIR shall be required for development of the proposed project and are incorporated herein by reference.	Ongoing	Planning Division	
6.	The approval of PLN25-20081 is for the establishment of an indoor automobile service and repair facility. The business would include a 28,084 square-foot portion of the 58,422 building (CR-14) with the specialization in collision repairs, paint, refurnishing, and minor cosmetic work. Additional services include insurance repairs, frame alignment, dent removal, and refinishing in a spray booth. Any future	Ongoing	Planning Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	modification to the business operation approved by the Planning Commission, as determined by the Community Development Director, shall be subject to review and approval of a new conditional use permit by the Planning Commission.			
7.	All applicable Conditional Use Permit (**PLN22-20056**) conditions of approval shall be incorporated herein by reference.	Ongoing	Planning Division	
Prior to Building Permit Issuance				
8.	All construction shall comply with the most recently adopted City and State building codes: • 2022 California Building Code • 2022 California Residential Code • 2022 California Electrical Code • 2022 California Mechanical Code • 2022 California Plumbing Code • 2022 California Fire Code • 2022 California Green Code	Prior to issuance of building permit	Building Division	
9.	Special Inspections – As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704.	Prior to issuance of building permit	Building Division	
10.	The Title Sheet of the plans shall include: • Occupancy Group • Occupant Load • Description of use • Type of Construction • Height of Building • Floor area of building(s) and/or occupancy group(s)	Prior to issuance of building permit	Building Division	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
11.	Dimensioned building setbacks, property lines, street centerlines, and between buildings or other structures shall be designed on the plot plan.	Prior to issuance of building permit	Building Division	
12.	The project design will conform to energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption, such as flow restrictors for toilets, low-consumption light fixtures, and insulation. It shall also use drought landscaping to the extent feasible.	Prior to issuance of building permit	Building Division	
13.	Per the Business and Professions Code, a design professional will be required to prepare plans for proposed improvements at the time of construction drawings.	Prior to issuance of building permit	Building Division	
14.	Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to the building. The design professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.	Prior to issuance of building permit	Building Division	
15.	Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.	Prior to issuance of building permit	Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
16.	A fire sprinkler monitoring system is required in all sprinklered buildings.	Prior to issuance of building permit	Fire Department	
17.	Modification of Fire sprinkler may be required, depending on use and/or storage arrangement in building.	Prior to issuance of building permit	Fire Department	
18.	A manual and automatic fire alarm system may be required, depending on the use and/or occupant load of the building.	Prior to issuance of building permit	Fire Department	
19.	A spray booth fire suppression system may be required, depending on application of flammable spray application.	Prior to issuance of building permit	Fire Department	
20.	Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.	Prior to issuance of building permit	Fire Department	
21.	Fire Department Access Doors – If high piled storage will be utilized in the building, Fire Department Access Doors may be required every 150 feet along all portions of the interior of the building that are along the fire apparatus access road. Reference CFC as amended.	Prior to issuance of building permit	Fire Department	
22.	An approved Fire Department access key lock box (minimum Knox 3200 series) shall be installed at the main entrance to any sprinklered building. Gate switches or padlocks shall be installed at each automatic or manual gate. Locations shall be shown on plans submitted for a building permit.	Prior to issuance of building permit	Fire Department	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
23.	The location of address numbers shall be indicated on the building plans. Street numbers shall be displayed in a prominent location on the street or fire apparatus access side of buildings. Numbers and letters shall be a minimum of 12" in height with a minimum stroke of .05 inch. Where access is by means of a private road and the building cannot be viewed from a public way, a monument, pole, or other sign shall be used to identify the structure in accordance with Riverside County Fire Department Guideline OFM-01A. Address must be legible, of a contrasting color, and illuminated either internally or externally to be visible from the street at all hours.	Prior to issuance of building permit	Fire Department	
24.	No hazardous materials shall be stored and/or used within the building which exceeds quantities listed in the California Fire Code, without first obtaining a permit.	Prior to issuance of building permit	Fire Department	
25.	Exit signs, door hardware, and exit path marking shall be as required by the California Building Code.	Prior to issuance of building permit	Fire Department	
26.	Fire sprinkler riser door shall be posted "FIRE RISER" on the outside of the door.	Prior to issuance of building permit	Fire Department	
27.	Electrical room door shall be posted "ELECTRICAL ROOM" on the outside of the door.	Prior to issuance of building permit	Fire Department	
28.	Fire alarm control panel door shall be posted "FACU" on the outside of the door.	Prior to issuance of building permit	Fire Department	

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

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Prior to Issuance of Certificate of Occupancy				
32.	A business registration application must be approved and issued	Prior to issuance of certificate of Occupancy	Planning Division and Code Enforcement	
Ongoing				
33.	The business hours are limited to Monday – Friday 8 a.m. – 5 p.m., and Saturday from 9 a.m. – 1 p.m. any change to the hours of operation shall be subject to review and approval of the Community Development Director.	Ongoing	Planning Division and Code Enforcement	
34.	The applicant must keep doors closed at all times to reduce the noise, odors, and fumes emitted to the property line.	Ongoing	Planning Division and Code Enforcement	
35.	At all times the site shall conform to the City of Eastvale Noise Ordinance	Ongoing	Planning Division and Code Enforcement	
36.	Trash receptacles shall be provided nearby customer entrances/exits to buildings for all commercial developments.	Ongoing	Planning Division and Code Enforcement	
37.	The applicant shall maintain the adjacent areas and parking lot at all times, keeping them free of any waste generated by customers or the business.	Ongoing	Planning Division and Code Enforcement	
38.	Loitering shall be prohibited outside the premises, and the business operator shall take reasonable measures to prevent persons from congregating or lingering in exterior areas adjacent to the establishment.	Ongoing	Planning Division, Code	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
			Enforcement, and RSO	
39.	Representatives of the city shall be authorized at all reasonable times, including during business hours or operating hours, to enter the premises to determine compliance with the provisions of the Eastvale Municipal Code, Health and Safety Code, State and Federal law, and to inspect areas on the premises including, areas accessible to the public, areas accessible to staff and contractors, storage areas, storage containers, waste generating processes, treatment facilities, and discharge locations. Such inspection may include photographing or videotaping the inspection, including any applicable waste, chemicals, storage areas, storage containers, waste generating processes, treatment facilities, and discharge locations	Ongoing	Code Enforcement Department	
40.	All loading and unloading activities occurring onsite, including truck deliveries shall occur during non-business hours so as not to interfere with customer parking.	Ongoing	Planning Division and Code Enforcement	
41.	All vehicles undergoing repairs, maintenance, or awaiting pickup shall be stored within the enclosed service center at all times.	Ongoing	Planning Division and Code Enforcement	
42.	All repairing, painting and storage activities must occur within an enclosed building. Bay doors may be required to not face nearby residential zones or streets.	Ongoing	Planning Division and Code Enforcement	
43.	Prohibited outdoor storage of inoperable vehicles (except short-term customer parking), equipment, or materials, which must be stored behind a solid, high fence or wall to be concealed from public view.	Ongoing	Planning Division and Code Enforcement	
44.	Prohibit the creation of nuisances, including excessive noise, odors, or dust that would be injurious to health or offensive to the sense of the surrounding community	Ongoing	Planning Division and	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
			Code Enforcement	
45.	Mandate compliance with all local state and federal regulations regarding the storage, use disposal of hazardous materials (paint, solvents, etc.) with any agency.	Ongoing	Planning Division and Code Enforcement	
46.	Require measures such as vacuum-assisted sanding equipment (dustless systems) and keeping shop door/windows closed during sanding to minimize dust dispersion.	Ongoing	Planning Division and Code Enforcement	
47.	Must comply with all local, state, and federal regulations regarding the Air Quality Management District for hazardous materials (paint, solvents, etc.) or any dust.	Ongoing	Planning Division and Code Enforcement	

General Compliance Items/Requirements and Information

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

Developer and applicant are used interchangeably below.

1. "No Trespassing or Loitering" signs shall be displayed prominently around the business (602 P.C.).

2. Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to abate the problems, the Eastvale Sheriff's Department and/or other Riverside County or City of Eastvale enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to revocation.

3. The location is required to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers must be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).

4. The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.

5. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building and Safety Division at 951-361-0900.)

6. The applicant may request modifications or revisions to the approved Conditional Use Permit as outlined in the Eastvale Zoning Code.

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
FOR PROJECT NO. PLN25-20081 – CONDITIONAL USE PERMIT FOR THE PROPOSED USE OF AN INDOOR AUTOMOBLIE SERVICE AND REPAIR AT AN EXISTING BUILDING WITHIN THE GOODMAN COMMERCE CENTER (CR-14)

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, November 19, 2025**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **Project No. 25-20081 Conditional Use Permit (CUP) for the proposed use of an indoor automobile service and repair (dba All-Magic Paint and Body) located within The Goodman Commerce Center (CR-14).**

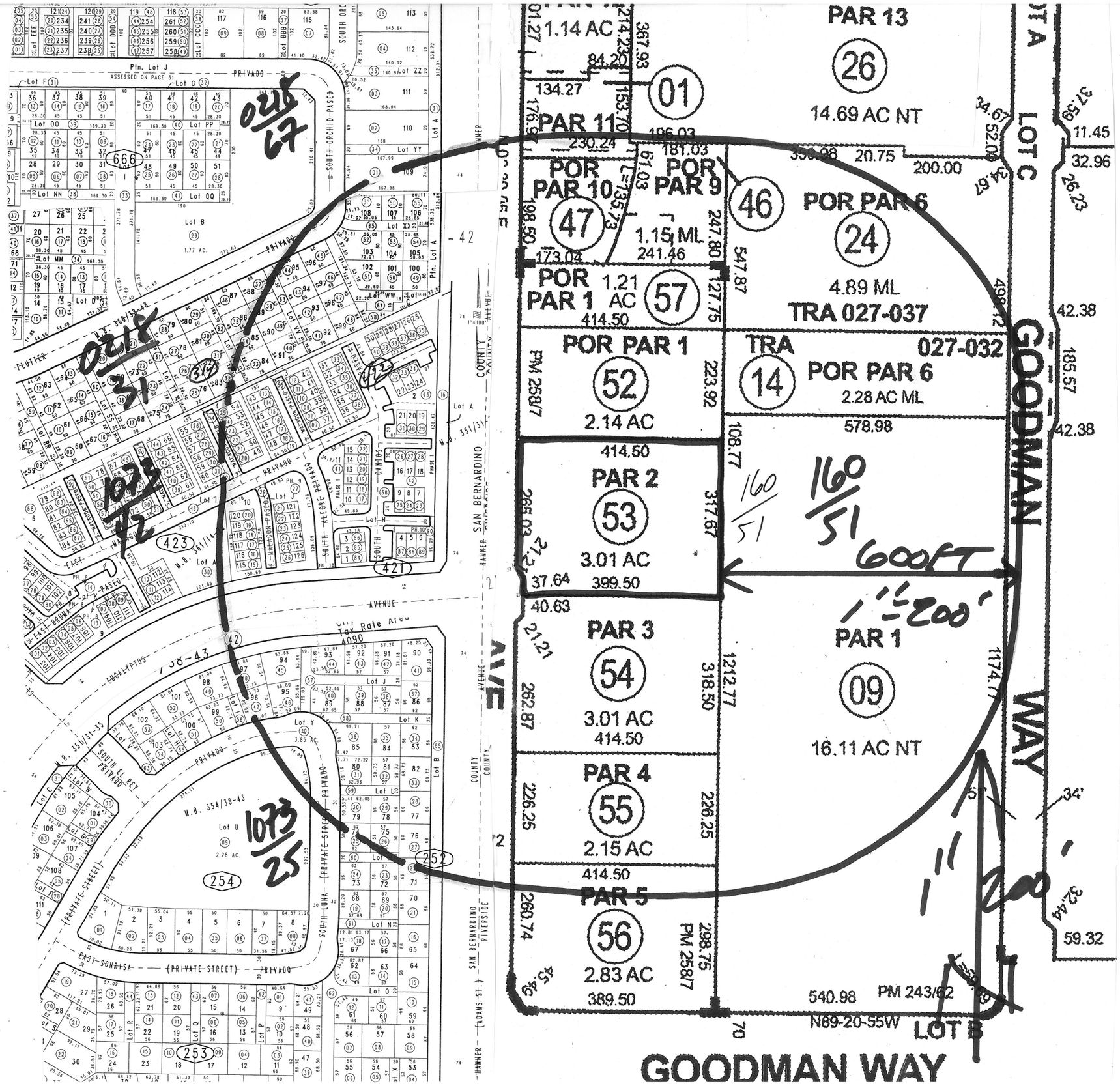
PROJECT DESCRIPTION: The proposed project includes a request for a CUP to allow for an indoor automobile service and repair area within a 28,084 square foot portion of an existing building (CR-14) within the Goodman Commerce Center.

PROJECT LOCATION: The project is located at 5230 Hamner Avenue - The Goodman Commerce Center (Assessor's Parcel Number: 160-510-053); at the northeast corner of Hamner Avenue and Commerce. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

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

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Steven D. Fowler at sfowler@eastvaleca.gov . **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, November 19, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Steven D. Fowler at (951) 703-4463 or sfowler@eastvaleca.gov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26
14.69 AC NT
PAR 11
01
1.14 AC
POR PAR 10
47
POR PAR 9
1.15 ML
46
POR PAR 6
24
4.89 ML
TRA 027-037
POR PAR 1
1.21 AC
57
POR PAR 1
52
2.14 AC
TRA 027-032
14
POR PAR 6
2.28 AC ML
PAR 2
53
3.01 AC
PAR 3
54
3.01 AC
PAR 4
55
2.15 AC
PAR 5
56
2.83 AC
PAR 1
09
16.11 AC NT
LOT C
GOODMAN
WAY
GOODMAN WAY
LOT B
PM 25827
PM 24362
Ptn. Lot J
ASSESSED ON PAGE 31
SOUTH ORCHID PASEO
PRIVADO
Lot B
1.77 AC.
Lot A
Lot Y
3.85 AC.
Lot U
2.28 AC.
EUCALYPTUS
EAST SONRISA
(PRIVATE STREET)
SOUTH LUNA
SOUTH EL REY
SAN BERNARDINO
RIVERSIDE
COUNTY
AVENUE
Tax Rate Area
4090
666
423
421
253
254
252
M.B. 354/38-43
M.B. 351/31-35
1.15 ML
241.46
1.14 AC
1.21 AC
414.50
2.14 AC
3.01 AC
399.50
2.28 AC ML
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2.15 AC
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14.69 AC NT
4.89 ML
TRA 027-037
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1212.77
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262.87
226.25
260.74
298.75
1174.77
498.12
42.38
185.57
42.38
32.96
11.45
26.23
34'
32.44
59.32
160/51
160/51 600FT
1" = 200'
1" = 100'

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 7.2
November 19, 2025

PLN25-20016 - Tentative Tract Map 39156 and Major Development Review for Oasis Residential Development

Prepared By:

Allen Lim, Senior Planner

Recommended Action(s)

Staff recommends that the Planning Commission take the following actions:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15183 based on the findings and conclusions provided in the Exemption Determination Report, attached hereto and the conclusion that the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 20222080090);
2. Approve Tentative Tract Map No. 39156 to subdivide 8.16 acres into 65 single family residential lots, three (3) open space lots, and one (1) letter lot for private street purposes, subject to conditions of approval; and
3. Approve the Major Development Review for the master building architecture and site planning for the 65 single-family residential homes with proposed landscaping, parking areas and site amenities, subject to conditions of approval.

Summary

The applicant, McCune Realty Investment Co., LP is requesting approval of Tentative Tract Map (TTM) No. 39156 to subdivide two (2) commercial zoned lots totaling 8.23 gross acres (8.16 net acres), located at the southeast corner of Chandler Street and Hellman Avenue, into 65 single family residential lots, three (3) open space lots, and one (1) lots for private street purposes, as well as the

master site planning and architecture of the 65 single-family residential homes.

Additionally, the developer has submitted an application that is subject to the provisions of the Housing Accountability Act (HAA), which mandates the city allow up to the maximum density permitted by the General Plan land use designation for the subject site (Chandler Policy Area). As proposed, the project complies with the General Plan and the HAA.

Background

Location

The 8.16 net acre project site is located on two (2) existing, undeveloped commercial zoned lots, at the southeast corner of Chandler Street and Hellman Avenue. The project is bound by vacant lots (owned by Orange County Flood Control) to the north, a vacant lot (City of Chino) to the west, and residential to the south and east.

Housing Accountability Act (HAA)

The applicant is proposing the subject development pursuant to the Housing Accountability Act (HAA) pursuant to Government Code Section 65589.5. The HAA established the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards. The HAA was originally enacted in 1982 to address local opposition to growth and change. The HAA was intended to overcome widespread community opposition to housing and the lack of certainty developers experienced by limiting local governments' ability to deny, make infeasible, or reduce the density of housing development projects.

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

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

- New, non-objective development standards established after January 1, 2020, cannot be imposed or enforced.
- Applicable housing development projects must receive a decision in no more than five (5) public hearings, whether the item is being heard by the Planning Commission or City Council and including any appeals.
- Prohibits any moratorium, project or action that would result in a net downzoning, limit the number of permits to be issued or otherwise reduce housing or limit overall population.

Although the project is inconsistent with the existing C-1/C-P zoning, the application is being submitted pursuant to SB 330/ HCA, and as such, the proposed development site will not be required to be rezoned if found to be consistent with the General Plan land use designation,

maximum density, and objective General Plan standards for the property.

Moreover, the development is required to comply with the objective zoning code standards applicable to the property, but only to the extent that they facilitate the development at the density allowed by the General Plan. Although the project site is currently zoned *C-1/C-P General Commercial*, City Staff and the project applicant has identified the PRD Planned Residential zoning designation as the most closely consistent zone with the existing General Plan land use designation for the purpose of establishing development standards for the project (per HAA).

Analysis

Tentative Tract Map No. 39156

The applicant has submitted an application for Tentative Tract Map (TTM) No. 39156 to subdivide (2) existing vacant commercial lots totaling 8.23 gross acres (8.16 net acres) into 65 single family residential lots, three (3) open space lots, and one (1) letter lot for private street purposes, as well as the master site planning and architecture of the 65 for-sale, above-moderate (market) single-family residential homes.

Municipal Code requirements pertaining to subdivision (Tract Maps and/or Parcel Maps) are governed by the Subdivision Map Act (State of California Government Code § 66410-66499.58), and Title 130 (Subdivision) of the Eastvale Municipal Code. Furthermore, all subdivision maps must comply with the applicable provisions of the City General Plan, Zoning Code, and all other ordinances, statutes and laws pertaining to the use, sale, leasing, or subdivision of land. As proposed the Tentative Tract Map No. 39156 complies with the applicable provisions of Title 130 and the Subdivision Map Act.

General Plan Consistency

The subject property is classified under the land use designation of Chandler Policy Area in the 2040 Eastvale General Plan. The Chandler Policy Area encourages a broader mix of low intensity uses, that are compatible with the rural character of the area. The businesses could have housing or offices above them in the same building, or in a separate building nearby. An important aspect of development in the Chandler Area will be to respect and support the continuation of the existing agricultural and residential uses. Under the General Plan, a specific plan will be required to guide how new residential and non-residential development can occur sensitively and in a way that creates a unique place in the City. Until a specific plan is adopted for the policy area, new residential development will be limited to a density range between 5.0 and 8.0 units to the acre.

This classification allows up to a maximum of eight (8) dwelling units per acre or a base density of 65 total dwelling units for the project site (8 du/ac x 8.16 ac ≈ 65.28 du). As such, the proposed density of 7.96 du/ac is consistent with the General Plan land use designation of the *Chandler Policy Area* and staff is supportive of the project as conditioned.

Zoning Code Compliance

The subject property is zoned *C-1/C-P General Commercial* with the intention as an area for commercial retail lots. Previously the property had been developed as a dairy with a combination of commercial structures (with paved parking). The property was eventually graded in 2014 into its current existing condition as a vacant lot.

As proposed, TTM 39156 does not conform to the development standards in the *C-1/C-P* zone in that the 65 proposed residential parcels and three (3) open space parcels do not satisfy the requirements of a commercial zone in terms of minimum lot width and use. The smallest lots comprising TTM 39156 have minimum lot widths of 36.5 feet.

However, under the provisions of SB 330, a housing development cannot be required to rezone the property if it is consistent with the objective General Plan standards for the property. As stated above, the proposed project complies with the standards of the General Plan. The proposed development also needs to comply with the objective development standards from the Eastvale Zoning Code applicable to the property, but only to the extent they facilitate the development at the density allowed by the General Plan.

Since the development standards of the *C-1/C-P* zone would preclude the development of the site at the density permitted (and the use) by the General Plan, the applicant designed the community with design standards as allowed by the *PRD* zone outlined in **Section 120.04.050 – Planned Residential Developments** of the Eastvale Zoning Code and as referenced in **Attachment 4 – Oasis PRD Standards** in order to maintain the by-right density of eight (8) dwelling units/acre. Since the proposed lots are able to meet the development standards for the *PRD* zone, staff believes the project meets the intent of SB 330, which will be discussed later in the report.

Access and Circulation

Access to the tract is proposed via a single-entry driveway along Chandler Street. The entry road (i.e., Lot "A") would extend approximately 165 feet into the project site where it intersects the main project road providing vehicular access to all units and the open space areas within the subdivision. The entry road would include decorative paving treatment, community identification signage, and landscaping at either side to create an attractive entry into the project site.

A secondary emergency-only access gate is provided directly to the west of the project site along Hellman Avenue. All streets within the tract will be privately maintained by the Homeowner's Association. The streets are designed with a 40-foot paved section and a sidewalk width of five (5) feet. The Riverside County Fire Department has reviewed the proposed street design, to ensure adequate circulation and safety and is supportive of the proposed design. Lastly, the City Engineer has reviewed the proposed project access and on-site circulation and is supportive of the proposed design.

Grading and Drainage

Site elevation ranges from approximately 560 feet to 573 feet with drainage generally flowing east to west. The provided hydrology reports that runoff will be collected via a network of catch basins and inlets at the low points throughout the site then conveyed towards the western portion of the project site via underground storm drains. The west side of the property falls within an Orange County Flood Control District (OCFCD) easement and has been designed with two (2) main areas separated by an access road.

The Engineering Division has reviewed the proposed grading and draining plan for the project and is supportive of the proposed design. Standard conditions of approval would require final grading and drainage plans and the final WQMP to be reviewed and approved by the City Engineer prior to issuance of a grading permit.

Noise

In general, construction activities on the project site would increase ambient noise levels in the vicinity on an intermittent but temporary basis. Noise levels during construction would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptors (i.e., neighboring residences, parks, and schools in the vicinity), and the presence or absence of barriers between the noise source and receptors. Staff notes that construction-related noise is exempt from the City's noise control ordinance, provided that construction noise occurs between 6:00 a.m. and 6:00 p.m. June through September and between 7:00 a.m. and 6:00 p.m. October through May.

Public Infrastructure

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

In addition, Riverside County Fire Department has reviewed the proposed site plan for fire/emergency access and did not identify any significant issues of concern that would require further submittals to Riverside County Fire Department subsequent to any approval of the project granted by the City. The Riverside County Fire Department suggest applicable standard conditions of approval, which staff has included in the attached conditions of approval.

Schools

The proposed project would not include significant or unplanned population growth as the proposed project is consistent with the General Plan. The project would be required to comply with SB 50 requirements, which allow school districts to collect impact fees from developers of new projects. According to Section 65997 of the California Government Code, payment of statutory fees is the exclusive method of mitigating environmental effects related to the adequacy of school facilities. Thus, upon payment of required fees by the applicant consistent with existing State requirements, impacts would be less than significant. Furthermore, Corona-Norco Unified School District has reviewed the subject project and has provided standard conditions of approval, which staff has included in the attached conditions of approval.

Parks and Recreation

In an effort to develop and maintain a comprehensive system of parks, recreation and natural open space lands that meet the active and passive recreation and open space needs of all residents and visitors, the Eastvale General Plan, specifically policy CO-2.4, requires new residential developments to dedicate land and/or payment of in-lieu fees consistent with state law. The project site has been designed to include open space recreation areas with amenities such as a tot-lot, half-court basketball court, open turf play area, small and large dog park areas, picnic areas, and a twelve (12) foot wide decomposed granite trail around a detention basin. Further within the common areas of the site also include open lawns, bike racks, bench seating, and trash receptacles. The project will also provide a 0.07 acre right-of-way dedication for the purpose of a ten (10) foot decomposed

granite trail along the western property line along Hellman Avenue.

As outlined in Section 130.20.020 of the Eastvale Municipal Code, applicants are required to provide three (3) acres of parkland per 1,000 residents within the subdivision. In the case of the subject project the applicant is required to provide a minimum of 0.58 acres of land for public parks and recreational purposes. This is calculated by the number of dwelling units in the subdivision (65 residential units) multiplied by the average number of persons per dwelling unit (2.98 persons per detached single family residential unit) multiplied by 0.003 (3 acres per 1,000 residents).

The proposed project will offer approximately 1.42 acres of onsite parkland and recreational facilities that are privately owned and maintained but will be open and accessible to the public in compliance with the the hours of use indicated in Title 20 - 20.02.010 of the Eastvale Municipal Code. The proposed project will also offer approximately 0.07 acres of right-of-way dedication along Hellman Avenue for the purposes of a public trail (10 foot wide DG trail). In lieu fees are calculated using the fair market value of land divided by 8.16 (project site acreage) and multiplied by 0.58 acres (parks and recreation land dedication requirement).

Additionally, credit may be given against the requirement for the payment of fees or the dedication of land required for the reasonable value of park and recreation improvements provided by the developer. The amount of the credit shall be documented in a credit agreement between the city and the developer. The granting of a credit shall be at the discretion of the city council and shall be based on an approved set of improvement plans. Prior to recording the Final TTM, the applicant will be required to pay the required fees ensuring Eastvale's goal of a comprehensive system of parks, recreation, and natural open space lands are available to all residents and visitors.

Major Development Review

In order to safeguard and enhance the appearance and quality of development in the City of Eastvale, Section 120.02.010 of the Eastvale Zoning Code requires Major Development Review approval for any new single-family subdivision development. This scope of review is outlined in the mentioned code section, and includes, but is not limited to exterior design, materials, textures, colors, as well as ensuring the proposed structures will be properly related to the site and to the surrounding area in order to prevent structures detrimental to the character of the neighborhood. The proposed project has been reviewed for compliance with the applicable development standards and required findings for a Major Development Review as set forth in Section 120.02.010(C)(5) of the Eastvale Zoning Code and developed Planned Residential Development standards (**Attachment 4 - Oasis PRD Standards**). The required findings are detailed in **Attachment 6 – Draft Resolution**.

Architecture and Treatments

As proposed, the 65 single-family homes are designed with quality urban design, architecture, and landscaping. Based on staff's review, the project is generally consistent with the Eastvale Design Guidelines.

Table 1: Plan Summary

Building Type	Floor Area	No. of Stories	No. of Bedrooms	No. of Bathrooms	Parking Spaces Provided
Plan 1	1,499 sf	2	3	2.5	2 Garage

Plan 2	1,545 sf	2	3	2.5	2 Garage
Plan 3	1,692 sf	2	4	3	2 Garage
Plan 4	1,788 sf	2	3	2.5	2 Garage

The following three (3) architectural styles are also proposed as part of the master architecture:

- Craftsman
- Italianate
- Spanish

Included in the development plans (**Attachment 3**) and PRD standards (**Attachment 4**) the applicant also proposes additional architectural details to include window shutters and accent trims, decorative light fixtures, decorative panels, gable ends, corbels, arched soffits, stone veneer, pot shelves, and flat slate roof tiles. The illustrative color elevations contained within the project plan set provide further details regarding these proposed options. In addition, enhanced architectural treatments will be provided on elevations that are visible to the public right of ways along Hellman Avenue and Chandler Street.

Site Planning

Staff reviewed the site plan for each of the lots under consideration as part of this Major Development Review. As noted above, the proposed development must comply with the objective zoning code standards applicable to the property, but only to the extent they facilitate the development at the density allowed by the General Plan. In the following instance, as the project was proposed under the zoning designation of *Planned Residential Development (PRD)*, zoning standards were created to accommodate the proposed density requested.

In compliance with SB 330, the applicant designed the community to the *PRD* development standards specific to the project site, to the greatest extent feasible, with the exception of two (2) irregular lots, which have already been identified in **Attachment 4 – Oasis PRD Standards**, all residential units meet the standards of the *PRD* zone. As such, staff is supportive of the proposed site plan as it meets the requirements of SB 330.

Table 2: Plan 1 - Compliance with *PRD* Development Standards			
Standard	**Minimum Required**	**Proposed**	**Meets Standard**
Min. Lot Size	2,300 square feet	2,389 – 4,206 square feet	Yes
Min. Lot Width	40 feet	40.5 – 44.5 feet	Yes (with allowed exception of lot 3 at 36.5 feet)
Min. Lot Depth	54 feet	59 - 96 feet	Yes
Front Porch/Balcony Setback	3 feet	16 feet	Yes
Garage Setback w/o Drive	3 feet	3 feet	Yes
Side Yard Setback	3.5 feet	5.5 - 7.5 feet	Yes
Rear Setback	5 feet	5 feet	Yes

Building Height	40 ft. maximum	~25.5 foot maximum	Yes
Min. Setback from Public Street	10 feet	N/A	N/A

Table 3: Plan 2 - Compliance with *PRD* Development Standards			
Standard	**Minimum Required**	**Proposed**	**Meets Standard**
Min. Lot Size	2,400 square feet	2,450 – 3,159 square feet	Yes
Min. Lot Width	40 feet	40 – 46.5 feet	Yes (with allowed exception of lot 2 at 38.5 feet)
Min. Lot Depth	54 feet	59 - 79 feet	Yes
Front Porch/Balcony Setback	3 feet	6 – 10.5 feet	Yes
Garage Setback w/o Drive	3 feet	3 feet	Yes
Side Yard Setback	3.5 feet	5.5 - 7.5 feet	Yes
Rear Setback	5 feet	5 feet	Yes
Building Height	40 ft. maximum	~25 foot maximum	Yes
Min. Setback from Public Street	10 feet	N/A	N/A

Table 4: Plan 3 - Compliance with *PRD* Development Standards			
Standard	**Minimum Required**	**Proposed**	**Meets Standard**
Min. Lot Size	1,692 square feet	3,273 – 5,537 square feet	Yes
Min. Lot Width	40 feet	56 –58 feet	Yes
Min. Lot Depth	54 feet	58 – 102.2 feet	Yes
Front Porch/Balcony Setback	3 feet	Over 3 feet	Yes
Garage Setback w/o Drive	N/A	N/A	N/A
Side Yard Setback	3.5 feet	6 - 7.5 feet	Yes
Rear Setback	5 feet	18-20 feet	Yes
Building Height	40 ft. maximum	~23 foot maximum	Yes
Min. Setback from Public Street	10 feet	18-20 feet	Yes

Table 5: Plan 4 - Compliance with *PRD* Development Standards			
Standard	**Minimum Required**	**Proposed**	**Meets Standard**

Min. Lot Size	2,300 square feet	2,389 – 4,206 square feet	Yes
Min. Lot Width	40 feet	42 – 67.5 feet	Yes
Min. Lot Depth	54 feet	59 - 96 feet	Yes
Front Porch/Balcony Setback	3 feet	6 – 10.5 feet	Yes
Garage Setback w/o Drive	3 feet	3 feet	Yes
Side Yard Setback	3.5 feet	6 - 6.5 feet	Yes
Rear Setback	5 feet	5 feet	Yes
Building Height	40 ft. maximum	~24.5 foot maximum	Yes
Min. Setback from Public Street	10 feet	N/A	N/A

Parking

As proposed, each dwelling unit would include two (2) garage spaces for a total of 130 dedicated garage spaces. The project will also provide eight (8) stalls within the driveway, one (1) ADA stall, 19 on-street parking stalls and 36 alley stalls for guests, and 23 head in parking stalls for a total of 217 spaces throughout the development. Pursuant to Section 120.05.060 of the Eastvale Zoning Code, the project would exceed the minimum parking requirement of 130 parking spaces by 87 additional spaces.

To proactively address any neighborhood parking impacts that could result from the project, the conditions of approval for the development review include provision requirement the following parking management practices to be incorporated into the final, recorded CC&Rs, and shall be applicable throughout the life of the project:

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

Walls and Fencing

The existing perimeter fencing around the property consists of an approximately eight (8) foot tall split faced wall which borders the property along the southern and eastern property lines. Starting from the northeast corner of the property heading west bound, a six (6) foot tall split faced block wall (with split-faced pilasters) will continue along the northern property line and transitions into a

stucco wall (with stucco pilasters) along the main drive-aisle. As the property continues to transition westerly the project utilizes a split face combo wall with tubular steel fencing. Apart from the dog park (utilizing a combination of welded wire and tubular steel fencing), the open space recreation areas along the northwestern and western property lines, EVA access gate, and park pedestrian access gates (for site ingress and egress) proposes tubular steel materials with split faced pilaster columns. Vinyl fencing is proposed in locations not visible to the public. Section 120.05.030 Table 5.3-1 of the Eastvale Zoning Code and the PRD standards establishes the height and development standards for fences, walls, and screens.

Landscaping

Landscape areas of the tract, as depicted in on the Schematic Landscape Plan, the project site will include a variety of shrubs and a mix of tree species such as but not limited to Strawberry Trees, South Magnolias, Orchid Trees, Redbuds, Date Palms, Chinese Flame Trees and Jacarandas. Per the City of Eastvale Residential Design Standards and Guidelines, each lot is required to plant a minimum of one (1) yard tree. The project proposes a mix of India Hawthornes, Giant Bird of Paradise, and Windmill Palm yard trees to satisfy this requirement.

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

Analysis Conclusion

The General Plan land use designation and zoning for the project site are inconsistent. The City has applied the PRD zoning district standards to the project, which is the most consistent zoning district for the proposed development in the Chandler Policy Area general plan land use designation, as is allowed by the HAA. This project deviates from the applicable General Plan and zoning standards only as permitted by the HAA. Therefore, the project is deemed consistent with all applicable objective General Plan, zoning and subdivision standards and criteria. Furthermore, the project has been reviewed by all relevant departments.

Public Hearing Notification and Comment

The project requires a minimum 10-day public hearing notification period for property owners and tenants within a 600-foot radius of the project site. The public hearing notice was published in the Press Enterprise newspaper on November 9, 2025, for the Planning Commission meeting on November 19, 2025, and mailing notices were mailed on November 6, 2025. The Notice of Public Hearing and a map showing the properties that received notification are included as **Attachment 9 and Attachment 10**. As of this writing, staff has received one (1) correspondence in objection of the proposed project.

Environmental

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional

environmental review beyond a Section 15183 Exemption Report is required for the proposed project. A Section 15183 Exemption Report was prepared for the project and has been included as **Attachment 5** of this report.

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

Create "Destination Eastvale"

Fiscal Impact

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

Prior City Council/Commission Action

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

Attachment(s)

Attachment 1: Housing Accountability Act
Attachment 2: Tentative Tract Map No. 39156
Attachment 3: Development Plans and Elevations
Attachment 4: Oasis PRD Standards
Attachment 5: Section 15183 Exemption Report
Attachment 6 - Draft Resolution
Attachment 7: Conditions of Approval (TTM 39156)
Attachment 8 - Conditions of Approval (DR)
Attachment 9: Public Hearing Notice
Attachment 10: 600' Radius Map
Attachment 11: Public Comment - J. Genie 11.10.25

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65589.5

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(I) Render the project infeasible.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(A) Residential units only.

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

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

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

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

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

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

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

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

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

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

(C) Transitional housing or supportive housing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section.

(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section.

(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (o), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

(ib) This subclause shall become inoperative on January 1, 2030.

(IV) The local agency violated a provision of this section applicable to a builder's remedy project.

(ii) If the court finds that one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within a time period not to exceed 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, provided, however, that the court shall not award attorney's fees in either of the following instances:

(I) The court finds, under extraordinary circumstances, that awarding fees would not further the purposes of this section.

(II) (ia) In a case concerning a disapproval within the meaning of subparagraph (I) or (J) of paragraph (6) of subdivision (h), the court finds that the local agency acted in good faith and had reasonable cause to disapprove the housing development project due to the existence of a controlling question of law about the application of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) or implementing guidelines as to which there was a substantial ground for difference of opinion at the time of the disapproval.

(ib) This subclause shall become inoperative on January 1, 2031.

(B) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within the time period prescribed

by the court, the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Trust Fund. The fine shall be in a minimum amount of ten thousand dollars ($10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of the fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Trust Fund for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(D) Nothing in this section shall limit the court's inherent authority to make any other orders to compel the immediate enforcement of any writ brought under this section, including the imposition of fees and other sanctions set forth under Section 1097 of the Code of Civil Procedure.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(*l*) If the court finds that the local agency (1) acted in bad faith when it violated this section and (2) failed to carry out the court's order or judgment within the time period prescribed by the court, the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. If a court has previously found that the local agency violated this section within the same planning period, the court shall multiply the fines by an additional factor for each previous violation. For purposes of this section, "bad faith" includes, but is not limited to, an action or inaction that is frivolous, pretextual, intended to cause unnecessary delay, or entirely without merit.

(m) (1) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(2) (A) A disapproval within the meaning of subparagraph (I) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within the time period set forth in paragraph (5) of subdivision (a) of Section 65589.5.1 after the applicant's timely written notice.

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

(3) (A) A disapproval within the meaning of subparagraph (J) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within 90 days of the applicant's timely written notice.

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

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of

preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years, or three and one-half years for an affordable housing project, following the date that the project received final approval. For purposes of this subparagraph:

(i) "Affordable housing project" means a housing development that satisfies both of the following requirements:

(I) Units within the development are subject to a recorded affordability restriction for at least 55 years for rental housing and 45 years for owner-occupied housing, or the first purchaser of each unit participates in an equity sharing agreement as described in subparagraph (C) of paragraph (2) of subdivision (c) of Section 65915.

(II) All of the units within the development, excluding managers' units, are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code.

(ii) "Final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(I) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(II) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, including any other locally authorized program that offers additional density or other development bonuses when affordable housing is provided. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) (A) This subdivision shall apply to a housing development project that submits a preliminary application pursuant to Section 65941.1 before January 1, 2030.

(B) This subdivision shall become inoperative on January 1, 2034.

(p) (1) Upon any motion for an award of attorney's fees pursuant to Section 1021.5 of the Code of Civil Procedure, in a case challenging a local agency's approval of a housing development project, a court, in weighing whether a significant benefit has been conferred on the general public or a large class of persons and whether the necessity of private enforcement makes the award appropriate, shall give due weight

to the degree to which the local agency's approval furthers policies of this section, including, but not limited to, subdivisions (a), (b), and (c), the suitability of the site for a housing development, and the reasonableness of the decision of the local agency. It is the intent of the Legislature that attorney's fees and costs shall rarely, if ever, be awarded if a local agency, acting in good faith, approved a housing development project that satisfies conditions established in paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.1 or paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.2.

(2) This subdivision shall become inoperative on January 1, 2031.

(q) This section shall be known, and may be cited, as the Housing Accountability Act.

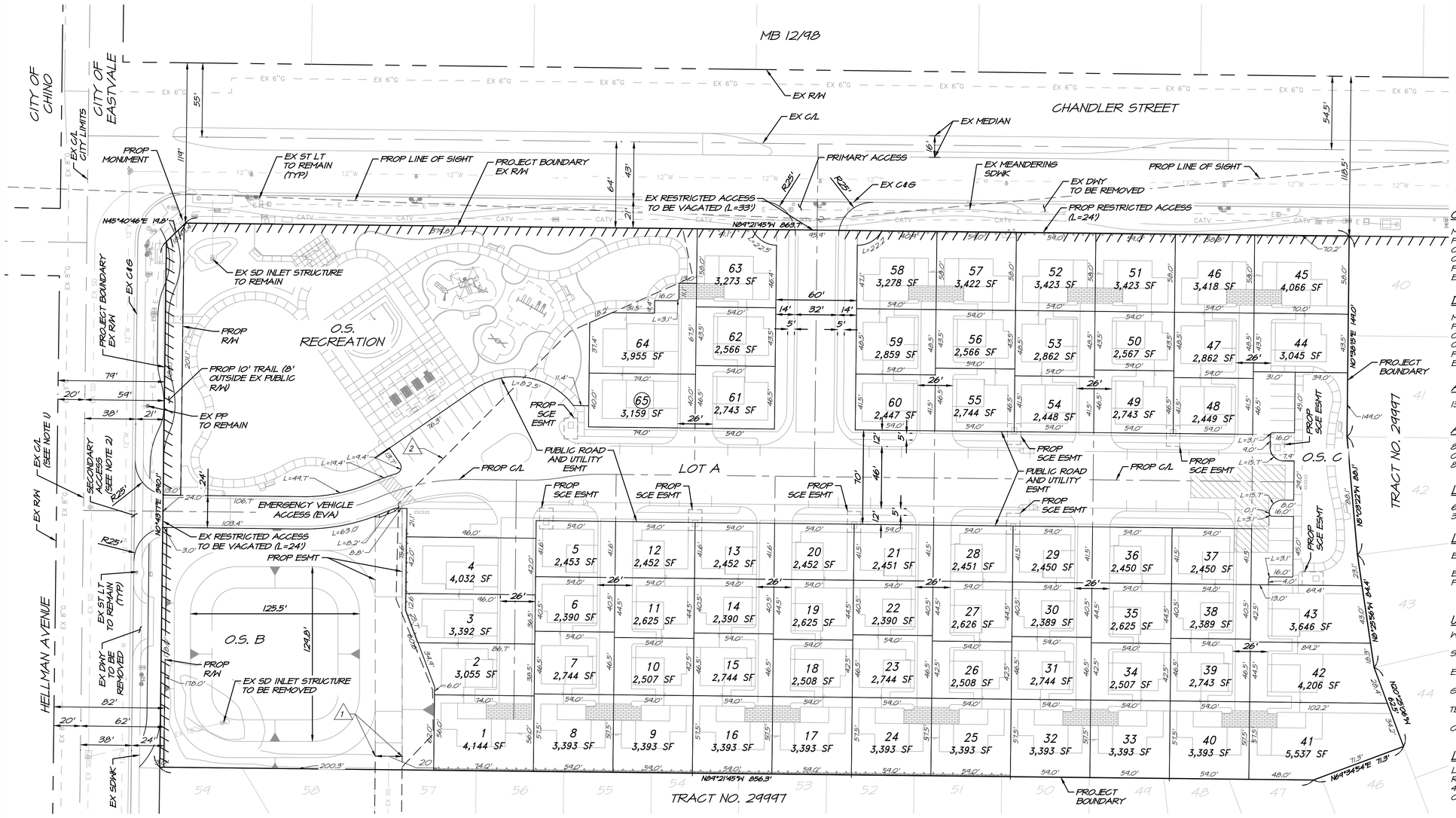
(r) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

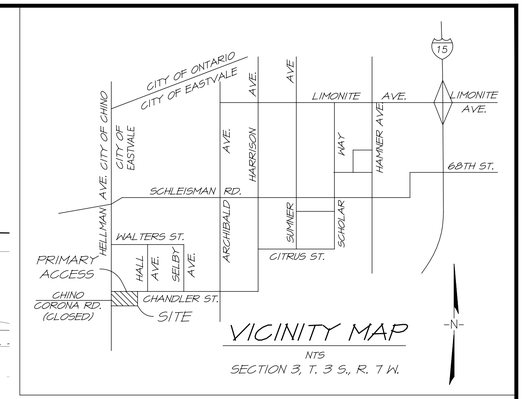
(Amended by Stats. 2024, Ch. 268, Sec. 2.5. (AB 1893) Effective January 1, 2025. Inoperative January 1, 2031, pursuant to Sec. 1 of Stats. 2023, Ch. 768.)

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

TENTATIVE TRACT MAP NO. 39156

LOCATED IN SECTION 3, T. 3 S., R. 7 W., S.B.M.





VICINITY MAP

NTS

SECTION 3, T. 3 S., R. 7 W.

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A.P.N.

130-781-021

ACREAGE

8.23± GROSS ACREAGE
0.07± HELLMAN AVE R/W DEDICATION
8.16± NET ACREAGE

LOT COUNT

65 RESIDENTIAL
3 OPEN SPACE

LAND USE

EXISTING AND PROPOSED ZONING: GENERAL COMMERCIAL

EXISTING GPLU: CHANDLER POLICY AREA
PROPOSED GPLU: CHANDLER POLICY AREA

UTILITY PROVIDERS

WATER — JURUPA COMMUNITY SERVICES DISTRICT, PHONE: (951) 685-7434
SEWER — JURUPA COMMUNITY SERVICES DISTRICT, PHONE: (951) 685-7434
ELECTRICAL — SOUTHERN CALIFORNIA EDISON, PHONE: (323) 342-5552
GAS — SOUTHERN CALIFORNIA GAS COMPANY, PHONE: (909) 712-5844
TELEPHONE — AT&T, PHONE: (909) 507-3526
CABLE T.V. — CHARTER COMMUNICATIONS, PHONE: (951) 406-1666

LEGAL DESCRIPTION

LOT 123 OF TRACT NO. 29997, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON BY MAP ON FILE IN BOOK 443, PAGES 4 THROUGH 10, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ENGINEER

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3788 MCCRAY STREET
RIVERSIDE, CA 92506
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PHONE: 951-320-6006
EMAIL: SARAH.KOWALSKI@WEBBASSOCIATES.COM

SOILS ENGINEER

GEOTEK, INC
1548 N MAPLE STREET
CORONA, CA 92878
CONTACT: ANNA SCOTT
PHONE: (951) 710-1160
FAX: (951) 710-1161

SCHOOL DISTRICT

CORONA-NORCO UNIFIED SCHOOL DISTRICT

PROJECT ADDRESS

14970 CHANDLER STREET
EASTVALE, CA 92880

GENERAL INFORMATION

1. ALL IMPROVEMENTS SHALL BE PER CITY OF EASTVALE, CHAPTER 130.24 - CODE OF ORDINANCES SCHEDULE "A" SUBDIVISION, ORDINANCE 2011-04.
2. THOMAS BROS. MAP BOOK PAGE 712 GRID: H3.
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
5. EASEMENTS OF RECORD ARE PLOTTED HEREON.
6. PROJECT IS WITHIN JURUPA COMMUNITY SERVICES DISTRICT.
7. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
8. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
9. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
10. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
11. LAND IS SUBJECT TO HIGH LIQUEFACTION.
12. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
13. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
14. THE PROJECT WILL COMPLY WITH CURRENT NPDES REQUIREMENTS.
15. ENTRY MONUMENTATION PER CITY OF EASTVALE DESIGN STANDARDS AND GUIDELINES.
16. FLOOD ZONE X, AREA OF LOW FLOODING PER FEMA PANEL NO. 06065C0678H.

EASEMENT NOTES

1. AN EASEMENT FOR SEWER PURPOSES TO JURUPA COMMUNITY SERVICES DISTRICT RECORDED 8/4/2014 AS INSTRUMENT NO. 2014-0242093, O.R.
2. EASEMENT AS DESCRIBED THEREIN 01/25/2022, INSTRUMENT NO. 2022-0040238, O.R.

PROJECT DESCRIPTION

MCCUNE REALTY INVESTMENT CO. L.P. IS PROCESSING A MAJOR DEVELOPMENT REVIEW, AND A TENTATIVE TRACT MAP FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT.

THE MAJOR DEVELOPMENT REVIEW CONSISTS OF 65 TWO-STORY CLUSTER SINGLE FAMILY DWELLINGS FOR A DENSITY OF 7.9 HOMES DWELLING UNITS PER ACRE. A TOTAL OF 217 PARKING SPACES WILL BE PROVIDED. EACH SFD WILL INCLUDE EITHER A 2-CAR SIDE BY SIDE GARAGE (20'X20') OR A 2-CAR SINGLE GARAGE (10' X 20'). ALL UNITS INCLUDED IN THE SITE PLAN ARE CLASSIFIED AS ALLEY LOADING UNITS. THE PROJECT ALSO INCLUDES A 0.2- AND A 1.3-ACRE OPEN SPACE RECREATION PARKS AND A 0.8 ACRE OPEN SPACE WATER QUALITY BASIN WITH A DUAL USE ACCESS ROAD AND WALKING TRAIL.

PROPOSED PARKING

AUTO PARKING REQUIRED:	
2 BEDROOM X 2.25 SPACES	0 STALLS
3 BEDROOM X 3.0 SPACES	141 STALLS
4 BEDROOM X 3.5 SPACES	63 STALLS
TOTAL REQUIRED:	204 STALLS
AUTO PARKING PROVIDED:	
ALLEY STALLS (9'x18')	36 STALLS
HEAD-IN STALLS (9'x18')	23 STALLS
ON-STREET STRIPED PARKING STALLS	19 STALLS
ADA STALL	1 STALLS
DRIVEWAYS (2 EACH)	8 STALLS
GARAGE	130 STALLS
TOTAL PROVIDED:	217 STALLS

NOTES

1) THE CENTERLINE (C/L) OF HELLMAN AVENUE REPRESENTS THE CITY BOUNDARY BETWEEN THE CITY OF CHINO (WEST OF C/L) AND THE CITY OF EASTVALE (EAST OF C/L). IF APPROVED BY THE CITY OF CHINO, THE SOUTHBOUND 12' LANE MAY BE REDUCED TO 11' AND THE DEDICATED NORTHBOUND LEFT INCREASED TO 11' AT THE INTERSECTION.
2) PROPOSED WEDGE CURB PER RIVERSIDE COUNTY STANDARD 202A AS APPROVED BY FIRE.

SHEET INDEX

SHEET 1 INDEX SHEET
SHEET 2 STREET SECTION / LOT TABLE

N
W WEBB E
S

1" = 40'

40 0 40 80 120

REVISIONS	DATE	BY

CITY OF EASTVALE

THE OASIS AT MILL CREEK
TENTATIVE TRACT MAP NO. 39156

SCALE:	1" = 40'	W.O.	22-0048
DATE:	9/30/2025	SHEET	1
DESIGNED:	AV	OF	2 SHEETS
CHECKED:	SKK		
PLN CK REF:		DWG. NO.	
F.B.			

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

PRELIMINARY

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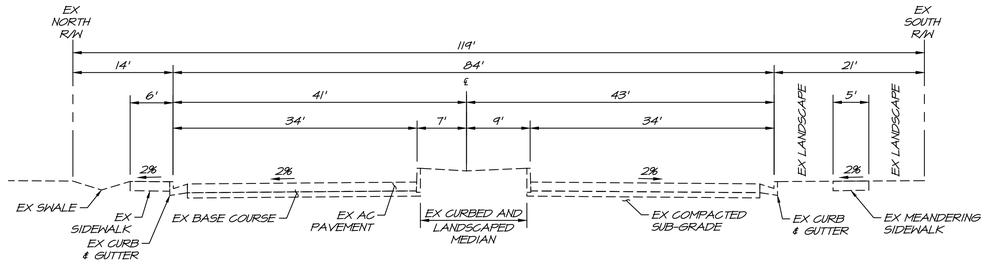
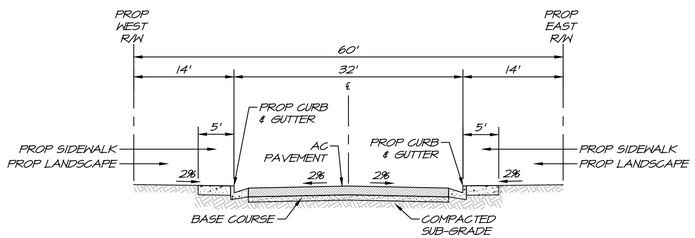
LOT DATA TABLE

LOT NO.	LOT AVG. DEPTH (FT.)	LOT AVG. WIDTH (FT.)	NET LOT AREA (SQ. FT.)
1	74	56	4144
2	74	39	3055
3	91	37	3342
4	96	42	4032
5	59	42	2453
6	59	41	2390
7	59	47	2744
8	59	58	3393
9	59	58	3393
10	59	43	2508
11	59	45	2625
12	59	42	2453
13	59	42	2452
14	59	41	2389
15	59	47	2744
16	59	58	3393
17	59	58	3393
18	59	43	2508
19	59	45	2625
20	59	42	2452
21	59	42	2451
22	59	41	2390
23	59	47	2744
24	59	58	3393
25	59	58	3393
26	59	43	2508
27	59	45	2626
28	59	42	2451
29	59	42	2450
30	59	41	2389
31	59	47	2744
32	59	58	3393
33	59	58	3393
34	59	43	2507
35	59	45	2625
36	59	42	2450
37	59	42	2450
38	59	41	2389
39	59	47	2743
40	59	58	3393
41	110	58	5741
42	94	45	4002
43	85	43	3810
44	70	44	3045
45	70	58	4066
46	59	58	3418
47	59	49	2862
48	59	42	2449
49	59	47	2743
50	59	44	2567
51	59	58	3423
52	59	58	3423
53	59	49	2862
54	59	42	2448
55	59	47	2744
56	59	44	2566
57	59	58	3422
58	59	58	3278
59	59	49	2859
60	59	42	2447
61	59	47	2743
62	59	44	2566
63	59	58	3273
64	79	45	3455
65	79	40	3159

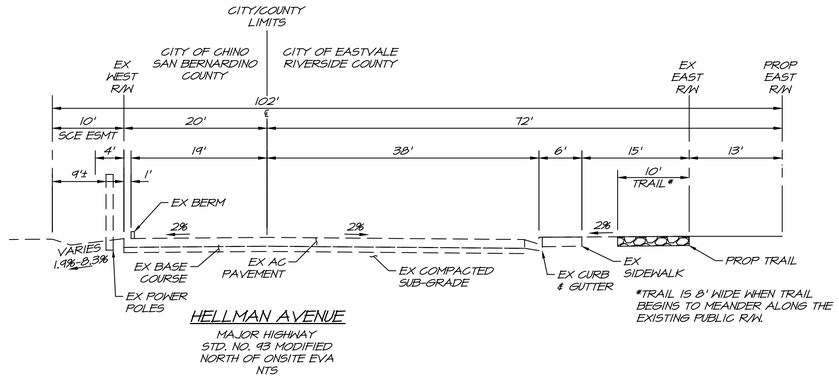
OPEN SPACE LOT	LOT AREA (SF)	PURPOSE	MAINTENANCE
O.S. RECREATION	54554	OPEN SPACE RECREATION	HOA
O.S. B	34210	OPEN SPACE BASIN	HOA
O.S. C	7442	OPEN SPACE RECREATION	HOA



CHANDLER STREET
ARTERIAL HIGHWAY
STD. NO. 92 MODIFIED
NTS

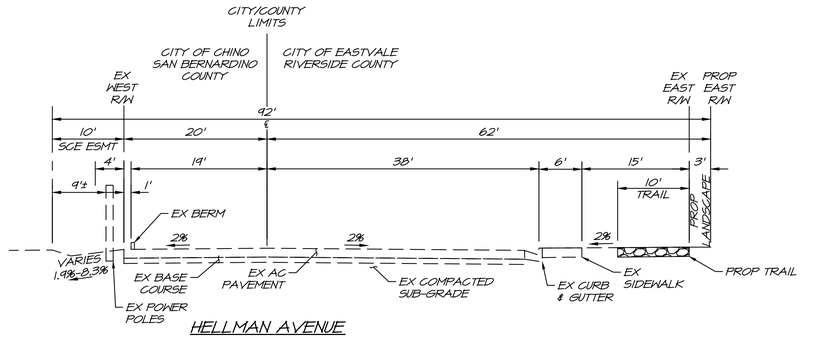


LOCAL STREET (PRIVATE)
STD. NO. 105 MODIFIED
NTS

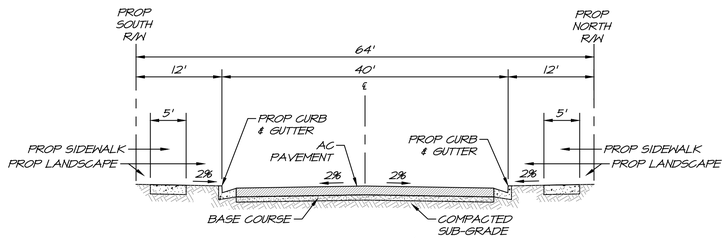


*TRAIL IS 8' WIDE WHEN TRAIL BEGINS TO MEANDER ALONG THE EXISTING PUBLIC R/W.

HELLMAN AVENUE
MAJOR HIGHWAY
STD. NO. 93 MODIFIED
NORTH OF ONSITE EVA
NTS



HELLMAN AVENUE
MAJOR HIGHWAY
STD. NO. 93 MODIFIED
SOUTH OF ONSITE EVA
NTS



LOCAL STREET (PRIVATE)
STD. NO. 105 MODIFIED
NTS

PRELIMINARY

REVISIONS	DATE	BY

CITY OF EASTVALE

THE OASIS AT MILL CREEK
TENTATIVE TRACT MAP NO. 39156

SCALE:	NTS	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256
DATE:	9/30/2025		
DESIGNED:	AV		
CHECKED:	SKK		
PLN CK REF:			
F.B.			

W.O.	22-0048
SHEET	2
OF 2	SHEETS
DWG. NO.	

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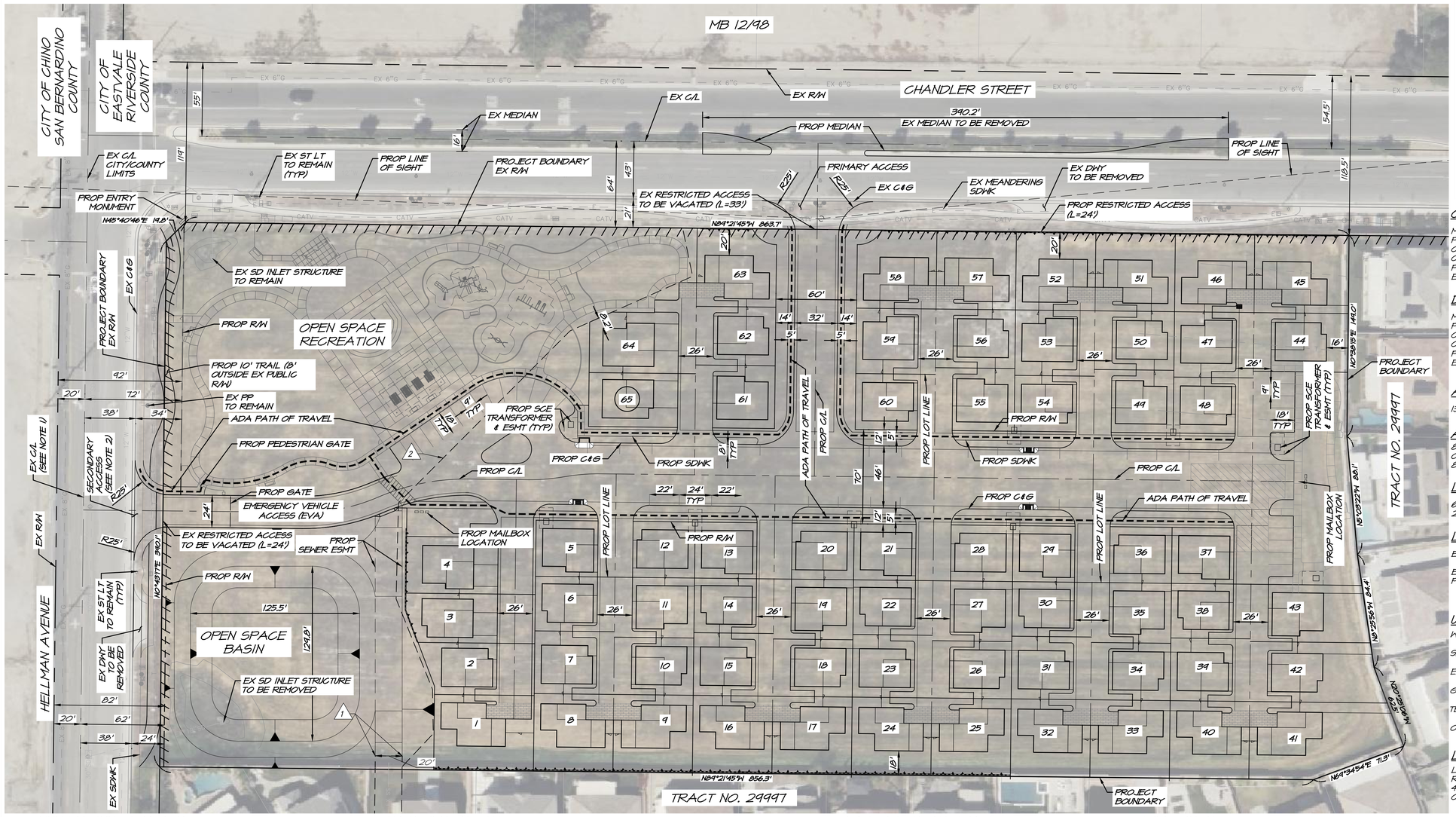
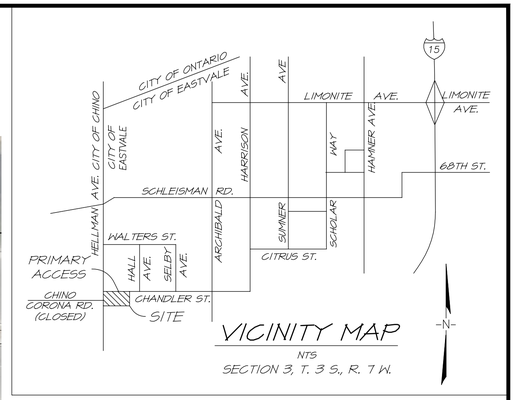
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

MAJOR DEVELOPMENT REVIEW _____

LOCATED IN SECTION 3, T. 3 S., R. 7 W., S.B.M.





VICINITY MAP

NTS

SECTION 3, T. 3 S., R. 7 W.

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130-781-021

ACREAGE

8.23± GROSS ACREAGE
0.07± HELLMAN AVE R/W DEDICATION
8.16± NET ACREAGE

LOT COUNT

65 RESIDENTIAL
2 OPEN SPACE

LAND USE

EXISTING AND PROPOSED ZONING: GENERAL COMMERCIAL

EXISTING GPLU: CHANDLER POLICY AREA
PROPOSED GPLU: CHANDLER POLICY AREA

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SCHOOL DISTRICT

CORONA-NORCO UNIFIED
SCHOOL DISTRICT

PROJECT ADDRESS

14970 CHANDLER STREET
EASTVALE, CA 92880

UTILITY PROVIDERS

WATER_____ JURUPA COMMUNITY SERVICES DISTRICT
PHONE: (951) 685-7434
SEWER_____ JURUPA COMMUNITY SERVICES DISTRICT
PHONE: (951) 685-7434
ELECTRICAL_____ SOUTHERN CALIFORNIA EDISON
PHONE: (323) 342-5552
GAS_____ SOUTHERN CALIFORNIA GAS COMPANY
PHONE: (909) 712-5844
TELEPHONE_____ AT&T
PHONE: (909) 507-3526
CABLE T.V._____ CHARTER COMMUNICATIONS
PHONE: (951) 406-1666

LEGAL DESCRIPTION

LOT 123 OF TRACT NO. 29997, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON BY MAP ON FILE IN BOOK 443, PAGES 4 THROUGH 10, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL INFORMATION

1. ALL IMPROVEMENTS SHALL BE PER CITY OF EASTVALE, CHAPTER 130.24 - CODE OF ORDINANCES SCHEDULE "A" SUBDIVISION, ORDINANCE 2011-04.
2. THOMAS BROS. MAP BOOK PAGE 712 GRID: H3.
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
5. EASEMENTS OF RECORD ARE PLOTTED HEREON.
6. PROJECT IS WITHIN JURUPA COMMUNITY SERVICES DISTRICT.
7. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
8. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
9. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
10. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
11. LAND IS SUBJECT TO HIGH LIQUEFACTION.
12. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
13. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
14. THE PROJECT WILL COMPLY WITH CURRENT NPDES REQUIREMENTS.
15. ENTRY MONUMENTATION PER CITY OF EASTVALE DESIGN STANDARDS AND GUIDELINES.
16. FLOOD ZONE X, AREA OF LOW FLOODING PER FEMA PANEL NO. 06065C0670H.

EASEMENT NOTES

1. AN EASEMENT FOR SEWER PURPOSES TO JURUPA COMMUNITY SERVICES DISTRICT RECORDED 8/4/2014 AS INSTRUMENT NO. 2014-0242093, O.R.
2. EASEMENT AS DESCRIBED THEREIN 01/25/2022, INSTRUMENT NO. 2022-0040238, O.R.

PROJECT DESCRIPTION

MCCUNE REALTY INVESTMENT CO. L.P. IS PROCESSING A MAJOR DEVELOPMENT REVIEW, AND A TENTATIVE TRACT MAP FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT.

THE MAJOR DEVELOPMENT REVIEW CONSISTS OF 65 TWO-STORY CLUSTER SINGLE FAMILY DWELLINGS FOR A DENSITY OF 7.9 HOMES DWELLING UNITS PER ACRE. A TOTAL OF 217 PARKING SPACES WILL BE PROVIDED. EACH SFD WILL INCLUDE EITHER A 2-CAR SIDE BY SIDE GARAGE (20'X20') OR A 2-CAR SINGLE GARAGE (10' X 20'). ALL UNITS INCLUDED IN THE SITE PLAN ARE CLASSIFIED AS ALLEY LOADING UNITS. THE PROJECT ALSO INCLUDES A 1.3 ACRE OPEN SPACE RECREATION PARK AND A 0.8 ACRE OPEN SPACE WATER QUALITY BASIN WITH A DUAL USE ACCESS ROAD AND WALKING TRAIL.

NOTES

1) THE CENTERLINE (C/L) OF HELLMAN AVENUE REPRESENTS THE CITY BOUNDARY BETWEEN THE CITY OF CHINO (WEST OF C/L) AND THE CITY OF EASTVALE (EAST OF C/L). IF APPROVED BY THE CITY OF CHINO, THE SOUTHBOUND 12' LANE MAY BE REDUCED TO 11' AND THE DEDICATED NORTHBOUND LEFT INCREASED TO 11' AT THE INTERSECTION.
2) PROPOSED WEDGE CURB PER RIVERSIDE COUNTY STANDARD 202A AS APPROVED BY FIRE.

EARTHWORK ESTIMATE

7,950 C.Y. RAW CUT
5,550 C.Y. RAW FILL

PROPOSED PARKING

AUTO PARKING REQUIRED:	
2 BEDROOM X 2.25 SPACES	0 STALLS
3 BEDROOM X 3.0 SPACES	141 STALLS
4 BEDROOM X 3.5 SPACES	63 STALLS
TOTAL REQUIRED:	204 STALLS
AUTO PARKING PROVIDED:	
ALLEY STALLS (9'x18')	36 STALLS
HEAD-IN STALLS (9'x18')	23 STALLS
ON-STREET STRIPED PARKING STALLS	19 STALLS
ADA STALL	1 STALLS
DRIVEWAYS (2 EACH)	8 STALLS
GARAGE	130 STALLS
TOTAL PROVIDED:	217 STALLS

SHEET INDEX

SHEET 1 INDEX SHEET
SHEET 2-3 STREET/GRADING SHEETS
SHEET 4 CONCEPTUAL GRADING SHEET
SHEET 5 CONCEPTUAL UTILITY SHEET
SHEET 6 FIRE ACCESS ROAD SHEET

PROJECT SETBACK

FRONT SETBACK	=N/A
SIDE SETBACK	=8'
REAR SETBACK	=5'
- (CHANDLER AVE)	=20'
- (EAST PROJECT BOUNDARY)	=16'
- (SOUTH PROJECT BOUNDARY)	=24'

N / W WEBB E / S

1" = 40'

40 0 40 80 120

PRELIMINARY

REVISIONS	DATE	BY

CITY OF EASTVALE

THE OASIS AT MILL CREEK
MAJOR DEVELOPMENT REVIEW _____
INDEX SHEET

SCALE:	1" = 40'
DATE:	9/25/2025
DESIGNED:	AV
CHECKED:	SKK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O. 22-0048
SHEET 1
OF 6 SHEETS
DWG. NO.

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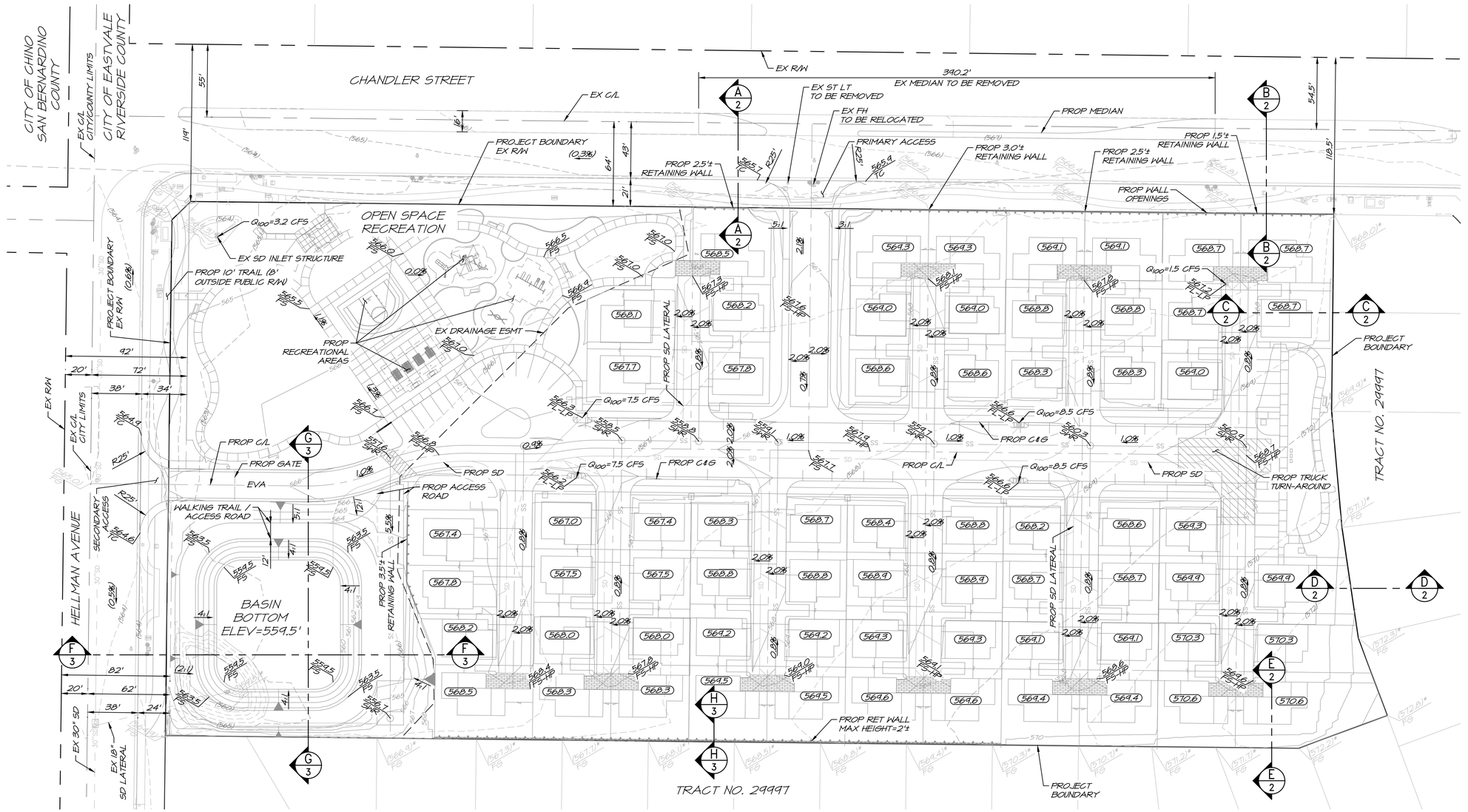

ABBREVIATION & LEGEND

C/L	CENTERLINE	———	RIGHT OF WAY
C&G	CURB & GUTTER	— · — · —	PROP LOT LINES
EX	EXISTING	—— – ——	STREET CENTERLINE
ELEV	ELEVATION	— w — w —	EX EDGE OF PAVEMENT
ESMT	EASEMENT	———	ESMT LINE
FH	FIRE HYDRANT	(5XX)	EX CONTOURS
R/W	RIGHT-OF-WAY	5XX	PROP CONTOURS
SDWK	SIDE WALK	SD	PROP SD
PROP	PROPOSED	SS	PROP SEWER
TYP	TYPICAL		
SD	STORM DRAIN		
SNR	SEWER INVERT		
FG	FINISHED GRADE		
FS	FINISHED SURFACE		
HP	HIGH POINT		
LP	LOW POINT		
EVA	EMERGENCY VEHICLE ACCESS		

VERTICAL DATUM

DATUM: NGVD 29

EARTHWORK ESTIMATE

7,950 C.Y. RAW CUT
5,550 C.Y. RAW FILL

NOTE

1) * - ELEVATIONS ARE BASED ON FIELD TOPOGRAPHY ON THE NORTH-END AND WEST-END OF EXISTING BLOCK WALL.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK, BM ML 30-64, EST. 5-70, AT THE SOUTHEAST CORNER OF THE "T" INTERSECTION OF CHANDLER ST. AND HELLMAN AVE., 48 FT. SOUTH OF CHANDLER ST., 32.0 FT. EAST OF HELLMAN AVE., 30.0 FT. SOUTH OF POWER POLE #1205181E, 1.0 FT. EAST OF A MARKER POST, A BRASS DISK SET IN THE TOP OF A CONCRETE POST.

N W WEBB E S

1" = 40'
40 0 40 80 120

PRELIMINARY

REVISIONS	DATE	BY

CITY OF EASTVALE

THE OASIS AT MILL CREEK
MAJOR DEVELOPMENT REVIEW _____
CONCEPTUAL GRADING SHEET

SCALE:	1" = 40'	W.O.	22-0048
DATE:	9/25/2025	SHEET	4
DESIGNED:	AV	OF	6 SHEETS
CHECKED:	SKK		
PLN CK REF:		DWG. NO.	
F.B.			

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3788 McCRAY STREET
RIVERSIDE CA. 92506
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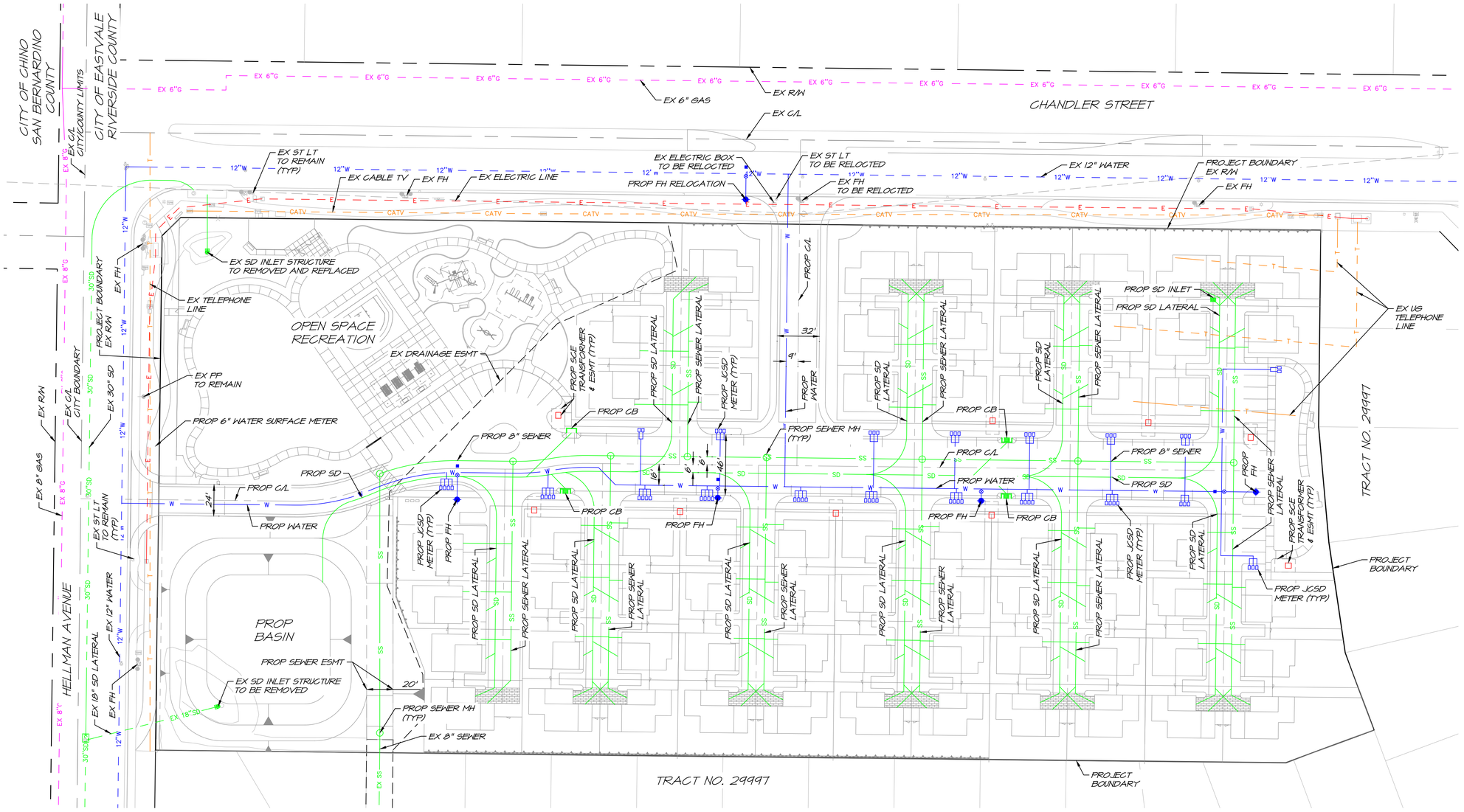


LEGEND

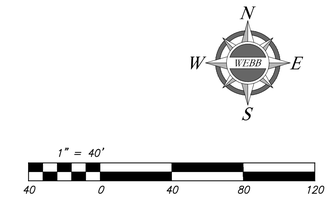
EX 12"W	EX 12" WATER
EX SS	EX 8" SEWER
CATV	EX CABLE TV
T	EX TELEPHONE LINE
E	EX ELECTRICAL LINE
30"SD	EX 30" SD
EX 18"SD	EX 18" SD LATERAL
EX 8"G	EX 8" GAS
EX 6"G	EX 6" GAS
W	PROP WATER
SS	PROP SEWER
SD	PROP SD
	PROP JCSD METER
	PROP SCE TRANSFORMER

ABBREVIATIONS

CL	CENTER LINE
CB	CATCH BASIN
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
JCSD	JURUPA COMMUNITY SERVICES DISTRICT
MH	MANHOLE
PROP	PROPOSED
R/W	RIGHT-OF-WAY
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
ST LT	STREET LIGHT
TYP	TYPICAL
UG	UNDERGROUND

UTILITY PROVIDERS

WATER	JURUPA COMMUNITY SERVICES DISTRICT PHONE: (951) 685-7434
SEWER	JURUPA COMMUNITY SERVICES DISTRICT PHONE: (951) 685-7434
ELECTRICAL	SOUTHERN CALIFORNIA EDISON PHONE: (323) 342-5552
GAS	SOUTHERN CALIFORNIA GAS COMPANY PHONE: (909) 712-5844
TELEPHONE	AT&T PHONE: (909) 507-3526
CABLE T.V.	CHARTER COMMUNICATIONS PHONE: (951) 406-1666



PRELIMINARY

REVISIONS	DATE	BY

CITY OF EASTVALE

THE OASIS AT MILL CREEK
MAJOR DEVELOPMENT REVIEW _____
CONCEPTUAL UTILITY SHEET

SCALE:	1" = 40'
DATE:	9/25/2025
DESIGNED:	AV
CHECKED:	SKK
PLN CK REF:	
F.B.	

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SHEET	5
OF	6 SHEETS
DWG. NO.	

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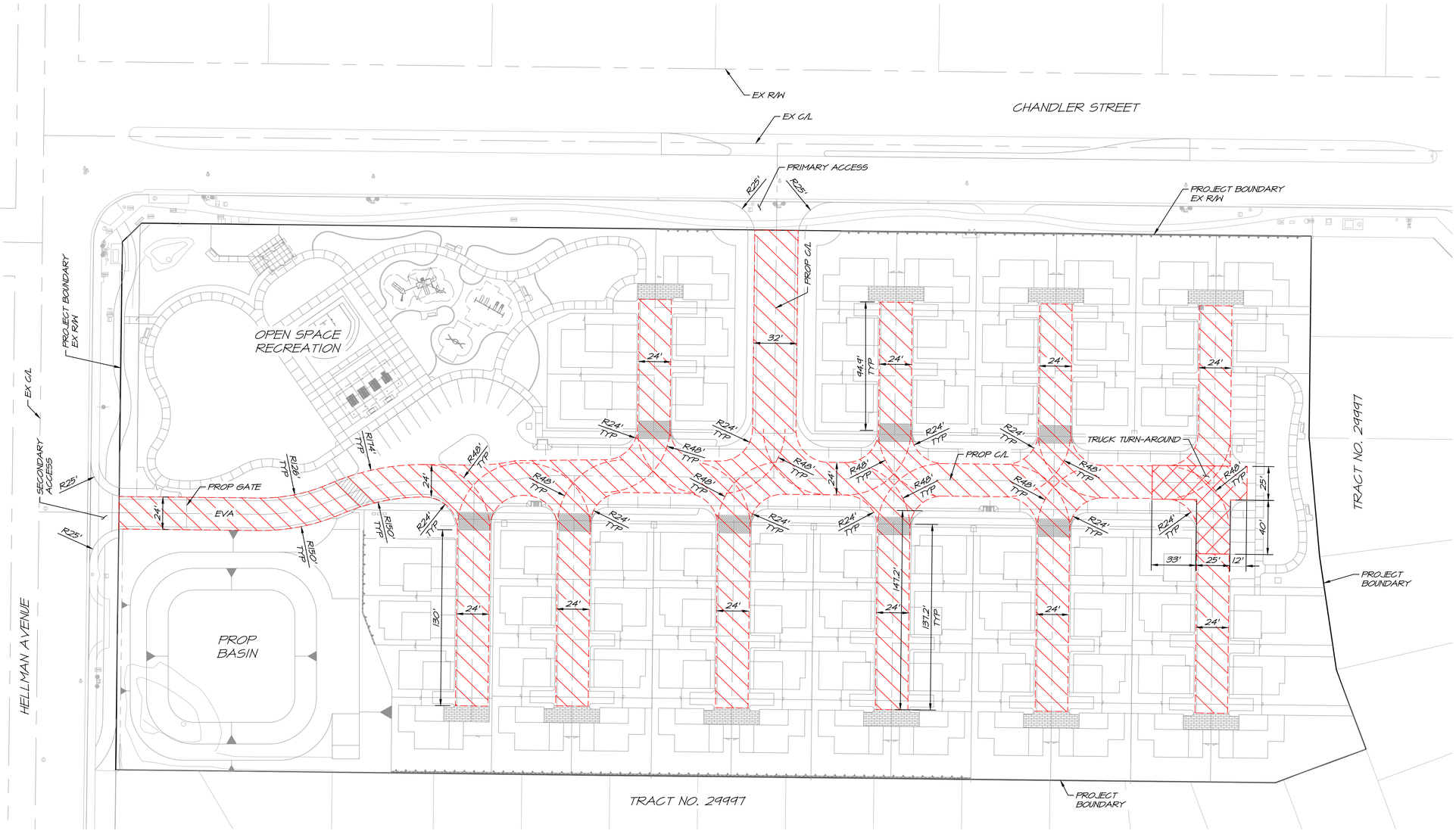

LEGEND

- TRUCK TURN-AROUND (HAMMERHEAD)
- FIRE ACCESS
- DECORATIVE PAVEMENT

ABBREVIATIONS

CL	CENTER LINE
EVA	EMERGENCY VEHICLE ACCESS
EX	EXISTING
PROP	PROPOSED
R/W	RIGHT-OF-WAY
TYP	TYPICAL

N W WEBB E S

1" = 40'

40 0 40 80 120

PRELIMINARY

REVISIONS	DATE	BY

CITY OF EASTVALE

THE OASIS AT MILL CREEK
MAJOR DEVELOPMENT REVIEW _____
FIRE ACCESS SHEET

SCALE:	1" = 40'
DATE:	9/25/2025
DESIGNED:	AV
CHECKED:	SKK
PLN CK REF:	
F.B.	

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SHEET	6
OF 6	SHEETS
DWG. NO.	

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LENNAR

OASIS AT MILL CREEK

8-PACK CLUSTER

Lennar Homes of California, Inc.
4140 Temescal Canyon Rd, #410
Corona, CA 92883

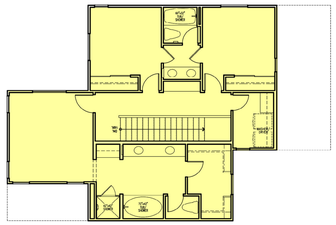
Contact: Randy Schroeder
Business: (951) 906-9199
www.lennar.com

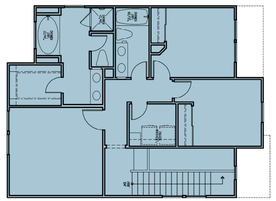
Kevin L. Crook
Architect
Inc

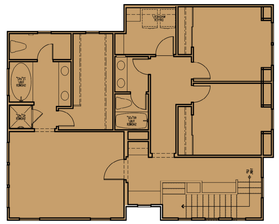
Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

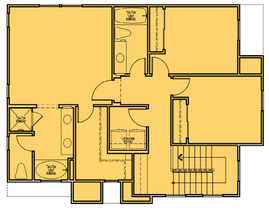
Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com

#17027
08.21.2025
A-1









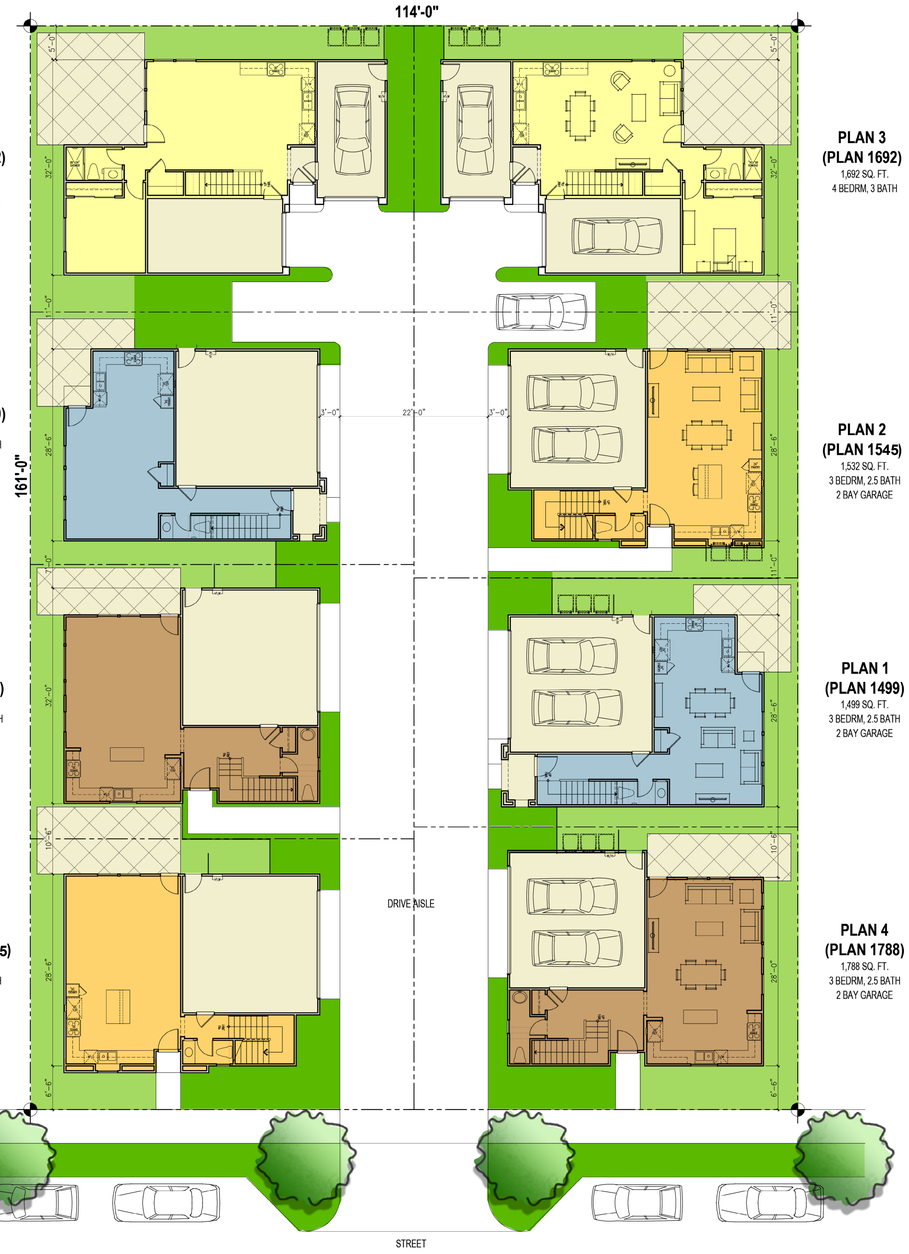
SECOND FLOOR PLAN

PLAN 3
(PLAN 1692)
1,692 SQ. FT.
4 BEDRM, 3 BATH
(2) 1 BAY GARAGE

PLAN 1
(PLAN 1499)
1,499 SQ. FT.
3 BEDRM, 2.5 BATH
2 BAY GARAGE

PLAN 4
(PLAN 1788)
1,788 SQ. FT.
3 BEDRM, 2.5 BATH
2 BAY GARAGE

PLAN 2
(PLAN 1545)
1,532 SQ. FT.
3 BEDRM, 2.5 BATH
2 BAY GARAGE



CLUSTER PLAN
1,499 -1,788 S.F.

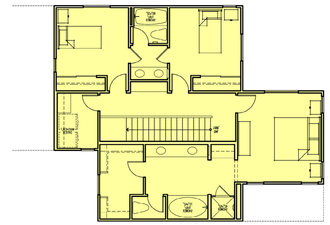
0 4 8 16 32

PLAN 3
(PLAN 1692)
1,692 SQ. FT.
4 BEDRM, 3 BATH

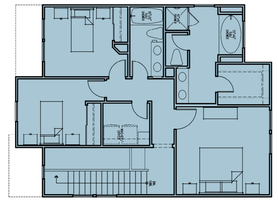
PLAN 2
(PLAN 1545)
1,532 SQ. FT.
3 BEDRM, 2.5 BATH
2 BAY GARAGE

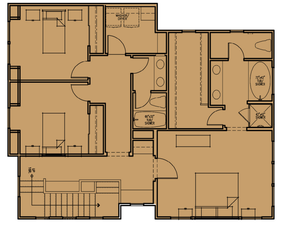
PLAN 1
(PLAN 1499)
1,499 SQ. FT.
3 BEDRM, 2.5 BATH
2 BAY GARAGE

PLAN 4
(PLAN 1788)
1,788 SQ. FT.
3 BEDRM, 2.5 BATH
2 BAY GARAGE









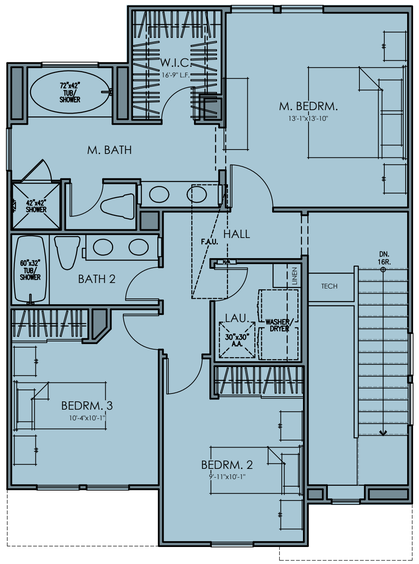
SECOND FLOOR PLAN

LENNAR

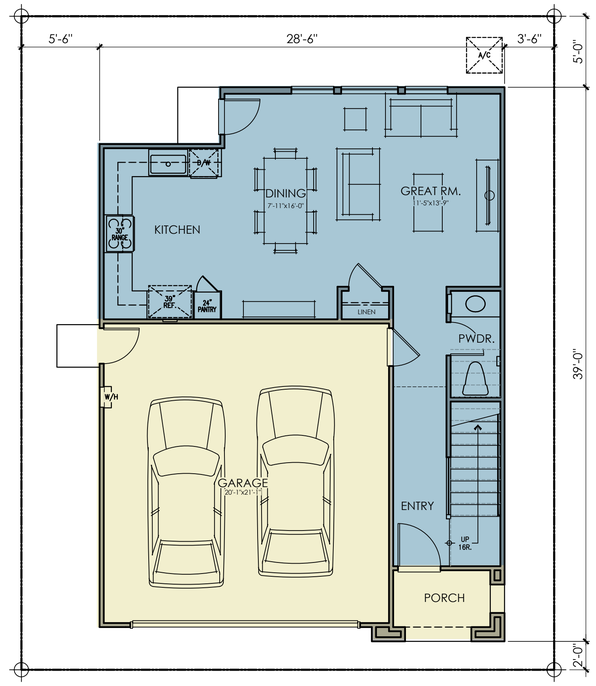
OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-2

Kevin L. Crook
Architect
Inc



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	581 SQ. FT.
SECOND FLOOR AREA	918 SQ. FT.
TOTAL DWELLING	1,499 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	442 SQ. FT.
PORCH	39 SQ. FT.

0 2 4 8 12

PLAN 1499 (PLAN 1)

3 BEDROOM, 2.5 BATH

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-3

Kevin L. Crook Architect Inc



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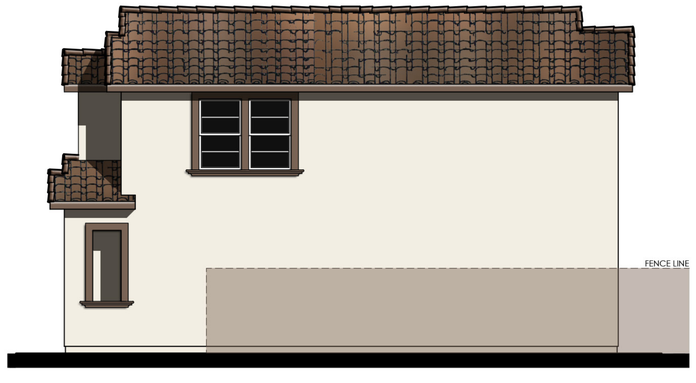
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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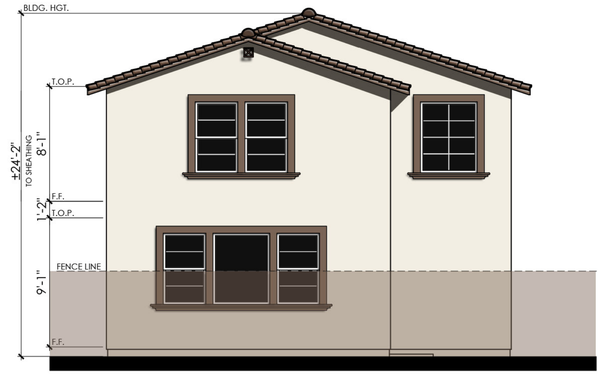

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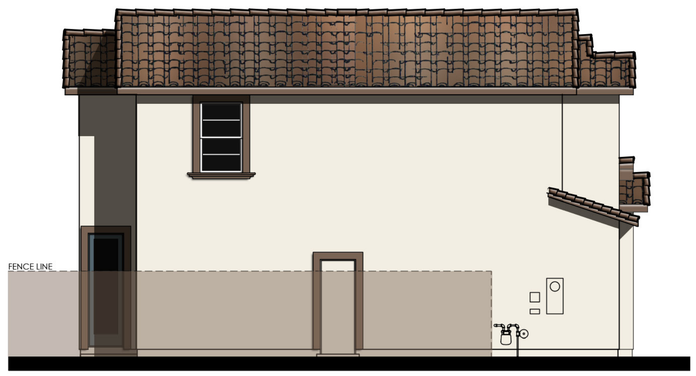

LEFT

COLOR SCHEME #1

PLAN 1499

SPANISH "A" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-4

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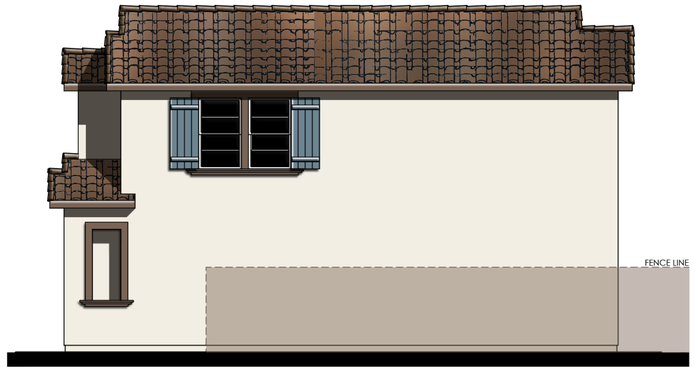

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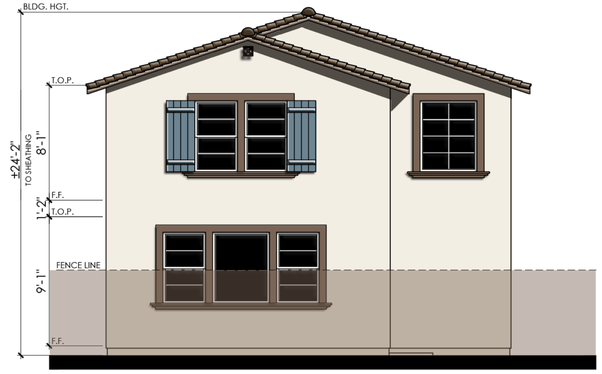

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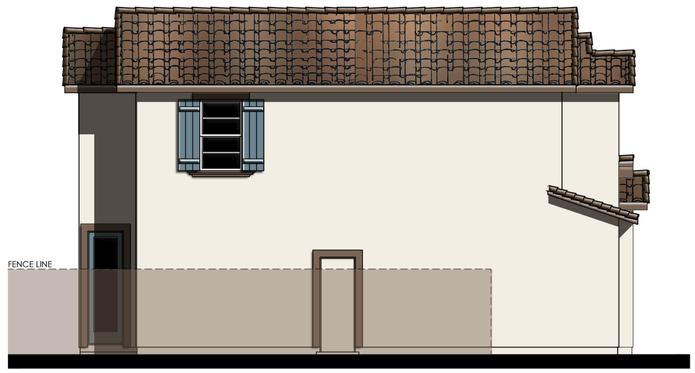

ENHANCED LEFT

COLOR SCHEME #1

PLAN 1499

SPANISH "A" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-5

Kevin L. Crook
Architect
Inc



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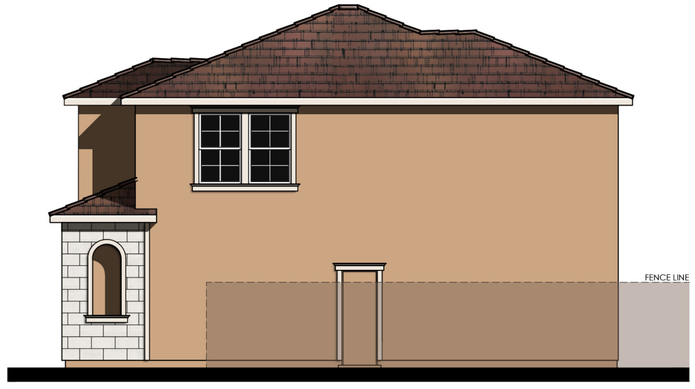
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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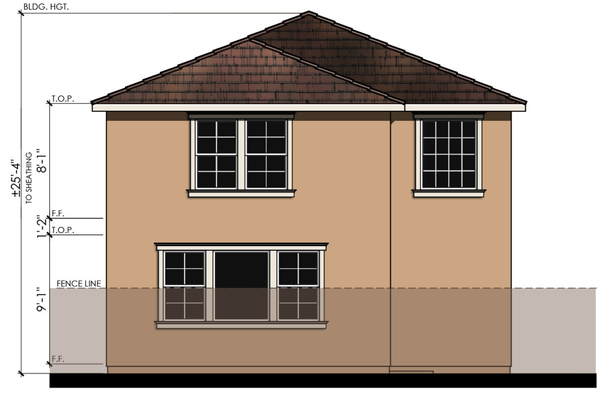

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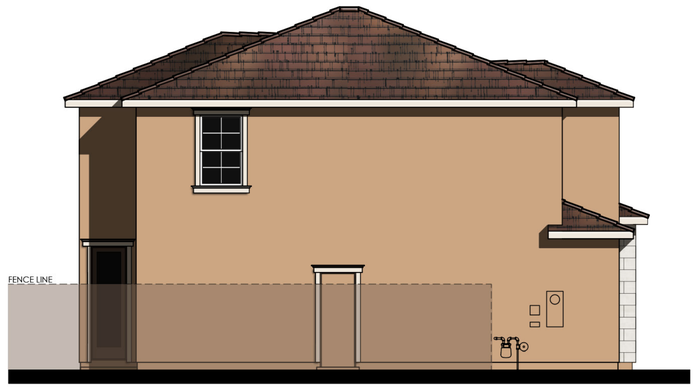


LEFT

COLOR SCHEME #4

PLAN 1499

ITALIANATE "B" ELEVATION

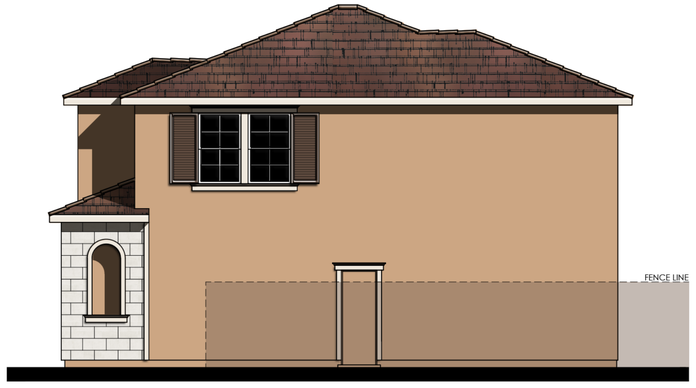
0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-6

Kevin L. Crook Architect Inc



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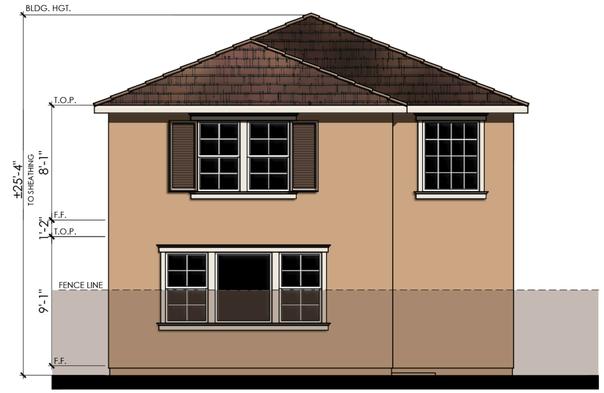
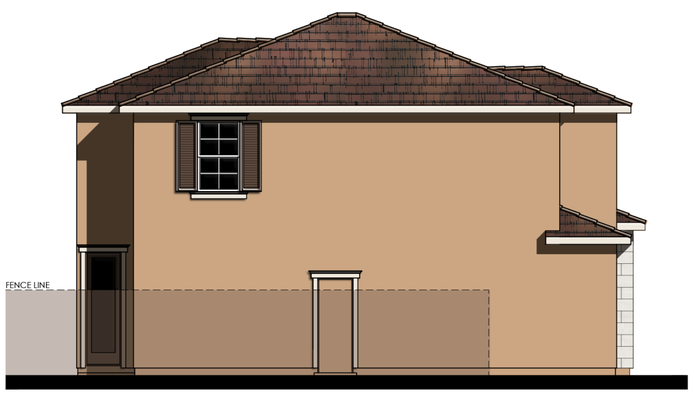


ENHANCED REAR



ENHANCED LEFT

COLOR SCHEME #4

PLAN 1499

ITALIANATE "B" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-7

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Inc



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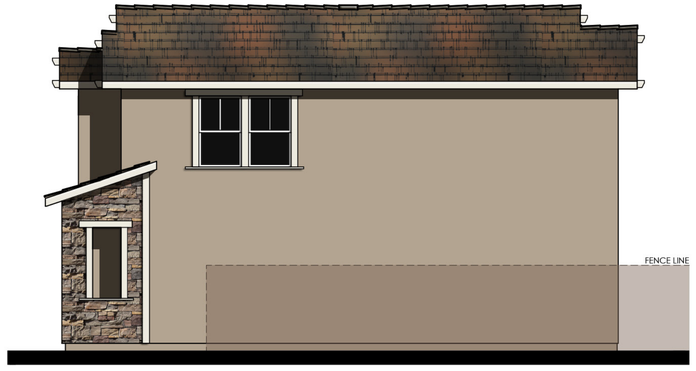
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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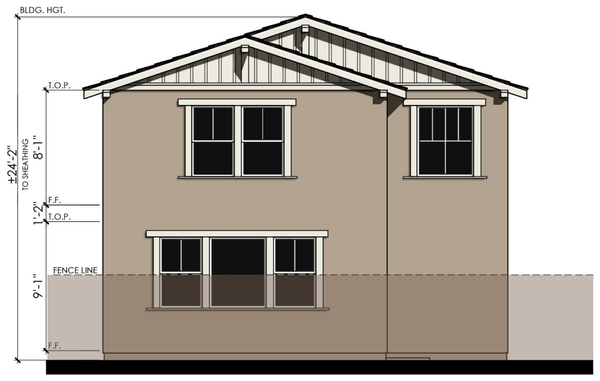

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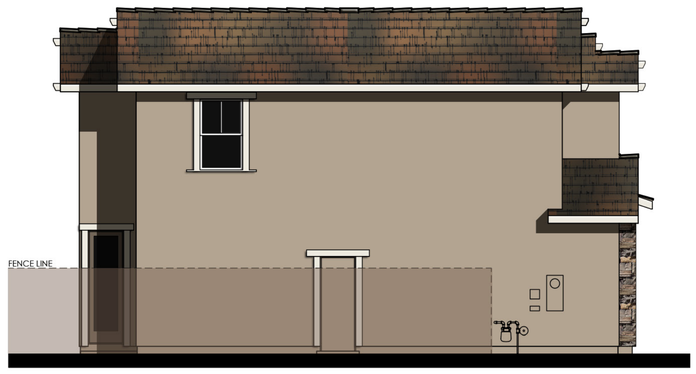

LEFT

COLOR SCHEME #7

PLAN 1499

CRAFTSMAN "C" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-8

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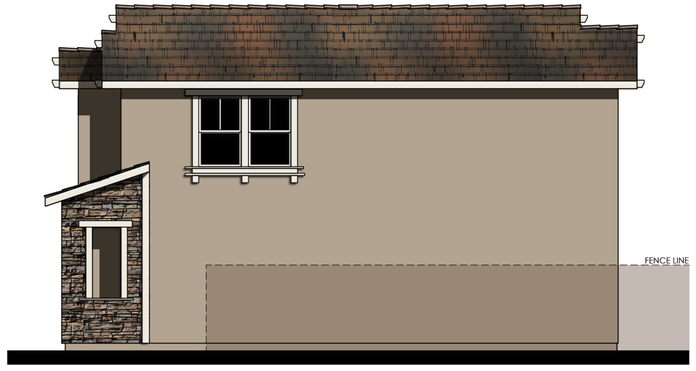

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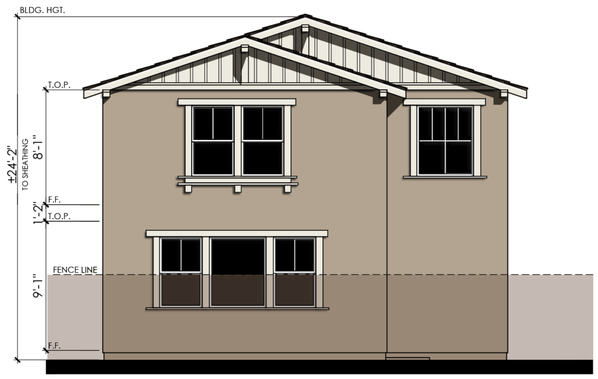

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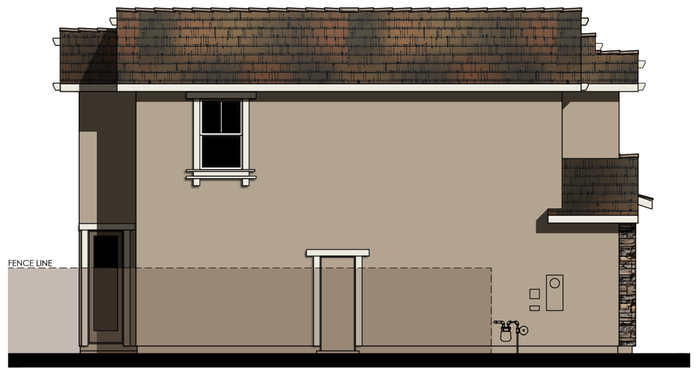

ENHANCED LEFT

COLOR SCHEME #7

PLAN 1499

CRAFTSMAN "C" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-9

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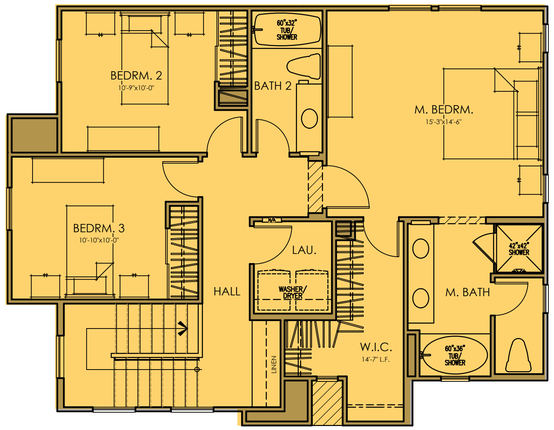
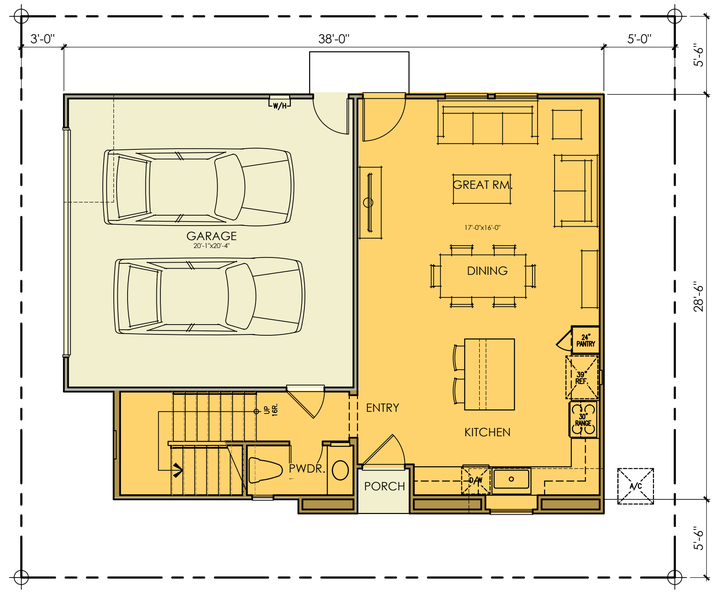


SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	627 SQ. FT.
SECOND FLOOR AREA	918 SQ. FT.
TOTAL DWELLING	1,545 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.

0 2 4 8 12

PLAN 1545 (PLAN 2)

3 BEDROOM, 2.5 BATH

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
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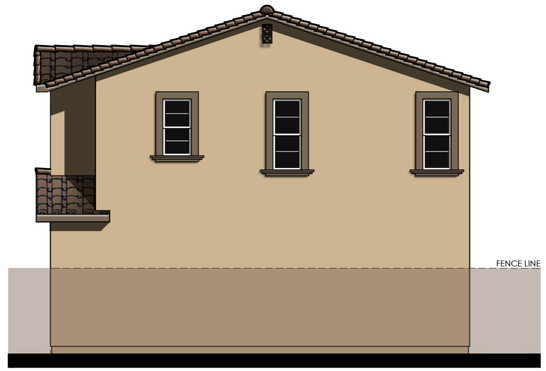
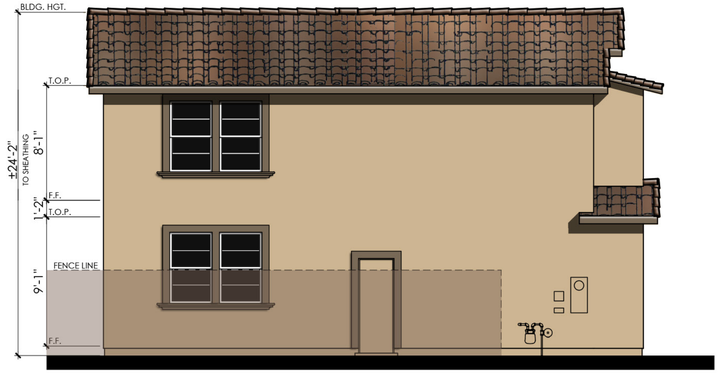
Refer to landscape drawings for wall, tree, and shrub locations

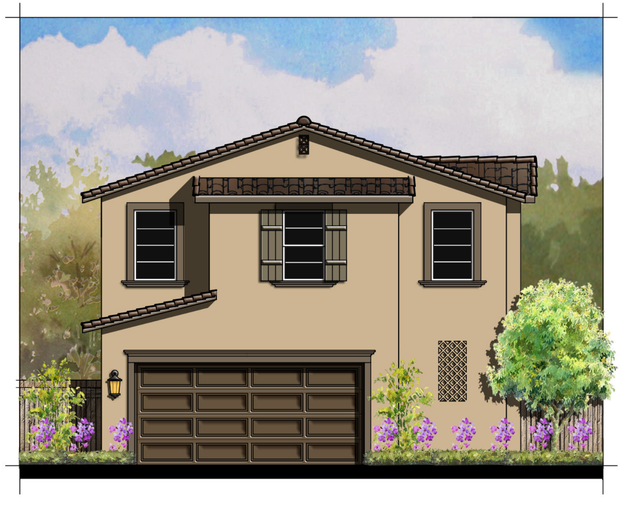
FRONT (STREET VIEW)



RIGHT (REAR YARD)



REAR (SIDE YARD)



LEFT (MOTORCOURT VIEW)

COLOR SCHEME #2

PLAN 1545

SPANISH "A" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-11

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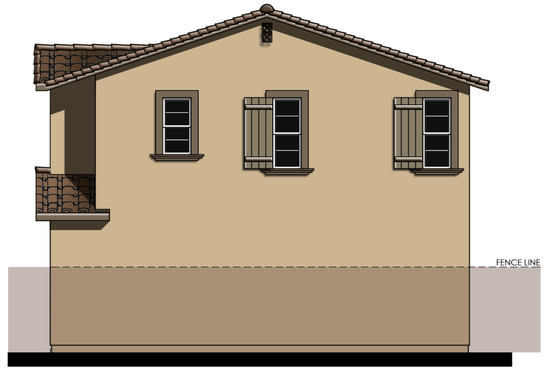

ENHANCED RIGHT



ENHANCED REAR

COLOR SCHEME #2

PLAN 1545

SPANISH "A" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

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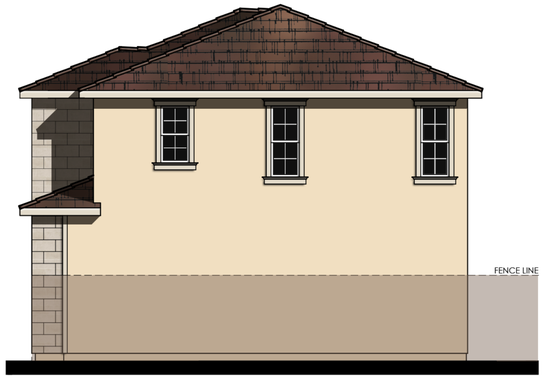
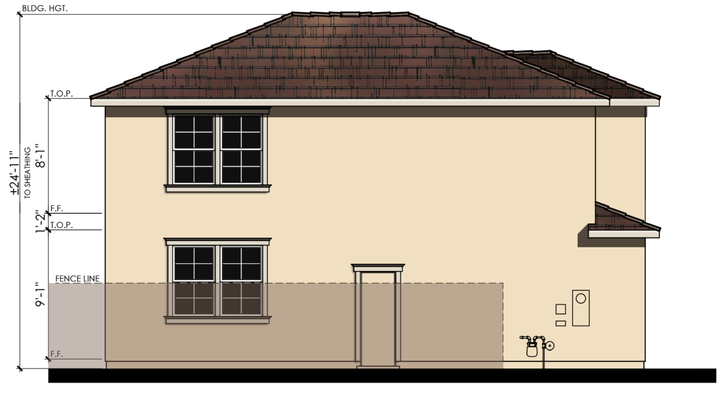
Refer to landscape drawings for wall, tree, and shrub locations

FRONT (STREET VIEW)



RIGHT (REAR YARD)



REAR (SIDE YARD)

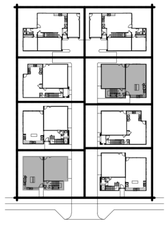
COLOR SCHEME #5

PLAN 1545

ITALIANATE "B" ELEVATION



LEFT (MOTORCOURT VIEW)



KEYMAP

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
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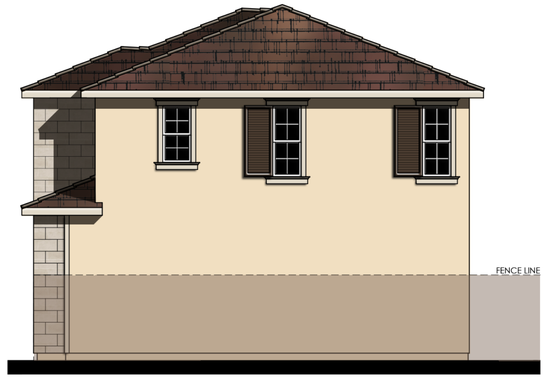

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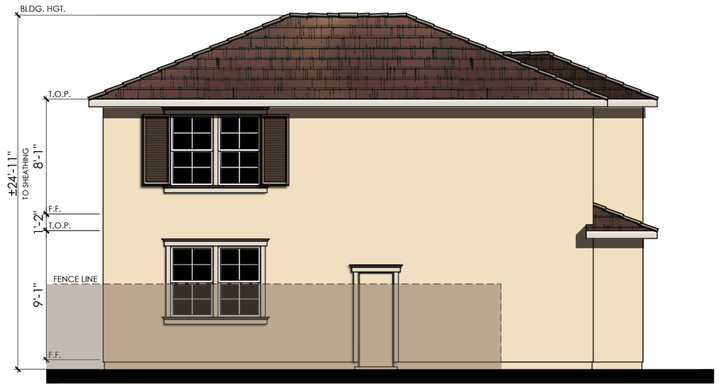

ENHANCED REAR

COLOR SCHEME #5

PLAN 1545

ITALIANATE "B" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-14

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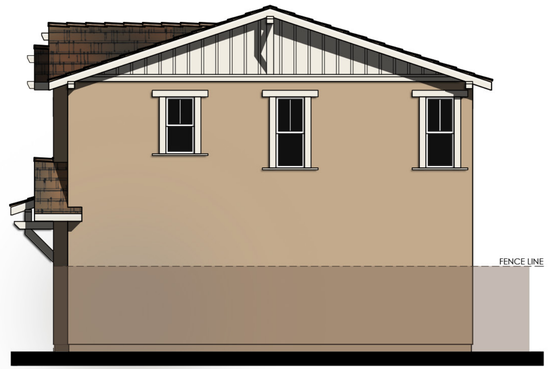
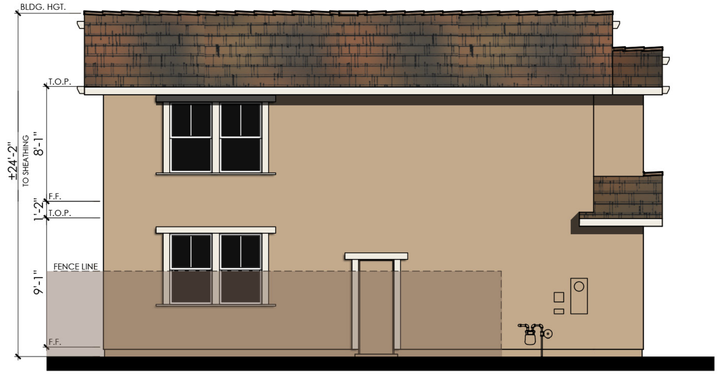
Refer to landscape drawings for wall, tree, and shrub locations

FRONT (STREET VIEW)



RIGHT (REAR YARD)



REAR (SIDE YARD)

LEFT (MOTORCOURT VIEW)

COLOR SCHEME #8

PLAN 1545

CRAFTSMAN "C" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
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A-15

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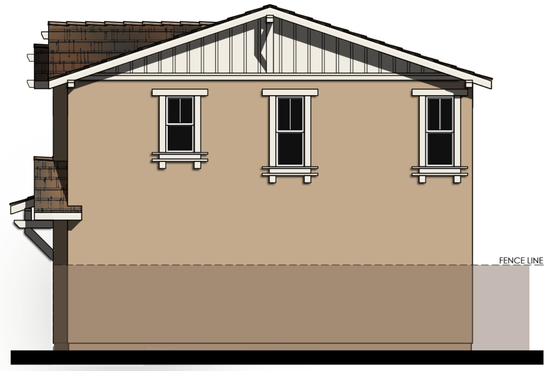

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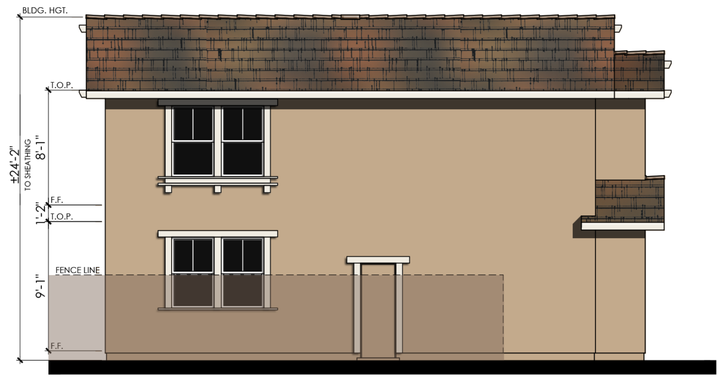

ENHANCED REAR

COLOR SCHEME #8

PLAN 1545

CRAFTSMAN "C" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-16

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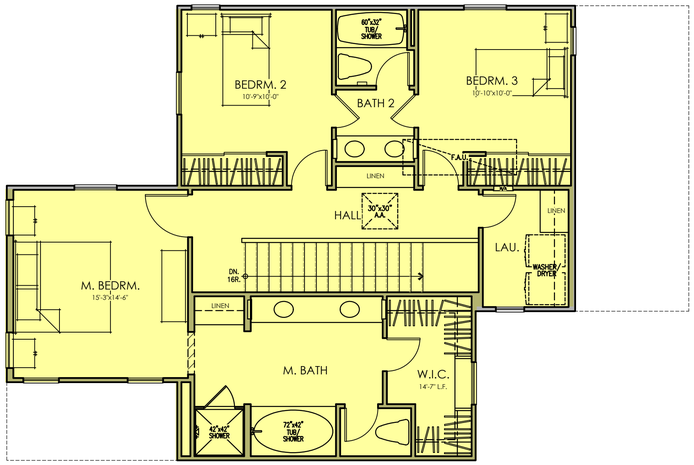
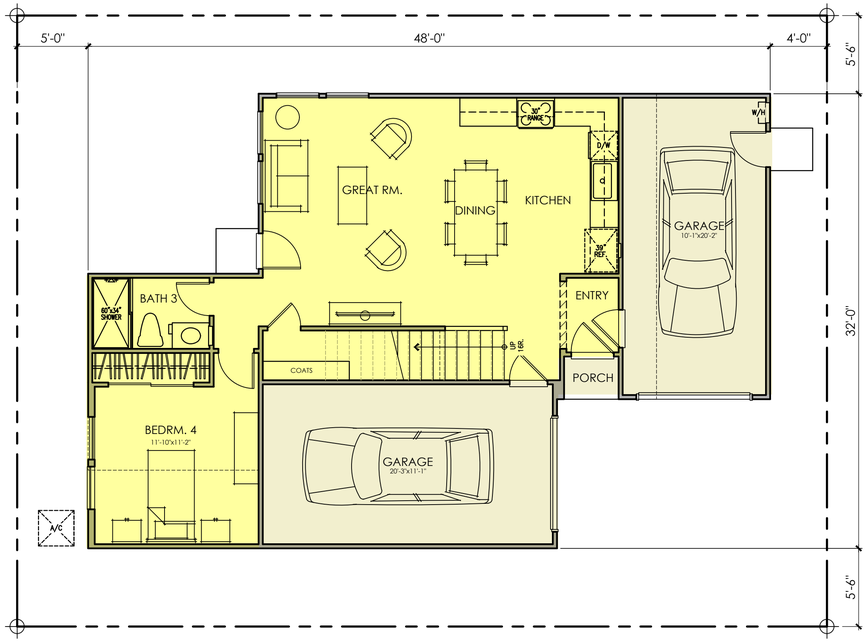


SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	756 SQ. FT.
SECOND FLOOR AREA	936 SQ. FT.
TOTAL DWELLING	1,692 SQ. FT.
UNCONDITIONED SPACE	
GARAGE 1	234 SQ. FT.
GARAGE 2	223 SQ. FT.
PORCH	11 SQ. FT.

0 2 4 8 12

PLAN 1692 (PLAN 3)

4 BEDROOM, 3 BATH

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-17

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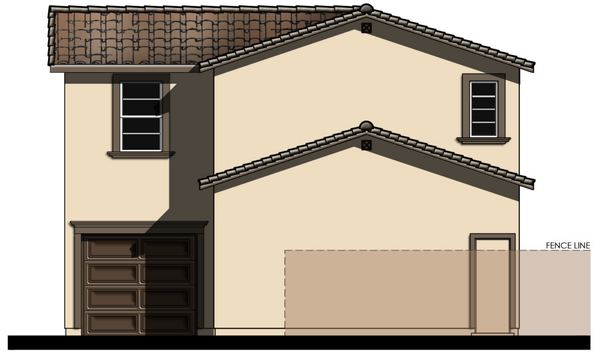
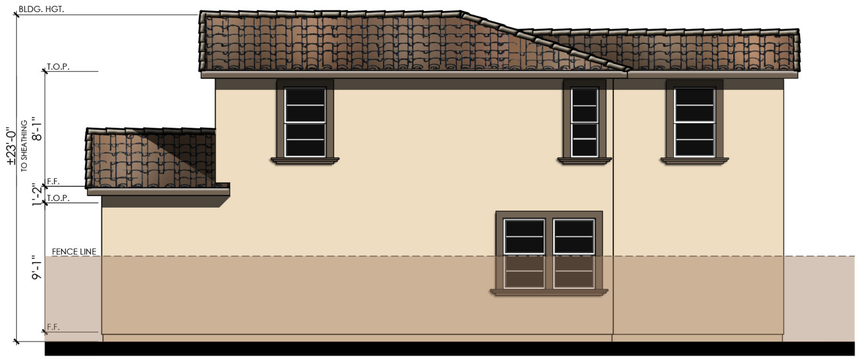
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



LEFT

COLOR SCHEME 3

PLAN 1692

SPANISH "A" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-18

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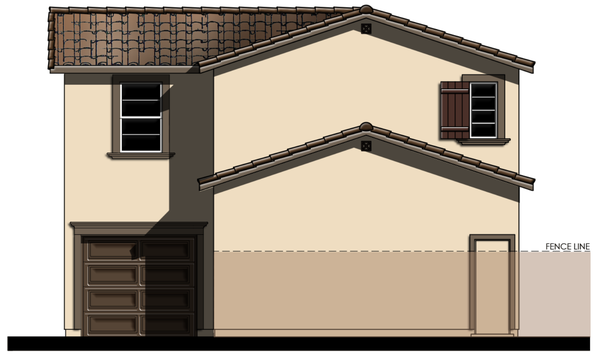

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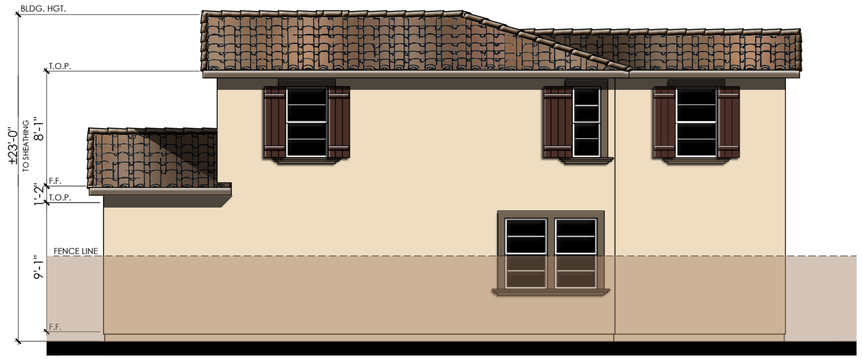

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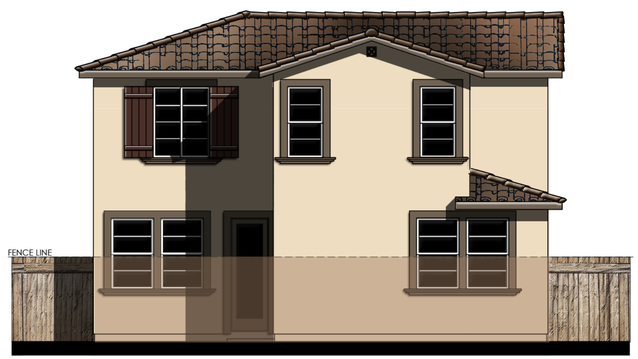

ENHANCED LEFT

COLOR SCHEME 3

PLAN 1692

SPANISH "A" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-19

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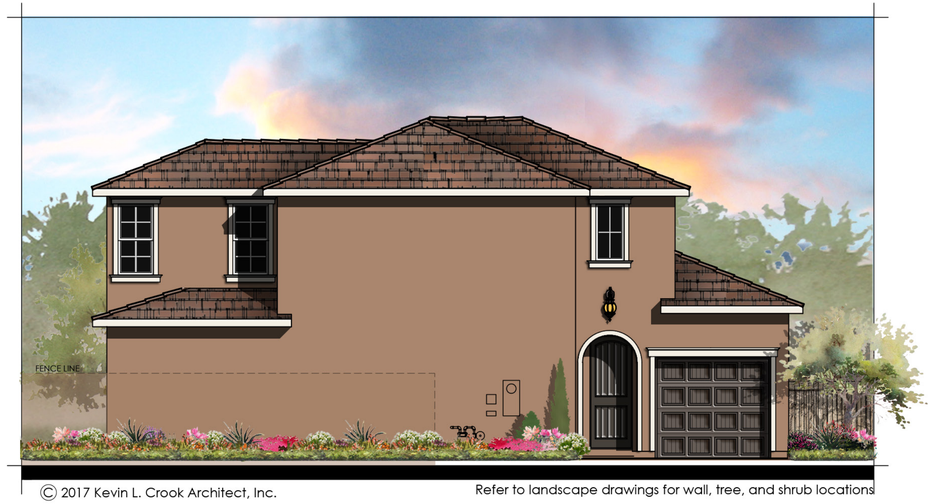

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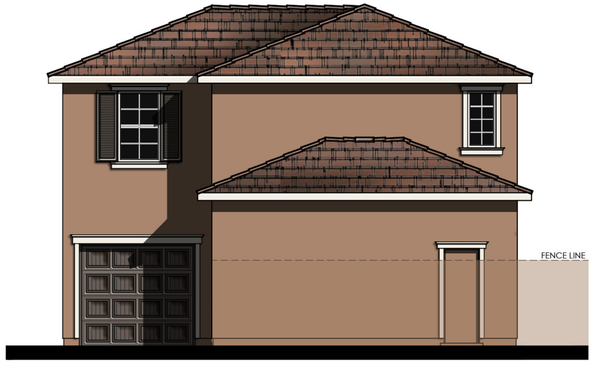
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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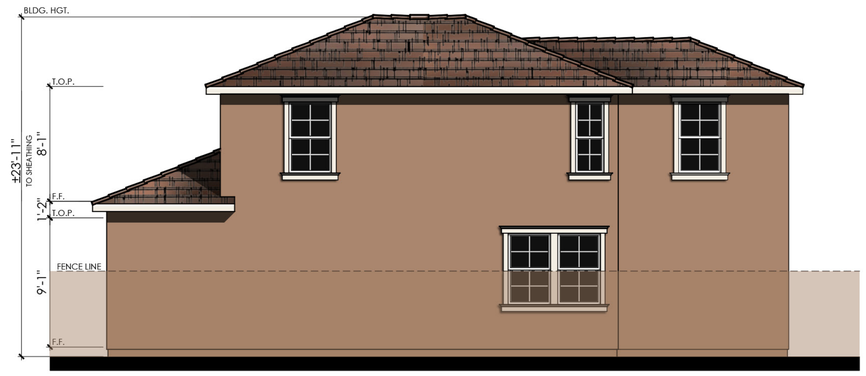

REAR



LEFT

COLOR SCHEME 6

PLAN 1692

ITALIANATE "B" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-20

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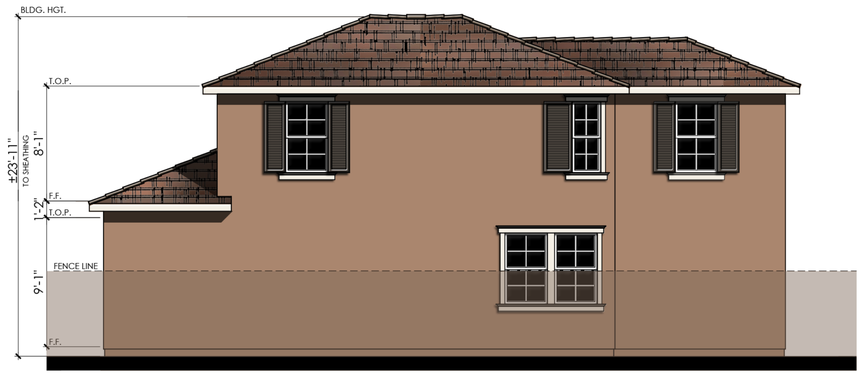
ENHANCED RIGHT



ENHANCED REAR



ENHANCED LEFT

COLOR SCHEME 6

PLAN 1692

ITALIANATE "B" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-21

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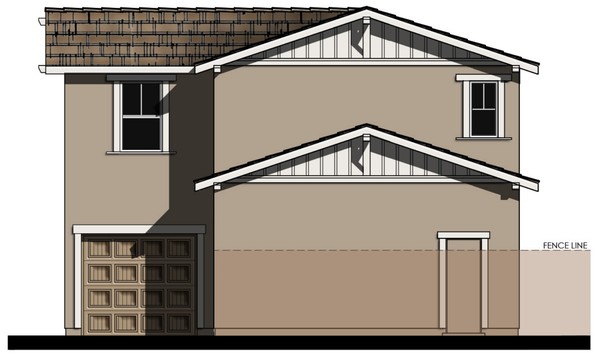
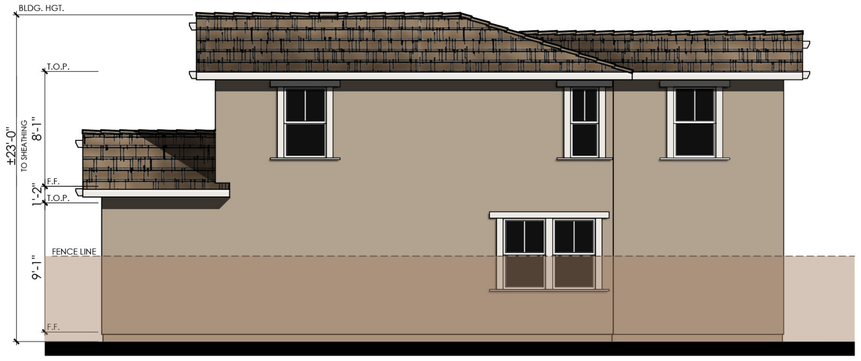
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



LEFT

COLOR SCHEME 9

PLAN 1692

CRAFTSMAN "C" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-22

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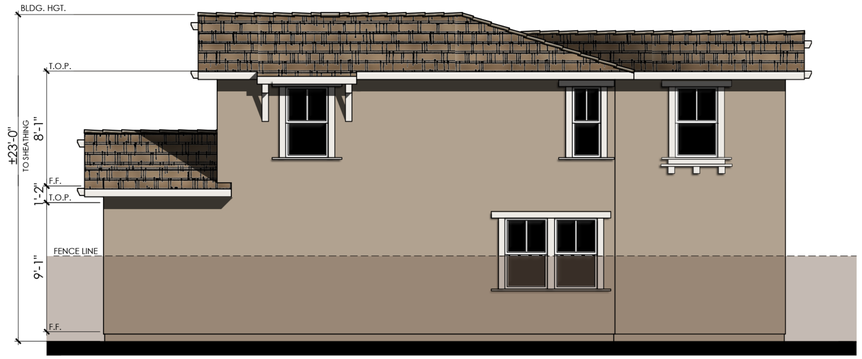
ENHANCED RIGHT



ENHANCED REAR



ENHANCED LEFT

COLOR SCHEME 9

PLAN 1692

CRAFTSMAN "C" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-23

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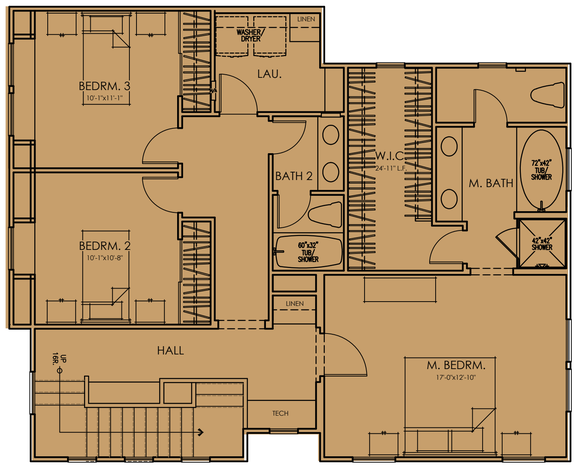
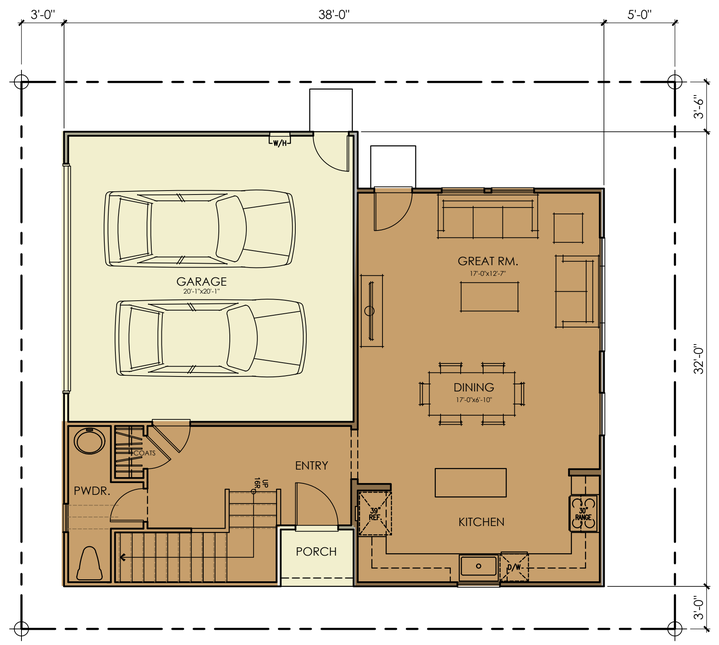


SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	709 SQ. FT.
SECOND FLOOR AREA	1,059 SQ. FT.
TOTAL DWELLING	1,768 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	20 SQ. FT.

0 2 4 8 12

PLAN 1788 (PLAN 4)

3 BEDROOM, 2.5 BATH

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-24

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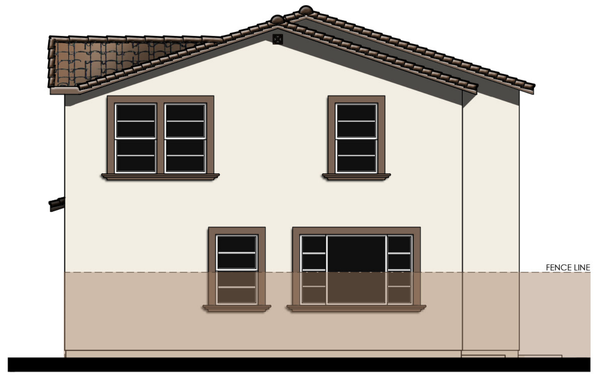
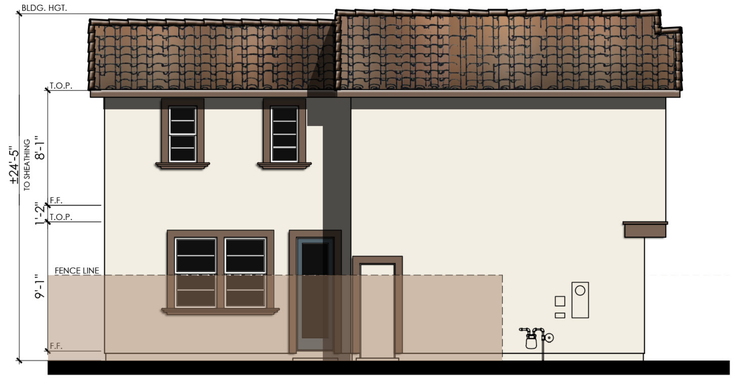
Refer to landscape drawings for wall, tree, and shrub locations

FRONT (STREET VIEW)



RIGHT (REAR YARD)



REAR (SIDE YARD)



LEFT (MOTORCOURT VIEW)

COLOR SCHEME 1

PLAN 1788

SPANISH "A" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-25

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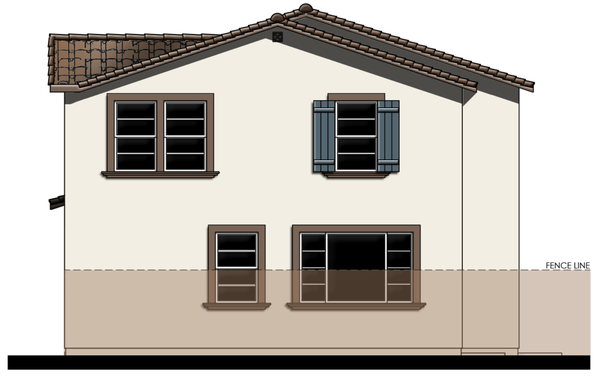
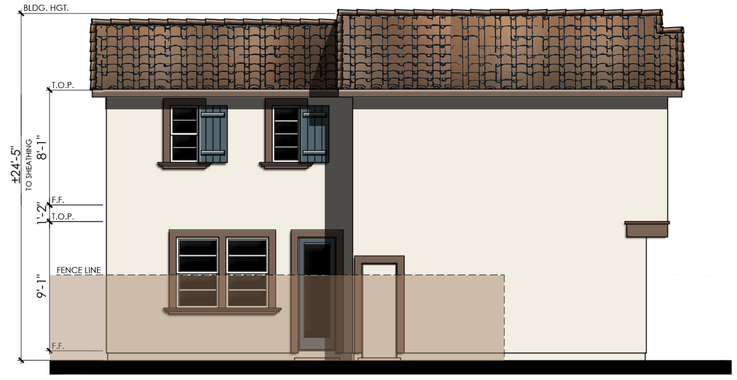


ENHANCED RIGHT



ENHANCED REAR

COLOR SCHEME 1

PLAN 1788

SPANISH "A" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-26

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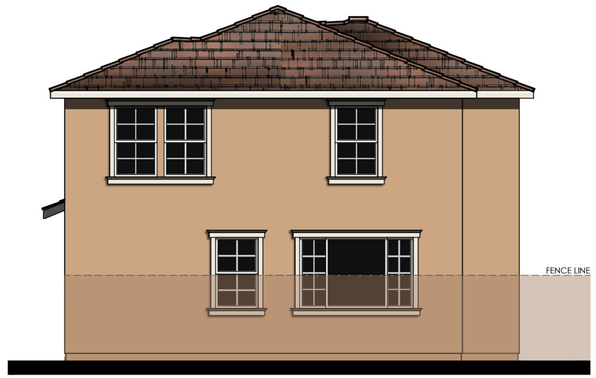
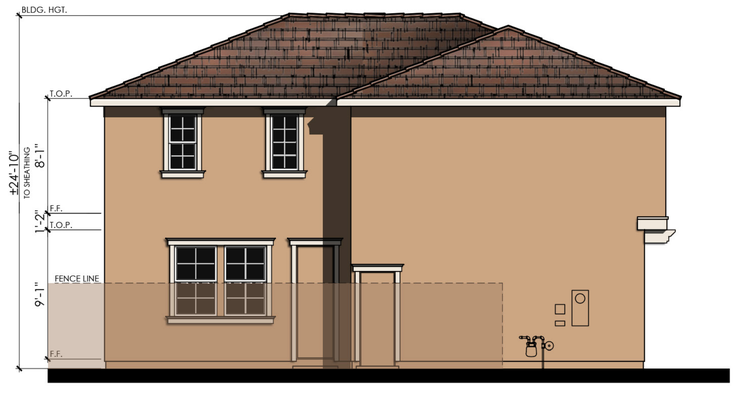
Refer to landscape drawings for wall, tree, and shrub locations

FRONT (STREET VIEW)



RIGHT (REAR YARD)



REAR (SIDE YARD)



LEFT (MOTORCOURT VIEW)

COLOR SCHEME 4

PLAN 1788

ITALIANATE "B" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

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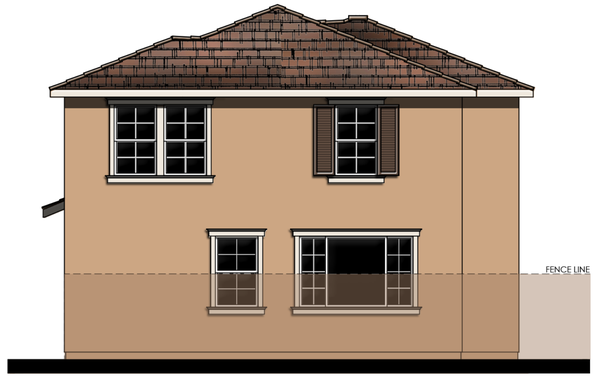
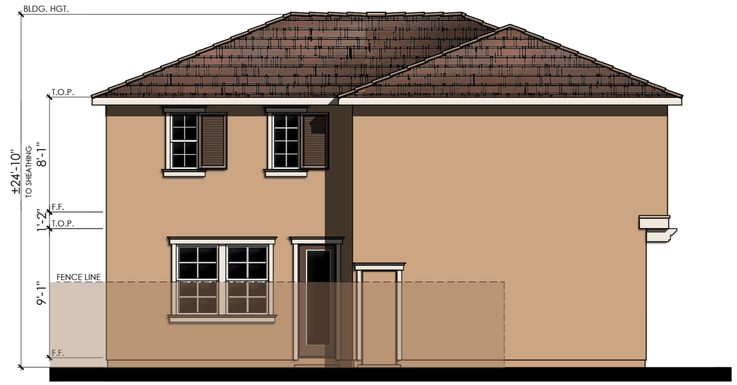


ENHANCED RIGHT



ENHANCED REAR

COLOR SCHEME 4

PLAN 1788

ITALIANATE "B" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

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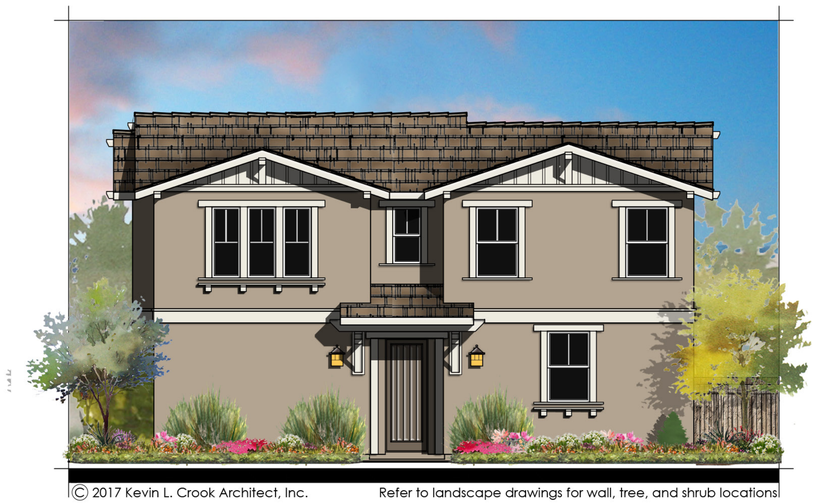

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT (STREET VIEW)



RIGHT (REAR YARD)



REAR (SIDE YARD)



LEFT (MOTORCOURT VIEW)

COLOR SCHEME 7

PLAN 1788

CRAFTSMAN "C" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

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08.21.2025
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ENHANCED RIGHT



ENHANCED REAR

COLOR SCHEME 7

PLAN 1788

CRAFTSMAN "C" ELEVATION

0 2 4 8 12

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

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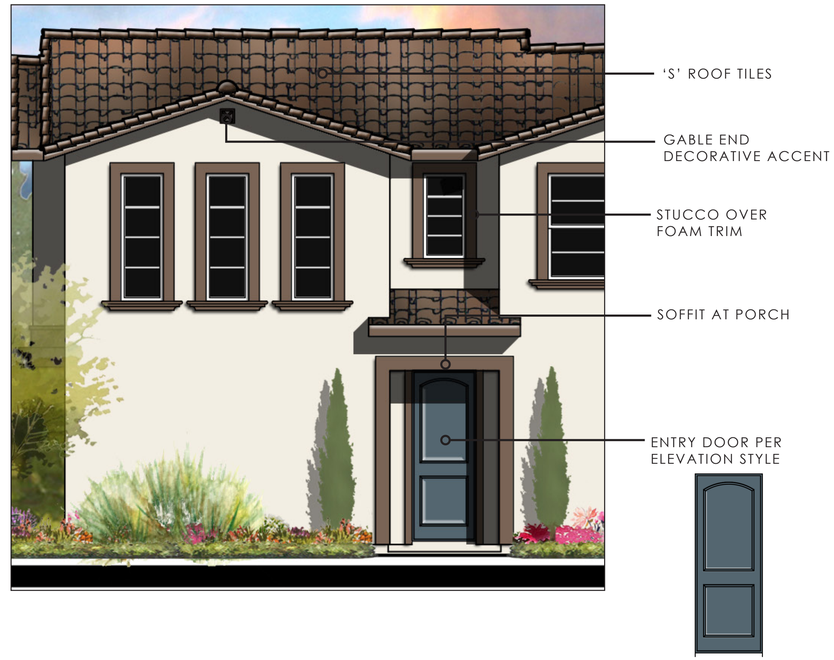

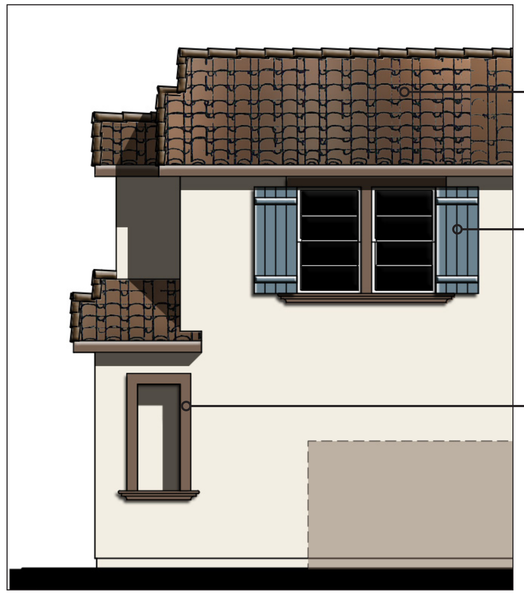

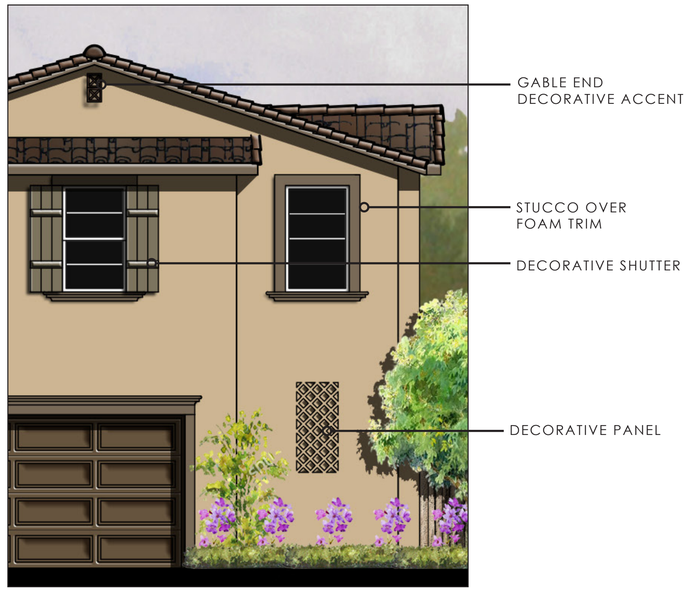

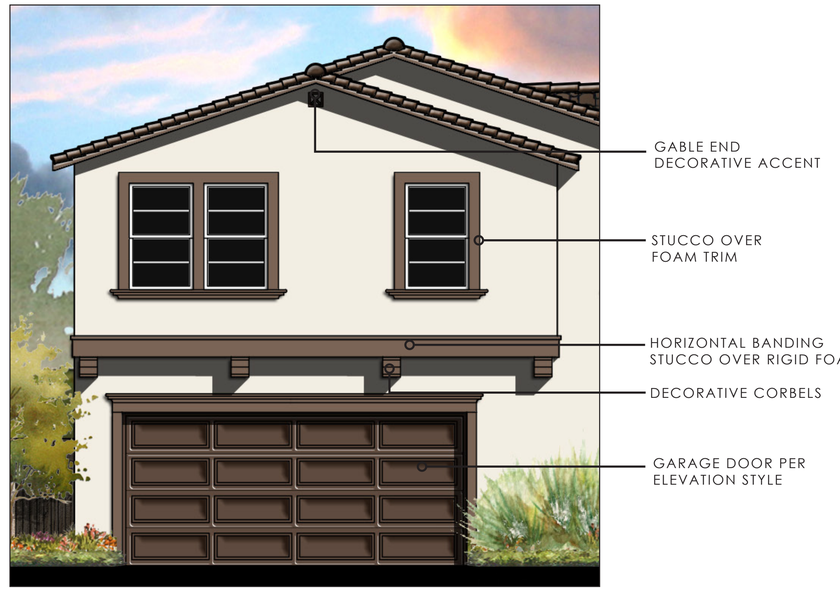

"A" SPANISH

ARCHITECTURAL DETAILS

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-31

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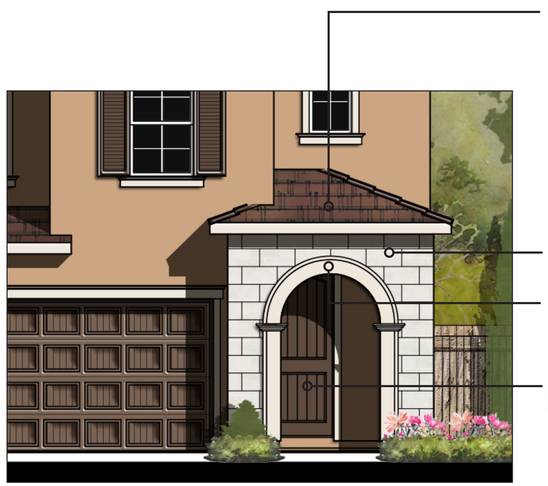

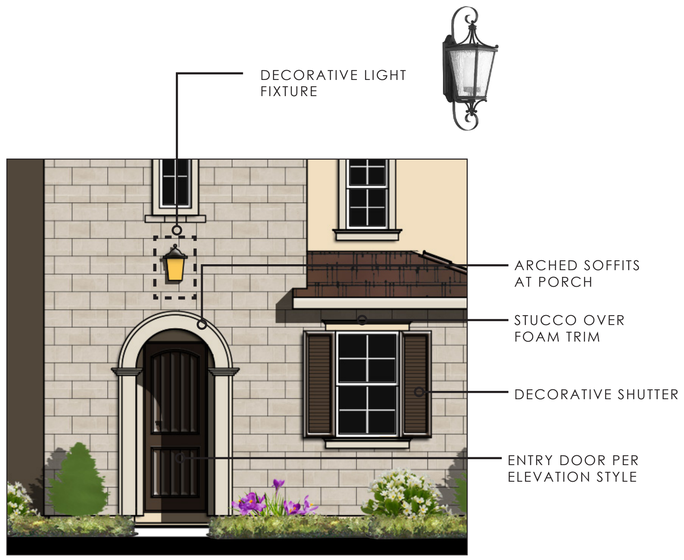

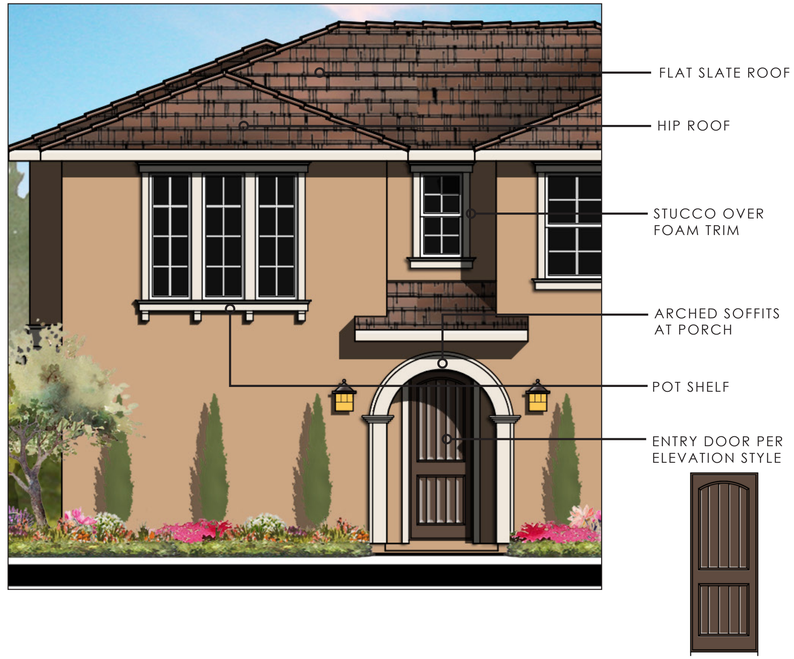

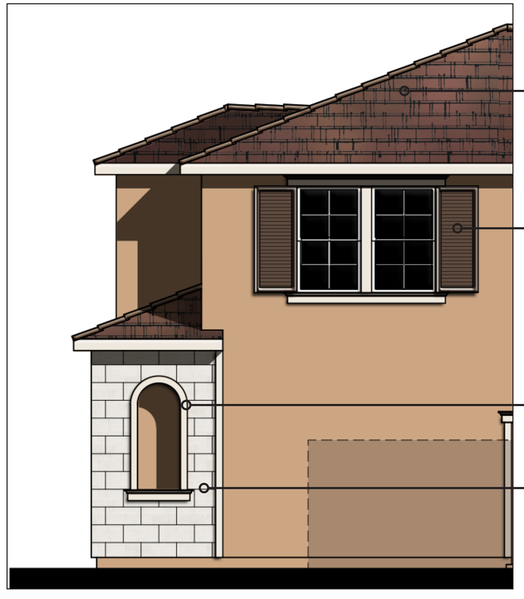

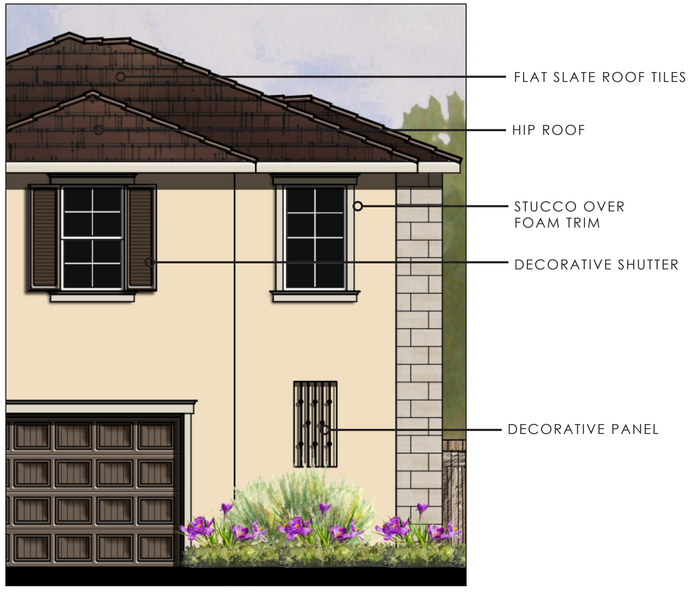

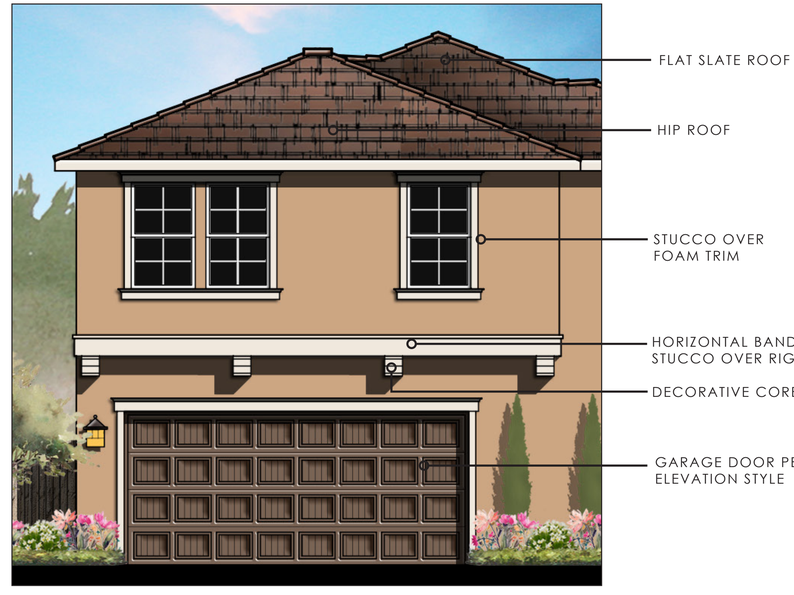

"B" ITALIANATE

ARCHITECTURAL DETAILS

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-32

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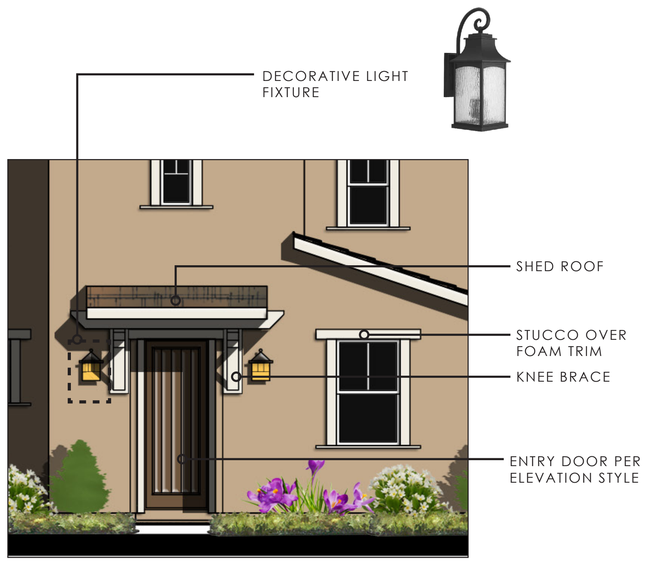

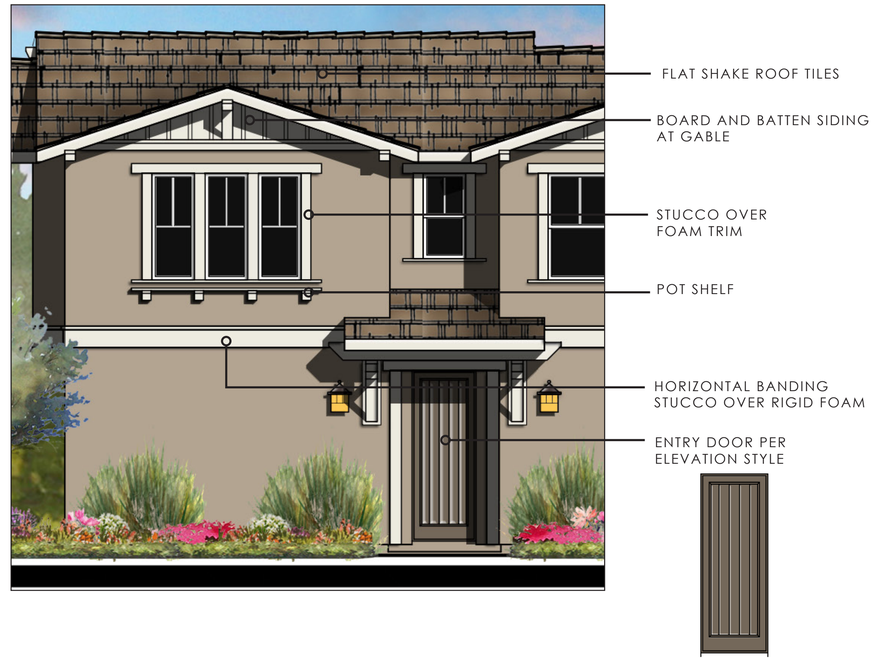



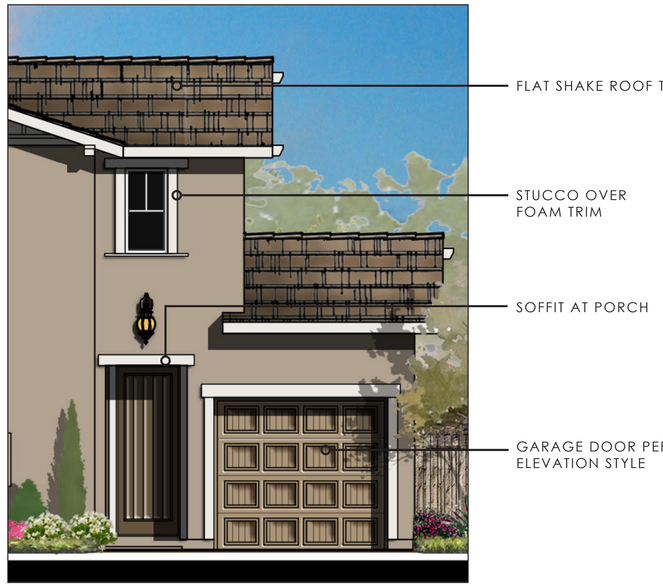

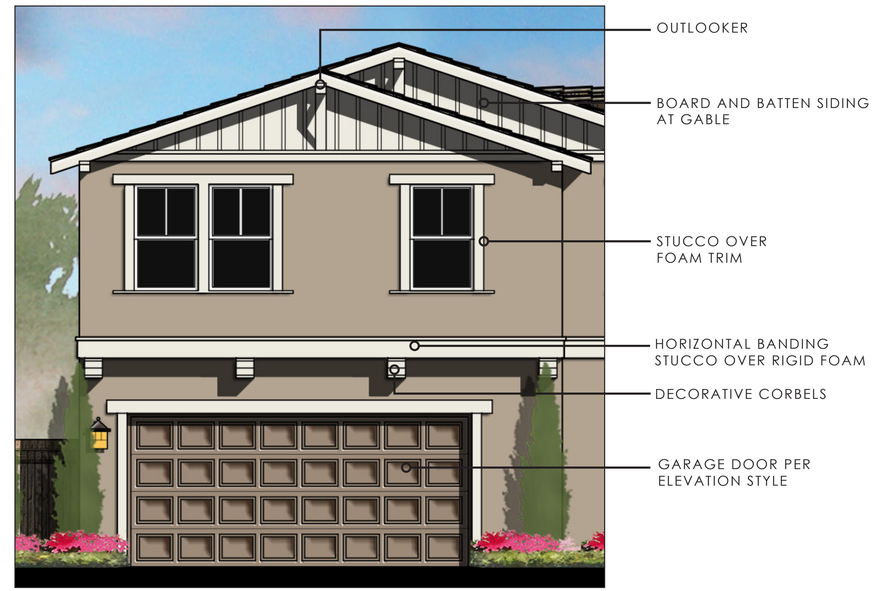

"C" CRAFTSMAN

ARCHITECTURAL DETAILS

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-33

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"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1591	1547	1585
STUCCO PAINT MATCH**	SW7566 WESTHIGHLAND	SW6121 WHOLE WHEAT	SW6386 NAPERY
FASCIA / TRIM	SW6082 COBBLE BROWN	SW6152 SUPERIOR BRONZE	SW7040 SMOKEHOUSE
GARAGE DOOR	SW6083 SABLE	SW6153 PROTÉGÉ BRONZE	SW7041 VAN DYKE BROWN
FRONT DOOR / SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7740 MESSENGER BAG	SW9182 ROJO MARRON
GABLE DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF : FULL "S" TILE (BARCELONA)	1BCCS3280 MONTE SERENO	1BCCS3280 MONTE SERENO	1BCCS3280 MONTE SERENO

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
STONE/ BRICK:	CORONADO
GROUT:	ORCO or EQUAL

"B" ELEVATIONS ITALIANATE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	416	1531	1519
STUCCO PAINT MATCH**	SW6115 TOTALLY TAN	SW7683 BUFF	SW7715 POTTERY URN
FASCIA / TRIM	SW7002 DOWNY	SW7568 NEUTRAL GROUND	SW7102 WHITE FLOUR
GARAGE	SW6082 COBBLE BROWN	SW7515 HOMESTEAD BROWN	SW7505 MANOR HOUSE
FRONT DOOR / SHUTTERS	SW6083 SABLE	SW9183 DARK CLOVE	SW7675 SEAL SKIN
ROOF: FLAT SLATE	1FACS6464 CA MISSION BLEND	1FACS6464 CA MISSION BLEND	1FACS6464 CA MISSION BLEND
SMOOTH LIMESTONE	WHITE SANDS	CREAM	WHITE SANDS
GROUT	MAC SNOW WHITE	MAC SNOW WHITE	MAC SNOW WHITE

"C" ELEVATIONS CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1587	1594	1527
STUCCO PAINT MATCH**	SW7507 STONE LION	SW7690 TOWNHALL TAN	SW7038 TONY TAUPE
FASCIA / TRIM / B&B SIDING	SW7008 ALABASTER	SW7551 GREEK VILLA	SW7004 SNOWBOUND
GARAGE DOOR / LAP SIDING	SW7508 TAVERN TAUPE	SW9108 DOUBLE LATTE	SW9116 SERENGETI GRASS
FRONT DOOR / SHUTTERS	SW7033 BRAINSTORM BRONZE	SW6111 COCONUT HUSK	SW6153 PROTÉGÉ BRONZE
ROOF: FLAT SHAKE	1FBCJ0007 TOFFEE	1FBCJ0007 TOFFEE	1FBCJ0007 TOFFEE
OLD WORLD LEDGE DRYSTACK	MONARCH	CHABLIS	BROOKSIDE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

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SPANISH

SCHEME # 1



LENNAR
Job #: 17027
Date: OCT. 30, 2017

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SPANISH

SCHEME # 2

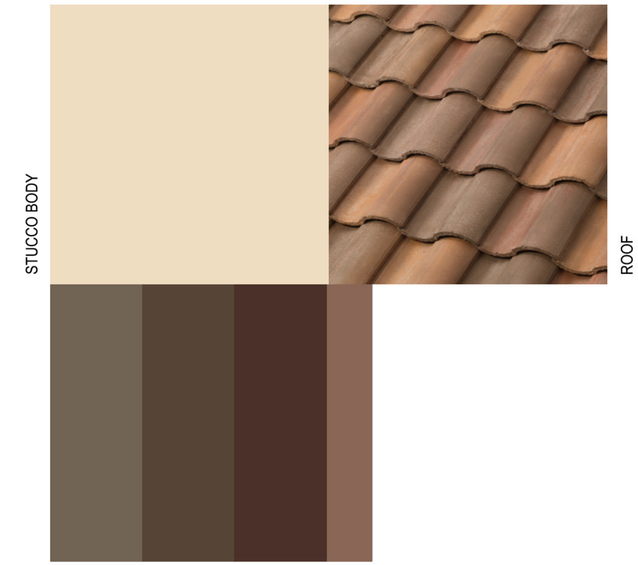


LENNAR
Job #: 17027
Date: OCT. 30, 2017

Kevin L. Crook Architect Inc

SPANISH

SCHEME # 3



LENNAR
Job #: 17027
Date: OCT. 30, 2017

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SPANISH COLOR SCHEME

ITALIANATE

SCHEME # 4

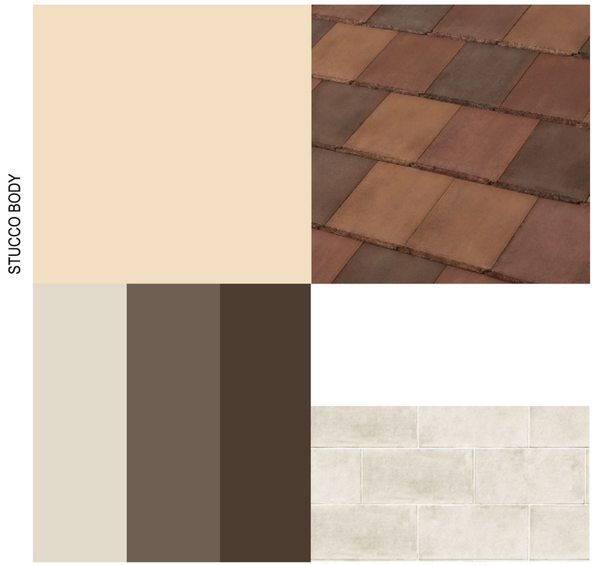


LENNAR
Job #: 17027
Date: OCT. 30, 2017

Kevin L. Crook Architect Inc

ITLIANATE

SCHEME # 5



LENNAR
Job #: 17027
Date: OCT. 30, 2017

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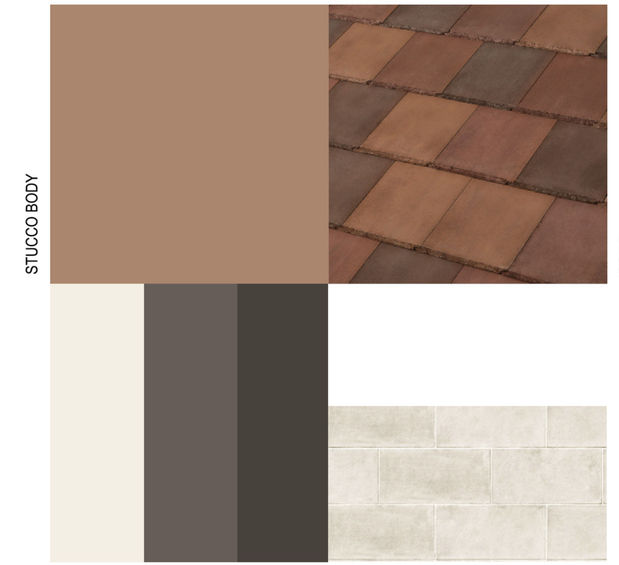
ITALIANATE

SCHEME # 6



LENNAR
Job #: 17027
Date: OCT. 30, 2017

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ITALIANATE COLOR SCHEME

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
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CRAFTSMAN

SCHEME # 7



LENNAR
Job #: 17027
Date: OCT. 30, 2017

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CRAFTSMAN

SCHEME # 8



LENNAR
Job #: 17027
Date: OCT. 30, 2017

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CRAFTSMAN

SCHEME # 9



LENNAR
Job #: 17027
Date: OCT. 30, 2017

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CRAFTSMAN COLOR SCHEME

LENNAR

OASIS AT MILL CREEK 8-PACK CLUSTER

#25077
08.21.2025
A-37

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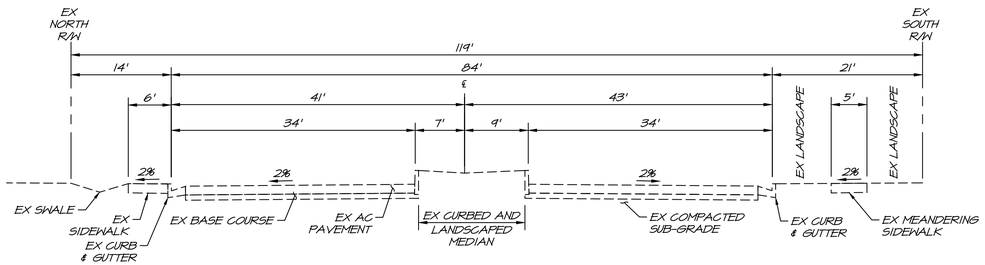
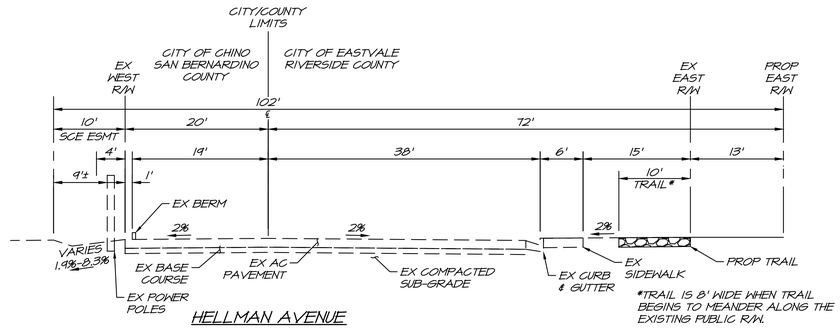
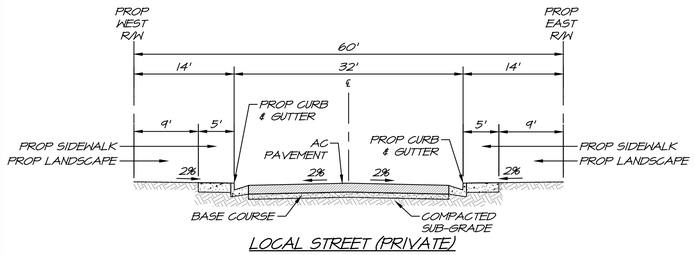


CHANDLER STREET
ARTERIAL HIGHWAY
STD. NO. 92 MODIFIED
NTS

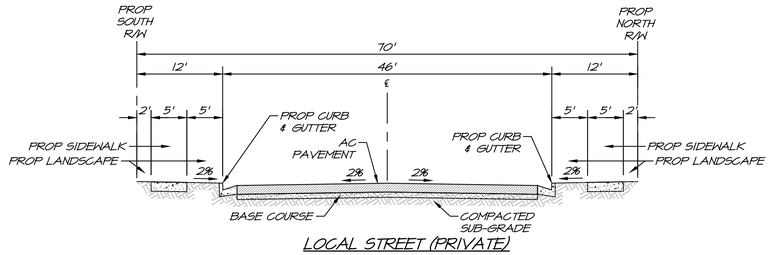


HELLMAN AVENUE
MAJOR HIGHWAY
STD. NO. 93 MODIFIED
NORTH OF ONSITE EVA
NTS

*TRAIL IS 8' WIDE WHEN TRAIL BEGINS TO MEANDER ALONG THE EXISTING PUBLIC R/W.



LOCAL STREET (PRIVATE)
STD. NO. 105 MODIFIED
NTS



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STD. NO. 105 MODIFIED
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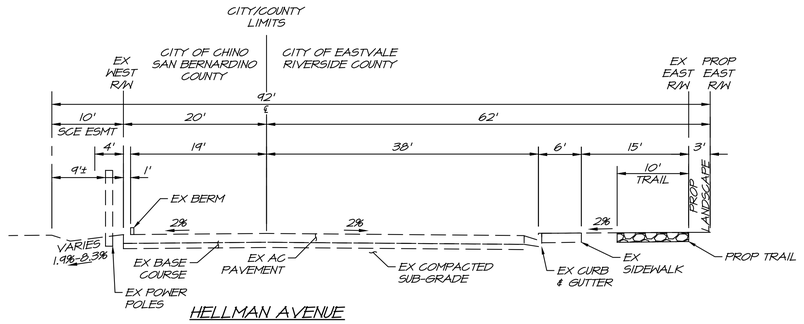
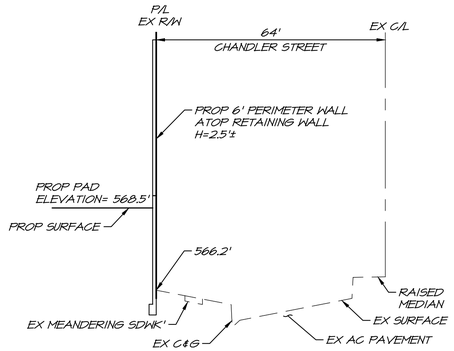


HELLMAN AVENUE
MAJOR HIGHWAY
STD. NO. 93 MODIFIED
SOUTH OF ONSITE EVA
NTS



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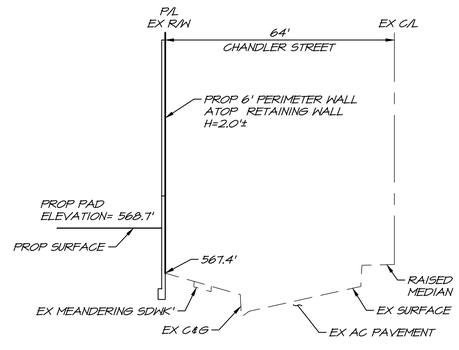
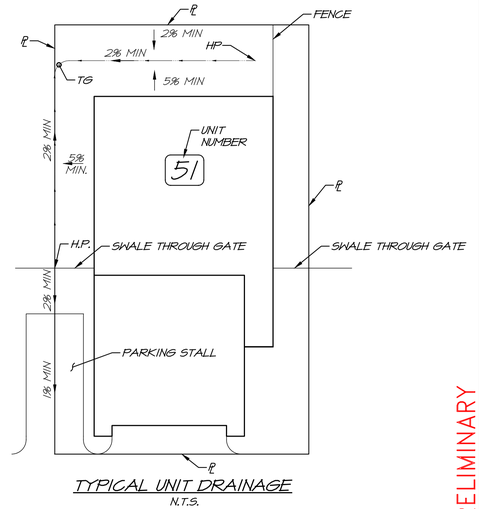
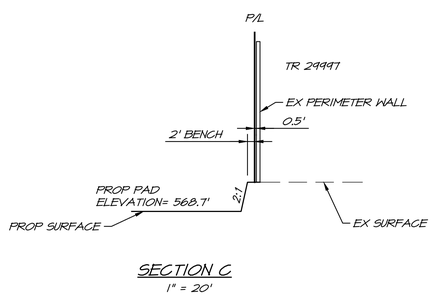
1" = 20'



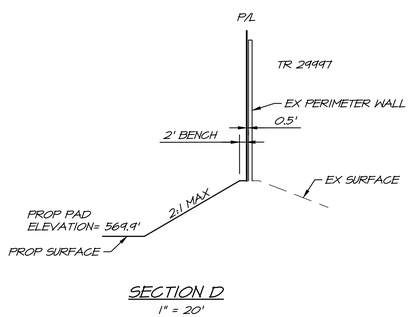
SECTION B
1" = 20'



TYPICAL UNIT DRAINAGE
N.T.S.



SECTION C
1" = 20'



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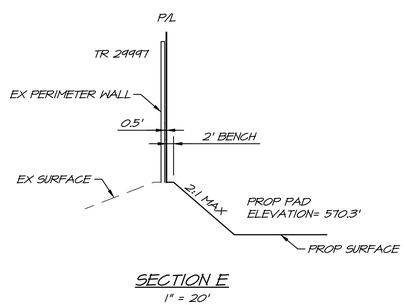

SECTION E
1" = 20'

PRELIMINARY

REVISIONS	DATE	BY

CITY OF EASTVALE

THE OASIS AT MILL CREEK
MAJOR DEVELOPMENT REVIEW _____
STREET-GRADING SECTION SHEET

SCALE:	NTS
DATE:	9/25/2025
DESIGNED:	AV
CHECKED:	SKK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O.	22-0048
SHEET	2
OF	6 SHEETS
DWG. NO.	

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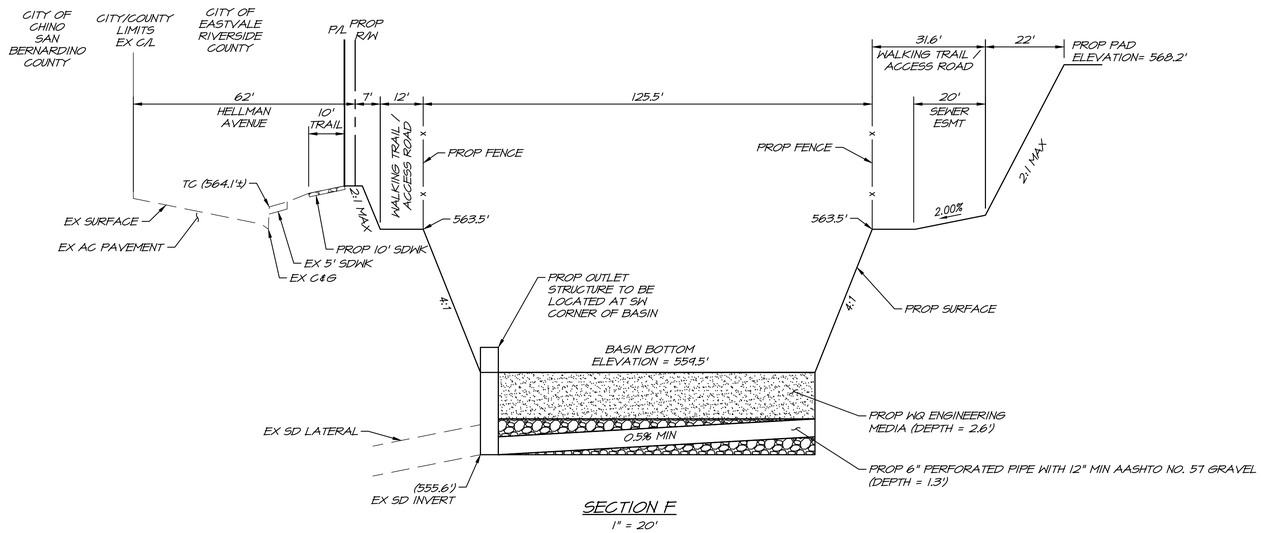

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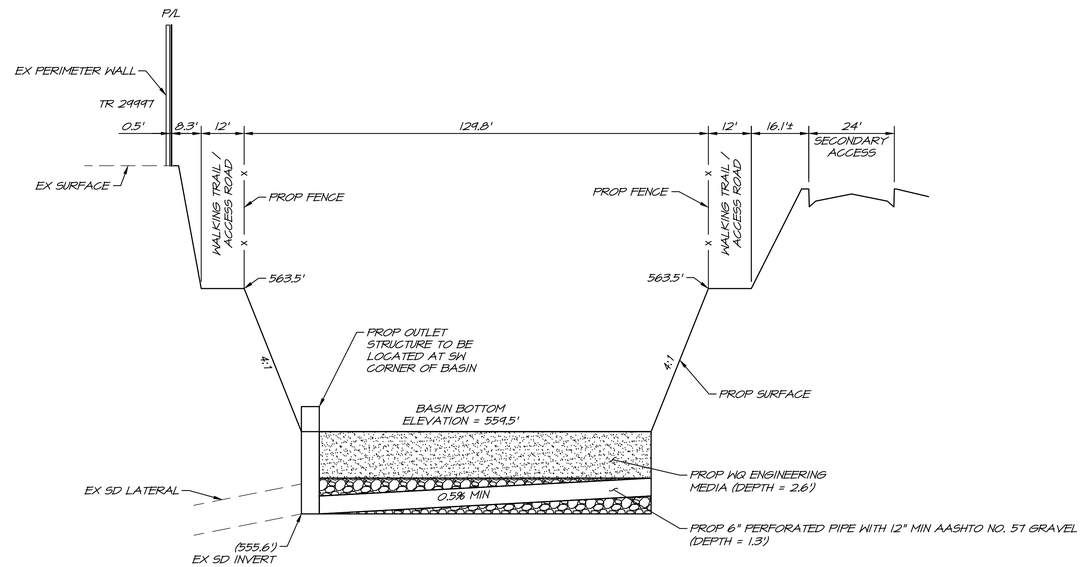

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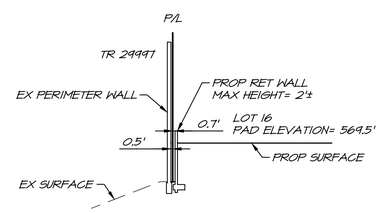

SECTION H
1" = 20'

PRELIMINARY

REVISIONS	DATE	BY

CITY OF EASTVALE

THE OASIS AT MILL CREEK
MAJOR DEVELOPMENT REVIEW _____
STREET-GRADING SECTION SHEET

SCALE:	NTS
DATE:	9/25/2025
DESIGNED:	AV
CHECKED:	SKK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O.	22-0048
SHEET	3
OF	6 SHEETS
DWG. NO.	

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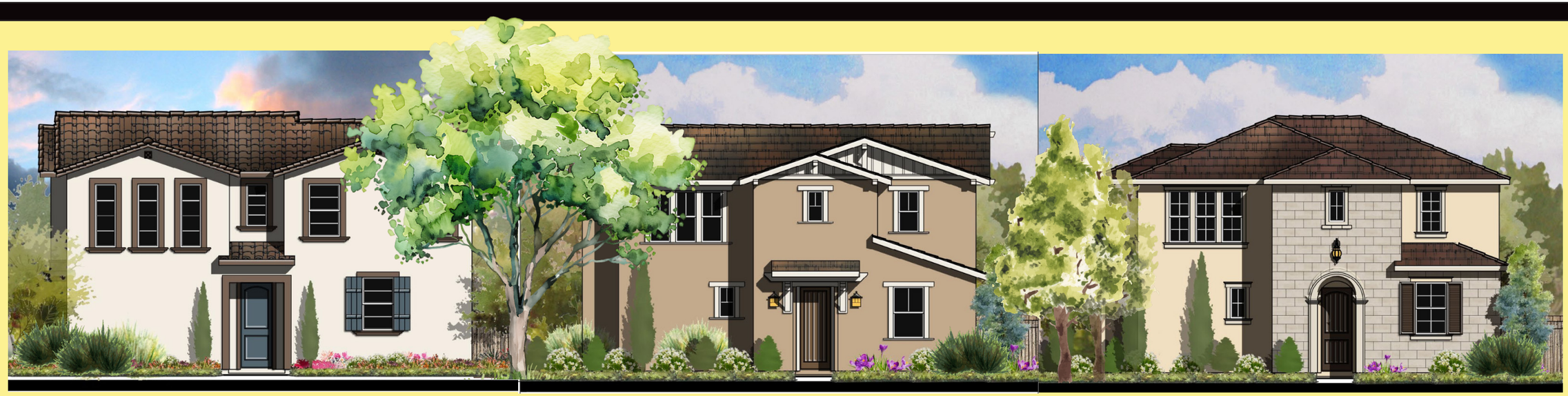

Kevin L Crooks Architect

Albert A WEBB Associates.
3788 McCray Street,
Riverside, CA 92506
PH: (951) 686-1070

The OASIS at MILL CREEK

The McCune & Stanley Families

EASTVALE, CALIFORNIA

NOVEMBER, 2025

INDEX SHEETS	PAGE NUMBER
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BUILDING ORIENTATION + WINDOW PLACEMENT	6
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CONCEPTUAL LANDSCAPE PLAN	9-10
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PROJECT OVERVIEW

PURPOSE
The Design Standards are intended to make The Oasis at Mill Creek Single Family Residential Development a **Vibrant, Human Friendly and Sustainable Community.**

OPEN SPACE
The project incorporates a significant amount of space for outdoor recreational activities including **a trail system, small and large dog parks, a picnic and barbecue area, a tot lot with both physical and imaginative play equipment, large open play lawn areas, a basketball court, and seating that is placed strategically throughout.** An additional activity space is located along the East side of the project site.

OASIS PRD DESIGN STANDARDS

I. COMPATIBILITY WITH CITY OF EASTVALE RESIDENTIAL DESIGN STANDARDS
- MOTOR COURT CLUSTER DESIGNS WITH EFFECTIVELY DESIGNED FRONT AND SIDE YARDS
- EASY CIRCULATION AND CLEAR SITE PLAN CONFIGURATION FOR CONVENIENT ACCESS TO OPEN SPACE
- CONSISTENT CLUSTER DESIGN FOR COHESIVENESS & UNITY

II. RESIDENTIAL DESIGN
- OASIS CONTAINS 65 LOTS OF SINGLE FAMILY RESIDENTIAL BUILDINGS
- MOTOR COURT CLUSTERS WITH SHARED DRIVEWAYS AND PRIVATE COURTYARDS
- MAIN ENTRANCE & ALLEY LOADED GARAGES WITH CONVENIENT ACCESS FROM SHARED ALLEYWAY

III. ARCHITECTURAL DESIGN
- VARIOUS ARCHITECTURAL STYLES AND COLORS WHICH ARE COMPATIBLE WITH THE CITY'S VISION FOR THE CHANDLER POLICY AREA
- VARIETY OF DETAILED DESIGN WITH COMMON COLOUR PALATTE AND MATERIAL, FOR ROOF, WALL, DOOR, WINDOWS DESIGNS

IV. ACCESS
- EFFECIENT ACCESS POINT FROM CHANDLER STREET INCLUDING PEDESTRIAN-SAFE CONNECTIONS TO EXISTING MEANDERING SIDEWALK AND PROPOSED OPEN SPACE
- EMERGENCY VEHICLE ACCESS FROM HELLMAN AVENUE ALSO PROVIDED FOR PUBLIC SAFETY AND EMERGENCY RESPONSE
- PROVIDE SHORT CONVENIENT WALKABLE ACCESS TO OPEN SPACE AREAS

V. STREETSCAPE
- FENCING AND VEGETATION TO CREATE VISUALLY APPEALING AND FUNCTIONAL AND FRIENDLY STREETSCAPE DESIGNED IN A COHESIVE MANNER WITH SURROUNDING DEVELOPMENT
- WELL CONSIDERED LANDSCAPING INCLUDING SHADED PATHWAYS, SIDEWALKS & WALKWAYS

VI. NEIGHBOURHOOD CHARACTER
- CONSISTENT DESIGN INTEGRATED WITH A VARIETY OF ARCHITECTURAL STYLES AND COLORS WHICH ARE COMPATIBLE WITH THE CITY'S VISION FOR THE CHANDLER POLICY AREA
- INCORPORATION OF LARGE OPEN SPACE AREAS FOR BOTH PASSIVE AND ACTIVE OUTDOOR RECREATIONAL OPPORTUNITIES

PROJECT SUMMARY:

TOTAL SITE AREA :+ 8.23 Acres

TOTAL UNITS :65 Homes

-(65) 2-Story Cluster SFD
-(15) Plan 1: (3 bedroom, 2.5 bathroom)
-(14) Plan 2: (3 bedroom, 2.5 bathroom)
-(18) Plan 3: (4 bedroom, 3 bathroom)
-(18) Plan 4: (3 bedroom, 2.5 bathroom)

DENSITY: 7.9 Homes per Acre

PARKING:
-Required 204 Spaces

-3 Bedroom x 3.0 Spaces = 141 Spaces
-4 Bedroom x 3.5 Spaces = 63 Spaces

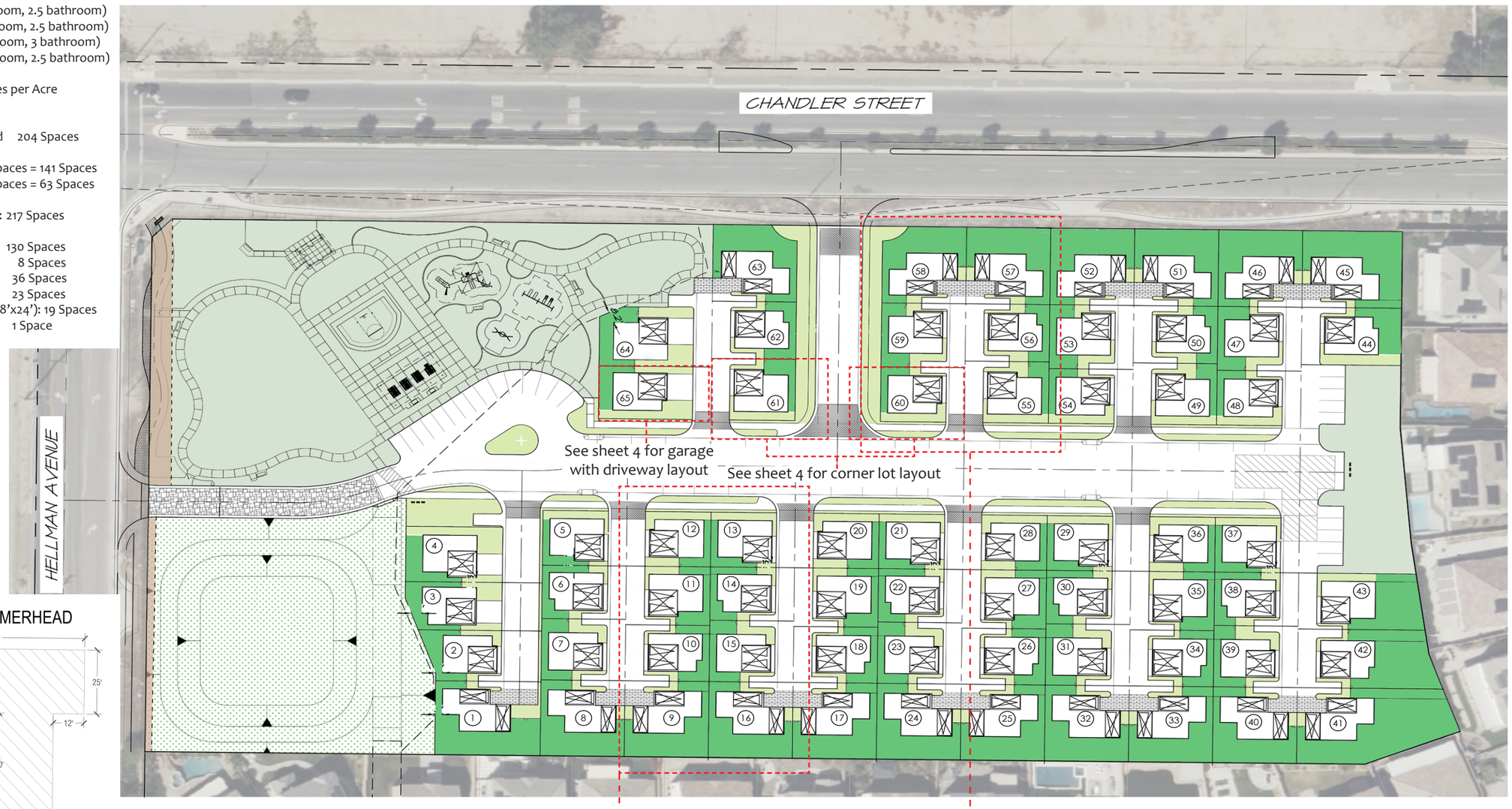
Provided: 217 Spaces

- Garage: 130 Spaces
- Driveway (2 ea.): 8 Spaces
- Alley (9'x18'): 36 Spaces
- Head-in (9'x18'): 23 Spaces
- On Street Striped(8'x24'): 19 Spaces
- ADA: 1 Space

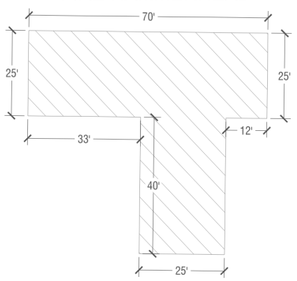
IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN

LOCATED IN SECTION 3, T. 3 S., R. 7 W., S.B.M.



FIRE HAMMERHEAD



CONCEPTUAL SITE PLAN BY
WILLIAM HEZMALHALCH ARCHITECTS

OWNER:
THE MCCUNE AND STANLEY FAMILIES

APPLICANT:
MCCUNE REALTY INV C/O RICK BONDAR
12080 BELLEGRAVE AVENUE, JURUPA VALLEY, CALIFORNIA

APN:
130-781-021

LAND USE:
Existing General Plan Land Use:
CHANDLER POLICY AREA
5-8DU/AC
Proposed General Plan Land Use:
CHANDLER POLICY AREA

ZONING:
Existing / Proposed Zoning:
GENERAL COMMERCIAL

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 123 OF TRACT NO.29997, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 443, PAGES 4 THROUGH 10, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

BUILDING SUMMARY:
65 CLUSTER SINGLE FAMILY TWO STORY BUILDINGS

COMMUNITY AMENITY SUMMARY:
Walking Trails
Dog Parks
Recreational Open Space
Tot Lot
Basketball Court
Picnic Area
Open Space Drainage Facility

DEVELOPMENT STANDARDS

Project Information							Development Standards											
Type **Plan#/Square Footage/ Bedrooms/ Baths**	Total # of Lots	Min Lot Size	Elevations Per Plan	Architectural Styles			Lot Width Min. (9)	Lot Depth Min.	Front Porch or Balcony Setback	Garage Setback (With Drive-way) (9)	Garage Setback (Without Driveway) (9)	Sideyard Setback	Corner Lot Streetside Setback (Lot 60 & 61)	Rear Setback (1)(2)(9)	Rear Patio Setback (3)	Building Height Max	Min Setback From Exisitng Residential (4)	Min Setback From Public Street
6 Pack	4																	
Plan 1 / 1,499 s.f. / 3 Bed / 2.5 bath		2,300	4	Craftsman	Italianate	Spanish	40’	54’	3’	N/A	3’	3.5’	N/A	5’	5’	40’	10’	10’
Plan 2 / 1,545 s.f. / 3 Bed / 2.5 bath		2,400	4	Craftsman	Italianate	Spanish	40’	54’	3’	18’	3’	3.5’	6.5’	5’	5’	40’	10’	10’
Plan 3 / 1,692 s.f. / 4 Bed / 3 bath		3,100	4	Craftsman	Italianate	Spanish	40’	54’	3’	N/A	0’	3.5’	N/A	5’	5’	40’	10’	10’
Plan 4 / 1,788 s.f. / 3 Bed / 2.5 bath		2,300	4	Craftsman	Italianate	Spanish	40’	54’	3’	18’	3’	3.5’	6.5’	5’	5’	40’	10’	10’
8 Pack	6																	
Plan 1 / 1,499 s.f. / 3 Bed / 2.5 bath		2,300	4	Craftsman	Italianate	Spanish	40’	54’	3’	18’	3’	3.5’	N/A	5’	5’	40’	10’	10’
Plan 2 / 1,545 s.f. / 3 Bed / 2.5 bath		2,400	4	Craftsman	Italianate	Spanish	40’	54’	3’	N/A	3’	3.5’	N/A	5’	5’	40’	10’	10’
Plan 3 / 1,692 s.f. / 4 Bed / 3 bath		3,100	4	Craftsman	Italianate	Spanish	40’	54’	3’	N/A	0’	3.5’	N/A	5’	5’	40’	10’	10’
Plan 4 / 1,788 s.f. / 3 Bed / 2.5 bath		2,300	4	Craftsman	Italianate	Spanish	40’	54’	3’	18’	3’	3.5’	N/A	5’	5’	40’	10’	10’

Parking Standards													
	# of Units	Garage Stall Space		Off-Street Stall Space (head in parking & Driveway)		On-Street Stall Space (parallel)		Required Parking Ratio	Total Parking Required	Garage Spaces Provided	Driveway Spaces Provided	Off-Street Spaces Provided	On-Street Spaces Provided	Total Parking Provided
3 Bedrooms	47	Width	Length	Width	Length	Width	Length	3 spaces	141	130	8	60	19	217
		10’	20’	9’	18’	8’	24’							
4 Bedrooms	18	10’	20’	9’	18’	8’	24’	3.5	63					

1. Where the building is located adjacent to the project boundary, the min. setback to boundary shall be 10’-0”.
2. Lots 1-4 and lots 64 (clipped backyard) shall have min rear yard setback of 5’-0”.
3. Patio covers shall meet min. required rear and side yard setbacks
4. South and East Project Boundary
5. All lighting on site shall be shielded, stationary and directed away from adjacent properties or public streets.
6. Please refer to typical lot layout plan on sheet 4
7. R1 zoning code will apply when PRD standards are silent
8. Garage setbacks are measured from the appron
9. Lots with irregular setbacks and/or lot dimensions as depicted on sheet 5

Accessory Structures:
* For accessory structures, refer to City of Eastvale Code Section 120.05.120

The following provisions and restrictions shall apply to all exterior mechanical equipment in the Oasis Project:

- AC units shall not be permitted within any required front yard or setback area.
- Mechanical equipment must be screened from the perspective of the adjacent public streets, right-of-way and/or sidewalk as approved by utility provider
- Exterior components of heating and cooling systems will be located in private yards and screened from public views by privacy vinyl fencing

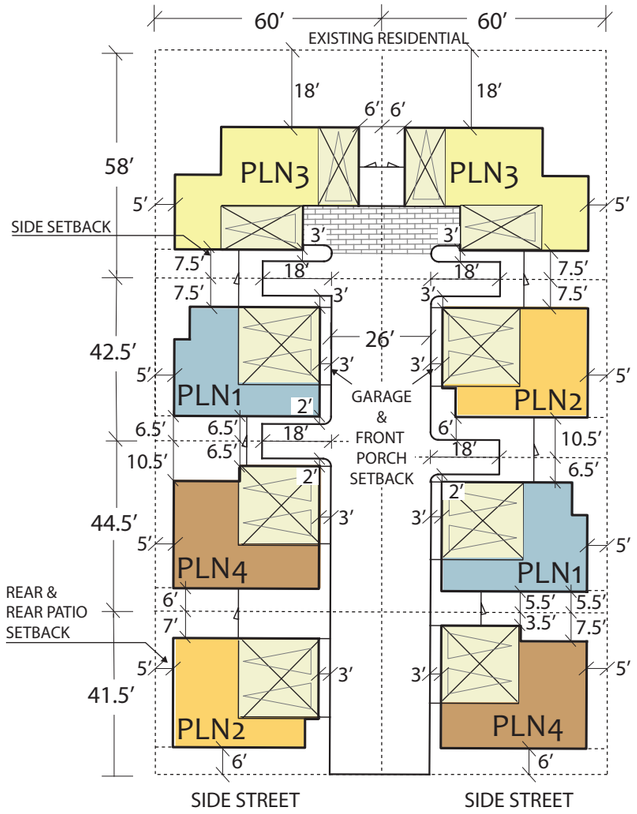


FIRST STORY
FLOOR PLAN

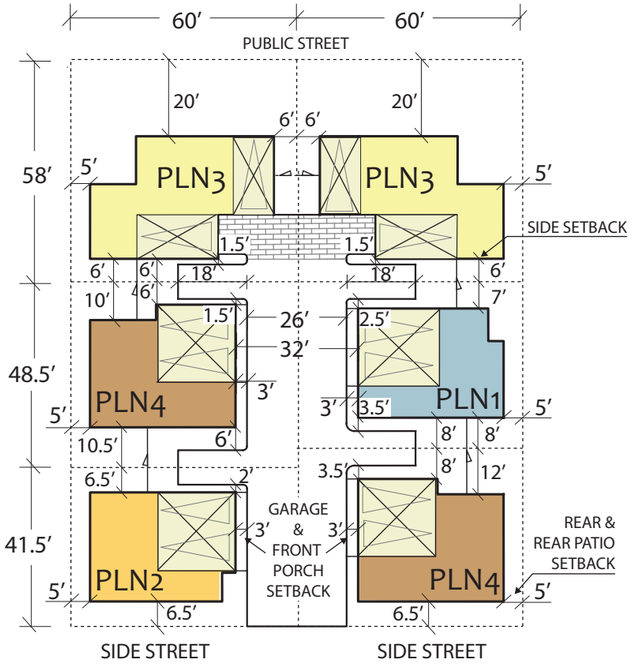


SECOND STORY
FLOOR PLAN

Floor Plans by Kevin L Crooks Architect

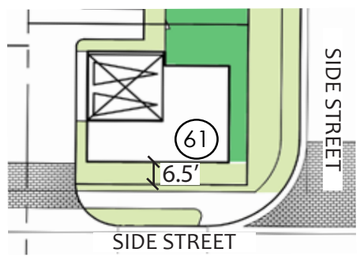


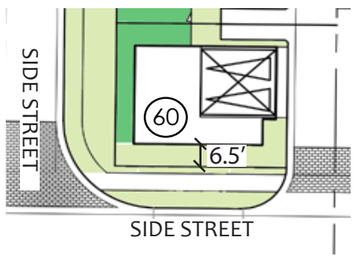
8-PACK TYPICAL LOT



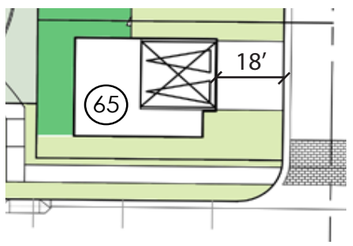
6-PACK TYPICAL LOT

***Refer to development standards on sheet 3 for minimum standards.
Irregular lots are shown on sheet 5.

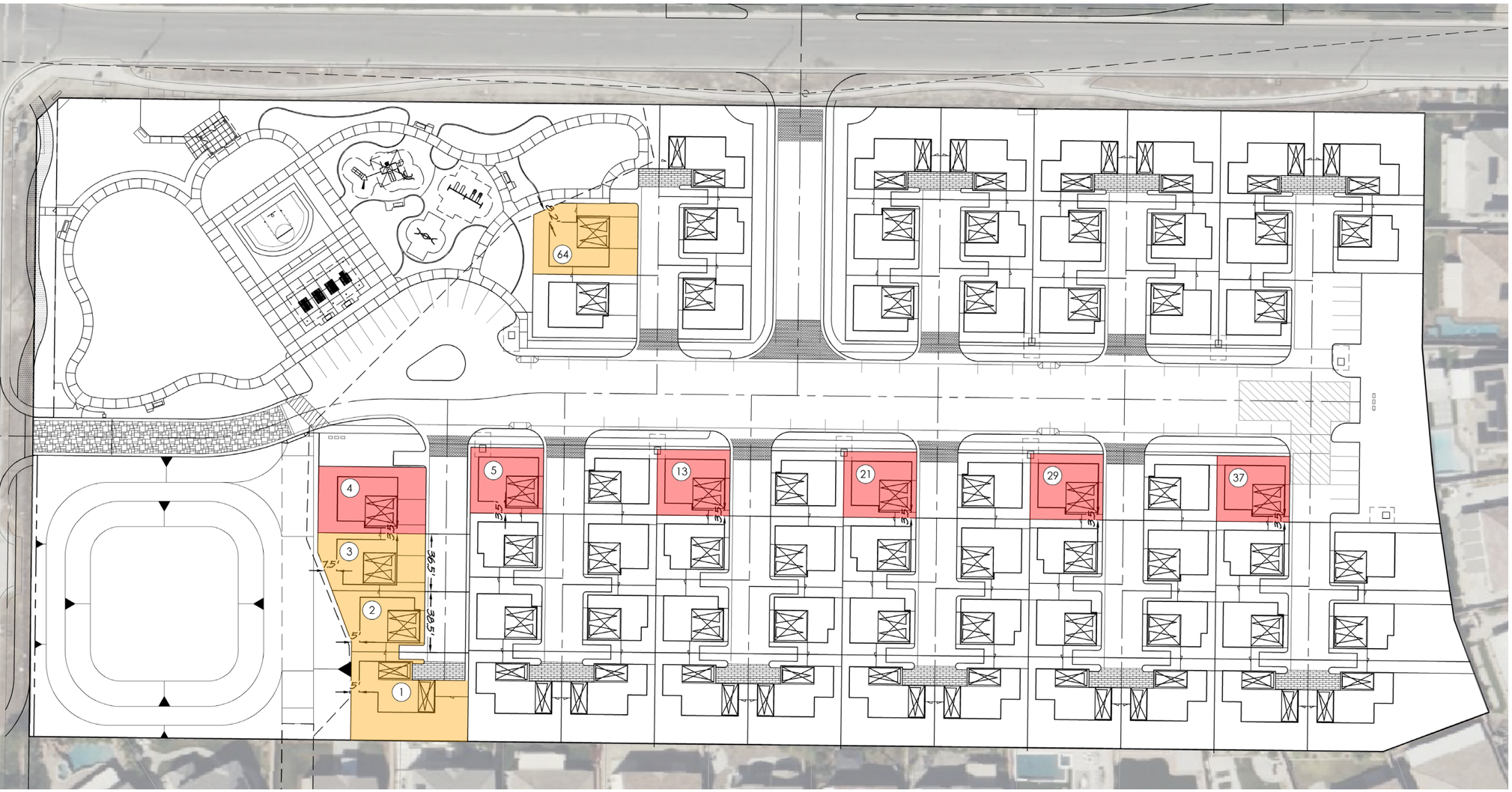




CORNER LOTS (LOT 60 & 61)

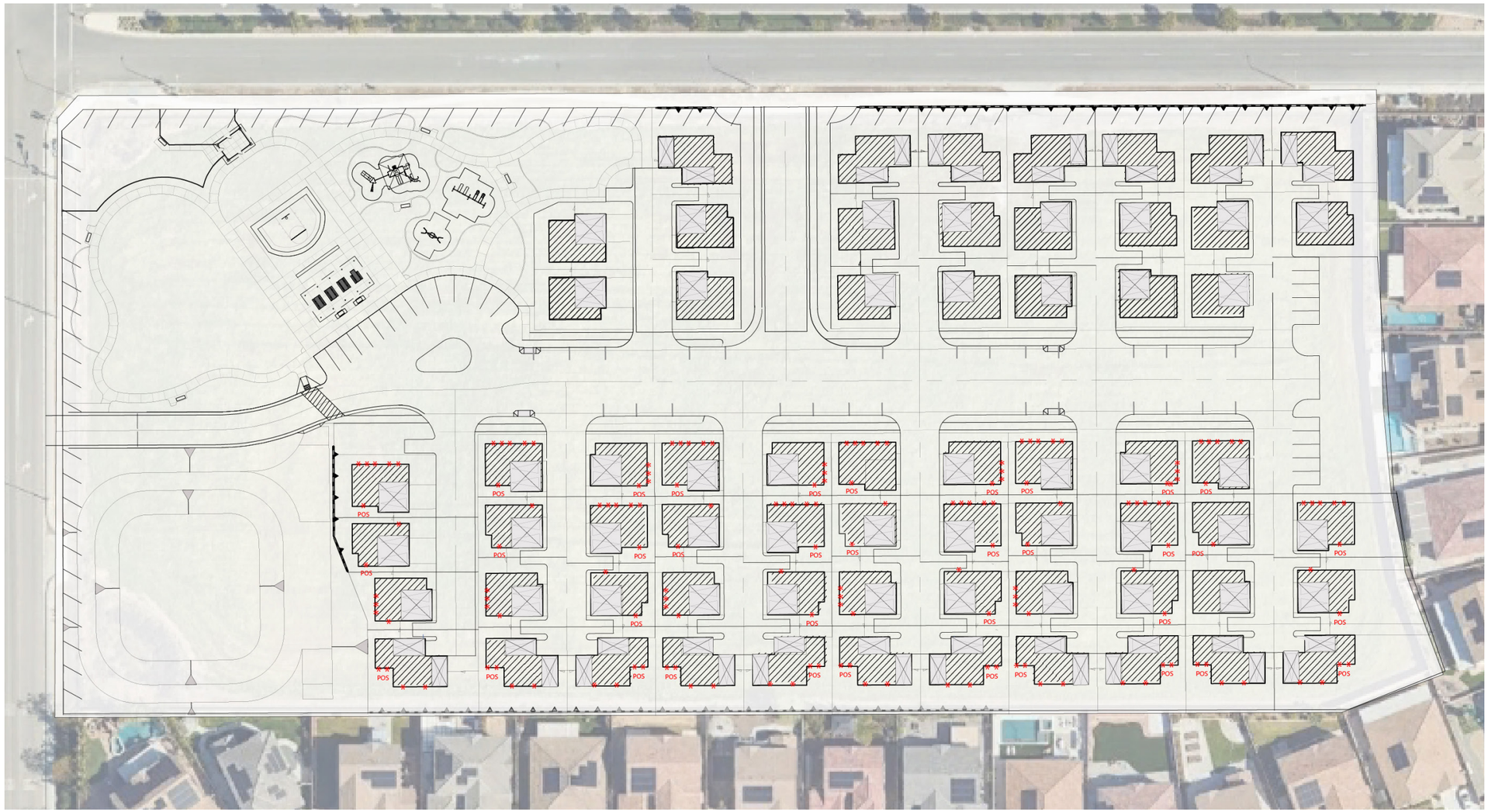


GARAGE WITH DRIVEWAY



LOTS WITH 3.5' SETBACK

LOTS WITH IRREGULAR SETBACK / LOT DIMENSION



POS - Private Open Space

***** - 2nd Floor Window Locations

Note: The 6-pack clusters will provide the same configuration and window placement for similar building floor plans.

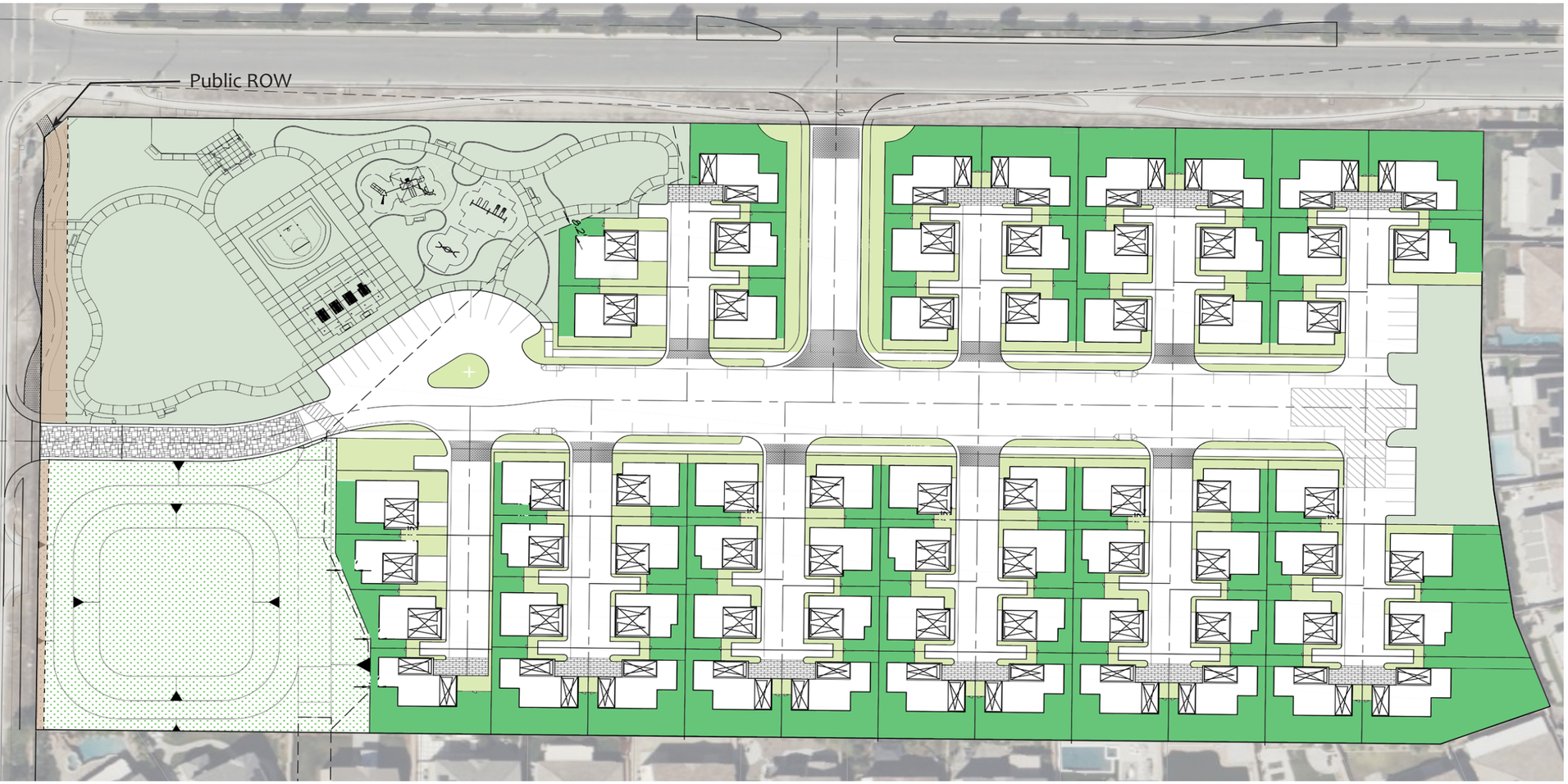


PROPOSED PARKING

OFFSTREET PARKING

- - Garage: 130 spaces
- - Alley (9'x18'): 36 spaces
- - Head-in (9'x18'): 23 spaces
- - ADA Parking: 1 space
- - On Street Striped parking (8'x24'): 19 spaces
- - Driveway (2ea): 8 spaces

PROVIDED : 217 Spaces



DESCRIPTION		
	SF	AC
RECREATIONAL OS	61,992	1.42
HOA CLUSTER OS (HOA MAINTAINED)	36,500	0.84
PRIVATE OS	56,857	1.30
DRAINAGE OS	34,210	0.79
FOOTPRINT OF BUILD PADS (INC. GARAGE APRON)	76,008	1.75
PRIVATE STREETS, ALLEYS AND PARKING SPACES	89,883	2.06
PUBLIC RIGHT OF WAY DEDICATION	3,049	0.07
ON SITE TOTAL	**358,499**	**8.23**

OPEN SPACE SUMMARY		
	SF	AC
NET SITE AREA (EXCLUDING DRIVEWAY, PRIVATE ALLEY-WAY, PUBLIC ROW)	265,567	6.10
TOTAL COMMON OPEN SPACE (EXCLUDING PRIVATE OS, BUILDING PAD, PUBLIC, PUB-LIC ROW)	132,702	3.05
% OF OPEN SPACE	50% (49.97)	

- RECREATIONAL OS
- HOA CLUSTER OS
- PRIVATE OS
- DRAINAGE OS
- PUBLIC RIGHT OF WAY





MAIN ENTRY



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
	TREES				
	Arbutus 'Marina'	Strawberry Tree	L	24" Box	31
	Magnolia g. 'D.D. Blanchard'	Southern Magnolia	M		
	Bauhinia purpurea	Orchid Tree	M	24" Box	14
	Cercis c. "Forest Pansy"	Forest Pansy Redbud	L		
	Lagerstroemia hybrid 'Muskogee'	Crape Myrtle (Lavender)	M		
	Cinnamomum camphora	Camphor Tree	M	24" Box	6
	Ficus rubiginosa 'Florida'	Rusty Leaf Fig	M	36" Box	6
	Platanus racemosa	California Sycamore	L	48" Box	2
	Ginkgo biloba	Maidenhair Tree	M	15 Gal.	35
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	M		
	Tristania conferta	Brisbane Box	M		
	Koelreuteria bipinnata	Chinese Flame	M	24" Box	26
	Platanus acerifolia 'Bloodgood'	London Plane Tree	M		
	Ulmus parvifolia 'True Green'	Evergreen Elm	M		
	Jacaranda mimosifolia	Jacaranda	M	36" Box	30
	Podocarpus gracilior	Fern Pine	M		
	Raphiolepis i. 'Majestic Beauty'	India Hawthorne (Std.)	M	15 Gal.	51
	Strelitzia nicholai	Giant Bird-of-Paradise	M		
	Trachycarpus fortunei	Windmill Palm	M		
	PALMS				
	Phoenix dactylifera	Date Palm	L	16' BTH	7
	SHRUBS				
	Abelia 'Kaleidoscope'	Abelia	M	5 Gal.	
	Agave 'Blue Flame'	Blue Flame Agave	L	5 Gal.	
	Aloe 'Rooikappie'	Li'l Red Riding Hood Aloe	L	5 Gal.	
	Aloe bainesii (barberae)	N.C.N.	L	5 Gal.	
	Alyogne huegelii 'Santa Cruz'	Blue Hibiscus	L	5 Gal.	
	Arbutus unedo 'Elfin King'	Elfin King Strawberry	L	5 Gal.	
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	L	5 Gal.	
	Buxus microphylla japonica	Japanese Boxwood	M	1 Gal.	
	Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush	M	5 Gal.	
	Carissa grandiflora 'Green Carpet'	Natal Plum	M	1 Gal.	
	Dianella revoluta 'DR5000'	Little Rev Flax Lily	M	1 Gal.	
	Elaeagnus pungens	Silverberry	L	5 Gal.	
	Grevillea 'Noelii'	N.C.N.	L	5 Gal.	
	Ilex vomitoria 'Stokes'	Stokes Holly	L	5 Gal.	
	Lantana montevedensis 'Monma'	White Lightin' Lantana	L	5 Gal.	
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	M	5 Gal.	
	Morasa bicolor	Fortnight Lily	M	5 Gal.	
	Olea europaea 'Montra' P.P.#6266	Little Ollie Dwarf Olive	L	5 Gal.	
	Philodendron x 'Xanadu'	Dwarf Philodendron	M	5 Gal.	
	Phormium cookianum	Green Flax	M	5 Gal.	
	Pittosporum tobira	Tobira	M	5 Gal.	
	Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood	M	5 Gal.	
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	M	5 Gal.	
	Prunus caroliniana 'Bright n' Tight'	Carolina Cherry	M	5 Gal.	
	Rhaphiolepis indica 'Clara'	Dwarf Indian Hawthorn	M	5 Gal.	
	Rhaphiolepis x. 'Montic'	Majestic Beauty Hawthorn	M	5 Gal.	
	Rosa f. 'Iceberg'	White Shrub Rose	M	5 Gal.	
	Rosmarinus o. 'Huntington Carpet'	Rosemary	L	5 Gal.	
	Strelizia reginae	Bird-of-Paradise	M	5 Gal.	
	Westringia fruticosa 'Morning Light'	Coast Rosemary	L	5 Gal.	
	VINES & ESPALIERS				
	Distictus buccinatoria	Blood Red Trumpet Vine	M	5 Gal.	
	Ficus pumila (repens)	Creeping Fig	M	1 Gal.	
	GROUND COVER				
	Lippia nodiflora 'Kurapia'	Kurapia	L	rooted cuttings	
	Myoporum p. 'Putah Creek'	Prostratum Myoprum	L	1 Gal.	
	Rosmarinus o. 'Prostratus'	Trailing Rosemary	L	1 Gal.	
	Senecio mandraliscae	N.C.N.	L	rooted cuttings	
	Sod turf	Marathon II, Tall Fescue	H	Sod	
	Trachelospermum asiaticum	Asian Jasmine	M	1 Gal.	
	Westringia fruticosa 'Mundi'	Low Coast Rosemary	L	1 Gal.	

COMMUNITY LEGEND

1. MAIN ENTRY
2. RESIDENTIAL ALLEY WAYS (TYP.)
3. PERIMETER WALL
4. MINI PARK
   - WITH TWO (2) BENCH NODES WITH ADA ACCESSIBILITY
5. MONUMENT
   - SEE SHEETS L6 & L7
6. MAILBOXES
7. DOG WASTE STATION (*)
8. CORNHOLE

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Riviera Peñasco, Sonora # 3782
(949) 644-9370 FAX (714) 210-3140



DOG PARKS



PICNIC AREA



HALF COURT BASKETBALL



TOT LOT AREA



PARK LEGEND

1. PARK PARKING LOT
2. PICNIC AREA
   - INCLUDING A 20' x 60' SHADED STRUCTURE AREA
   - TWO (2) CHARCOAL BBQS
   - FOUR (4) PICNIC TABLES WITH ONE (1) TO BE ADA COMPLIANT
   - ONE (1) DRINKING FOUNTAIN
3. TOT LOT AREA
   - SWINGS
   - SAUCER WING
   - 5 - 12 YEAR OLD PLAY STRUCTURE
4. HALF COURT BASKETBALL
   - INCLUDING SEAT WALL
5. LARGE OPEN TURF PLAY AREA
6. DOG PARKS
   - INCLUDING A 'DOG LOBBY' WITH SHADE STRUCTURE & SEATING
   - LITTLE DOG
   - BIG DOG
7. ADA DRINKING FOUNTAIN / DOG DRINKING FOUNTAIN
8. BENCH NODE WITH ADA ACCESSIBILITY
9. LOOPED WALK
10. TWELVE FOOT WIDE (12') D.G. TRAIL SYSTEM AT BASIN
11. PUBLIC ACCESS GATE TO PARK
12. POLE GATE LOCATION
13. DETENTION BASIN
14. PERIMETER FENCE
    - WITH PILASTERS AT 75' O.C.
15. EVA ACCESS ROAD W/ GATE
    - STAMPED ASPHALT PAVING
16. PERIMETER WALL
17. SEAT WALL at BASKETBALL COURT
18. DOG WASTE STATION (✱)
19. MONUMENT
20. TRANSFORMER (TYP.)

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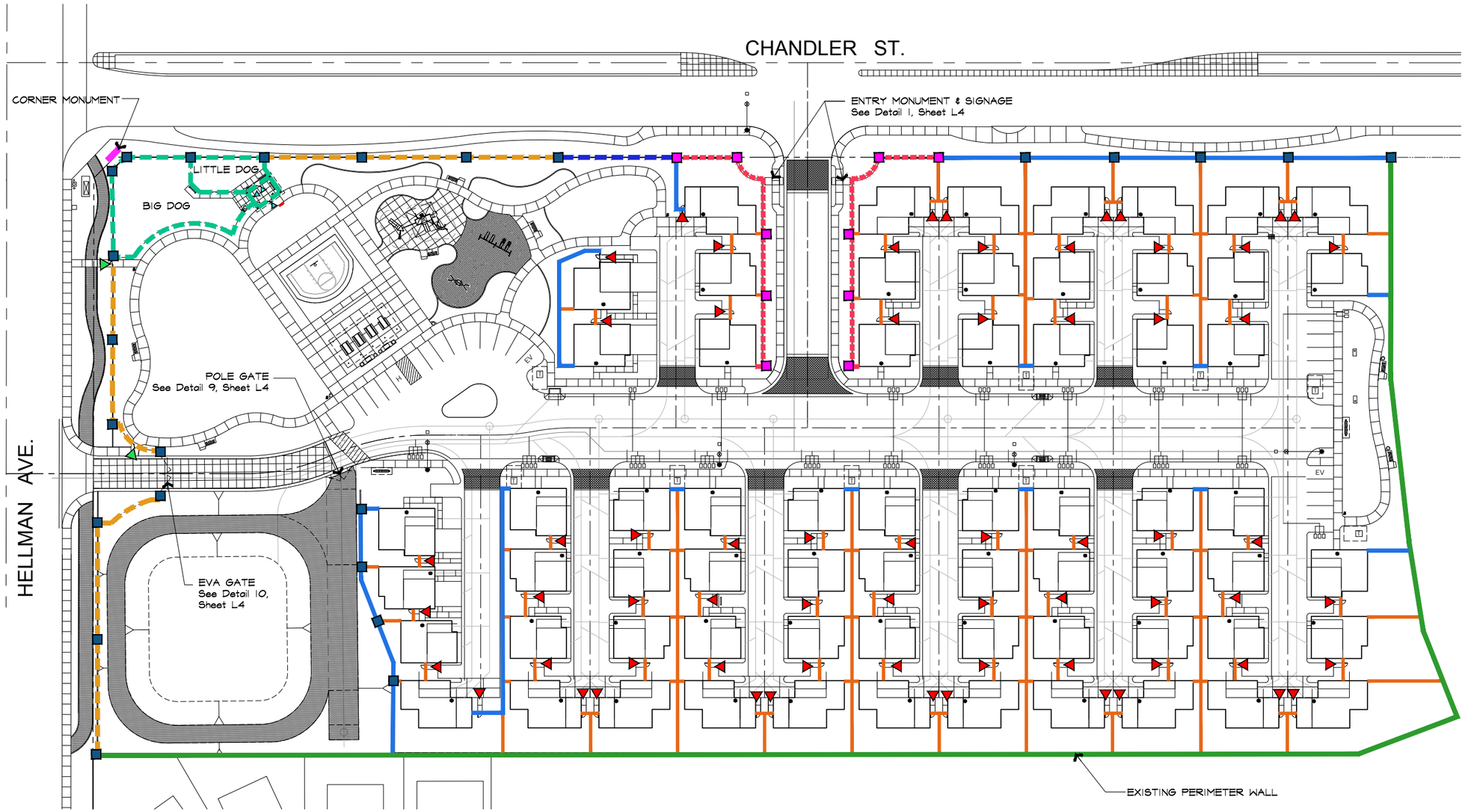

LEGEND

- STUCCO WALL
  See Detail 2, Sheet L4
- 24" SQ. STUCCO PILASTER
  See Detail 3, Sheet L4
- 16" SQ. SPLIT FACE PILASTER
  See Detail 4, Sheet L4
- SPLIT FACE BLOCK WALL
  See Detail 5, Sheet L4
- SPLIT FACE COMBO WALL
  See Detail 6, Sheet L4
- PERIMETER PARK SAFETY FENCE
  See Detail 7, Sheet L4
- PRIVACY VINYL FENCE
  See Detail 8, Sheet L4
- REAR YARD ACCESS GATE
  See Detail 11, Sheet L4
- PARK PEDESTRIAN ACCESS GATE
  See Detail 12, Sheet L4
- DOG PARK GATE
  See Detail 14, Sheet L4
- DOG PARK FENCE
  See Detail 13, Sheet L4
- CORNER MONUMENT
  See Sheets L6 and L7

Note *Walls and fences should not exceed six feet in height.

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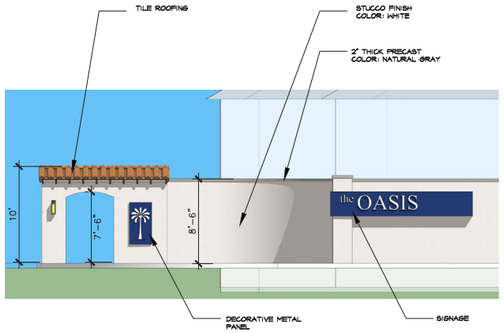
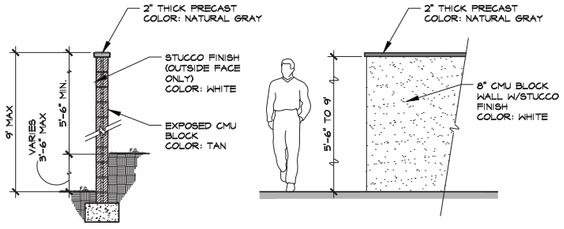
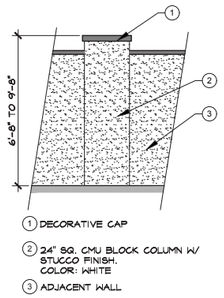


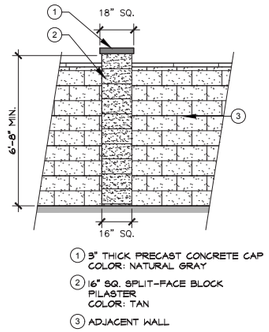
1 ENTRY MONUMENT & SIGNAGE



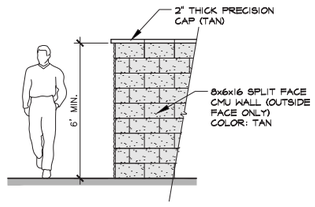
2 STUCCO WALL



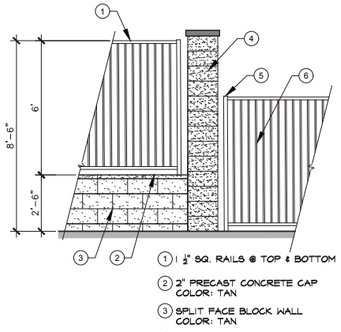
3 24" SQ. STUCCO PILASTER



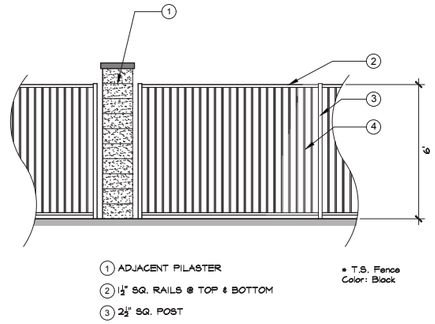
4 16" SQ. SPLIT FACE PILASTER



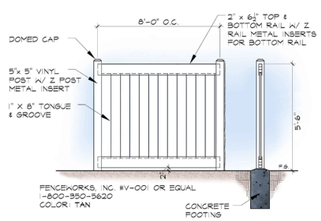
5 SPLIT FACE BLOCK WALL



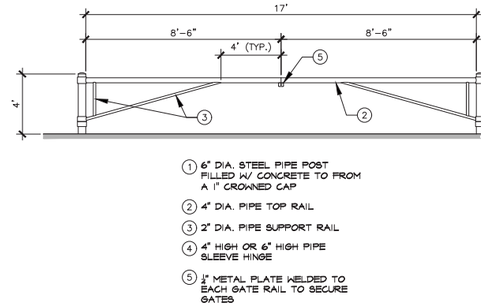
6 SPLIT FACE COMBO WALL



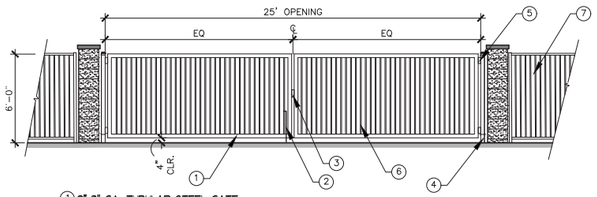
7 PERIMETER PARK SAFETY FENCE



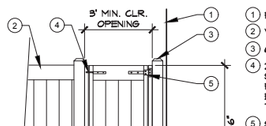
8 PRIVACY VINYL FENCE



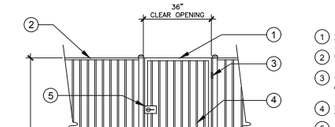
9 POLE GATE



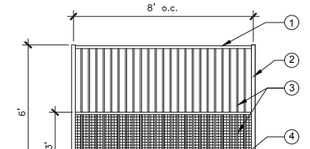
10 EVA GATE



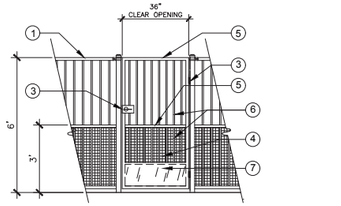
11 REAR YARD ACCESS GATE



12 PARK PEDESTRIAN ACCESS GATE



13 DOG PARK TUBULAR STEEL FENCE



14 DOG PARK GATE

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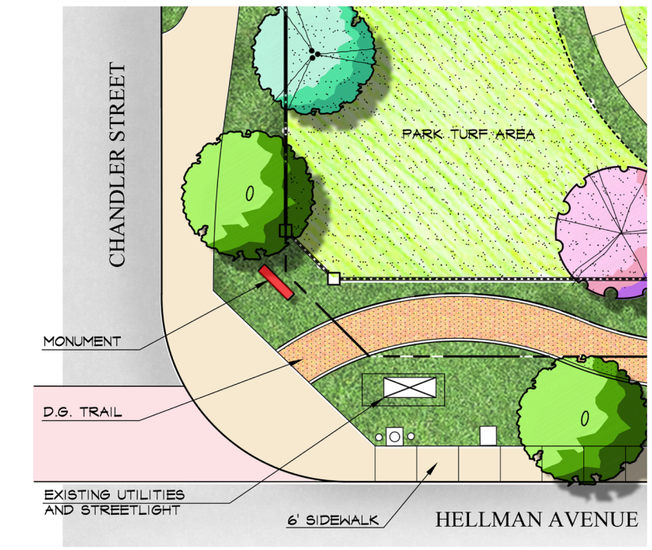
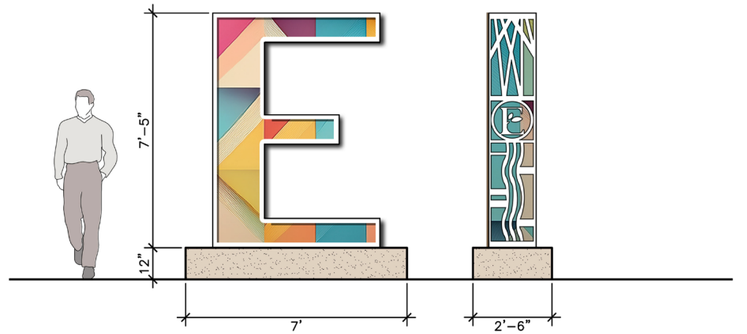


MONUMENT - PLAN VIEW

SCALE: 1"=10'-0"



FRONT ELEVATION

SIDE ELEVATION



PLAN VIEW

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Arbutus "Marina"
Strawberry Tree



Bauhinia purpurea
Orchid Tree



Cercis c. "Forest Pansy"
Forest Pansy Red Bud



Cinnamomum camphora
Camphor



Ficus rubiginosa
Rusty Leaf Fig



Gingko biloba
Maidenhair Tree



Koelreuteria bipinnata
Chinese Flame



Jacaranda mimosifolia
Jacaranda



Magnolia g. 'D.D. Blanchard'
Southern Magnolia



** Platanus racemosa*
California Sycamore



Platanus acerifolia
London Plane Tree



Podocarpus gracilior
Fern Pine



Pyrus c. 'Chanticleer'
Flowering Pear



Rahpiolepis i. 'Montic'
Majestic Beauty Hawthorn



Ulmus parvifolia "Ture Green"
Evergreen Elm



Phoenix dactylifera
Date Palm



Trachycarpus fortunei
Windmill Palm



Dwarf Coyote Brush



Myoporum



Little Rev Flax



Little Ollie Dwarf Olive



Privet



Natal Plum



Coast Rosemary



Dwarf Bottlebrush



Indian Hawthorne



Boxwood



Bird-of-Paradise



Green Flax



Blue Glow Agave



Dwarf Philodendron



Silverberry



Tree Aloe



Strelitzia nicholai
Giant Bird-of-Paradise



Abelia



Coast Rosemary



Elfin King Strawberry Tree



Tobira



Carolina Cherry



Icee Blue

Shrubby Yew Pine

Blue Hibiscus

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY.
	TREES				
	Arbutus 'Marina'	Strawberry Tree	L	24" Box	31
	Magnolia g. 'D.D. Blanchard'	Southern Magnolia	M		
	Bauhinia purpurea	Orchid Tree	M	24" Box	14
	Cercis c. "Forest Pansy"	Forest Pansy Redbud	L		
	Lagerstroemia hybrid 'Muskogee'	Crape Myrtle (Lavender)	M		
	Cinnamomum camphora	Camphor Tree	M	24" Box	6
	Ficus rubiginosa 'Florida'	Rusty Leaf Fig	M	36" Box	6
	Platanus racemosa	California Sycamore	L	48" Box	2
	Ginkgo biloba	Maidenhair Tree	M	15 GaL	35
	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	M		
	Tristania conferta	Brisbane Box	M		
	Koelreuteria bipinnata	Chinese Flame	M	24" Box	26
	Platanus acerifolia 'Bloodgood'	London Plane Tree	M		
	Ulmus parvifolia 'True Green'	Evergreen Elm	M		
	Jacaranda mimosifolia	Jacaranda	M	36" Box	30
	Podocarpus gracilior	Fern Pine	M		
	Raphiolepis i. 'Majestic Beauty'	India Hawthorne (Std.)	M	15 GaL	51
	Strelitzia nicholai	Giant Bird-of-Paradise	M		
	Trachycarpus fortunei	Windmill Palm	M		
	PALMS				
	Phoenix dactylifera	Date Palm	L	16' BTH	7
	SHRUBS				
	Abelia 'Kaleidoscope'	Abelia	M	5 Gal.	
	Agave 'Blue Flame'	Blue Flame Agave	L	5 Gal.	
	Aloe 'Rooikappie'	Li'l Red Riding Hood Aloe	L	5 Gal.	
	Aloe bainesii (barberae)	N.C.N.	L	5 Gal.	
	Alyogne huegelii 'Santa Cruz'	Blue Hibiscus	L	5 Gal.	
	Arbutus unedo 'Elfin King'	Elfin King Strawberry	L	5 Gal.	
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	L	5 Gal.	
	Buxus microphylla japonica	Japanese Boxwood	M	1 Gal.	
	Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush	M	5 Gal.	
	Carissa grandiflora 'Green Carpet'	Natal Plum	M	1 Gal.	
	Dianella revoluta 'DR5000'	Little Rev Flax Lily	M	1 Gal.	
	Elaeagnus pungens	Silverberry	L	5 Gal.	
	Grevillea 'Noelii'	N.C.N.	L	5 Gal.	
	Ilex vomitoria 'Stokes'	Stokes Holly	L	5 Gal.	
	Lantana montevedensis 'Monma'	White Lightin' Lantana	L	5 Gal.	
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	M	5 Gal.	
	Moraea bicolor	Fortnight Lily	M	5 Gal.	
	Olea europaea 'Montra' P.P.#6266	Little Ollie Dwarf Olive	L	5 Gal.	
	Philodendron x 'Xanadu'	Dwarf Philodendron	M	5 Gal.	
	Phormium cookianum	Green Flax	M	5 Gal.	
	Pittosporum tobira	Tobira	M	5 Gal.	
	Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood	M	5 Gal.	
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	M	5 Gal.	
	Prunus caroliniana 'Bright n' Tight'	Carolina Cherry	M	5 Gal.	
	Rhaphiolepis indica 'Clara'	Dwarf Indian Hawthorn	M	5 Gal.	
	Rhaphiolepis x. 'Montic'	Majestic Beauty Hawthorn	M	5 Gal.	
	Rosa f. 'Iceberg'	White Shrub Rose	M	5 Gal.	
	Rosmarinus o. 'Huntington Carpet'	Rosemary	L	5 Gal.	
	Strelizia reginae	Bird-of-Paradise	M	5 Gal.	
	Westringia fruticosa 'Morning Light'	Coast Rosemary	L	5 Gal.	
	VINES & ESPALIERS				
	Distictus buccinatoria	Blood Red Trumpet Vine	M	5 Gal.	
	Ficus pumila (repens)	Creeping Fig	M	1 Gal.	
	GROUND COVER				
	Lippia nodiflora 'Kurapia'	Kurapia	L	rooted cuttings	
	Myoporum p. 'Putah Creek'	Prostratum Myoprum	L	1 Gal.	
	Rosmarinus o. 'Prostratus'	Trailing Rosemary	L	1 Gal.	
	Senecio mandraliscae	N.C.N.	L	rooted cuttings	
	Sod turf	Marathon II, Tall Fescue	H	Sod	
	Trachelospermum asiaticum	Asian Jasmine	M	1 Gal.	
	Westringia fruticosa 'Mundi'	Low Coast Rosemary	L	1 Gal.	

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CEQA EXEMPTION DETERMINATION REPORT

PLN24-20045 – The Oasis at Mill Creek

Southeast Corner of Hellman Avenue and Chandler Street
(APN 130-781-021)

Project Proponent:
McCune Realty Investment Co. LP
Rick Bondar

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

October 2025

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1.0 INTRODUCTION

This Exemption Determination Report has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code, Sections 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.).

CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, exempts from additional environmental review any project that is consistent with either the development density established by existing zoning, a community plan, or an existing general plan, for which an Environmental Impact Report (EIR) was previously certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Pursuant to CEQA Guidelines Section 15183, a project cannot be exempt from CEQA if:

- project-specific impacts "peculiar" to the project or its site exist;
- there is a significant impact not evaluated in the prior EIR on the plan or zoning; and/or
- previously identified impacts are found to be more severe based on new information not known when the prior EIR was certified.

Further, Section 15183(c) of the CEQA Guidelines states, "If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards … then an additional EIR need not be prepared for the project solely on the basis of that impact."

On March 27, 2024, the City of Eastvale (City) Council adopted the Eastvale General Plan 2040 (General Plan; City of Eastvale 2024a) and certified the Final EIR for the General Plan (State Clearinghouse No. 2022080090). The intent of this report is to document that: (1) implementation of the proposed PLN24-20045, The Oasis at Mill Creek project (Project), would not result in impacts that are peculiar to the Project site; and (2) there would be no new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed Project would not trigger expanded environmental review, beyond this Section 15183 Exemption Report.

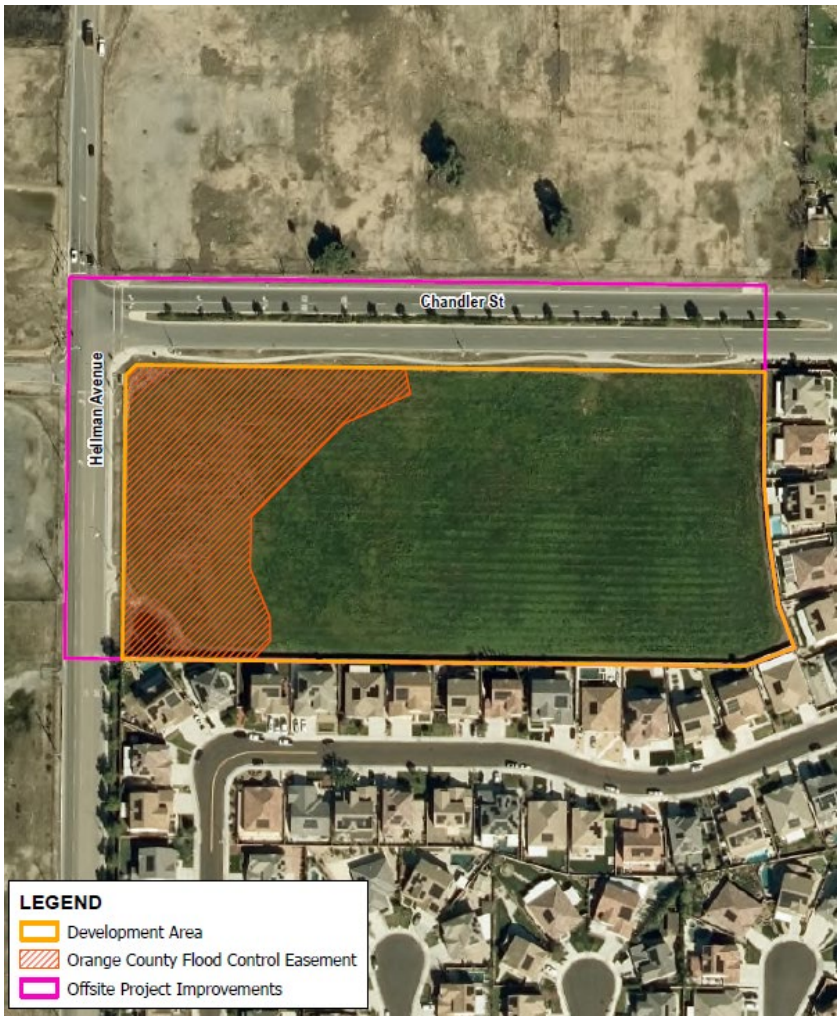
2.0 PROJECT DESCRIPTION

2.1 Project Location

The 8.23-acre Project site is located at 14970 Chandler Street in Eastvale in Riverside County, California, on Assessor's Parcel Number (APN) 130-781-021. The Project site located at the southeast corner of Hellman Avenue and Chandler Street is relatively flat, vacant and undeveloped (**Figure 1: Project Site**). The Project site has been enclosed by a chain link fence along Hellman Avenue and Chandler Street, and

by a block wall along the southern and eastern property lines. Residential development is adjacent to the southern and eastern Project site boundary. To the north, there is undisturbed vacant land within the City of Eastvale designated as Heavy Agriculture (A-2) and General Commercial (C-1/C-P). Additionally, the Cucamonga Creek a channelized water way, is located less than a quarter mile to the northwest of the Project site. West of Hellman Avenue within the City of Chino, this area is currently vacant.

FIGURE 1: PROJECT SITE



2.2 Project Characteristics

The Project site is a vacant lot that was previously part of a former dairy farm that has since been demolished. The Project site was later subdivided as part of the adjacent residential development and rough-graded as a mass graded pad and overexcavated in 2015 and 2018 to depths of 11 feet below surface level, refilled, and recompacted. The Project site has an existing Zone designation of General Commercial (C-1/C-P) and a General Plan Land Use designation of Chandler Policy Area. Under the General Plan designation of Chandler Policy Area, residential development is an allowable use with density range

between 5.0 and 8.0 dwelling units per acre until a specific plan is adopted for the policy area (GP, p. 31).

The proposed Project applications include a Major Development Plan Review, Tentative Tract Map No. 39156, and SB330 – Housing Streamlining. The proposed Project site consists of a total of approximately 11.63 acres consisting of an approximately 8.23 acre Project site and approximately 3.4 acres of roadway improvements adjacent to the Project site. The main access to the proposed Project would be provided from Chandler Street on the north side of the proposed Project site. The existing median would be modified to allow for full access to and from the proposed Project onto Chandler Avenue. A secondary emergency access would also be provided on Hellman Avenue. There would be no gate proposed for the main entrance onto Chandler Street. However, the secondary access would be gated and equipped with a Knox Box.

The Project proposes the development of 65 single-family residential units at a density of 7.9 dwelling units per acre. The residential units would be constructed as two-story cluster type units ranging between three and four bedrooms. A total of 217 parking spaces would be provided via a combination of garage spaces, driveway spaces, stalls, and street spaces on the Project site.

Approximately 2.2 acres in the westernmost portion of the site lie within an Orange County Flood Control District easement. The west side of the Project site would be designed with an open space recreational area and a drainage area separated by an access road. The 1.3-acre open space recreation area proposed in the northwestern most corner of the Project site, includes dog parks, a tot lot and a concrete or decomposed granite walking trail. Simple play equipment would also be placed within the tot lot. A picnic area with shade structure as well as a half-court basketball facility are also proposed. There would also be some parking spaces to serve the residents and their guests.

The 0.8-acre open space water quality basin proposed in the south westernmost corner of the Project site, would be designed approximately 125 feet wide and five feet deep and include an access road that may also be utilized as a walking trail. The bottom of the basin would have layers of permeable engineering media to facilitate drainage, as well as a buried perforated pipe to transport accumulated water away from the Project site.

The Project site is estimated to result in approximately 6,390 cubic yards (cy) of cut and approximately 6,720 cy of fill resulting in a net import of 330 cy with maximum depth of disturbance is ranging from 5 to 10 feet below grade. Refer to Appendix A, Project Site Plan, for the proposed layout of the Project features.

The proposed Project would be consistent with the General Plan because it proposes a density of 7.9 dwelling units per acre which is within the allowable 5.0 to 8.0 dwelling units per acre under the General Plan Chandler Policy Area. On October 27, 2021, the City of Eastvale adopted a No Net Loss Program codified through Municipal Code 120.08 to ensure there is no net loss of residential capacity within the City as required by Senate Bill 330. Because the proposed Project use is consistent with the General Plan, no change of zone is required as no loss of residential capacity would occur.

3.0 ENVIRONMENTAL ANALYSIS

This section includes a discussion of the proposed Project's consistency with the General Plan EIR, per CEQA Guidelines Section 15183. This analysis is based on a desktop review of the Project site and project-specific technical studies. This section includes a brief discussion of environmental impacts that would be similar to those disclosed in the General Plan EIR, as well as a more detailed analysis of potential project impacts that could be site specific, including biological resources, cultural and tribal cultural resources, paleontological resources, geology and soils, and hazards and hazardous materials.

3.1 Environmental Topics Considered but Not Discussed Further

The following topics were considered but no peculiar impacts, and no new or more severe impacts beyond what was previously evaluated and disclosed by the General Plan EIR, were identified. As a result, there is no further discussion about these issues in this document.

- **Land Use and Planning:** As mentioned in *Section 2.2 – Project Characteristics* above, the Project site has a general plan designation of Chandler Policy Area which allows for residential development with a density range of 5.0 to 8.0 dwelling units per acre. Because the proposed Project would result in a density of 7.9 dwelling units per acre, the proposed Project would be consistent with the General Plan and would not require the need for a zone change. Therefore, the proposed Project would not result in land use and planning impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Air Quality:** Because the proposed Project would be consistent with the development density allowed on the Project site by the General Plan, neither construction nor operation of the proposed 65-unit residential Project would result in air quality impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Energy and Greenhouse Gases:** Because the proposed Project would be consistent with the development density allowed on the Project site by the General Plan, neither construction nor operation of the proposed 65-unit residential Project would result in energy or greenhouse gas impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Hydrology and Water Quality:** The Project contractor would be required to comply with federal, state, and local regulations to ensure the proposed Project would not result in construction-related hydrology or water quality impacts that are peculiar or more severe than those disclosed in the General Plan EIR. Additionally, implementation of a project-specific stormwater management plan would ensure that Project operation would not result in peculiar or more severe operational impacts than those disclosed in the General Plan EIR.

- **Noise:** The Project contractor would be required to comply with the City's Noise Ordinance, which restricts the timing on construction activities. Additionally, because the proposed Project would be consistent with the development density allowed on the Project site by the General Plan, construction

and operation of the proposed 65-unit residential Project would not result in noise impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Population and Housing:** Because the proposed Project would be consistent with the development density allowed on the Project site by the General Plan, the proposed 65-unit residential Project would not result in population and housing impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Public Services and Recreation:** Because the proposed Project would be consistent with the development density allowed on the Project site by the General Plan, the proposed 65-unit residential Project would not result in public services or recreation impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Transportation:** Because the proposed Project would be consistent with the development density allowed on the Project site by the General Plan, the proposed 65-unit residential Project would not result in transportation impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Utilities and Service Systems:** Because the proposed Project would be consistent with the development density allowed on the Project site by the General Plan, the proposed 65-unit residential Project would not result in utilities and service systems impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

- **Effects Found Not to Be Significant in the General Plan EIR:** Because the proposed Project would be consistent with the development density allowed on the Project site by the General Plan, the proposed 65-unit residential Project would not result in aesthetics, agriculture and forestry resources, mineral resources, or wildfire impacts that are peculiar or more severe than those disclosed in the General Plan EIR.

3.2 Biological Resources

Summary of Findings in the General Plan EIR: Impacts to biological resources were analyzed in Section 3.2, *Biological Resources*, of the General Plan EIR. Eastvale is generally a highly developed area with limited natural open space, although sensitive vegetation communities, jurisdictional waters and wetlands, and special-status plant and wildlife species occur (or have the potential to occur) within the City's boundaries. The most prominent natural resource within the City is the Santa Ana River and surrounding riparian and woodland habitat. The Santa Ana River forms the southern boundary of Eastvale and is an important local and regional open space resource. Portions of the City along the Santa Ana River, as well as the northernmost portion of the City, are included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), of which the City is a signatory.

The General Plan EIR acknowledges that grading and construction activities associated with future development could impact sensitive biological resources. In accordance with MSHCP requirements, preparation of a project-specific General Biological Resource Assessment for development proposals located in areas with the potential to contain special-status species and/or sensitive habitat identified by

the MSHCP would be required. Further, future development would be subject to compliance with relevant federal, state, and local requirements, including the federal and state Endangered Species Acts, Clean Water Act, Migratory Bird Treaty Act, California Fish and Game Code, and MSHCP policies.

The analysis in the General Plan EIR concluded that with implementation of the General Plan policies and the City's preapplication review process (which includes a project-specific General Biological Resource Assessment in areas with the potential to contain MSHCP-identified special-status species and/or sensitive habitat), as well as continued adherence to federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts to biological resources.

Impacts Associated with the Proposed Project: A Biological Resources Assessment and Western Riverside County MSHCP Consistency Analysis dated May 16, 2025 (OSPREY) was prepared for the proposed Project by Osprey Environmental Associates, Inc. The technical study is included as Appendix B of this report.

No sensitive vegetation communities, potentially jurisdictional areas, special-status plant species (including MSHCP narrow endemic plants), or MSHCP riparian/riverine areas were observed on-site during the field assessment conducted on March 10, 2025. In addition to the field assessment, satellite imagery and USGS topographic maps were examined to evaluate the potential presence of jurisdictional aquatic resources. (Osprey, p. 1)

Regarding special-status wildlife species, no burrowing owl (*Athene cunicularia*) were observed during the field assessment or the focused burrowing owl surveys which were conducted March 10 and 25, 2025. (Osprey, p. 1)

The Project site is not located within a MSHCP Criteria Area, MSHCP Core or Linkage Area, or within or adjacent to MSHCP conserved lands or Public/Quasi-Public (PQP) lands. Field surveys confirmed the absence of riparian/riverine habitats, vernal pools, and suitable habitat for fairy shrimp and special-status riparian bird species. (Osprey, p. 1)

The Project site has been previously used for livestock farming until approximately 2014, after which, it has remained undeveloped. During this time the Project site has been routinely cleared or treated and has undergone repeat grading which has contributed to its highly disturbed condition. The existing chain link fence encompassing the entirety of the Project site limits wildlife access and habitat connectivity. (Osprey, p. 6)

While the Project site is located within the MSHCP Narrow Endemic Plant Species (NEPS) Survey Area for San Diego ambrosia (*Ambrosia pumila*), San Miguel savory (*Clinopodium chandleri*), and Brand's phacelia (*Phacelia stellaris*), due to the disturbed nature of the Project site, vegetation coverage is sparse and consists of *Cynodon dactylon* (Bermudagrass), a non-native species commonly found in degraded environments, *Malva parviflora* (cheeseweed mallow), *Erodium cicutarium* (red stemmed filaree), and *Salsola tragus* (prickly Russian thistle). Therefore, no sensitive vegetation communities or special-status plant species were found onsite. (Osprey, pp. 1, 7)

Furthermore, while the Project site lies within the MSHCP Burrowing Owl Survey Area, due to the lack of vegetation and human-related disturbances, the Project site is unlikely to support any special-status species. Although no special-status species were documented birds may use the Project site or vicinity for breading thus, the proposed Project will be required to comply with **SDC BIO-1** below to ensure nest birds are not impacted at the time of ground-disturbing activities commence. Furthermore, **SDC BIO-2** would ensure that burrowing owls have not colonized within 30-days before any ground-disturbing activities commence. (Osprey, pp. 9, 12-14)

Two artificial drainage basins were identified in the northwest and southwest portions of the Project site. However, these basins were constructed as part of flood control and stormwater management system and contain vertical corrugated steel culverts. Since no standing water, evidence of ingress/egress surface flow, inundation, wetland or wetland indicators (such as hydrophytic vegetation or wetland hydrology) were observed within these features during the field assessment. Given their artificial nature and lack of observable indicators of jurisdictional waters, these basins likely do not meet the regulatory criteria under Sections 404 and 401 of the Clean Water Act, the Porter-Cologne Water Quality Control Act, or Section 1602 of the California Fish and Game Code. (Osprey, pp. 9-10)

Last, as the Project site is not located within or adjacent to PQP lands, does not contain riparian habitat, vernal pools, suitable habitat for NEPS, is not mapped within a MSHCP Criteria Plan Species, Amphibian, or Mammal Survey Area, and has conducted focused surveys for burrowing owl as discussed above, the Project does not conflict with MSHCP Sections 6.1, 6.2, 6.3, or 6.4. (Osprey pp. 10-14).

The following standardized Site Development Conditions (SDCs) will be required for the proposed Project:

SDC BIO-1: **Preconstruction Nesting Bird Survey.** Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following:

1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513.

2. Any construction activities that occur during the typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300 feet surrounding the site (as feasible), be thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of ground disturbance activities. If active nests are identified, the qualified biologist would establish an appropriate buffer around the vegetation. All work within these buffers would be halted until the nesting effort is complete (i.e., the juveniles are surviving independent from the nest) as determined by the qualified biologist. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer area and would develop a monitoring plan to prevent any impacts

while the nest continues to be active (e.g., presence of eggs, chicks, or adult nesting behavior). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.

SDC BIO-2: **Preconstruction Burrowing Owl Survey.** In accordance with MSHCP species-specific objective #6 for burrowing owl, a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist where suitable habitat is present within the study area (project site and surrounding 500-foot buffer). If active burrowing owl burrows are detected during the breeding season (March 1 through August 31), all work within 300 feet of any active burrow will be halted until that nesting effort is finished as determined by a qualified biologist. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season (September 1 through February 28), then a Burrowing Owl Exclusion Plan shall be prepared by the project applicant and approved by the County of Riverside Environmental Programs Department in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (2012) and the MSHCP, which allows for passive relocation (i.e., use of one-way doors and collapse of burrows). Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to prevent reentry.

SDC BIO-3: **Implement Standard Best Management Practices.** To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.

Conclusion: With implementation of **SDC BIO-1** through **SDC BIO-3** and compliance with the Western Riverside County MSHCP, the proposed Project would not result in impacts to biological resources that are peculiar to the Project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed Project would not trigger additional environmental review.

3.3 Cultural and Tribal Cultural Resources

Summary of Findings in the General Plan EIR: Impacts to cultural resources and tribal cultural resources were analyzed in Section 3.3, *Cultural Resources*, and Section 3.12, *Tribal Cultural Resources*, of the General Plan EIR. No historic resources listed in the National Register of Historic Places or the California Register of Historical Resources occur within the City's boundaries, although the City contains one locally historic resource, the Desi House. In accordance with Senate Bill 18 and Assembly Bill (AB) 52, the City notified local tribes about the General Plan on August 2, 2022. The Gabrielieño Tongva Indians of California, the Agua Caliente Band of Cahuilla Indians, and the Rincon Band of Luiseño Indians responded in August 2022 and declined consultation. The Gabrieleño Band of Mission Indians-Kizh Nation also declined consultation for the General Plan but requested to be consulted for future ground-disturbing

development projects within the City.

The General Plan EIR acknowledges that grading and construction activities associated with future development could unearth unknown historical or archaeological resources and/or disturb human remains during ground-disturbing activities. General Plan Policy CO-6.4 requires a Phase I Cultural Resources Assessment for new development proposals that occur on native soils. Additionally, future site-specific development proposals subject to CEQA would be required to undergo government-to-government consultation in accordance with AB 52 requirements and would be required to implement any project-specific SDCs to reduce impacts to tribal cultural resources. Further, future development would be subject to compliance with relevant federal, state, and local requirements, including California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98, which pertain to the treatment of human remains.

The analysis in the General Plan EIR concluded that with implementation of the General Plan policies and the City's preapplication review process (which includes a project-specific Cultural Resources Assessment for projects that could impact native soils and, if required, project-specific AB 52 consultation), as well as continued adherence to applicable federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts to cultural resources and tribal cultural resources.

Impacts Associated with the Proposed Project: A Cultural Resources Assessment dated July 24, 2025 (SE-A) was prepared for the proposed Project by South Environmental. This technical study is included as Appendix C of this report.

The Cultural Resource Assessment included the entire 11.63 acres of potential disturbance which make up the Area of Potential Effects (APE). The cultural resources records searches included an additional one-half mile buffer around the APE. The records searches indicated that one previously recorded cultural resource was identified on the Project site along with 12 previously recorded cultural resources within the one-half mile buffer area of the APE. The previously recorded cultural resource that was identified on the Project site was demolished in 2015 and no remnants remain. Since the other 12 resources identified are located outside of the Project APE, these resources are not anticipated to be affected. Additionally, the results of the Native American Heritage Commission's Sacred Lands File search were negative for the presence of sacred lands in the vicinity of the Project site. (SE-A, pp. 28 – 30).

No other archaeological resources were identified within the Project APE as a result of the records searches, NAHC Sacred Lands File search and Native American outreach, or intensive-level survey by qualified archaeologists. Due to the extent and depth of recent ground disturbance, particularly the mechanical over excavation of soils to depths exceeding 10 feet, indicates that any intact subsurface archaeological deposits that may have existed within the Project site would likely have been significantly impacted or destroyed by grading and excavation activities so the potential for intact cultural resources within the Project APE is extremely low. (SE-A, p. 44) Nonetheless, inadvertent findings may occur but would be reduced through implementation of the SDC's below.

The following standardized SDCs will be required for the proposed Project:

SDC CUL-1: **Archaeological Monitoring Plan.** At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project applicant shall retain an archaeologist, meeting the Secretary of the Interior's Standards, to oversee archaeological monitoring of ground-disturbing activities in an effort to identify any unknown archaeological resources. Ground-disturbing activities may include, but are not limited to, pavement removal, potholing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching. The project archaeologist, in consultation with Tribe(s) (as defined by TCR-1) identified during the implementation of TCR-1, and the developer shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:

1. Project grading and development scheduling.
2. Cultural Resources sensitivity training requirement for all earthwork-related construction personnel
3. If necessary, the development of a rotating or simultaneous schedule in coordination with the project applicant and the project archaeologist for designated Native American tribal monitors from the Tribe(s) during grading, excavation, and ground-disturbing activities on the site.
4. The safety requirements, duties, scope of work, and Native American tribal monitors' authority to stop and redirect grading activities in coordination with all project archaeologists.
5. The protocols and stipulations that the developer, tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource evaluation.

The archaeological monitor will maintain a daily log documenting, at minimum, the identity of the monitor, the work monitored, and any cultural materials identified or other actions taken by the monitor. The monitoring logs will be provided to the City upon request and may be shared with interested parties at the City's discretion. The on-site monitoring would end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources.

SDC CUL-2: **Tribal Monitoring and Treatment Agreement.** The project applicant shall provide for Native American monitoring during grading. The Native American monitor(s) shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The City shall coordinate with the consulting tribe(s) to facilitate communications with the project developer/applicant so that all parties can develop a

mutually acceptable Tribal Monitoring and Treatment Agreement, which will include the scope of monitoring, scheduling of monitors from individual consulting tribe(s), and the course of action for inadvertent discoveries.

SDC CUL-3: **Cultural Resources Worker Sensitivity Training.** The project archaeologist and the consulting tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory cultural resources worker sensitivity training. The training will include a brief review of the cultural sensitivity of the project site and the surrounding area; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event that inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.

SDC CUL-4: **Inadvertent Discovery.** During ground disturbing activities, in the event an unanticipated cultural resource is discovered, all construction work shall halt within 100 feet of the discovery. The protocols and stipulations that the contractor, City, consulting tribe(s), and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource evaluation, include the following.

1. During the original cutting of previously undisturbed deposits, the archaeological and tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant

(as identified by the Native American Heritage Commission) shall be contacted in order to determine proper treatment and disposition of the remains.

4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The project archaeologist in consultation with the consulting tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

SDC CUL-5: **Treatment of an Inadvertent Discovery.** One or more of the following treatments, in order of preference, shall be used in the event of a cultural resource discovery:

1. Preservation-in-place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources.
2. Reburial on the project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods, and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Final Monitoring Report (refer to SDC CUL-6).
3. If preservation-in-place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets the Office of Historic Preservation *Guidelines for the Curation of Archaeological Resources* (California Office of Historic Preservation 1993). The collections and associated records shall be transferred, including title, and accompanied by payment of the fees necessary for permanent curation.

SDC CUL-6: **Final Monitoring Report.** A Final Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include the California Department of Parks and Recreation's Primary and Archaeological Site Forms. The Final Monitoring Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting tribe(s).

SDC TCR-1: **Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.** The project applicant/lead agency shall retain a Native American Monitor from or approved by the consulting tribe(s) or any other California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project (collectively

"Tribe(s)"), and that if more than one tribe is interested in monitoring, a rotation may be established at the discretion of the City. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

A copy of the executed monitoring agreement shall be submitted to the City prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered archaeological finds, including but not limited to, Native American cultural and historical artifacts, archaeological features, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the City upon written request to Tribe(s).

On-site tribal monitoring shall conclude upon one of the following: (1) written confirmation from a designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; (2) a determination and written notification by the Tribe(s) to the City that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact tribal cultural resources; or (3) a determination by the City, given in writing to interested parties, that the project has no potential to impact significant resources. In its authority as lead agency, the City shall resolve conflicts in the event of a disagreement whether to continue or discontinue monitoring.

SDC TCR-2: **Unanticipated Discovery of Native American Cultural Resource Objects (Non-Funerary/Non-Ceremonial).** Upon discovery of any resources of Native American origin, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the resources have been appropriately evaluated and treated. A determination of the final disposition of any artifacts will be made with the consultation with the Tribe(s) and is anticipated to include repatriation.

SDC TCR-3: **Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.** Native American human remains "may be an inhumation or cremation, and in any

state of decomposition or skeletal completeness" (PRC 5097.98 (d)(1)). Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then work will halt within 50 feet of the find and Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. If preservation in place is not feasible, then the project archaeologist, working in consultation with the Most Likely Descendant and, if applicable, other interested tribal governments, will prepare and execute a treatment plan to be approved by the City in compliance with the Archaeological Mitigation Plan developed under CUL-1. It is anticipated that treatment will consist of respectful excavation and repatriation of only those remains which will be impacted by the project. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Conclusion: With implementation of **SDC CUL-1** through **SDC CUL-6** and **SDC TCR-1** through **SDC TCR-3** and compliance with relevant federal, state, and local requirements, including California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98, the proposed Project would not result in impacts to cultural resources or tribal cultural resources that are peculiar to the Project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed Project would not trigger additional environmental review.

3.4 Paleontological Resources

Summary of Findings in the General Plan EIR: Impacts to paleontological resources were analyzed in Section 4.3, *Geology and Soils*, of the General Plan EIR. Portions of the City are designated as areas of high sensitivity for paleontological resources as mapped by the County of Riverside (City of Eastvale 2024b). The General Plan EIR acknowledges that much of the future development would occur on already developed sites and would not be anticipated to unearth unknown paleontological resources.

The analysis in the General Plan EIR concluded that with implementation of the City's preapplication review process (which includes a project-specific paleontological resources study for projects, as determined necessary by the City Community Development Department), implementation of the General Plan would result in less than significant impacts to paleontological resources.

Impacts Associated with the Proposed Project: A Paleontological Resources Assessment dated May 2025 (SE-B) was prepared for the proposed Project by South Environmental. This technical study is included as Appendix D of this report. No paleontological resources are recorded on the Project site or within one mile of the site (SE-B, p. 15). The geologic units underlying the Project site consist of Holocene- and Pleistocene-aged alluvial deposits. Pleistocene alluvial units are highly paleontologically sensitive, so any unknown fossil

materials at the Project site would likely be scientifically significant. The City's General Plan also identifies the Project site as being located in geologic units classified as High A, which have a high likelihood of containing scientifically significant fossils at ground level so are likely to be impacted by construction activities. (SE-B, pp. 10-12).

However, the Project site which previously contained a dairy farm, residence, commercial office, and several other structures, has been extensively disturbed in the past. Additionally, rough grading and over excavation of the Project site occurred in 2015 and 2018, to depths of up to 11 feet. A geotechnical analysis of the Project Site was performed in 2018 and confirmed these activities and depths at which native soils now exist. Since all planned Project disturbances will only impact previously excavated material and will not reach the depth at which undisturbed sediments occur, the potential to encounter fossils during ground disturbance activities is low so the potential to impact scientifically significant paleontological resources is unlikely. (SE-B, p. 16)

The following standardized SDCs will be required for the proposed Project:

SDC PAL-1: **Paleontological Resources Impact Mitigation Program.** Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that the project applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grading conference, shall describe procedures for paleontological resource surveillance, and shall establish in the PRIMP, in cooperation with the project applicant and City, procedures for temporarily halting or redirecting work to permit sampling and establishing a 50-foot radius around the discovery, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the City and project applicant, which ensure proper exploration and/or salvage.

SDC PAL-2: **Post-completion Discovery.** If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's follow- up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The project applicant shall prepare excavated material to the point of identification. The project applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. The project applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.

Conclusion: With implementation of **SDC PAL-1** and **SDC PAL-2**, the proposed Project would not result in impacts to paleontological resources that are peculiar to the Project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed Project would not trigger

additional environmental review.

3.5 Geology and Soils

Summary of Findings in the General Plan EIR: Impacts to geology and soils were analyzed in Section 4.3, *Geology and Soils*, of the General Plan EIR. Earthquake risk is very high in western Riverside County (including Eastvale) due to the presence of two of California's most active faults: the San Andreas Fault and the San Jacinto Fault. In the City, earthquake-triggered geologic effects could include ground shaking, landslides, liquefaction, and subsidence. Future development would be required to comply with grading standards established in the City's Municipal Code, as well as the City's Building Code (Municipal Code Chapter 110.04) and the California Building Code. The General Plan includes several policies that would minimize risks to public health, safety, and welfare resulting from geologic and seismic hazards, including Policy S-2.3, which requires proposed developments in areas of known or suspected seismic or other geologic hazards to submit a project-specific geotechnical report and ensure appropriate SDCs are incorporated.

The analysis in the General Plan EIR concluded that with implementation of the General Plan policies and the City's preapplication review process (which includes a project-specific geotechnical report in areas of known or suspected seismic or other geologic hazards), as well as continued adherence to federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts to geology and soils.

Impacts Associated with the Proposed Project: An Updated Geotechnical Evaluation (GeoTek) is included as Appendix E of this report. Field exploration was conducted on February 6, 2025, and consisted of four geotechnical exploratory borings and 16 exploratory trenches on the Project site. Based on laboratory testing conducted on the soil samples from the borings, soil samples from the exploration trenches, as well as review of published geologic maps and the previously prepared Geotechnical Report, the Project site was determined to be underlain by older alluvium. Documented fill, associated with the previous rough grading of the site, was encountered in all exploration borings and trenches ranging in depth from approximately 8.5 to 11.0 feet. The fill was observed to be compact to well compacted but not considered suitable for foundation loading. Debris encountered at one boring location and five exploratory trenches ranging from one to nine feet below ground surface and likely associated with the demolition of the previous on-site dairy. (GeoTek, pp. 7, 11). Remedial grading, consisting of over excavation and recompaction of the upper site soils, is recommended to provide a more uniform bearing for any proposed structures (GeoTek, p.11).

Groundwater was encountered within one of the exploratory borings, at approximately 32.7-feet below ground surface. As such, groundwater is not anticipated to be a factor during the site grading. However, seasonal perched groundwater may be encountered during grading within portions of the site. (GeoTek, p. 8)

The Project site is located within a seismically active region. However, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, or within a State of California Seismic Hazard Zone for earthquake induced liquefaction or landsliding. Furthermore, based on the relatively dense/clayey nature of the site

soils, along with the relatively deep historic groundwater depth, the potential for liquefaction or seismic-induced settlement is considered low. Additionally, due to the relatively flat site topography and relatively low liquefaction hazard potential, the potential for seismic-induced lateral displacements (i.e., "lateral spread") and slope instability hazards are also considered negligible. (GeoTek, pp.8-10)

Conclusion: With adherence to the recommendations outlined in the Updated Geotechnical Evaluation prepared by GeoTek Inc dated March 2025, the City's grading standards and Building Code, the California Building Code, and other applicable federal, state, and local regulations and requirements, the proposed Project would not result in impacts to geology or soils that are peculiar to the Project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR. Accordingly, the proposed Project would not trigger additional environmental review.

3.6 Hazards and Hazardous Materials

Summary of Findings in the General Plan EIR: Impacts from hazards and hazardous materials were analyzed in Section 3.5, *Hazards and Hazardous Materials*, of the General Plan EIR. On June 20, 2023 (when the impact analysis for the General Plan EIR was conducted), there were 26 hazardous materials sites in the City's boundaries, with the closest hazardous materials site located approximately 0.6 miles north of the Project site. It is noted that all 26 sites have been cleaned up and require no further action.

The General Plan EIR acknowledges that future development could involve grading and excavation activities that could expose construction workers and the public to previously unknown hazardous substances present in the soil. To reduce impacts associated with unknown hazardous wastes, future development would be required to prepare a project-specific Phase I Environmental Site Assessment for any properties identified on any list of hazardous materials compiled pursuant to Government Code Section 65962.5. Additionally, if asbestos-containing materials (ACM) and/or lead-based paints (LBP) are identified during site-specific hazardous materials inspections, abatement activities would be required to occur prior to demolition. The analysis in the General Plan EIR concluded that with implementation of the General Plan policies, as well as continued adherence to federal, state, and local regulations and requirements, implementation of the General Plan would result in less than significant impacts related to hazards and hazardous materials.

Impacts Associated with the Proposed Project: Historically, the Project site was part of a larger site used for agricultural purposes from prior to 1931 to approximately 1963 when a residence, commercial buildings and dairy was constructed. Based on the site's former uses, a Phase I and Limited Phase II Environmental Site Assessment (ESA) dated September 30, 2013 (LA) was prepared for the subject site by Leighton and Associates, Inc. The technical study is included as Appendix F of this report. The ESA evaluated a larger approximately 39.85 acre site. Since preparation of the ESA, the dairy has ceased to operate and the associated structures have been demolished. All but the proposed Project site have been developed with residential uses. During the site reconnaissance conducted on August 2, 2013 a number of observations were made.

Two commercial businesses operations (dairy and livestock auction house) as well as a residence were located in the area of the Project site. The dairy consisted of several barns and corral areas, shade structures, water troughs, and other associated dairy structures, while the auction house consisted of a structure and barn.

The residential, dairy and auction structures were developed in the 1960's so due to their age, the potential for lead based paint and termiticides have the potential to impact the Project site's soils. During the Limited Phase II subsurface investigation at the subject site, lead was detected in all 20 soil samples. However, all detected concentrations were below the California Human Health Screening Level (CHHSL) for residential use of 80 mg/kg. (LA, p. 31).

Three 55-gallon drums were also previously observed in the vicinity of the Project site that appeared to contain waste oil which heavily stained asphalt observed in the area. Heavy end hydrocarbons were detected in three of the four samples analyzed. However, the detected concentrations do not pose a threat to human health or the environment. As such, there is no recognized environmental condition (REC). Special handling of the hydrocarbon impacted asphalt and soils was implemented during demolition activities for proper waste characterization and disposal. Further, no volatile organic compounds were detected in the four soil samples analyzed. (LA, pp. 29, 31).

Prior to demolition, three diesel ASTs, three groundwater wells, and three septic systems were observed. Arsenic was detected in the 11 samples analyzed but the concentrations were determined to be consistent with background values in southern California. (LA, p. 31).

A Preliminary Methane Assessment was also prepared. Additional post grading methane sampling was recommended in accordance with Riverside County Building and Safety Department protocol. The larger study area included a 500 gallon leaking underground storage tank (LUST) containing gasoline that was removed January 17, 1996. Based on the results of and additional site investigation, the Santa Ana Regional Water Quality Control Board recommended no further action on April 7, 1999. As such, there is a low likelihood for the former LUST to adversely affect the Project site. (LA, p. 33)

Evidence of pesticides was not observed on the Project site but based on the historical agricultural site use from approximately 1931 to 1960, the potential may exist for agricultural chemicals to have impacted the subject site's soils. However, concentrations of organochlorine pesticides and arsenic in the Project site's soils samples were below the Environmental Protection Agency (EPA) standards for residential uses. As such, the Project site's soils appear suitable for development for residential uses. (LA, pp. 22,28)

Conclusion: Because the Project site was subdivided as part of the adjacent residential development, rough-graded as a mass graded pad, and overexcavated twice to depths of 11 feet below surface level, refilled, and recompacted, the issues identified in the ESA have been previously addressed and no longer affect the Project site. Further, pesticide and arsenic levels from prior agricultural uses are below EPA standards for residential use. As such, the proposed Project would not result in impacts related to hazards and hazardous materials that are peculiar to the Project site, and there are no new or more severe direct or cumulatively considerable impacts to the environment beyond what was previously evaluated and disclosed by the

General Plan EIR. Accordingly, the proposed Project would not trigger additional environmental review.

4.0 ENVIRONMENTAL REVIEW CONCLUSION

The analysis presented in Section 3.0 demonstrates that the proposed Project meets the requirements of CEQA Guidelines Section 15183, and as such, no additional CEQA review, such as a Subsequent or Supplemental EIR, is required for the Project. Specifically:

- The proposed Project would not result in environmental impacts that are peculiar to the Project or Project site (CEQA Guidelines Section 15183[b][1]);
- The proposed Project would not result in new significant environmental effects beyond those disclosed in the General Plan EIR (CEQA Guidelines Section 15183[b][2]);
- The proposed Project would not result in potentially significant off-site or cumulative impacts beyond those disclosed in the General Plan EIR (CEQA Guidelines Section 15183[b][3]);
- There is no substantial new information that was unknown at the time the General Plan EIR was certified, and as such, the proposed Project would not result in more severe adverse impacts than those disclosed in the General Plan EIR (CEQA Guidelines Section 15183[b][4]);

Pursuant to CEQA Guidelines Section 15183, because implementation of the proposed Project would not result in impacts that are peculiar to the project site and the proposed Project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond this Section 15183 Exemption Report is required for the proposed Project.

5.0 REFERENCES

City of Eastvale. (GP). *Eastvale 2040 General Plan*. Available at https://www.eastvaleca.gov/home/showpublisheddocument/17342/638538608831570000, accessed October 6, 2025.

City of Eastvale. (GP EIR). *Eastvale 2040 General Plan Final Environmental Impact Report.* Certified March 27, 2024. State Clearinghouse No. 2022080090. Available at https://www.eastvaleca.gov/home/showpublisheddocument/17342/638538608831570000, accessed October 6, 2025.

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Leighton and Associates, Inc. (LA). September 30, 2013. *Phase I and Limited Phase II Environmental Site Assessment Tentative Tract 29997 Assessor Parcel Number 130-020-001 City of Eastvale Riverside County, California. (Appendix F)*

Osprey Environmental Associates (Osprey). May 16, 2025. *Biological Resource Assessment and WRMSHCP Consistency Analysis. (Appendix B)*

South Environmental (SE-A). July 24, 2025. *Cultural Resources Assessment Report for the Oasis at Mill Creek Project, City of Eastvale, Riverside County, California. (Appendix C)*

South Environmental (SE-B). May 2025. *Paleontological Resources Assessment Oasis at Mill Creek Project, City of Eastvale, Riverside County, California. (Appendix D)*

6.0 LIST OF PREPARERS

6.1 Lead Agency

City of Eastvale

- Allen Lim, City Planner

6.2 Consultant

Albert A. Webb Associates

- Melissa Perez, Senior Environmental Analyst/Planner
- Jacqueline Gamboa, Associate Environmental Analyst
- Cameron Houser, Assistant Environmental Analyst

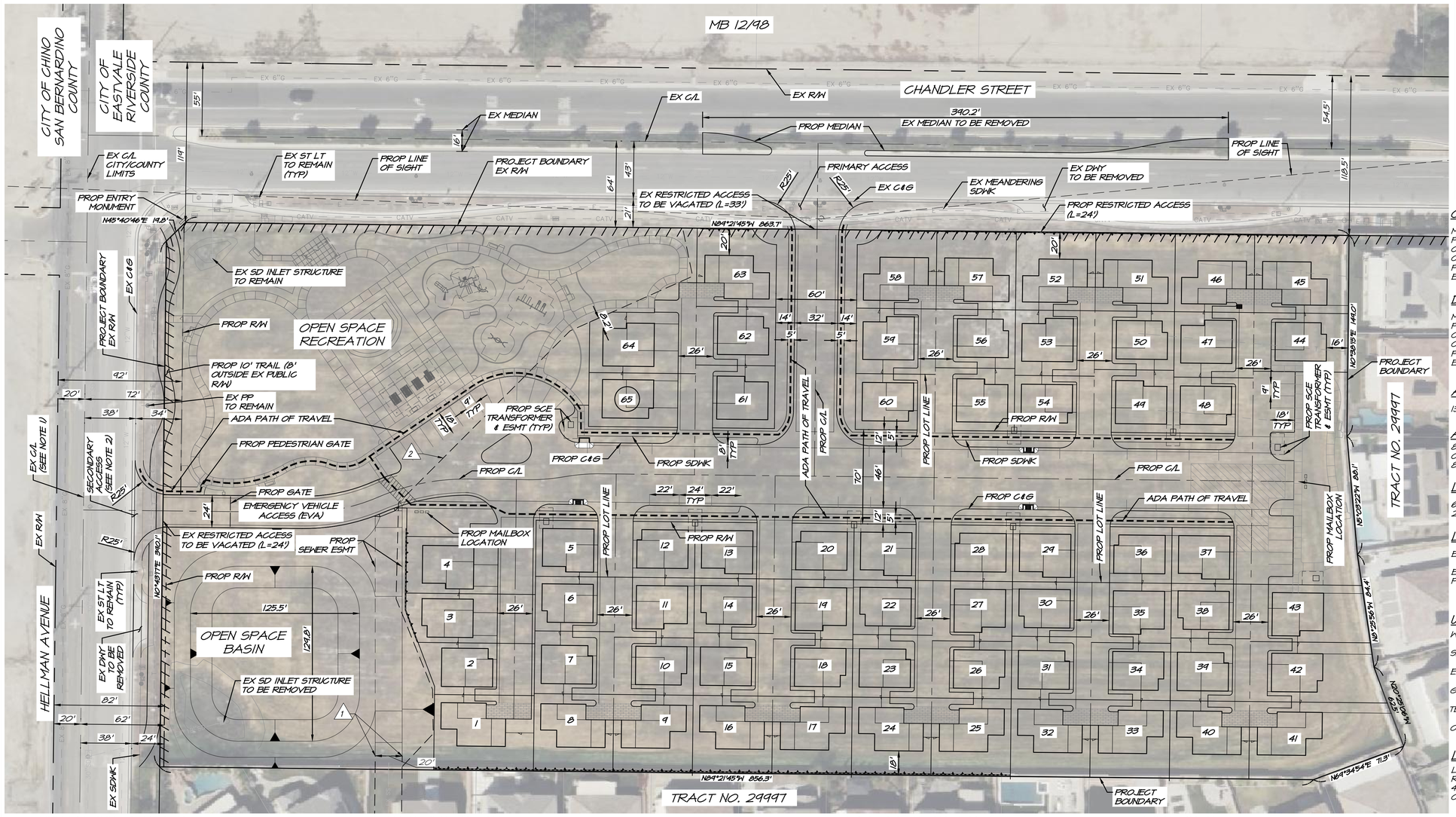
7.0 APPENDICES – TECHNICAL REPORTS

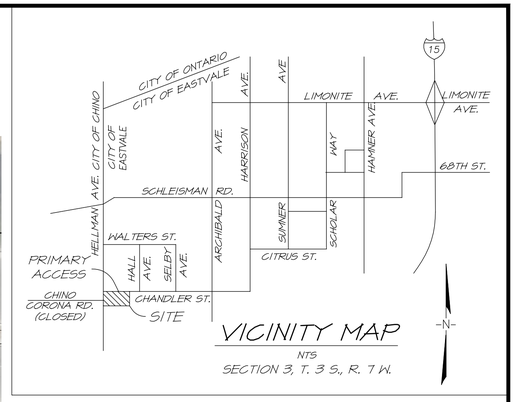
APPENDIX A
PROJECT SITE PLAN

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

MAJOR DEVELOPMENT REVIEW _____

LOCATED IN SECTION 3, T. 3 S., R. 7 W., S.B.M.





VICINITY MAP

NTS

SECTION 3, T. 3 S., R. 7 W.

OWNER

MCCUNE REALTY INVESTMENT CO. LP
PO BOX 1245
CORONA, CA 92878
CONTACT: RICK BONDAR
PHONE: (951) 318-0600
EMAIL: RICKBONDAR@AOL.COM

DEVELOPER

MCCUNE REALTY INVESTMENT CO. LP
PO BOX 1245
CORONA, CA 92878
CONTACT: RICK BONDAR
PHONE: (951) 318-0600
EMAIL: RICKBONDAR@AOL.COM

A.P.N.

130-781-021

ACREAGE

8.23± GROSS ACREAGE
0.07± HELLMAN AVE R/W DEDICATION
8.16± NET ACREAGE

LOT COUNT

65 RESIDENTIAL
2 OPEN SPACE

LAND USE

EXISTING AND PROPOSED ZONING: GENERAL COMMERCIAL

EXISTING GPLU: CHANDLER POLICY AREA
PROPOSED GPLU: CHANDLER POLICY AREA

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 MCCRAY STREET
RIVERSIDE, CA 92506
CONTACT: SARAH KOWALSKI
PHONE: 951-320-6006
EMAIL:
SARAH.KOWALSKI@WEBBASSOCIATES.COM

SOILS ENGINEER

GEOTEK, INC
1548 N MAPLE STREET
CORONA, CA 92878
CONTACT: ANNA SCOTT
PHONE: (951) 710-1160
FAX: (951) 710-1167

SCHOOL DISTRICT

CORONA-NORCO UNIFIED
SCHOOL DISTRICT

PROJECT ADDRESS

14970 CHANDLER STREET
EASTVALE, CA 92880

UTILITY PROVIDERS

WATER _____ JURUPA COMMUNITY SERVICES DISTRICT
PHONE: (951) 685-7434
SEWER _____ JURUPA COMMUNITY SERVICES DISTRICT
PHONE: (951) 685-7434
ELECTRICAL _____ SOUTHERN CALIFORNIA EDISON
PHONE: (323) 342-5552
GAS _____ SOUTHERN CALIFORNIA GAS COMPANY
PHONE: (909) 712-5844
TELEPHONE _____ AT&T
PHONE: (909) 507-3526
CABLE T.V. _____ CHARTER COMMUNICATIONS
PHONE: (951) 406-1666

LEGAL DESCRIPTION

LOT 123 OF TRACT NO. 29997, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON BY MAP ON FILE IN BOOK 443, PAGES 4 THROUGH 10, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL INFORMATION

1. ALL IMPROVEMENTS SHALL BE PER CITY OF EASTVALE, CHAPTER 130.24 - CODE OF ORDINANCES SCHEDULE "A" SUBDIVISION, ORDINANCE 2011-04.
2. THOMAS BROS. MAP BOOK PAGE 712 GRID: H3.
3. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
5. EASEMENTS OF RECORD ARE PLOTTED HEREON.
6. PROJECT IS WITHIN JURUPA COMMUNITY SERVICES DISTRICT.
7. THERE ARE NO EXISTING WELLS ON THE PROPERTY.
8. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
9. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
10. LAND IS NOT WITHIN A SPECIAL STUDIES ZONE.
11. LAND IS SUBJECT TO HIGH LIQUEFACTION.
12. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
13. NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
14. THE PROJECT WILL COMPLY WITH CURRENT NPDES REQUIREMENTS.
15. ENTRY MONUMENTATION PER CITY OF EASTVALE DESIGN STANDARDS AND GUIDELINES.
16. FLOOD ZONE X, AREA OF LOW FLOODING PER FEMA PANEL NO. 06065C0670H.

EASEMENT NOTES

1. AN EASEMENT FOR SEWER PURPOSES TO JURUPA COMMUNITY SERVICES DISTRICT RECORDED 8/4/2014 AS INSTRUMENT NO. 2014-0242093, O.R.
2. EASEMENT AS DESCRIBED THEREIN 01/25/2022, INSTRUMENT NO. 2022-0040238, O.R.

PROJECT DESCRIPTION

MCCUNE REALTY INVESTMENT CO. L.P. IS PROCESSING A MAJOR DEVELOPMENT REVIEW, AND A TENTATIVE TRACT MAP FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT.

THE MAJOR DEVELOPMENT REVIEW CONSISTS OF 65 TWO-STORY CLUSTER SINGLE FAMILY DWELLINGS FOR A DENSITY OF 7.9 HOMES DWELLING UNITS PER ACRE. A TOTAL OF 217 PARKING SPACES WILL BE PROVIDED. EACH SFD WILL INCLUDE EITHER A 2-CAR SIDE BY SIDE GARAGE (20'X20') OR A 2-CAR SINGLE GARAGE (10' X 20'). ALL UNITS INCLUDED IN THE SITE PLAN ARE CLASSIFIED AS ALLEY LOADING UNITS. THE PROJECT ALSO INCLUDES A 1.3 ACRE OPEN SPACE RECREATION PARK AND A 0.8 ACRE OPEN SPACE WATER QUALITY BASIN WITH A DUAL USE ACCESS ROAD AND WALKING TRAIL.

NOTES

1) THE CENTERLINE (C/L) OF HELLMAN AVENUE REPRESENTS THE CITY BOUNDARY BETWEEN THE CITY OF CHINO (WEST OF C/L) AND THE CITY OF EASTVALE (EAST OF C/L). IF APPROVED BY THE CITY OF CHINO, THE SOUTHBOUND 12' LANE MAY BE REDUCED TO 11' AND THE DEDICATED NORTHBOUND LEFT INCREASED TO 11' AT THE INTERSECTION.
2) PROPOSED WEDGE CURB PER RIVERSIDE COUNTY STANDARD 202A AS APPROVED BY FIRE.

EARTHWORK ESTIMATE

7,950 C.Y. RAW CUT
5,550 C.Y. RAW FILL

PROPOSED PARKING

AUTO PARKING REQUIRED:	
2 BEDROOM X 2.25 SPACES	0 STALLS
3 BEDROOM X 3.0 SPACES	141 STALLS
4 BEDROOM X 3.5 SPACES	63 STALLS
TOTAL REQUIRED:	204 STALLS
AUTO PARKING PROVIDED:	
ALLEY STALLS (9'x18')	36 STALLS
HEAD-IN STALLS (9'x18')	23 STALLS
ON-STREET STRIPED PARKING STALLS	19 STALLS
ADA STALL	1 STALLS
DRIVEWAYS (2 EACH)	8 STALLS
GARAGE	130 STALLS
TOTAL PROVIDED:	217 STALLS

SHEET INDEX

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SHEET 2-3	STREET/GRADING SHEETS
SHEET 4	CONCEPTUAL GRADING SHEET
SHEET 5	CONCEPTUAL UTILITY SHEET
SHEET 6	FIRE ACCESS ROAD SHEET

PROJECT SETBACK

FRONT SETBACK	=N/A
SIDE SETBACK	=8'
REAR SETBACK	=5'
- (CHANDLER AVE)	=20'
- (EAST PROJECT BOUNDARY)	=16'
- (SOUTH PROJECT BOUNDARY)	=24'

N
W WEBB E
S

1" = 40'

40 0 40 80 120

PRELIMINARY

REVISIONS	DATE	BY

CITY OF EASTVALE

THE OASIS AT MILL CREEK
MAJOR DEVELOPMENT REVIEW _____
INDEX SHEET

SCALE:	1" = 40'
DATE:	9/25/2025
DESIGNED:	AV
CHECKED:	SKK
PLN CK REF:	
F.B.	

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

W.O. 22-0048
SHEET 1
OF 6 SHEETS
DWG. NO.

H:\2022\22-0048\DRAWINGS CAD\PLAN SHEETS\22-0048 PRD.DWG 9/25/2025 9:58:45 AM Adrianv

APPENDIX B
BIOLOGICAL RESOURCE ASSESMENT AND WESTERN RIVERSIDE COUNTY MSHCP CONSISTENCY ANALYSIS

BIOLOGICAL RESOURCE ASSESSMENT & WRMSHCP CONSISTENCY ANALYSIS

For**: Oasis at Mill Creek Project**



Prepared By**: Osprey Environmental Associates, Inc**
Contact: Marshall Paymard

OSPREY ENVIRONMENTAL ASSOCIATES

MAY 16, 2025

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1.0 EXECUTIVE SUMMARY

Osprey Environmental Associates (OSPREY) was contracted by Albert A. Webb Associates to complete a Biological Resources Assessment and a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the proposed Oasis at Mill Creek Project. The project site encompasses approximately 11.6 acres in Eastvale, California, including 8.24 acres designated for single-family residential development, a recreational park, and a water quality basin, along with 3.34 acres allocated for roadway improvements.

The project site is characterized by disturbed and urban/developed land, primarily consisting of compacted soils with desiccated vegetation. A field survey conducted on March 10, 2025, confirmed that no sensitive vegetation communities or suitable habitat for special-status plant or wildlife species are present within the project area.

The site is located within the MSHCP Narrow Endemic Plant Species Survey Area for San Diego ambrosia (*Ambrosia pumila*), San Miguel savory (*Clinopodium chandleri*), and Brand's phacelia (*Phacelia stellaris*). A habitat assessment was conducted for these species, and no suitable habitat was identified on the site.

Additionally, the project site lies within the MSHCP Burrowing Owl Survey Area. A habitat assessment and focused burrow survey conducted on March 25, 2025, found no evidence of burrowing owls (*Athene cunicularia*), their sign, or any suitable burrows within the project boundaries or a surrounding 500-foot buffer zone. As a result, no impacts to burrowing owls are anticipated. However, to ensure the species has not colonized the area prior to construction, a pre-construction survey must be completed within 30 days before any ground-disturbing activities commence.

While no special-status species were documented, the project site and surrounding vicinity offer potential habitat for nesting birds protected under the Migratory Bird Treaty Act and California Fish and Game Code. If construction is scheduled during the avian breeding season (February 1 through August 31), a qualified biologist must conduct a nesting bird survey within three days prior to the start of construction activities.

No potentially jurisdictional aquatic features were observed within the project site.

The project site is not located within the MSHCP Criteria Area, MSHCP Core or Linkage Area, and is neither within nor adjacent to MSHCP conserved lands or Public/Quasi-Public (PQP) lands. Field surveys confirmed the absence of riparian/riverine habitats, vernal pools, and suitable habitat for fairy shrimp and special-status riparian bird species.

2.0 INTRODUCTION

The purpose of this Biological Resources Assessment and MSHCP Consistency Analysis is to compile and present a comprehensive summary of the biological resources associated with the proposed project and to evaluate and document the project's consistency with the goals, objectives, and requirements set forth by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

2.1 Project Location and Description

The proposed project is situated in Eastvale, California, encompassing portions of Hellman Avenue and Chandler Street, as well as the entirety of Assessor Parcel Number (APN) 130-781-021 (Figure 1, Regional Location Map). The site is located within Sections 3 of Township 3 South, Range 7 West, as depicted on the Corona North 7.5-minute quadrangle map. Elevation on the project site is approximately 565 feet.

Spanning approximately 11.6 acres, the project area includes an 8.24-acre section designated for development and 3.34 acres allocated for roadway improvements, collectively herein referred to as the project site unless specified otherwise (Figure 2, Project Site Map). The development plan features the construction of single-family residential units, a recreational park, and a water quality basin within the 8.24-acre site. Notably, about 2.2 acres on the westernmost portion of the project site lie within an Orange County Flood Control District easement. This segment is intended to accommodate both the recreational park and the water quality basin, separated by an access road, which will require grading within the easement.

3.0 REGULATORY SETTING

3.1 Federal Regulations

Federal Endangered Species Act (FESA)

The Federal Endangered Species Act (FESA) establishes a framework for conserving threatened and endangered plant and animal species and their habitats. The U.S. Fish and Wildlife Service (USFWS) and the National Oceanic and Atmospheric Administration (NOAA) Fisheries Service oversee the implementation of FESA. The act prohibits activities that may jeopardize listed species or their habitats, defining "take" as actions that harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect these species. Relative key sections of the FESA include the following:

- **Section 7 – Interagency Cooperation:** Requires federal agencies to ensure that their actions, including funding and permitting decisions, do not jeopardize the survival of listed species. A Section 7 consultation (formal or informal) is necessary if a proposed action may impact a listed species.
- **Section 10 – Incidental Take Permits (ITP):** Allows non-federal entities to obtain permits for incidental take, provided they develop a Habitat Conservation Plan

(HCP) to minimize and mitigate impacts. Regional HCPs, such as the Multiple Species Habitat Conservation Plan (MSHCP), facilitate compliance with FESA by providing an approved framework for conservation.

- **Critical Habitat Designations:** The USFWS designates critical habitat areas essential to a species' conservation. While critical habitat protections primarily apply to federal actions, private projects with a federal nexus (e.g., funding or permitting) must avoid destruction or adverse modification of these designated areas.

Migratory Bird Treaty Act (MBTA)

The MBTA prohibits the unauthorized take of migratory birds protected under four international treaties (Canada, Mexico, Japan, and Russia). Executive Order 13186 further mandates federal agencies to address impacts on migratory birds and promote conservation.

- The list of protected migratory bird species (10.13 list) is maintained in Title 50, Part 10.13 of the Code of Federal Regulations.
- The Migratory Bird Treaty Reform Act (MBTRA) of 2004 clarifies that the MBTA applies only to native migratory bird species. The USFWS publishes a separate list of non-native bird species that are not protected.
- The MBTA generally prohibits disturbance of active bird nests, particularly during the nesting season (typically February 1–August 31). Raptors receive additional protections, restricting disturbances near active nests.

Clean Water Act (CWA) – Section 404

The CWA regulates discharges of dredged or fill material into waters of the United States, including wetlands.

- **Individual Permits** are required for projects with significant environmental impacts and are reviewed by the U.S. Army Corps of Engineers (USACE) or an approved state/tribal program.
- **General Permits** streamline the process for activities with minimal impacts, such as minor road construction or utility line installations.

3.2 State Regulations

California Endangered Species Act (CESA)

CESA protects state-listed threatened and endangered species. It prohibits their import, export, take, possession, purchase, or sale without authorization from the California Department of Fish and Wildlife (CDFW). Relative key elements of the CESA include:

- **CESA Section 2053**: State agencies cannot approve projects that jeopardize the continued existence of listed species if reasonable alternatives exist.
- **Incidental Take Authorization**:

- Projects impacting species listed under both FESA and CESA can obtain take authorization through a federal Incidental Take Permit (ITP) if certified as consistent with CESA.
- For state-listed species, a separate CESA Incidental Take Permit (ITP) under Section 2081 may be required.

California Environmental Quality Act (CEQA)

CEQA ensures that environmental impacts of proposed projects are analyzed and mitigated where possible.

- CEQA provides protections for species not listed under FESA or CESA but considered "rare" or "endangered" based on specific criteria (CEQA Guidelines §15380).
- Projects must assess potential impacts on sensitive habitats, including wetlands, riparian areas, and occupied habitats of special-status species.

Native Plant Protection Act (NPPA)

The NPPA allows the California Fish and Game Commission to designate native plant species as rare or endangered. The act prohibits unauthorized take of these species, requiring permits for development projects affecting listed plants.

Fully Protected Species

Before FESA and CESA, California designated certain species as "fully protected" under Fish and Game Code Sections 3511, 4700, 5050, and 5515. These species cannot be taken or possessed except in limited circumstances, such as scientific research or Natural Community Conservation Plan (NCCP) approvals.

California Fish and Game Code

Key provisions include:

- **Section 3503**: Prohibits destruction of bird nests and eggs.
- **Section 3503.5**: Protects raptors from take or nest destruction.
- **Section 3513**: Aligns state law with MBTA, making it illegal to take protected migratory birds.
- **Section 1602**: Requires a Streambed Alteration Agreement (SAA) for activities that divert, obstruct, or alter the bed, bank, or flow of rivers, streams, or lakes supporting fish or wildlife.

Porter-Cologne Water Quality Control Act

This act regulates water quality at the state level, complementing the federal CWA. It establishes the authority of the State Water Resources Control Board (SWRCB) and Regional Water Quality Control Boards (RWQCBs) to:

- Issue permits for pollutant discharges into state waters.
- Develop and enforce water quality objectives.
- Require Stormwater Pollution Prevention Plans (SWPPP) and CWA Section 401 Certifications for projects impacting jurisdictional waters.

3.3 MSHCP/ Local Regulations

The MSHCP is a regional conservation plan covering 1.26 million acres in western Riverside County, designed to protect 146 plant and animal species while allowing for economic development.

- Conservation measures include habitat preservation, restoration, and management.
- The MSHCP streamlines compliance with FESA and CESA by providing a pre-approved framework for incidental take permits.
- Implementation includes monitoring and adaptive management strategies to ensure long-term conservation success.

4.0 METHODS

4.1 Literature Review

Literature and database queries were performed to assist in determining the presence or potential occurrences of special-status plant and animal species, sensitive vegetation, soils, jurisdictional aquatic resources, USFWS designated critical habitat, and wildlife corridors on the project. The following resources were reviewed:

- California Department of Fish Wildlife (CDFW) California Natural Diversity Database (CNDDB) for areas within 3 miles of the project (CNDDB 2025A)
- California Native Plant Society's (CNPS) Inventory of Rare and Endangered Vascular Plants for areas within 3 miles of the project (CNPS 2025)
- CDFW BIOS 6-California Essential Habitat Connectivity (CEHC) (CDFW 2025B)
- U.S Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPAC 2025A)
- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2025)
- U.S. Geological Survey (USGS) 7.5-minute topographic quadrangles (Corona North) (USGS 2025A)
- USFWS National Wetlands Inventory (USFWS 2025B)
- USGS National Hydrography Dataset (USGS 2025B)
- Western Riverside Multiple Species Habitat Conservation Plan (TLMA 2003)

4.2 Biological Field Assessment

On March 10, 2025, an OSPREY biologist conducted a field assessment of the proposed project footprint. The survey was performed on foot to systematically evaluate and document sensitive species, their habitats, and key environmental characteristics, including topography, soil type, potentially jurisdictional aquatic features, and vegetation communities. The entire project site was surveyed on foot to ensure 100% visual coverage of the project site. The survey took place from 9:00 AM to 10:00 AM under the following conditions: air temperature of 60–61°F, wind speeds of 0–1 MPH, and 10% cloud cover.

Additionally, where accessible and suitable habitat was identified, a focused burrow survey for burrowing owls (*Athene cunicularia)* was conducted within 500 feet of the project area, as detailed in Section 6.4.3 of this report and the attached Burrowing Owl Focused Burrow Survey Report (Appendix C). A habitat assessment for Narrow Endemic Plant Species, specifically, San Diego ambrosia (*Ambrosia pumila*), San Miguel savory (*Clinopodium chandleri*), and Brand's phacelia (*Phacelia stellaris*) was also conducted in the project site.

Vegetation communities and land cover types within the project site were mapped in the field on a 200-foot scale, aerial satellite imagery-based field map. Following the field assessment, all vegetation communities were digitized and quantified using ArcGIS Pro software. Vegetation communities were classified according to Holland (1986), with classifications translated to the *Manual of California Vegetation* (MCV) where applicable. In cases where direct translation was unavailable, professional judgment was applied to determine the most appropriate classification while maintaining conservation integrity.

Plant species observed during the field assessment were identified based on morphological characteristics and documented in a standard field notebook. Unidentified species were later analyzed using taxonomic keys in a laboratory setting. Latin and common names follow *The Jepson Manual: Vascular Plants of California* (Baldwin et al. 2012). Wildlife species were recorded using visual and auditory detection methods, as well as indirect evidence such as tracks, scat, and other diagnostic signs.

In addition to the field assessment, satellite imagery and USGS topographic maps were examined to evaluate the potential presence of jurisdictional aquatic resources. This includes MSHCP riparian/riverine and vernal pool resources, as well as wetlands and non-wetlands waters governed by the regulatory authority of the U.S. Army Corps of Engineers (ACOE), California Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW).

5.0 RESULTS

5.1 Land Uses

The project site currently consists primarily of a vacant lot and adjacent developed roadway infrastructure. Historically, the area was used for livestock farming until approximately 2014, after which it has remained undeveloped for an extended period. Throughout this time, vegetation has been routinely cleared or treated, and the site has undergone repeated grading, contributing to its highly disturbed condition. Additionally,

the development area is fully enclosed by a chain-link fence, further limiting wildlife access and habitat connectivity.

5.2 Soils

The NRCS Web Soil Survey (USDA 2025) identifies three (3) soil map units in the development area and the offsite improvements area is completely paved (Figure 3, USDA Soils). The soils present in the development area are as follows:

- CkA Chualar clay loam, 0 to 2 percent slopes
- Wb Waukena fine sandy loam, saline-alkali
- PaA Pachappa fine sandy loam, 0 to 2 percent slopes

5.3 Vegetation and Land Cover Types

The project site comprises of disturbed habitat and urban/developed land (Figure 4, Biological Resources and Land Cover). These areas are described below.

Disturbed Habitat
Disturbed habitat includes undeveloped areas that have experienced significant anthropogenic modification, leading to altered soil composition and diminished ecological function. These areas retain an earthen substrate and, when vegetation is present, it consists primarily of ruderal species adapted to frequent disturbance (Holland 1986).

Within the project site, approximately 8.2 acres of disturbed habitat are characterized by compacted soils fragmented by repeated mechanical vegetation clearing. Vegetation cover is sparse, with remnants primarily consisting of senescent, herbicide-treated grasses, likely *Cynodon dactylon* (Bermudagrass), a non-native species commonly found in degraded environments, *Malva parviflora* (cheeseweed mallow), *Erodium cicutarium* (red stemmed filaree), and *Salsola tragus* (prickly Russian thistle).

As a result of the project, permanent impacts will occur to approximately 8.2-acres of disturbed habitat (Figure 5- Site Plans and Impacts).

Urban/Developed Land
Urban/developed land consists of areas that have been permanently or semi-permanently modified through construction, rendering them incapable of supporting native vegetation. This classification includes structures, pavement, hardscapes, and irrigated landscapes (Holland 1986).

Urban and developed lands account for 3.3 acres, encompassing paved infrastructure such as Hellman Avenue, Chandler Street, and associated sidewalks within the project's offsite areas. These developed surfaces provide minimal ecological function, supporting only scattered ruderal vegetation along disturbed margins.

Temporary impacts will occur to 3.3-acres of urban/developed lands (Hellman Ave and Chandler Street located in the off-site project area (Figure 5- Site Plans and Impacts).

5.4 General Wildlife

General wildlife species detected during the field assessment survey included *Haemorhous mexicanus*—house finch, *Zenaida macroura*—mourning dove, *and Melozone crissalis*—California towhee.

5.5 Special-Status Biological Resources

5.5.1 Sensitive Vegetation Communities

The CDFW evaluates vegetation communities, or natural communities, using NatureServe's Heritage Methodology at both global (G) and state (S) levels, ranked from 1 (critically imperiled) to 5 (secure). Communities ranked S1–S3 are considered sensitive and must be addressed under the California Environmental Quality Act (CEQA). CDFW classifies vegetation using the National Vegetation Classification System (NVCS) and the Manual of California Vegetation (Sawyer et al. 2009).

The project site contains no sensitive vegetation communities.

5.5.2 Special-Status Plant Species

Special status plant species are defined herein as, plants listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (ESA) or candidates for possible future listing as threatened or endangered under the ESA; plants considered by CDFW to be “rare, threatened or endangered in California”, which includes plants tracked by the California Natural Diversity Database (CNDDB) and the California Native Plant Society (CNPS) as California Rare Plant Rank (CRPR) 1 or 2; plants that may warrant consideration on the basis of declining trends, recent taxonomic information, or other factors, which may include plants tracked by the CNDDB and CNPS as CRPR 3 or 4; and plants considered locally significant or plants that are not rare from a statewide perspective but are rare or uncommon in a local context such as within a county or region, or as designated in local or regional plans (e.g., MSHCP), policies, or ordinances.

There were no special-status plant species in the literature review that have potential to occur in the project site (refer to Appendix E). The project site is historically and actively disturbed (e.g., mechanically cleared and treated with herbicide) and therefore lacks suitable habitat requirements for all potentially occurring special-status plant species. Further, a habitat assessment was performed for MSHCP Narrow Endemic Plants: San Diego ambrosia, San Miguel savory, and Brand’s phacelia. Details of this habitat assessment are provided in Section 6.3 of this report. No USFWS designated Critical Habitat is present in the project site.

5.5.3 Special-Status Wildlife Species

Special-status wildlife species are defined herein as, animal species listed or proposed for listing as threatened or endangered under the Federal Endangered Species Act (ESA) or candidates for possible future listing as threatened or endangered under the ESA; animals considered by CDFW to be "rare, threatened, endangered, or a Species of Special Concern (SSC) in California", which includes animals tracked by the California Natural Diversity Database (CNDDB); and, animals considered locally significant in local or regional plans, policies, or ordinances.

A burrowing owl habitat assessment and focused burrow survey were conducted in accordance with the MSHCP Burrowing Owl Survey Instructions (2012). The survey encompassed suitable habitats within the project site and extended to a 500-foot buffer. No suitable burrowing owl burrows were identified during the focused burrow survey. Detailed findings are presented in Section 6.4.3 of this report and the accompanying MSHCP Burrowing Owl Focused Burrow Survey Report (Appendix C).

Given the lack of vegetation, the prevalence of human-related disturbances, and the site's semi-developed urban setting, the project site is unlikely to support any special-status wildlife species (refer to Appendix F). Consequently, no such species are expected to occur within the project area. No USFWS designated Critical Habitat is present in the project site.

5.5.4 Nesting Birds

Birds may use the project site or vicinity for breeding. Nesting birds are protected under the Migratory Bird Treaty Act (MBTA) (16 U.S.C. §§ 703–712) and the California Fish and Game Code (§§ 3503, 3503.5, and 3513). To comply with these regulations and prevent violations, a nesting bird survey should be conducted if site grading or construction activities are scheduled to begin during the avian breeding season (February 1 – August 31). A qualified biologist should conduct the survey within three (3) days prior to construction initiation to identify active nests within 100 feet of the project site. If active nests are found, appropriate avoidance measures, such as establishing buffer zones or delaying construction in certain areas, may be required to prevent nest abandonment or harm to young birds.

5.6 Jurisdictional Aquatic Resources

Two artificial drainage basins were identified in the northwest and southwest portions of the project site (Figure 4, Biological Resources and Land Cover Types). These basins, constructed as part of a flood control and stormwater management system, contain vertical corrugated steel culverts. No standing water, evidence of ingress/egress surface flows, inundation, or wetland indicators—such as hydrophytic vegetation or wetland hydrology—were observed within these features during the assessment. Given their artificial nature and lack of observable indicators of jurisdictional waters, these basins likely do not meet the regulatory criteria under Sections 404 and 401 of the Clean Water

Act, the Porter-Cologne Water Quality Control Act, or Section 1602 of the California Fish and Game Code. Furthermore, in an email dated April 1, 2025, the USACE regulatory division confirmed that a Section 404 permit is not required for the project.

5.7 Regional Connectivity/Wildlife Movement Corridor Assessment

Wildlife corridors are linear landscape features characterized by specific vegetation communities that facilitate the movement of wildlife between fragmented habitats. These corridors play a crucial role in maintaining ecological connectivity by enabling species dispersal, genetic exchange, seasonal migration, and access to critical resources such as food, water, and breeding grounds.

A comprehensive wildlife corridor assessment was conducted and incorporated high-resolution aerial satellite imagery (Google 2025), the CDFW BIOS 6 map viewer, and the CDFW Conservation Analysis Unit (CAU) spatial models' dataset (CDFW 2025B). Additionally, the assessment considered regional conservation planning data, including the MSHCP Cores and Linkage areas.

Based on the analysis of these spatial modeling datasets, the project site is not located within a designated wildlife corridor and the project is not located an MSHCP Core or Linkages Area. The project location is in an area of Limited Connectivity Opportunity according to the CDFW Terrestrial Connectivity, Areas of Conservation Emphasis (ACE) dataset (CDFW 2025B).

6.0 MSHCP CONSISTENCY ANALYSIS

6.1 Public Quasi-Public Lands (PQP Lands)

The proposed project is not located in or adjacent to PQP lands (Figure 6, MSHCP Map).

6.2 Riparian/Riverine Areas, Vernal Pools, and Riparian Bird Species (MSHCP Section 6.1.2)

The following definitions, consistent with Section 6.1.2 of the MSHCP, were applied in this analysis:

Riparian and Riverine Areas are habitats characterized by vegetation such as trees, shrubs, persistent emergent species, mosses, or lichens that are either adjacent to or reliant on a nearby freshwater source. These areas may experience perennial or seasonal water flow, depending on hydrologic conditions.

Vernal Pools are seasonal depressional wetlands that exhibit hydrologic, edaphic, and vegetative indicators of wetland conditions during the wetter portion of the growing season but typically lack hydrology and/or wetland vegetation during drier periods. When inundated, vernal pools are dominated by obligate hydrophytes and facultative wetland plant species, while upland annuals may prevail as water recedes. The classification of vernal pools and their contributing hydrologic watersheds is determined on a case-by-case basis, considering factors such as hydroperiod, soil composition, vegetation dynamics, and

their role within the broader ecological system. Long-term hydrologic persistence is inferred from historical records, soil morphology, vegetation composition, and hydrologic assessments.

A comprehensive literature review and field-based biological assessment, as detailed in Section 4 of this report, confirmed the absence of riparian/riverine habitats, vernal pools, and suitable environments for fairy shrimp and special-status riparian bird species—namely, the least Bell's vireo (V*ireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-billed cuckoo (*Coccyzus americanus*)—within the project site. Consequently, the project aligns with Section 6.1.2 of the MSHCP, which mandates the protection of these biological resources.

6.3 Protection of Narrow Endemic Plant Species (MSHCP Section 6.1.3)

The project site is within an MSHCP Narrow Endemic Plant Species Survey Area for San Diego ambrosia, San Miguel savory, and Brand's phacelia. A literature review and habitat assessment were conducted for these species as described in Section 4.0 of this report. A summary of their habitat suitability in the project site, natural history and spatial occurrences in Riverside County is provided below.

San Diego Ambrosia
San Diego ambrosia is a clonal, herbaceous perennial plant that occurs in open floodplain terraces within ruderal habitats, coastal sage scrub, and chaparral. In Riverside County, it is found in non-native grasslands and ruderal habitats on Garretson gravelly fine sandy loam, with only three known populations in the Riverside Lowlands Bioregion—two near Alberhill and one at Skunk Hollow (TLMA 2003).

No suitable habitat (i.e., soils, vegetation, or flood plains) for this species exists within the project site, and it was not detected during the biological field assessment. The project does not conflict with MSHCP Section 6.1.3.

San Miguel Savory
San Miguel savory is a rare perennial shrub in San Diego County, primarily found on rocky, gabbroic, and metavolcanic substrates within coastal sage scrub, chaparral, cismontane woodland, riparian woodland, and valley and foothill grasslands (at elevations between 120 and 1,005 meters). Most populations occur in the Santa Rosa Plateau and Santa Ana Mountains (TLMA 2003).

No suitable habitat (i.e., soils or vegetation) for this species exists within the project site, and it was not detected during the biological field assessment and therefore no impacts to this species are anticipated. The project does not conflict with MSHCP Section 6.1.3.

Brand's Phacelia
Brand's phacelia is an annual herb that thrives in sandy open areas, sand dunes, and silty plains within Coastal Strand and Coastal Sage Scrub communities. Within the MSHCP

Plan Area, it has only two known occurrences—one recorded at Fairmont Park in 1925 and another recently observed in the Santa Ana Wilderness Area (TLMA 2003).
No suitable habitat (i.e., soils or vegetation) for this species exists within the project site, and it was not detected during the biological field assessment and therefore no impacts to this species are anticipated. The project does not conflict with MSHCP Section 6.1.3.

6.4 Additional Survey Needs and Procedures (MSHCP Section 6.3.2)

Additional surveys may be required for certain species to ensure coverage under the MSHCP. To meet Federal Endangered Species Act (FESA) issuance criteria for Habitat Conservation Plans (HCPs), the MSHCP must disclose potential impacts and outline measures to avoid, minimize, and mitigate them. For species lacking sufficient existing data, the MSHCP includes specific survey requirements to gather the necessary information for coverage approval.

6.4.1 Criteria Area Plant Species

The project is not located in the mapped MSHCP Criteria Plant Species Survey Area. The project does not conflict with MSHCP Section 6.3.2.

6.4.2 Amphibians

The project is not located in the mapped MSHCP Amphibian Survey Area. The project does not conflict with MSHCP Section 6.3.2.

6.4.3 Burrowing Owl

Burrowing owls inhabit a range of natural and modified environments, typically characterized by low-growing vegetation (TLMA 2003). Their habitat includes native and non-native grasslands, open areas within shrublands, sparsely vegetated shrublands, agricultural fields, pastures, fallow lands, dairies, drainage ditches, earthen berms, unpaved airfields, and golf courses (TLMA 2003).

Burrowing owls primarily rely on burrows created by burrowing mammals such as ground squirrels (*Spermophilus beecheyi*) and badgers (*Taxidea taxus*). However, they also make use of human-made structures, including earthen berms, culverts, debris piles of concrete, asphalt, rock, or wood, as well as openings beneath paved surfaces. Burrowing owls are frequently observed nesting or taking shelter in and around these artificial structures (TLMA 2003).

The Project is in the MSHCP Burrowing Owl Survey Area. The burrowing owl habitat assessment and focused burrow survey were conducted in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (RCA 2006).

Details regarding the habitat assessment and focused burrow survey are provided below and further detailed in the attached Burrowing Owl Focused Burrow Survey Report (Appendix C).

Methods

Step I: Burrowing Owl Habitat Assessment

A burrowing owl habitat assessment was conducted on March 25, 2025, from 10:00 AM to 12:00 PM. Survey conditions included an air temperature of 62–65°F, wind speeds of 0–1 MPH, and 10% cloud cover. Accessible suitable habitat within the project site and a 500-foot buffer, referred to as the burrowing owl study area, was identified, mapped, and surveyed on foot with binoculars by a qualified OSPREY biologist (Figure 7, Burrowing Owl Study Area). Areas where access was unavailable were scanned with binoculars.

Developed land cover—including asphalt-paved roads, concrete sidewalks, intensively managed ornamental landscaping, and established residential development—was not considered suitable burrowing owl habitat.

Step II. Part A-Focused Burrow Survey

The focused burrow survey was conducted partially concurrently with the burrowing owl habitat assessment on March 25, 2025, from 10:30 AM to 12:00 PM. Accessible suitable habitat within the burrowing owl study area was systematically surveyed using pedestrian belt transects spaced 30 meters apart. Each transect was assigned a number and overlaid onto ESRI Field Maps mobile mapping application to provide the biologist with a reference map, ensuring full coverage of the survey area. Areas where access was unavailable were scanned with binoculars. In addition to any suitable human-made structures, only burrows with at least a 3-inch diameter opening were considered suitable for burrowing owls.

Existing Conditions and Results

The burrowing owl study area is characterized primarily by disturbed habitat and urban/developed land. Vegetation within the development footprint is sparse and consists mostly of a desiccated herbaceous layer, dominated by grasses such as Bermuda grass. Areas within the surrounding survey buffer also exhibit limited vegetative cover due to ongoing human disturbance, including adjacent roadways—Chandler Street to the north and Hellman Avenue to the west—as well as single-family residential development to the northeast, south, and southeast. A landscaped median along Chandler Street features ornamental plantings, mulch, and irrigation. Additionally, a patch of densely vegetated disturbed habitat bordering a riparian corridor is located in the far northwestern portion of the burrowing owl study area, just west of Hellman Avenue.

The focused burrow survey yielded negative results for burrowing owls, burrowing owl sign, and suitable burrows. No viable small mammal burrows were observed within the survey area. Additional details on the burrowing owl survey findings are provided in Appendix C of this report.

Impacts

No burrowing owls, their sign, or suitable burrows were detected in the burrowing owl study area. No impacts are anticipated to occur to burrowing owls as a result of project implementation.

Mitigation

According to the MSHCP (TLMA 2003), a pre-construction survey for burrowing owls must be conducted within suitable habitat no more than 30 days before the start of ground-disturbing activities, such as vegetation clearing, grubbing, tree removal, site watering, equipment staging, and grading. This survey ensures that burrowing owls have not recently occupied the site. If burrowing owls are found on the project site before ground disturbance begins, the project proponent must immediately notify the Regional Conservation Authority (RCA) and Wildlife Agencies. Further coordination will be required, which may include developing a Burrowing Owl Protection and Relocation Plan before proceeding with construction. Additionally, if ground-disturbing activities commence but the site remains undisturbed for more than 30 days, another pre-construction survey will be necessary to confirm that burrowing owls have not moved into the area. If owls are detected, the same coordination process with RCA and the Wildlife Agencies will apply.

6.4.4 Mammals

The project is not located in the mapped MSHCP Mammal Survey Area. The project does not conflict with MSHCP Section 6.3.2.

7.0 OTHER LOCAL REGULATIONS AND ORDINANCES

7.1 City of Eastvale-Municipal Code Section 130.48.010-Street Trees

Per Eastvale Municipal Code Section 130.48.010, the City requires the planting of street trees as a condition of approval for most new land divisions (Schedules A–G), unless otherwise exempt. For Schedule E parcel maps, tree planting may be deferred to the plot plan stage (Eastvale 2025).

Each parcel must have a minimum of one street tree planted along its frontage prior to final building inspection. Tree selection must align with Section 120.05.040 and the City's approved tree list and planting guide. Trees should be appropriately spaced (generally every 60 feet), sited at least ten feet from driveways, and positioned to avoid conflicts with property lines, rights-of-way, and site visibility on corner lots. Trees are not required where sound walls exist or are planned.

All street trees must be staked using specific materials and methods to ensure stability and growth. Exceptions to these requirements may be granted in cul-de-sacs or constrained lots, subject to review and approval by the Community Development Director.

8.0 SUMMARY OF FURTHER REQUIREMENTS

The following are required for the project:

MSHCP 30-Day Burrowing Owl Pre-Construction Survey

A pre-construction survey for burrowing owls must be conducted within suitable habitat no more than 30 days before the start of ground-disturbing activities, such as vegetation clearing, grubbing, tree removal, site watering, equipment staging, and grading. This survey ensures that burrowing owls have not recently occupied the site. If burrowing owls are found on the project site before ground disturbance begins, the project proponent must immediately notify the Regional Conservation Authority (RCA) and Wildlife Agencies. Further coordination will be required, which may include developing a Burrowing Owl Protection and Relocation Plan before proceeding with construction. Additionally, if ground-disturbing activities commence but the site remains undisturbed for more than 30 days, another pre-construction survey will be necessary to confirm that burrowing owls have not moved into the area. If owls are detected, the same coordination process with RCA and the Wildlife Agencies will apply.

Nesting Birds

A nesting bird survey should be conducted if site grading or construction activities are scheduled to begin during the avian breeding season (February 1 – August 31). A qualified biologist should conduct the survey within three (3) days prior to construction initiation to identify active nests within 100 feet of the project site. If active nests are found, appropriate avoidance measures, such as establishing buffer zones or delaying construction in certain areas, may be required to prevent nest abandonment or harm to young birds.

Local Development Mitigation Fee

A Local Development Mitigation Fee (LDMF) is required for this project, as the site is located within the MSHCP planning area. In addition to ensuring consistency with the MSHCP's goals and objectives, the project applicant will be required to pay mitigation fees based on the type and density of development proposed. The LDMF, as established under Riverside County Ordinance No. 810.2, applies to residential, commercial, and industrial development. The fee amount varies depending on the project's size, use, and density. Payment of the LDMF, in combination with compliance with Section 6.0 of the MSHCP, is intended to constitute full mitigation under CEQA, NEPA, and both federal and state Endangered Species Acts (ESAs) for impacts to species and habitats covered by the MSHCP. This framework is supported by formal agreements with the USFWS, CDFW, and other relevant agencies, as outlined in the Implementing Agreement (IA) for the MSHCP.

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Appendix A

Report Figures

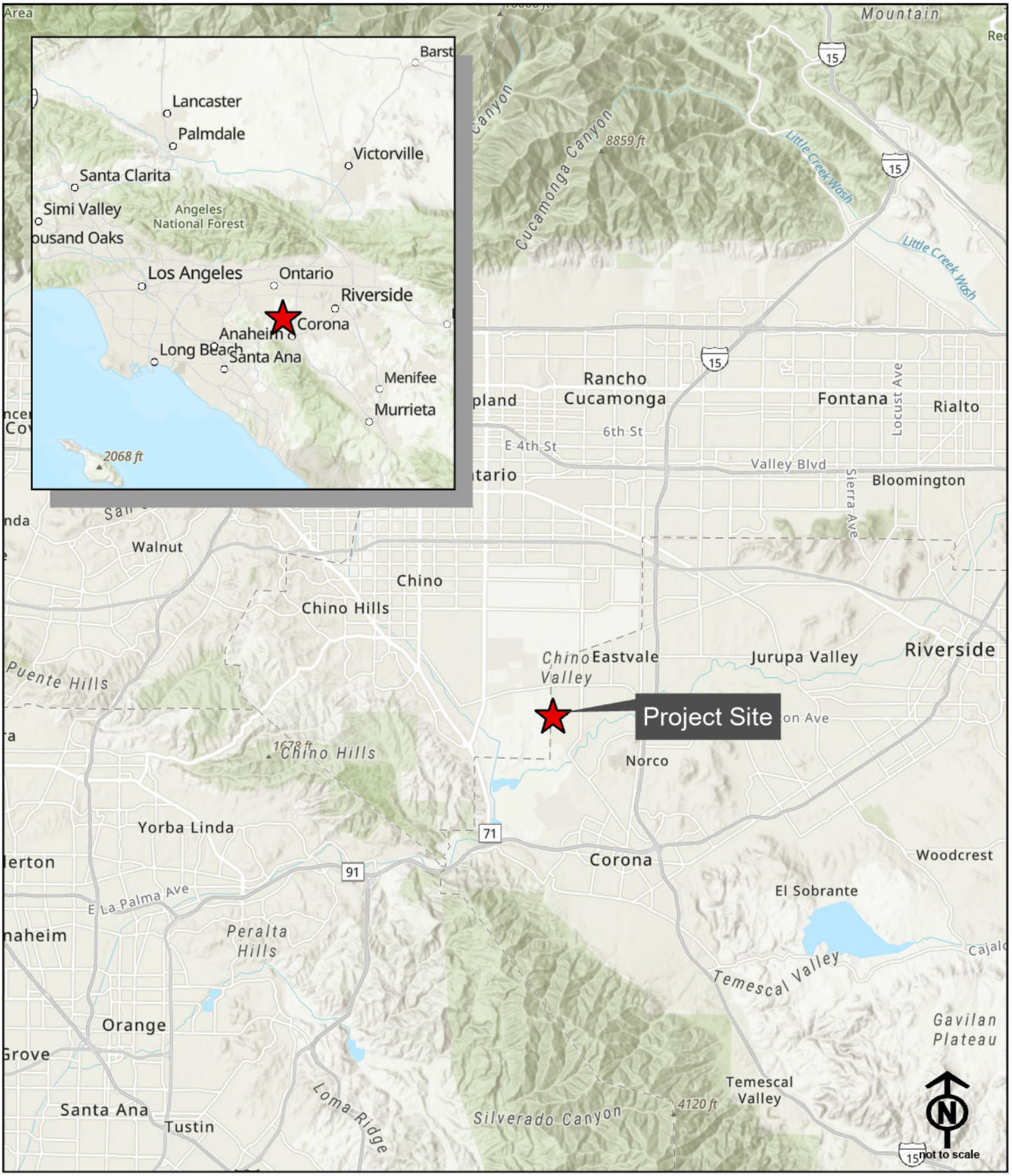

Figure 1 Regional Location Map

Oasis at Mill Creek Project



OC Flood Control District Easement

Figure 2 Project Site Map

Oasis at Mill Creek Project

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Project Site

Chualar clay loam, 0 to 2 percent slopes (CkA)

Pachappa fine sandy loam, 0 to 2 percent slopes (PaA)

Waukena fine sandy loam, saline-alkali (Wb)

Figure 3 Soils Associations Map

Oasis at Mill Creek Project

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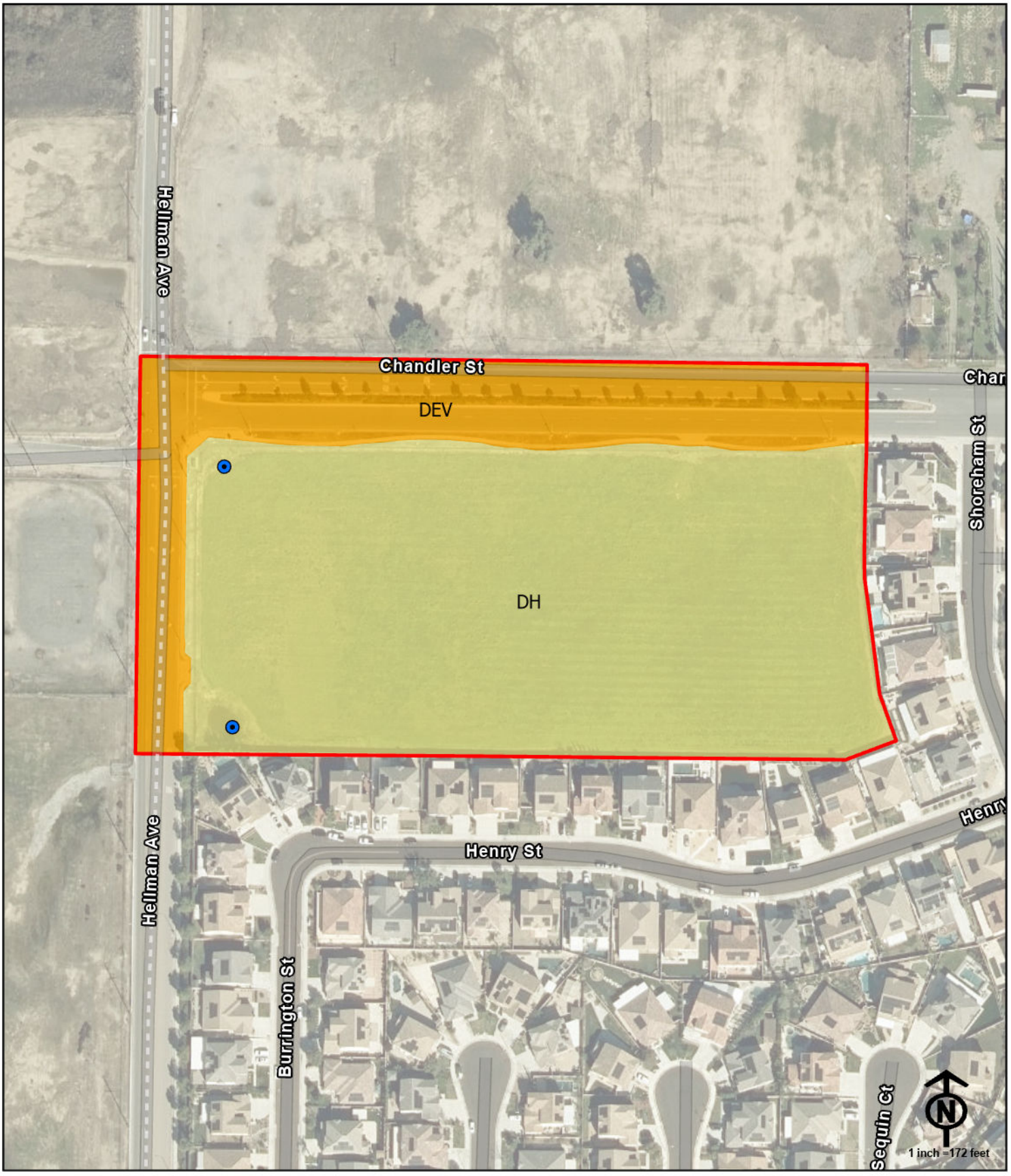
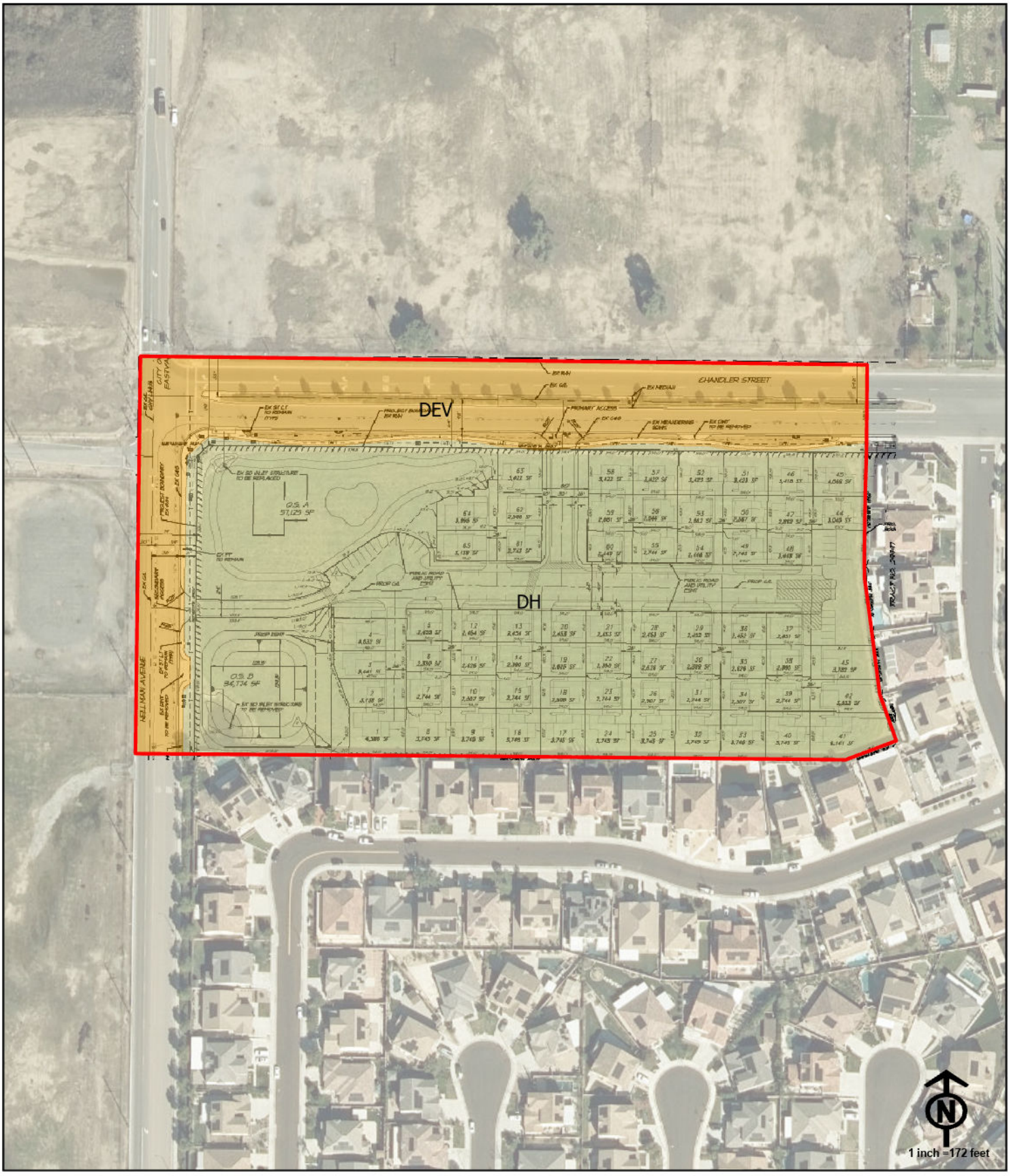


Figure 4 Biological Resources & Land Cover

Oasis at Mill Creek Project

OSPREY ENVIRONMENTAL ASSOCIATES



Project Site
Disturbed Habitat (DH)
Urban/Developed (DEV)

Figure 5 Site Plans and Impacts

Oasis at Mill Creek Project

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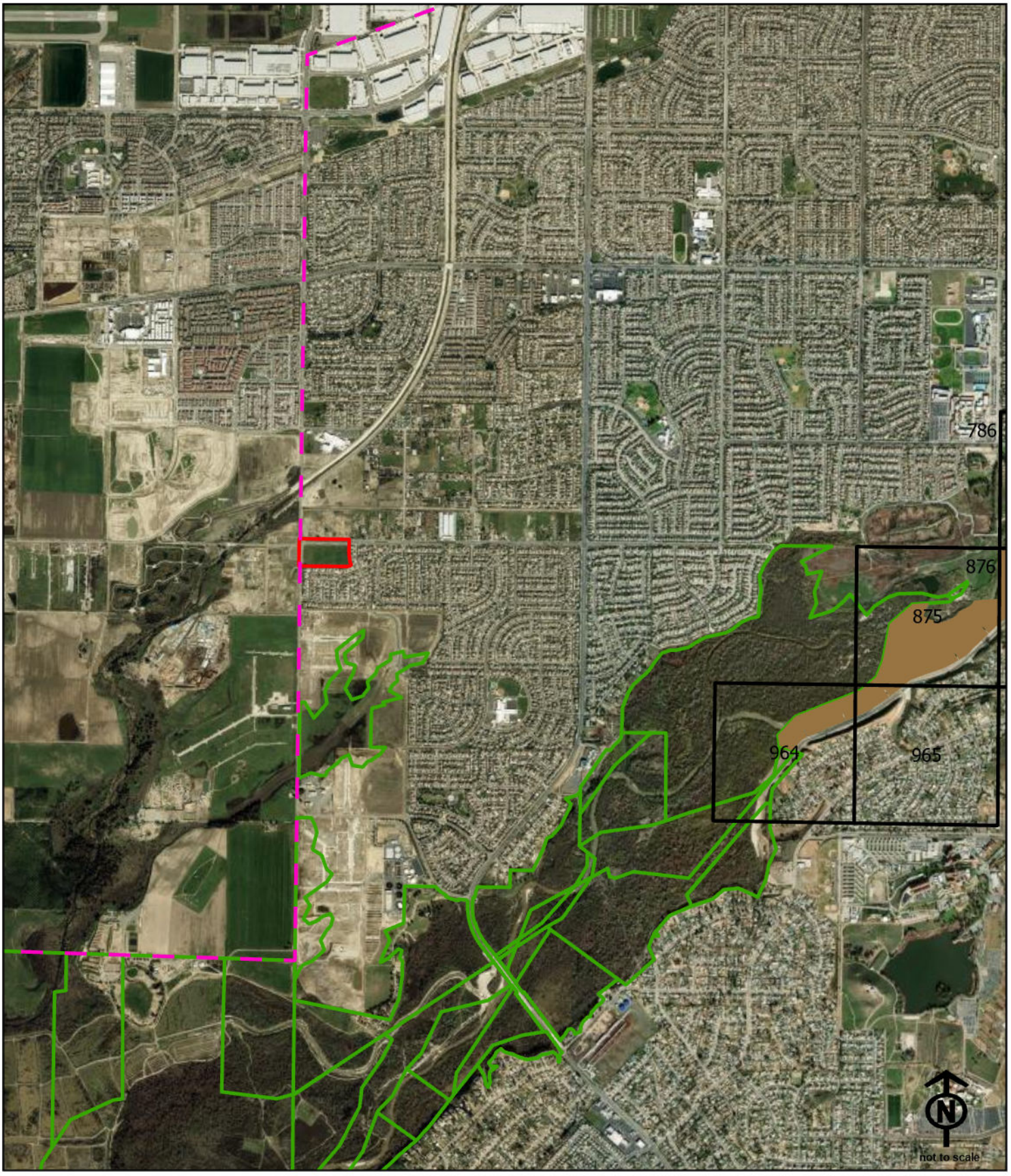


Project Site

MSHCP PQP Conserved Lands

MSHCP Conserved Lands

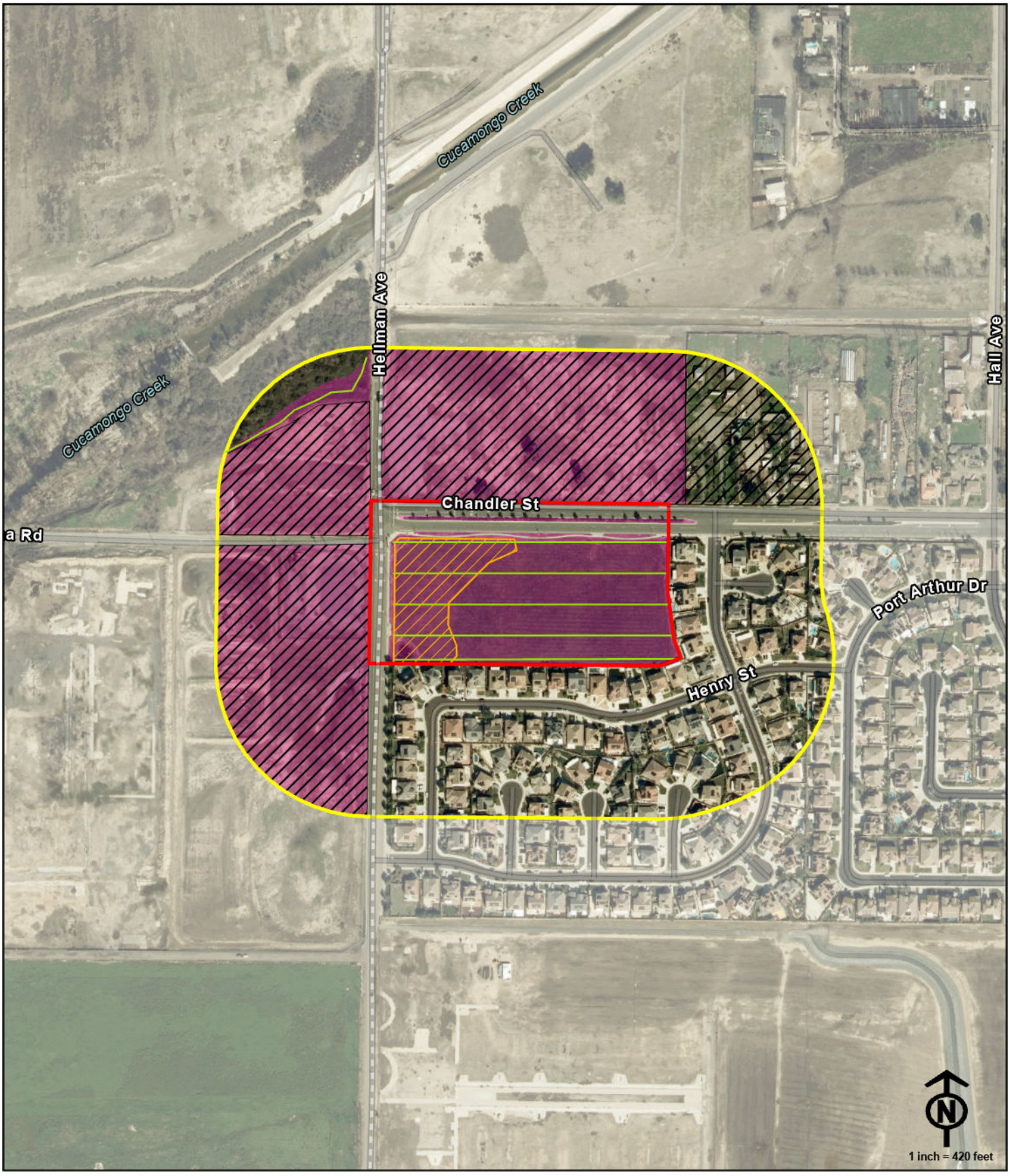
MSHCP Criteria Cells

MSHCP Boundary

Figure 6 MSHCP MAP

Oasis at Mill Creek Project

OSPREY ENVIRONMENTAL ASSOCIATES



Project Site

Burrowing Owl Study Area (500-foot buffer)

No Site Access Area

Burrowing Owl Habitat

30-Meter Transect

OC Flood Control District Easement

Figure 7 Burrowing Owl Study Area

Oasis at Mill Creek Project

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Appendix B

Representative Site Photographs

Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Site overview facing east. Disturbed habitat.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-1



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Distrbed habitat and offsite are (Hellman Ave)
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-2



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Disturbed habitat.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-3



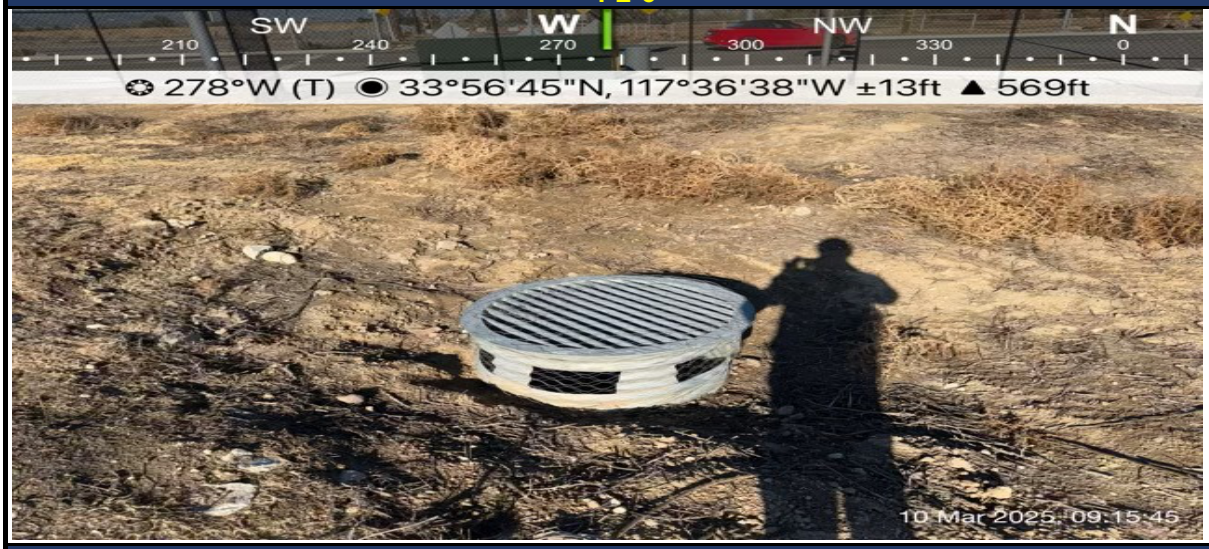
Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Basin and culvert in SW portion of project site.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-4



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Basin and culvert in NW portion of project site.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-5



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Onsite area and Chandler Ave (offiste improvement area).
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-6



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Basin and culvert in SW portion of project site.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-7



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Soils- highly distubed throughout project site
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-8



Appendix C

Burrowing Owl Focused Burrow Survey Report

MSHCP Burrowing Owl Habitat Assessment and Focused Burrow Survey Report

Oasis at Mill Creek Project



Osprey Environmental Associates, Inc
Contact: Marshall Paymard

OSPREY ENVIRONMENTAL ASSOCIATES

MAY 16, 2025

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1.0 INTRODUCTION

This report outlines the methods and findings of a Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) burrowing owl habitat assessment and focused burrow survey conducted for the Oasis at Mill Creek Project. It also provides recommendations for additional burrowing owl measures to ensure compliance with the MSHCP. The burrowing owl habitat assessment and focused burrow survey were conducted in accordance with the *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (RCA 2006).

1.1 Project Location and Description

The proposed project is situated in Eastvale, California, encompassing portions of Hellman Avenue and Chandler Street, as well as the entirety of Assessor Parcel Number (APN) 130-781-021. The site is located within Section 3 of Township 3 South, Range 7 West, as depicted on the Corona North 7.5-minute quadrangle map.

Spanning approximately 11.6 acres, the project area includes an 8.24-acre section designated for development and 3.34 acres allocated for roadway improvements, collectively herein referred to as the project site unless specified otherwise (Figure 1, Project Site Map). The development plan features the construction of single-family residential units, a recreational park, and a water quality basin within the 8.24-acre site. Notably, about 2.2 acres on the westernmost portion of the project site lie within an Orange County Flood Control District easement. This segment is intended to accommodate both the recreational park and the water quality basin, separated by an access road, which will require grading within the easement.

2.0 BURROWING OWL NATURAL HISTORY

The burrowing owl (*Athene cunicularia*) is a small, ground-dwelling owl recognized by its distinct white facial markings. It primarily feeds on arthropods, small mammals, lizards, and occasionally small birds. The species breeds from March to August, during which males engage in courtship displays and form monogamous pairs. These pairs often nest in close proximity, sometimes forming loose colonies. A typical clutch consists of 2 to 12 smooth, white eggs, with an incubation period of 28 to 30 days and a nestling phase lasting 44 to 53 days (Coulombe, 1971; Sibley, 2014).

Burrowing owl habitat consists of open areas with low, sparse vegetation, typically in annual and perennial grasslands, deserts, and scrublands. These habitats often include burrows created by fossorial mammals or artificial burrow-like structures. The absence of trees and tall vegetation is crucial, as it allows for better hunting visibility and predator avoidance (Sibley, 2014). Some individuals have also adapted to human-altered



Figure 1 Project Site Map

Oasis at Mill Creek Project

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landscapes such as airports and golf courses, provided that suitable burrows are available (Moulton et al., 2006).

Burrows are essential to the survival of burrowing owls, serving as both nesting sites and year-round shelters. While they can excavate their own burrows, they more commonly occupy abandoned burrows of species such as ground squirrels, prairie dogs, badgers, skunks, and tortoises. Additionally, they may use surrogate burrows, including culverts and debris piles. Ideal burrow sites are located in loose soil, on elevated ground to prevent flooding, and near lookout points such as mounds, fence posts, or road signs (Collins, 1977). Burrows typically extend less than three feet in depth, with entrance openings ranging from 4 to 6 inches wide. They are often identifiable by a dirt mound at the entrance and may be lined with feathers, grass, manure, or other materials (CDFW, 2012).

Burrowing owls display strong site fidelity, frequently returning to the same burrows each year. The presence of occupied habitat can be confirmed by direct observation of burrowing owls or indirect signs such as molted feathers, cast pellets, prey remains, eggshell fragments, or excrement near a burrow entrance.

3.0 METHODS

3.1 Literature Review

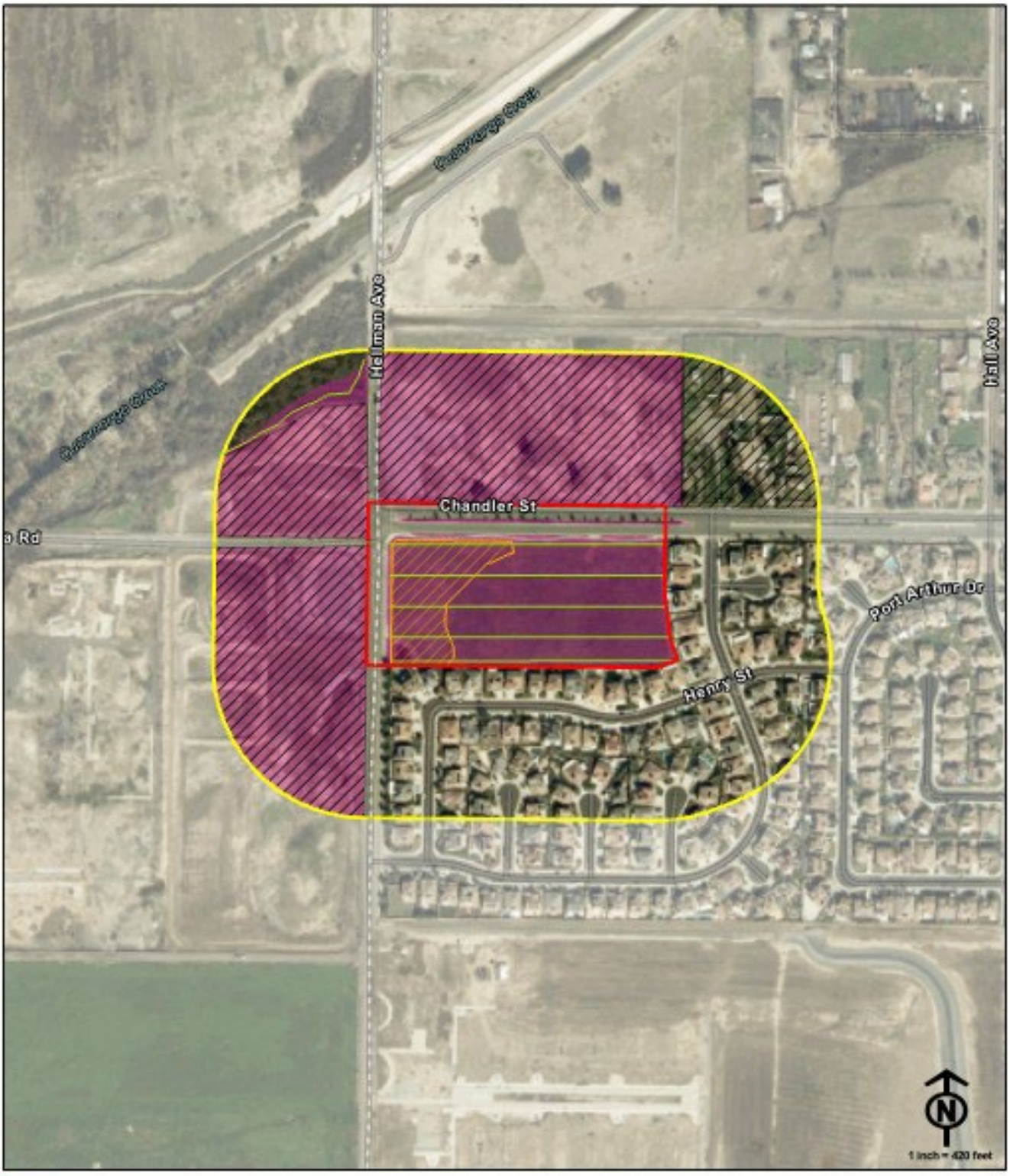
Literature and database queries were performed to assist in determining the presence or potential occurrences of burrowing owls in the project or vicinity. The following resources were reviewed:

- California Department of Fish Wildlife (CDFW) California Natural Diversity Database (CNDDB) for areas within 3 miles of the project (CNDDB 2025)

3.2 Step I: Burrowing Owl Habitat Assessment

A burrowing owl habitat assessment was conducted on March 25, 2025, from 10:00 AM to 12:00 PM. Survey conditions included an air temperature of 62–65°F, wind speeds of 0–1 MPH, and 10% cloud cover. Suitable habitat within the project site and a 500-foot buffer, referred to as the burrowing owl study area, was identified, mapped, and surveyed on foot with binoculars by a qualified Osprey biologist (Figure 2, Burrowing Owl Study Area). Areas where access was unavailable were scanned with binoculars.

Developed land cover—including asphalt-paved roads, concrete sidewalks, intensively managed ornamental landscaping, and established residential development—was not considered suitable burrowing owl habitat.



Project Site
Burrowing Owl Study Area (500-foot buffer)
No Site Access Area
Burrowing Owl Habitat
30-Meter Transect
OC Flood Control District Easement

Figure 2 Burrowing Owl Study Area
Oasis at Mill Creek Project

OSPREY ENVIRONMENTAL ASSOCIATES

3.3 Step II. Part A-Focused Burrow Survey

The focused burrow survey was conducted partially concurrently with the burrowing owl habitat assessment on March 25, 2025, from 10:30 AM to 12:00 PM. Accessible suitable habitat within the burrowing owl study area was systematically surveyed using pedestrian belt transects spaced 30 meters apart. Each transect was assigned a number and overlaid onto ESRI Field Maps mobile mapping application to provide the biologist with a reference map, ensuring full coverage of the survey area. Areas where access was unavailable were scanned with binoculars. In addition to any suitable human-made structures, only burrows with at least a 3-inch diameter opening were considered suitable for burrowing owls.

4.0 RESULTS

The burrowing owl study area is characterized primarily by disturbed habitat and urban/developed land (refer to Attachment A-Site Photographs). Vegetation within the development footprint is sparse and consists mostly of a desiccated herbaceous layer, dominated by grasses such as Bermuda grass. Areas within the surrounding survey buffer also exhibit limited vegetative cover due to ongoing human disturbance, including adjacent roadways—Chandler Street to the north and Hellman Avenue to the west—as well as single-family residential development to the northeast, south, and southeast. A landscaped median along Chandler Street features ornamental plantings, mulch, and irrigation. Additionally, a patch of densely vegetated disturbed habitat bordering a riparian corridor is located in the far northwestern portion of the burrowing owl study area, just west of Hellman Avenue.

The focused burrow survey yielded negative results for burrowing owls, burrowing owl sign, and suitable burrows. No impacts are anticipated to occur to burrowing owls as a result of project implementation.

5.0 RECCOMMENDED FURTHER ACTIONS

According to the MSHCP (TLMA 2003), a pre-construction survey for burrowing owls must be conducted within suitable habitat no more than 30 days before the start of ground-disturbing activities, such as vegetation clearing, grubbing, tree removal, site watering, equipment staging, and grading. This survey ensures that burrowing owls have not recently occupied the site. If burrowing owls are found on the project site before ground disturbance begins, the project proponent must immediately notify the Regional Conservation Authority (RCA) and Wildlife Agencies. Further coordination will be required, which may include developing a Burrowing Owl Protection and Relocation Plan before proceeding with construction. Additionally, if ground-disturbing activities commence but the site remains undisturbed for more than 30 days, another pre-construction survey will

be necessary to confirm that burrowing owls have not moved into the area. If owls are detected, the same coordination process with RCA and the Wildlife Agencies will apply.

6.0 REFRENCES

California Department of Fish and Wildlife (CDFW). (2025). California Natural Diversity Database (CNDDB) RareFind 5 records of sensitive elements. Retrieved from https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data

California Department of Fish and Wildlife (CDFW). 2012. Staff Report on Burrowing Owl Mitigation.

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Collins, C. T., and R. E. Landry. 1977. Artificial nest burrows for burrowing owls. North Amer. Bird Bander 2:151-154. Accessed March, 2025.

Moulton, C. E., Brady, R. S., Belthoff, J. R. 2006. Association between Wildlife and Agriculture: Underlying Mechanisms and Implications in Burrowing Owls, Journal of Wildlife Management 70(3), 708-106.

Sibley, D. A. 2014. The Sibley Guide to Birds, second edition. Alfred A. Knopf, New York, NY, USA. Accessed March, 2025

Regional Conservation Authority (RCA). (2006). Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. Retrieved from https://www.wrc-rca.org/species/survey_protocols/burrowing_owl_survey_instructions.pd

Riverside County Transportation & Land Management Agency (TLMA). (2003). Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Final MSHCP—Volumes 1 and 2. Approved June 17, 2003

Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Site overview facing east. Disturbed habitat.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-1



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Distrbed habitat and offsite are (Hellman Ave)
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-2



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Disturbed habitat.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-3



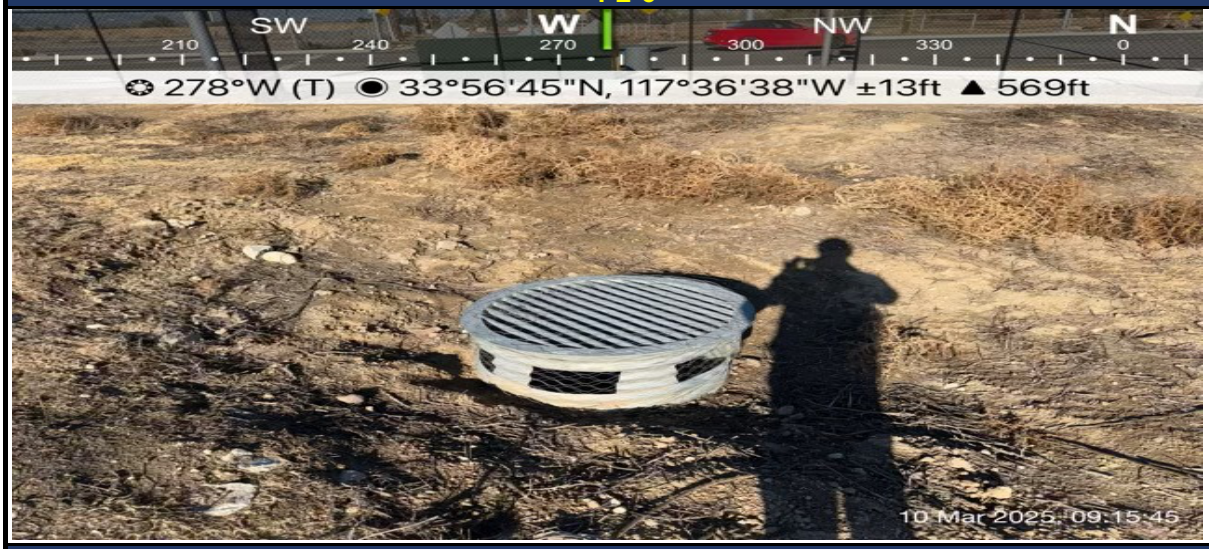
Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Basin and culvert in SW portion of project site.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-4



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Basin and culvert in NW portion of project site.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-5



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Onsite area and Chandler Ave (offiste improvement area).
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-6



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Basin and culvert in SW portion of project site.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-7



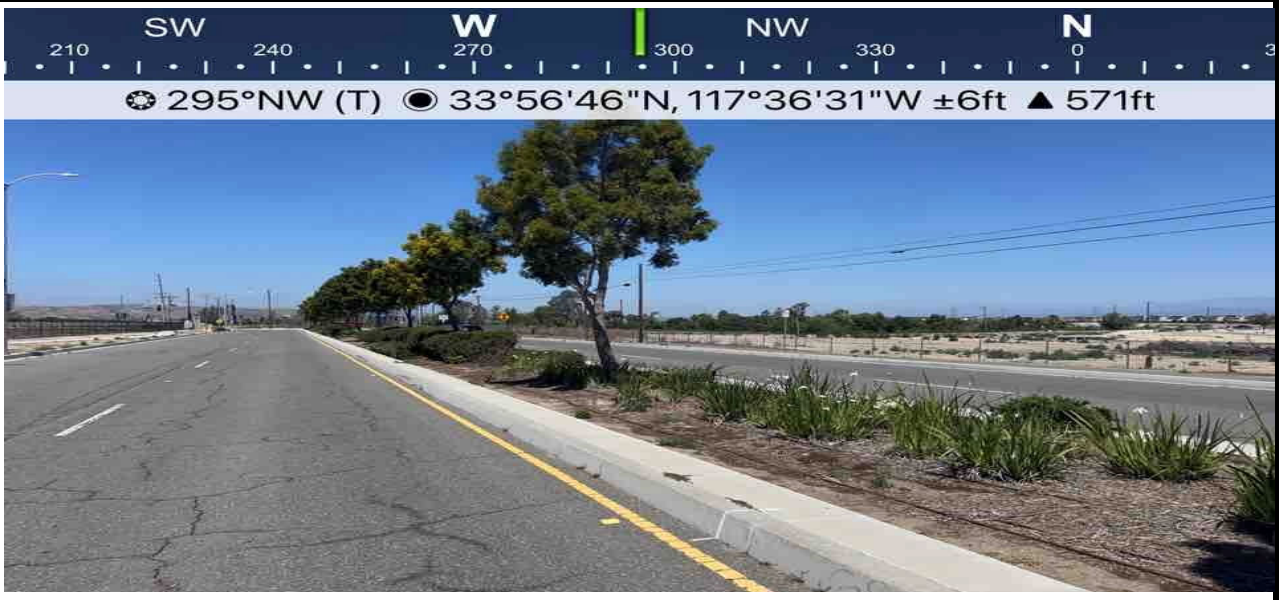
Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Soils- highly distubed throughout project site
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-8



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Median, along Chandler Street
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-9



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Median, along Chandler Street
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-10



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** No access area. North of Chandler Street
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-11



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Landscaped area along Hellman Ave.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-12



Osprey Environmental Associates	
PHOTOGRAPHIC RECORD	
Project: Oasis at Mill Creek Project	**Notes:** Disturbed habitat, northwest BUOW survey area.
Photographer: Marshall Paymard	**Date: March 10, 2025**

PL-13



Appendix D

USFWS IPAC Report

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Carlsbad Fish And Wildlife Office
2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385
Phone: (760) 431-9440 Fax: (760) 431-5901

In Reply Refer To: 03/05/2025 20:08:40 UTC
Project Code: 2025-0064608
Project Name: Oasis Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A biological assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a biological assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a biological assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found at the Fish and Wildlife Service's Endangered Species Consultation website at:

https://www.fws.gov/service/esa-section-7-consultation

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Carlsbad Fish And Wildlife Office
2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385
(760) 431-9440

PROJECT SUMMARY

Project Code: 2025-0064608
Project Name: Oasis Project
Project Type: Mixed-Use Construction
Project Description: Planning
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@33.9455128,-117.60937495615755,14z



Counties: Riverside County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 11 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Stephens' Kangaroo Rat *Dipodomys stephensi (incl. D. cascus)* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3495	Threatened

BIRDS

NAME	STATUS
Coastal California Gnatcatcher *Polioptila californica californica* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8178	Threatened
Least Bell's Vireo *Vireo bellii pusillus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5945	Endangered
Southwestern Willow Flycatcher *Empidonax traillii extimus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6749	Endangered

REPTILES

NAME	STATUS
Southwestern Pond Turtle *Actinemys pallida* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4768	Proposed Threatened

AMPHIBIANS

NAME	STATUS
Western Spadefoot *Spea hammondii* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Nevin's Barberry *Berberis nevinii*	Endangered

NAME	STATUS
There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8025	
San Diego Ambrosia *Ambrosia pumila* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8287	Endangered
Slender-horned Spineflower *Dodecahema leptoceras* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4007	Endangered
Thread-leaved Brodiaea *Brodiaea filifolia* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6087	Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name:
Address:
City: Temecula
State: CA
Zip: 92592
Email
Phone:

Appendix E

Special-Status Plant Species Evaluated

Common Name (Scientific Name)	Habitat	IPAC List	MSHCP Covered Species	Floristic Period	Status	Potential to Occur
Brands phacelia (*Phacelia stellaris*)	Coastal dunes and coastal scrub at 5 – 1310 feet.	No	Yes	Mar-Jun	None/1B.1;S1	No potential. No suitable habitat is present on the project site.
Jokerst's monardella (*Monardella australis* ssp. *jokerstii)*	Chaparral, Lower montane coniferous forest Steep scree or talus slopes between breccia, drainages at 4430 - 5740 feet.	No	No	Jul - Sep	None/1B.1; S1	No potential. No suitable habitat is present on the project site.
Lucky morning-glory (*Calystegia felix*)	Meadows and seeps (sometimes alkaline), riparian scrub (alluvial). Historically associated with wetland and marshy places, but possibly in drier situations as well. Possibly silty loam and alkaline at 100-705 feet.	No	No	Mar-Sept	None/1B.1; S1	No potential. No suitable habitat is present on the project site.
Nevin's barberry (*Berberis nevinii*)	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub. Gravelly (sometimes), sandy (sometimes) soils at 230-2705 feet.	Yes	Yes	(Feb)Mar - Jun	FE; SE; 1B.1; S1	No potential. No suitable habitat is present on the project site.
Salt spring checkerbloom (*Sidalcea neomexicana*)	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas with alkaline, mesic soils at 50-5020 feet.	No	No	Mar-Jun	None/2B.2; S2	No potential. No suitable habitat is present on the project site.

San Bernardino aster (*Symphyotrichum defoliatum*)	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic) at < 6730 feet	No	No	Jul-Nov	None/1B.2; S2	No potential. No suitable habitat is present on the project site.
San Diego ambrosia (*Ambrosia pumila*)	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools California between 65-1360 feet. Alkaline (sometimes), Clay (sometimes), Disturbed areas (often), Loam (sometimes), Sandy (sometimes)	Yes	Yes	Apr-Oct	FE/1B.1;S1	No potential. No suitable habitat is present on the project site.
San miguel savory (*Clinopodium chandleri*)	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland, Valley and foothill grassland with metavolcanic soils at 0-395 feet.	No	Yes	Mar-Jul	None/1B.1;S2	No potential. No suitable habitat is present on the project site.
Slender-horned spineflower (*Dodecahema leptoceras*)	Chaparral, Cismontane woodland, Coastal scrub (alluvial fans) with sandy soils at 655-2495 feet.	Yes	Yes	Apr-Jun	FE/SE;1B.1;S1	No potential. No suitable habitat is present on the project site.
Smooth tarplant (*Centromadia pungens ssp. laevis*)	Chenopod scrub, Meadows and seeps, Playas, Riparian woodland, Valley and foothill grassland with alkaline soils at 0-2100 feet.	No	Yes	Apr-Sep	None/1B.1; S2	No potential. No suitable habitat is present on the project site.

Thread-leaved brodiaea (*Brodiaea filifolia*)	Chaparral (openings), Cismontane woodland, Coastal scrub, Playas, Valley and foothill grassland, Vernal pools with clay soils (often) at 80-3,675 feet.	Yes	Yes	Mar-Jun	FT/SE;1B.1;S2	No potential. No suitable habitat is present on the project site.

FEDERAL STATUS ABBREVIATIONS

- **FE** – Federally Endangered
- **FT** – Federally Threatened
- **FC** – Federal Candidate (for listing as endangered or threatened)
- **FP** – Federally Proposed (for listing as endangered or threatened)
- **FPE** – Federally Proposed Endangered
- **FPT** – Federally Proposed Threatened
- **FX** – Federally Delisted (formerly listed, now removed)

STATE OF CALIFORNIA STATUS ABBREVIATIONS

- **SE** – State Endangered
- **ST** – State Threatened
- **SSC** – Species of Special Concern
- **FP** – State Fully Protected
- **SP** – State Proposed (for listing as endangered or threatened)
- **WL**- State Watch List
- **S1**: **Critically Imperiled** – At very high risk of extirpation in the state due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.
- **S2**: **Imperiled** – At high risk of extirpation in the state due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
- **S3**: **Vulnerable** – At moderate risk of extirpation in the state due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.

- **S4**: **Apparently Secure** – At a fairly low risk of extirpation in the state due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
- **S5**: **Secure** – At very low or no risk of extirpation in the state due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.

CRPR – California Rare Plant Rank (formerly known as CNPS Lists)

- **CRPR 1A** – Plants presumed extinct in California
- **CRPR 1B** – Plants rare, threatened, or endangered in California and elsewhere
- **CRPR 2B** – Plants rare, threatened, or endangered in California but more common elsewhere
- **CRPR 3** – Plants about which more information is needed (review list)
- **CRPR 4** – Plants of limited distribution ("watch list")

POTENTIAL TO OCCUR DEFINITIONS

- **Present:** Species has been directly observed during site visits or recently documented through reliable sources such as the CNDDB database.
- **High Potential:** All essential habitat components are present. Most of the habitat within or near the project area is highly suitable, indicating a strong likelihood of species occurrence.
- **Moderate Potential:** Some required habitat components are available. Portions of the habitat are suitable while others are not, resulting in a moderate likelihood of species occurrence.
- **Unlikely:** Limited suitable habitat is present within the project area. Most of the surrounding environment is of poor quality or unsuitable, making species occurrence improbable.
- **No Potential:** Essential habitat components are lacking. Deficiencies may include substrate, elevation, hydrology, plant communities, historical conditions, and disturbance regimes, making species presence not expected.

Appendix F

Special-Status Wildlife Species Evaluated

Common Name	Habitat	IPAC List	MSHCP Covered Species	Status (Federal/State)	Potential to Occur
Amphibians					
Western Spadefoot *(Spea hammondii*)	Cismontane woodland, coastal scrub, valley & foothill grassland, vernal pool, and wetlands. Occurs primarily in grassland habitats but can be found in valley-foothill hardwood woodlands.	Yes	Yes	FC: T/SSC;S3S4	No potential. Site lacks suitable habitat.
Birds					
Burrowing Owl (*Athene cunicularia*)	Open, dry annual or perennial grasslands.Desert, grassland, or low-scrub habitats characterized by sparse and low-growing vegetation.	No	Yes	None/SC; S3	No potential. Focused burrow survey conducted, no suitable habitat or owls detected.
California Black Rail (*Laterallus jamaicensis coturniculus*)	Freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	No	No	None/ST; CDFW FP; S2	No potential. Site lacks suitable habitat.
Coastal California Gnatcatcher (*Polioptila californica californica*)	Coastal sage scrub below 2,500 feet.	Yes	Yes	FT/SSC; S2	No potential. Site lacks suitable habitat.
Golden Eagle (*Aquila chrysaetos*)	Cliffsides or remote transmission towers within grasslands, shrublands, and lower montane forest.	No	Yes	None/CDFW FP; WL; S3	No potential. Site lacks suitable habitat.
Least Bell's Vireo (*Vireo bellii pusillus*)	Low riparian scrub near water or dry river bottoms, below 2,000 feet.	Yes	Yes	FE/SE; S3	No potential. Site lacks suitable habitat.

Southwestern Willow Flycatcher (*Empidonax traillii extimus*)	Dense riparian woodland with canopy >10 feet along slow-flowing or stagnant waters.	Yes	Yes	FE; SE; S3	No potential. Site lacks suitable habitat.
Swainson's Hawk (*Buteo swainsoni*)	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	No	Yes	None/ST;S4	No potential. Site lacks suitable habitat.
Tricolored Blackbird (*Agelaius tricolor)*	Freshwater marshes, wet agricultural fields, tall grasslands, blackberry patches near ponds or irrigated pastures.	No	Yes	BCC/ST; SSC; S2	No potential. Site lacks suitable habitat.
Western Yellow-Billed Cuckoo (*Coccyzus americanus occidentalis*)	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	No	Yes	FT/SE; S1	No potential. Site lacks suitable habitat.
White-tailed kite (*Elanus leucurus*)	Cismontane woodland, marsh & swamp, riparian woodland, valley & foothill grassland, wetland. Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	No	Yes	None/FP; S3S4	No potential. Site lacks suitable habitat.
Yellow Warbler (*Setophaga petechia*)	Woods and thickets along edges of streams, lakes, swamps, and marshes	No	Yes	None/SSC; S3	No potential. Site lacks suitable habitat.

Yellow rail (*Coturnicops noveboracensis*)	Freshwater marsh, meadow & seep. Freshwater marshlands.	No	No	None/SSC; S2	No potential. Site lacks suitable habitat.
Yellow-Breasted Chat (*Icteria virens*)	Riparian forest, riparian scrub, riparian woodlands. Nests in low, dense riparian, consisting of willow, blackberry, wild grape.	No	Yes	None/SSC; S4	No potential. Site lacks suitable habitat.
Fish					
Santa Ana sucker (*Catostomus santaanae*)	Aquatic, south coast flowing waters. Habitat generalists, but prefers sand-rubble-boulder bottoms, cool, clear water, and algae.	No	Yes	FT/SSC; S1	No potential. Site lacks suitable aquatic habitat.
Steelhead - southern California DPS (*Oncorhynchus mykiss irideus* pop. 10	Aquatic, south coast flowing waters	No	No	FE/SC;S1	No potential. Site lacks suitable aquatic habitat.
Arroyo Chub (*Gila orcuttii*)	Flowing waters or backwater areas with sand or mud substrate, native to southern California streams	No	Yes	None/ SSC; S2	No potential. Site lacks suitable aquatic habitat.
Habitat					
Southern Cottonwood Willow Riparian Forest	Riparian forests with cottonwoods, willows, and diverse plant species along rivers in the southwest	No	No	None;S3	No potential. Habitat is not present.
Insects					
Crotch's Bumble Bee (*Bombus crotchii*)	Open grassland and scrub habitats along coastal California, east to the Sierra-Cascade crest, and south into Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No	No	None/SP; S2	No potential. Site lacks suitable floral resources and nest sites.

Monarch Butterfly (*Danaus plexippus*)	Meadows, fields, and open forests with milkweed plants	Yes	No	FP/S2	No potential. Site lacks suitable habitat.
Mammals					
Western Mastiff Bat (*Eumops perotis californicus*)	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	No	No	None/SSC; S3,S4	No potential. No roosting habitat is present.
Western Yellow bat (*Lasiurus xanthinus*)	Valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.Roosts in trees, particularly palms. Forages over water and among trees.	No	No	None/SSC; S3	No potential. .No roosting habitat is present.
Stephens' Kangaroo Rat (*Dipodomys stephensi*)	Coastal scrub, annual and perennial grasslands with sparse canopy cover	Yes	Yes	FT/ ST; S3	No potential. Site lacks suitable habitat.
Reptiles					
Orange-Throated Whiptail (*Aspidoscelis hyperythra*)	Washes, sandy areas with brush and rocks in chaparral, coastal scrub, valley-foothill hardwood	No	No	None/WL; S2S3	No potential. Site lacks suitable habitat.
South Coast Gartersnake (*Thamnophis sirtalis pop. 1*)	Artificial standing waters, marsh, swamp, riparian scrub, riparian woodland, flowing waters, wetlands	No	No	None/SSC;S1 S2	No potential. Site lacks suitable habitat.

Southwestern Pond Turtle *(Actinemys pallida*)	Freshwater ponds, streams, marshes, and riparian habitats in southwestern U.S.	Yes	Yes	FC/SSC	No potential. Site lacks suitable habitat.

FEDERAL STATUS ABBREVIATIONS

- **FE** – Federally Endangered
- **FT** – Federally Threatened
- **FC** – Federal Candidate (for listing as endangered or threatened)
- **FP** – Federally Proposed (for listing as endangered or threatened)

STATE OF CALIFORNIA STATUS ABBREVIATIONS

- **SE** – State Endangered
- **ST** – State Threatened
- **SSC** – Species of Special Concern
- **FP** – State Fully Protected
- **SP** – State Proposed (for listing as endangered or threatened)
- **WL**- State Watch List
- **S1**: **Critically Imperiled** – At very high risk of extirpation in the state due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.
- **S2**: **Imperiled** – At high risk of extirpation in the state due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
- **S3**: **Vulnerable** – At moderate risk of extirpation in the state due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
- **S4**: **Apparently Secure** – At a fairly low risk of extirpation in the state due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.
- **S5**: **Secure** – At very low or no risk of extirpation in the state due to a very extensive range, abundant populations or occurrences, and little to no concern from declines or threats.

POTENTIAL TO OCCUR DEFINITIONS

- **Present:** Species has been directly observed during site visits or recently documented through reliable sources such as the CNDDB database.
- **High Potential:** All essential habitat components are present. Most of the habitat within or near the project area is highly suitable, indicating a strong likelihood of species occurrence.
- **Moderate Potential:** Some required habitat components are available. Portions of the habitat are suitable while others are not, resulting in a moderate likelihood of species occurrence.
- **Unlikely:** Limited suitable habitat is present within the project area. Most of the surrounding environment is of poor quality or unsuitable, making species occurrence improbable.
- **No Potential:** Essential habitat components are lacking. Deficiencies may include substrate, elevation, hydrology, plant communities, historical conditions, and disturbance regimes, making species presence not expected.

APPENDIX C
CULTURAL RESOURCE ASSESSMENT

Cultural Resources Assessment Report

for the

Oasis at Mill Creek Project, City of Eastvale,
Riverside County, California

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1 Executive Summary

Description of the Undertaking: The project requires a Section 408 permit from the United States Army Corps of Engineers (USACE) and is subject to Section 106 of the National Historic Preservation Act (NHPA). The USACE is the lead federal agency responsible for implementation of Section 106. The project also requires compliance with the California Environmental Quality Act (CEQA) and the City of Eastvale is the CEQA lead agency. The project site encompasses approximately 11.6 acres, consisting of an approximately 8.24-acre vacant lot for a residential development and approximately 3.4 acres of roadway improvements. The project proposes developing 65 single-family residential units, a recreational park, and a water quality basin at the southeast corner of Hellman Avenue and Chandler Street in the City of Eastvale on the approximately 8.24-acre vacant lot. Approximately 2.2 acres in the westernmost portion of the lot lie within an Orange County Flood Control District easement. This area will be designed to include a recreational park and water quality basin, separated by an access road. Soil disturbances will include general grading and excavations for foundations and buried utilities. All stockpiles will be kept within the project site.

Area of Potential Effects (APE): In accordance with Section 106 of the NHPA, the APE is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. The APE encompasses the entire 11.6-acre project site, inclusive of the 8.24-acre vacant lot south of Chandler Street and east of Hellman Avenue within the City of Eastvale, plus an approximately 3.4-acre area within Chandler Street and Hellman Avenue for offsite improvements.

Steps Taken to Identify Historic Properties: A records search for the project APE was conducted by Principal Archaeologist Kevin Hunt at the California Historical Resources Information System (CHRIS) South Coastal Information Center (SCIC) housed at San Diego State University and by Archaeologist Samantha Jovanovic at the CHRIS South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review of all previously recorded cultural resources and previous cultural resources studies within a ½-mile radius of the project APE. The records search results indicate that one cultural resource (P-33-020263) had been previously recorded within the project APE but no longer exists. Resource P-33-020263 comprised buildings associated with the dairy that once occupied 14958 Chandler Street. At the time of recording in 2011, the resource was recommended not eligible for the California Register of Historical Resources. Since it's recording, all remnants of the resource have been demolished and removed from the APE. An additional 14 cultural resources were recorded with a ½-mile records search radius.

The California Native American Heritage Commission (NAHC) maintains a confidential Sacred Lands File (SLF), which contains sites of traditional, cultural, or religious value to the Native American community. An NAHC SLF search was requested on March 21, 2025, and the NAHC responded to the request via email on April 4, 2025. The results of the SLF search conducted by the NAHC indicate that

no sacred land files are known to be located within the APE. On April 7, 2025, South Environmental sent letters to the contacts provided by the NAHC. To date, six tribal groups have responded to the outreach letters. No archaeological, historical, or tribal cultural resources were identified within the project APE as a result of South Environmental's coordination with the tribes. All Native American outreach completed by South Environmental is documented in Appendix B. As part of Section 106, USACE will consult with Native American groups associated with the project APE and its vicinity.

Historic topographic maps and aerial photographs were examined to provide historic land use information about the project APE and vicinity. Historic maps and aerial photographs indicate the project APE was used for agriculture from the early- to mid-twentieth century, followed by dairy operations from the 1950s through the 1990s. All structures were removed by 2014, and the APE has remained a vacant, graded lot since 2016 with no significant changes observed through 2022.

No cultural resources were identified as a result of an intensive-level pedestrian cultural resources survey that was conducted on April 9, 2025. No evidence of the previously recorded and destroyed resource (P-33-020263) was identified during the survey. Survey transects were spaced approximately 10 to 15 meters apart throughout the undeveloped portions of the APE while paved and landscaped areas along Hellman Avenue and Chandler Street were spot checked.

No cultural resources were identified within the project APE as a result of the SCIC and SCCIC records search, NAHC Sacred Lands File search and Native American outreach, or pedestrian survey by qualified archaeologists. Additionally, background research revealed the unpaved portion of the APE has been excavated to a depth of 11 feet and sediments mixed and recompacted. Nonetheless, it is always possible to encounter resources during project-related ground disturbance. Implementation of the standard recommendations for inadvertent discoveries provided in Section 8.3 will ensure that any cultural resources or human remains identified during construction are handled appropriately such that impacts/effects to archaeological resources and human remains are less than significant/adverse.

South Environmental recommends a finding of **No Historic Properties Affected** under Section 106 of the NHPA, and a less than significant impact to historical resources under CEQA Guidelines Section 15064.5.

2 Introduction

South Environmental was retained to complete a cultural resources assessment for the Oasis at Mill Creek Project (project) located in the City of Eastvale, Riverside County, California. The project site encompasses approximately 11.6 acres, consisting of an approximately 8.24-acre vacant lot for a residential development and approximately 3.4 acres of roadway improvements. The project proposes developing 65 single-family residential units, a recreational park, and a water quality basin. Approximately 2.2 acres in the westernmost portion of the vacant lot lie within an Orange County Flood Control District easement. This area will be designed to include a recreational park and water quality basin, separated by an access road. Soil disturbances will include general grading and excavations for foundations and buried utilities. All stockpiles will be kept within the undertaking's project site. The project requires a Section 408 permit from the United States Army Corps of Engineers (USACE) and is subject to Section 106 of the National Historic Preservation Act (NHPA). The USACE is the lead federal agency responsible for implementation of Section 106. The project also requires compliance with the California Environmental Quality Act (CEQA) and the City of Eastvale is the lead CEQA agency.

This report was authored by South Environmental Archaeologist Samantha Jovanovic MA, MS, Principal Archaeologist Kevin Hunt, BA, and Archaeological Principal Investigator Samantha Murray, MA, RPA, who meets the Secretary of the Interior's Professional Qualification Standards for Archaeology. Resumes for key personnel are provided in Appendix A.

2.1 Project Location

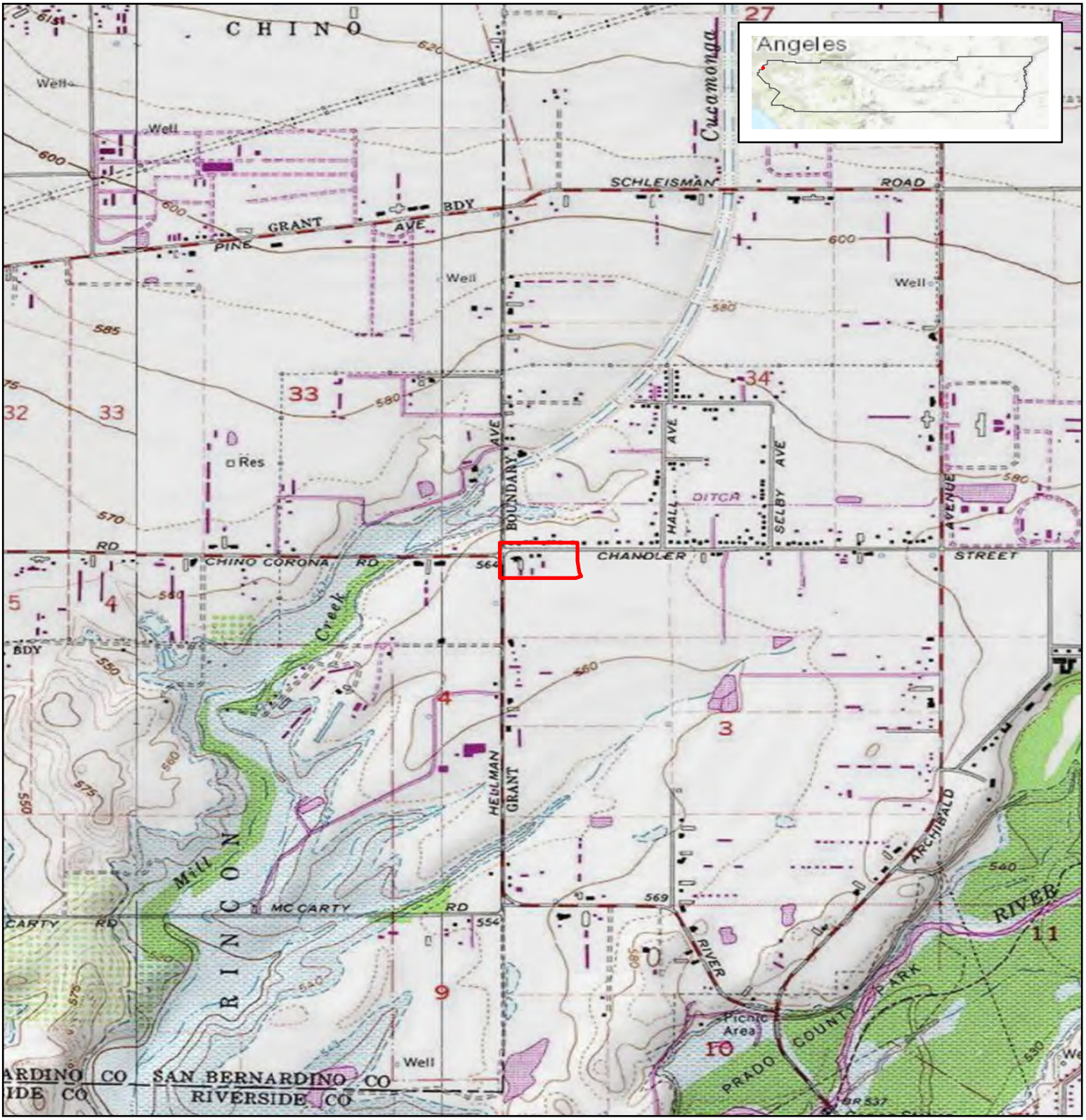
The project site is located on Assessor's Parcel Number 130-781-021 at the southeast corner of Hellman Avenue and Chandler Street in the City of Eastvale in Riverside County. The proposed housing and recreation development is approximately 8.24 acres. The project site includes an approximately 3.4-acre area within Chandler Street and Hellman Avenue for offsite improvements. The project site is bound by Hellman Avenue to the west, Chandler Street to the north, and residential developments to the east and south. Hellman Avenue divides San Bernardino County to the west and Riverside County to the east. The project site is located within Section 3 of Township 3 South and Range 7 West, on the United States Geological Survey (USGS) *Corona North*, *California* 7.5-minute quadrangle map (Figure 1).

2.2 Project Description

The project site encompasses approximately 11.6 acres, consisting of an approximately 8.24-acre vacant lot for a residential development and approximately 3.4 acres of roadway improvements.

The project proposes developing 65 single-family residential units, a recreational park, and a water quality basin. Approximately 2.2 acres of the westernmost portion of the vacant lot lie within an Orange

County Flood Control District easement. This area will be designed to include a recreational park and water quality basin, separated by an access road. The park and the road will be graded toward the basin to encourage drainage. The basin will be located in the project site's southwest corner, approximately 125 feet wide and five feet deep. The bottom of the basin will have layers of permeable engineering media to facilitate drainage, as well as a buried perforated pipe to transport accumulated water away from the site. The recreation park will be in the northeast corner of the project site. Equipment staging will happen within the project site during construction.



Source: ESRI USA Topo Maps and World Topo Map 2025

Oasis at Mill Creek Project

Figure 1. Project Location Map

Project Site

Project Site is within Eastvale, California, in Riverside County on the USGS Corona North 7.5-minute quadrangle map in Section 03 of Township 03 South and Range 07 West

Center Coordinate (Decimal Degrees):
Latitude: 33.9455070N Longitude: -117.6092888W



0 1,000 2,000 Feet

Scale: 1:24,000

N

SOUTH ENVIRONMENTAL

3 Area of Potential Effects

In accordance with Section 106 of the NHPA, the Area of Potential Effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist. Determination of the APE is influenced by a project's setting, the scale and nature of the undertaking, and the different kinds of effects that may result from the undertaking (36 Code of Federal Regulations [CFR] 800.16[d]).

The project APE encompasses 11.6 acres in the southeast corner of Hellman Avenue and Chandler Street including portions of Hellman Avenue and Chandler Street (Figure 2). Within the APE are all areas where ground disturbance is expected to occur as a result of the proposed project, including staging and operation of construction vehicles and equipment, and soil disturbance (i.e., excavation, ground contouring, and backfill).

The horizontal extent of the APE for the proposed project encompasses approximately 11.6 acres, consisting of the approximately 8.24-acre vacant lot south of Chandler Street and east of Hellman Avenue as well as adjacent 3.4 acres along Chandler Street and Hellman for roadway improvements. The vertical extent of the APE for the proposed project is defined as the maximum depth of soils disturbed during construction, and the maximum height of disturbance. The amount of disturbed soil varies according to the topography and construction needs but is anticipated to be a maximum depth of 5-10 feet below grade.



Source: BING Aerial Map 2025

Oasis at Mill Creek Project

Figure 2. Area of Potential Effects

Area of Potential Effects (APE) Boundary

0 100 200 Feet

Scale: 1:2,000

N

SOUTH ENVIRONMENTAL

4 Environmental Setting and Background

4.1 Natural Setting

The APE's existing setting is characterized by suburban residential development and vacant land near the riparian zone of Cucamonga Creek. The APE is located north of State Route 91, west of Interstate 15, and east of State Route 71. The APE is primarily composed of a vacant lot with existing residential development to the east and south.

Prior to urbanization associated with the expansion of the Inland Empire and the construction of regional transportation infrastructure, the APE was part of the broad floodplain of the Santa Ana River within the upper Prado Basin between Cucamonga Creek approximately 0.2 miles northwest and the Santa Ana River approximately 1.2 miles to the southeast. The natural landscape encompassed a dynamic fluvial environment shaped by river channels, alluvial fans, and seasonally inundated terraces (Morton and Miller 2006; Sylvester and Gans 2016). These features supported diverse habitats, including coastal sage scrub, alluvial scrub, and native grasslands. Riparian corridors flanking the river channels would have supported denser woodlands of willow and cottonwood, particularly in lower-energy floodplain settings such as those found near the Prado Dam Recreation Area south of the project APE (Buck-Diaz and Evans 2011; USACE 2018).

The topography within the APE is relatively flat with an elevation of approximately 570 feet above mean sea level throughout the project APE (United States Geological Survey [USGS] 2024). The climate in the region is semi-arid with hot and dry summers and mild, wet winters. Rainfall is highly seasonal with much of the average annual ten inches falling between December and March (National Oceanic and Atmospheric Administration 2025). Nearby waterways tend to swell during spring and early summer due to increased rainfall and snowmelt.

The project APE is within the Peninsular Ranges geomorphic province, a region characterized by northwest-southeast trending granitic and metamorphic mountain ranges and valleys formed by Mesozoic arc plutonism and subsequent uplift (Norris and Webb 1990; Kennedy and Tan 2008). The region is influenced by complex tectonic activity along multiple faults and is broken into blocks by several northwest striking faults (Morton and Miller 2006). This province is a westward-leaning plateau bound by the Pacific Ocean and Salton trough and extends from Los Angeles to Baja California (Sylvester and Gans 2016).

Eastvale's geological setting is significantly influenced by the Elsinore Fault Zone, a major right-lateral strike-slip fault within the greater San Andreas Fault system that extends from the Mexican border into the Santa Monica Mountains before extending north along the coast (Morton and Miller 2006; Sylvester and Gans 2016). The Chino fault splits northwards from the Elsinore Fault, near Corona, passing near the Prado Dam and running along the eastern foothills of the Chino Hills (Morton and Miller 2006; Sylvester and Gans 2016:194). These faults dictate the local topography and influence the

location of water flow (e.g. groundwater, streams, and rivers) (Sylvester and Gans 2016:194; Santa Ana Watershed Project Authority [SAWPA] 2019). At certain points, the fault shifts the opening of the Santa Ana Canyon, causing the Santa Ana River to reroute over the north end of the Peninsular Ranges and resulting in significant flooding of the Prado area (Sylvester and Gans 2016).

The Eastvale area is within the Santa Ana River watershed, therefore, the geology of the project APE is comprised of Quaternary alluvial deposits that overlay older Pleistocene deposits. The project APE comprises very old axial channel deposits that form near rivers and in fluvial areas (Morton and Miller 2006). These deposits originate in the San Gabriel and San Bernardino mountains to the north and are brought south by the Santa Ana River (Morton and Miller 2006; SAWPA 2019).

Soils in the project APE are predominantly (approximately 85 percent) comprised of Chualur, Waukena, and Pachappa Series with minor contributions from Chino, Handford, Willows, Grangeville, and Greenfield series (University of California, Davis [UCD] and Natural Resources Conservation Service [NRCS] 2024). Chualur, Waukena, and Pachappa Series all form on alluvium terraces and floodplains along rivers (NRCS 1997, 2003a, 2003b). They are deep and moderately well-drained and comprise sandy to clay loams. They are often used in agricultural settings (NRCS 1997, 2003a, 2003b).

4.2 Prehistoric Setting

The following chronology synthesizes the works of Warren (1967), Kowta (1969), True and Waugh (1982), Moratto (1984), Sutton et al. (2010), Sutton and Gardner (2010), and Sutton (2011 and 2015), who have developed and refined prehistoric cultural sequences of Southern California. These interpretations facilitate an understanding of regional and temporal traditions and patterns which support meaningful contributions to the archaeological record. The Paleoindian Tradition, San Dieguito Complex, Encinitas Tradition, Palomar Tradition, and relevant patterns of these traditions are summarized here as prehistoric contexts for the inland region of Southern California.

4.2.1 Paleoindian Tradition (ca. 13,000 – 10,000 BP)

The timing and entry routes of America's first successful inhabitants are a topic of ongoing investigation. According to the archaeological record, the earliest known peoples of Southern California migrated from the north, along the coast at least 12,000 years before present (BP) during the terminal Pleistocene. These paleo coastal peoples had well-developed maritime technologies, and their presence is evidenced by sites on the northern Channel Islands and the mainland coast of central California. The Daisy Cave site on San Miguel Island has revealed human occupation dating to approximately 10,400 BP (Byrd and Raab 2007). Further supporting this timeline, reevaluations of human remains recovered from the Arlington Springs Site on Santa Rosa Island have radiocarbon-dated isolated bone proteins to approximately 11,000 BP (Erlandson 1991; Erlandson et al. 2007; Johnson et al. 2002).

4.2.2 San Dieguito Complex (ca. 10,000 – 7,500 BP)

In the interior valleys of Southern California, the San Dieguito Complex is the earliest cultural pattern supported by the archaeological record, with sites dating as far back as 9,400 BP. The Holocene setting for these first peoples was one of extreme environmental change with the extinction of megafauna coinciding with continental warming, which resulted in vast expanses of shallow pluvial lakes surrounded by wetlands, a shift in tree lines and biotic zones to higher elevations, and a transformation of the geologic and floral landscape. Not much is known about the lifeways of these people; however, sites are typically associated with lacustrine, marsh, and estuarine ecosystems with inland and coastal variants. Distinctions between these two expressions—such as settlement patterns, degree of sedentism, site stratification, and specific artifacts—appear to be related to regional/environmental settings rather than cultural differences. Subsistence strategies seem to depend on hunting and gathering vegetal sources related to these ecosystems. Resource exploitation was focused on small and large game, waterfowl, eggs, mollusks, and presumably vegetal foods. Toolkits are characterized by crescentics, percussion flaked foliate knives/points, large leaf-shaped points, engraving tools, choppers, core hammers, pebble hammerstones, and a variety of large ovoid, domed, or rectangular scrapers, unknown perishable technologies, and an apparent absence of ground stone tools. (Warren 1967; Moriarty 1967; Moratto 1984; Koerper et al. 1991; Wallace 1955; Sutton and Gardner 2010).

4.2.3 Encinitas Tradition (9,400 – 1,000 BP)

The Encinitas Tradition encompassed the region of California extending from Santa Barbara to the Mexican border and is divided into four regional expressions known as the Topanga Pattern (northern coastal/near-coastal groups), the Greven Knoll Pattern (northern inland groups), the La Jolla Pattern (southern coastal/near-coastal groups), and Pauma Pattern (southern inland groups). The project APE is located within the prehistoric culture area of the Greven Knoll Pattern. Most Encinitas Tradition sites date between 7,000 and 3,000 BP, especially along the coast. These dates roughly coincide with the Altithermal climactic trend that began in California and other areas around 8,000 to 7,500 years ago and is characterized as an arid warming period that affected marine and terrestrial environments (Sutton and Gardner 2010; Carbone 1991). This Tradition is generally characterized by small, mobile groups with generalized, flexible subsistence strategies and a well-developed collecting economy that appears to be focused on plant resources, shellfish, and other resources depending on the environmental setting (coastal or inland) (Byrd and Raab 2007:220). The toolkit includes an abundance of manos and metates, crudely fashioned core and flake tools, bone tools, shell ornaments, and a paucity of projectile points and vertebrate remains. It has been commonly accepted that this Tradition had a reduced emphasis on hunting. However, this idea is generally founded on a limited understanding of the traditional usage of groundstone. There is also a need for a theoretical reconsideration of factors such as the impact of climate change on the preservation of the lithic record and possible shifts in subsistence practices, such as pulverizing long bones to maximize protein extraction (Sutton and Gardner 2010).

4.2.4 Greven Knoll Pattern (9,400 – 1,000 BP)

The Greven Knoll Pattern is divided into three phases and represents the Encinitas Tradition in the northern interior region of Southern California. Greven Knoll sites are typically located in valley settings and are associated with milling stone tools, an apparent link with Mojave Desert groups, and a lack of contact with coastal peoples. Several Greven Knoll sites in the Lake Perris region have yielded artifacts such as Lake Mojave, Pinto, and Silver Lake projectile point styles, as well as obsidian materials sourced from the Coso Volcanic Field, which indicate contact with northern Mojave Desert and southern Great Basin Desert groups (Sutton and Gardner 2010). Sites in Riverside County (CA-RIV-6069/8712 and CA-RIV-2798) have been dated to Greven Knoll I and II chronologies and may date as far back as the Late Pleistocene (Grenda 1997; Sutton and Gardner 2010). Greven Knoll, Phase I (9,400 to 4,000 BP) toolkits are characterized by an abundance of manos/metates, core tools, hammerstones, charmstones, occasional cogged stones and discoidals, and large dart points, including Pinto points. During Phase II (4,000 to 3,000), settlement patterns and toolkit profiles remained relatively the same, with a prevailing absence of shells, scrapers, and mortars/pestles. Notable changes include the adoption of Elko points, a significant increase in the percentage of manos, and a decreased percentage of points and bone tools. Contextually, during this phase, around 3,500 BP, the Takic expansion into coastal areas of Southern California, brought drastic and abrupt cultural change reflective of population replacement and resulted in the isolation of Greven Knoll groups from the coast (Sutton and Gardner

2010). Distinguishing cultural traits of Phase III (3,000 to 1,000 BP) sites include mortuary practices using flexed inhumations under cairns with rare cremations, and an apparent shift in subsistence practices indicated by a paucity of hunting tools, the adoption of scraper planes, and the limited emergence of mortar/pestle technology (Kowta 1969; Sutten et al. 2010). Toolkits are characterized by scraper planes as a cultural marker, an abundance of manos/metates, Elko points, (few) mortars/pestles, choppers, hammerstones, late discoidals, and a continued absence of shell artifacts (Sutton and Gardner 2010).

4.2.5 San Luis Rey Pattern (1,000 – 150 BP)

The San Luis Rey Pattern represents the Palomar Tradition in southern Orange County, northern San Diego County, and the western valleys of Riverside County and is defined by two phases (Sutton 2011, 2015). San Luis Rey Phase I (1,000 to 500 BP) sites represent a rapid diffusion/adoption of proto-Cupan language and material culture patterns beginning along the southern Orange County coast around 1,250BP and eventually reaching the northern inland valleys around 1,000BP. Settlement patterns are generally dispersed; however, inland valley settlements demonstrated a dramatic increase in intensity, likely due to drought and population or resource pressures. Significant changes in material culture suggest substantial subsistence shifts and include a notable decrease in scrapers, the adoption of Cottonwood triangular points and steatite shaft straighteners--which likely indicates the adoption of bow and arrow technology--an increase in the use of bedrock milling features and pestles, and milling features that contain both slicks and (occasional) mortars. These groups likely had a subsistence focus on small game hunting and gathering of seeds and nuts. Toolkits include bone awls, ornaments (i.e., stone pendants and *Olivella* shell beads), dark, greasy middens, the Rancho Bernardo style of rock art, ceramic and stone pipes, and an absence of ceramics (True and Waugh 1982).

Phase II (500 to 150 BP) sites represent distinct changes in settlement patterns, subsistence, toolkits, mortuary practices, and rock art. Settlement patterns are notably more sedentary, with larger villages near permanent water sources and smaller satellite sites that were likely seasonal camps related to special-use areas. Additionally, some groups practiced seasonal migrations, cycling between lowland village sites in winter and upland sites during summer.

Later into Phase II, villages became increasingly consolidated, developing into complexes, likely due to increased Euro-American presence and resource scarcity. Cultural characteristics entail using ceramics, emphasizing gathering plants, increased dependence on acorns and large game, and burial practices favoring pit cremations over formal cemeteries. Toolkits are characterized by deep concave base Cottonwood points, Tizon Brown Ware pottery, limited Colorado Buff Ware, ceramic pipes, a significant increase in bedrock mortars and milling features containing multiple elements, the San Luis Rey style of rock art, and the appearance of European domestic animal species and material culture. Notably, cupule rocks and rock rings appear during this phase. This pattern closely resembles ethnohistoric/ethnographic Luiseño groups (Sutton 2011, 2015).

4.3 Ethnographic Setting

The project APE is located within the ancestral territory of Gabrielino/Tongva. A brief description of the Gabrielino/Tongva culture is provided below.

4.3.1 Gabrielino (Gabrieleño)/Tongva

The project area is in the northeastern edge of Gabrielino (Gabrieleño)/Tongva territory (Bean and Smith 1978:538; Kroeber 1925: Plate 57). Gabrielino/Tongva lands encompass the greater Los Angeles Basin, which includes the watershed zones of the Santa Ana, San Gabriel, and Los Angeles Rivers, as well as three Channel Islands: San Clemente, San Nicolas, and Santa Catalina (Bean and Smith 1978:538). Their mainland territory is bound on the west by the Chumash at Topanga Creek, the Tatavium to the north, the Serrano at the San Gabriel Mountains in the northeast, the Cahuilla to the east, and the Juaneño south of Aliso Creek (Bean and Smith 1978:538; Kroeber 1925:636).

Archaeological, linguistic, and genetic evidence documents interaction between the Gabrielino and their neighbors in the form of intermarriage and trade. The term "Gabrielino" denotes those people who were administered by the Spanish at Mission San Gabriel, which included people from the traditional Gabrielino territory as well as other nearby groups (Bean and Smith 1978; Kroeber 1925). Many modern Gabrielino identify themselves as descendants of the indigenous people who lived within the Los Angeles Basin and refer to themselves as Tongva (King 1994:12; Golla 2011). Though the names "Tongva" or "Gabrieleño" are the most common names used by Native American groups today, other groups identify themselves differently, such as the Gabrielino Band of Mission Indians - Kizh Nation. The term "Tongva" is used in the remainder of this section.

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2004; Golla 2007). This language family includes dialects spoken by the nearby Juaneño and Luiseño but is considerably different from those of the Chumash people living to the north and the Diegueño (Ipai/Tipai or Kumeyaay) people living to the south of the Tongva, Juaneño, and Luiseño. Tongva society was organized along patrilineal non-localized clans, a common Takic pattern. Each clan had a ceremonial leader and contained several lineages.

The Tongva established large permanent villages and smaller satellite camps in locations ranging from the San Gabriel Mountains to the southern Channel Islands. Recent ethnohistoric work (O'Neil 2002) suggests a total tribal population of nearly 10,000, which is about double from earlier population estimates (Bean and Smith 1978:540). As the population expanded, the larger permanent villages established satellite communities that maintained connection through economic, religious, and social ties. Structures within the village were typically large, circular, domed structures made of willow poles thatched with tule, fern, or carrizo. Other structures found in Gabrielino villages included sweathouses, menstrual huts, and a ceremonial enclosure (Bean and Smith 1978).

A wide variety of tools and implements were employed by the Gabrielino/Tongva to gather and collect food resources. Fishing involved the use of lines and hooks, nets, basketry traps, spears, and bows and arrows. Mammal hunting was accomplished using bow and arrows, deadfalls, snares, traps, and throwing sticks (Bean and Smith 1978). Food was processed with a variety of tools, including portable and bedrock mortars, pestles, basket hopper mortars, manos and metates, hammerstones and anvils, woven strainers and winnowers, leaching baskets and bowls, woven parching trays, knives, bone saws, and wooden drying racks. Food was stored in large, finely woven baskets, and the unprocessed acorns were stored in large granaries woven of willow branches and raised off the ground on platforms. Food was consumed from various woven and carved wood vessels (McCawley 1996).

Based on complied maps of Native American villages in the Los Angeles Basin, the village of *Pashiinonga* (also written as *Pasino* and *Pasinogna*) is closest to the project APE and lies generally northwest of the project APE in the Chino Hills, although the exact location is unknown (Tongva People 2025). To better demonstrate the proximity of the villages to the project APE, two maps have been provided below (Exhibits 1 and 2).



Exhibit 1. Map of Tongva Village Names (Gabrieleño San Gabriel Band of Mission Indians 2007).

The vicinity of the project site is circled in red. This map provides a representation of the approximate locations of Native American villages and other features within the greater Los Angeles Basin.



Exhibit 2. The Gabrielino Indians at the Time of the Portola Expedition (Southwest Museum 1962, reprinted in Johnston 1962).

The vicinity of the project site is circled in red. This map provides a representation of the approximate locations of Native American villages and other features in the Eastvale area.

4.4 Historic Setting

Post-Contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present).

4.4.1 Spanish Period (1769–1822)

In 1542, searching for the legendary Northwest Passage, Spanish explorer Juan Rodríquez Cabríllo stopped at present-day San Diego Bay. Cabríllo also explored the shorelines of present-day Santa Catalina Island, San Pedro, and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the subsequent half-century by Spanish naval officer Sebastián Vizcaíno. Spain laid claim to California based on the surveys conducted by Cabríllo and Vizcaíno (Bancroft 1885:96–99; Gumprecht 2001:35).

The 1769 overland expedition by Captain Gaspar de Portolá marks the start of California's Historic period. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the fortified military outpost of Presidio of San Diego as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring southern California, Franciscan

Friar Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

In 1774, Juan Bautista de Anza lead an overland expedition northward from Sonora, Mexico to explore the inland areas of California and find an acceptable passage to Monterey in Alta California (National Park Service [NPS] 1996). In 1775, de Anza lead a group of 240 immigrants along the same 1,200-mile route, crossing the Santa Ana River near modern Riverside, before continuing to Mission San Gabriel (Anza Trail Foundation 2025). The group successfully made it to Monterey with only one fatality. Some continued to San Francisco to establish the presidio and mission on the peninsula (NPS 1996).

During the Spanish Period in California, the construction of self-sustaining missions and associated presidios was prioritized to integrate the Native American population into Christianity and communal enterprise. Incentives were also offered to attract settlers to pueblos or towns. However, only three pueblos were established during the Spanish period, two of which successfully endured and remain modern California cities (San José and Los Angeles). Mission San Gabriel de Arcangel near Los Angeles is the closest mission to the project APE and would have had the greatest impact on the region. A significant portion of the indigenous population of Riverside and San Bernardino counties were forcibly relocated to the Mission San Gebriel de Arcangel.

4.4.2 Mexican Period (1822–1848)

After more than a decade of intermittent rebellion and warfare, New Spain (the Mexico and the California territories) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade and decreed California ports open to foreign merchants (Dallas 1955:14).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population and lure people inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. There were about 15 land grants (ranchos) located in Riverside County alone. The secularization of the missions following Mexico's independence from Spain was a monumental shift that resulted in the subdivision of former mission lands and the establishment of many additional ranchos. This change significantly altered the landscape and demographics of California. During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico (Cleland 2005). The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities (Castillo 1978:102).

In September 1838, approximately 31,000 acres of present-day Riverside and San Bernardino Counties, including Eastvale and the project APE, were granted to Juan Bandini by Governor Juan B. Alvarado, becoming Rancho Jurupa after Mexican independence (Hoffman 1862).

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and incoming Americans in the San Bernardino area (Bancroft 1885). The location of the skirmish was a Rancho owned by Isaac Williams, an American whom obtained Mexican citizenship to own land, as many other Americans had done (Beattie 1940). As tensions between the United States and Mexico increased, he and other American immigrants sympathized with the United States. A group of men lead by Benjamin Davis Wilson had gathered at Rancho del Chino and on the night of September 26 a large group more than 50 Californios from Los Angeles and San Bernardino converged on the Rancho (Beattie 1940). By the following morning, the Californios had lost one man but captured 24 Americans and led them back to their base in Los Angeles (Beattie 1940).

4.4.3 American Period (1848–Present)

The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period. In the treaty, the United States agreed to pay Mexico $15 million for more than 525,000 square miles of conquered territory, including California, Nevada, Utah, and parts of Colorado, Arizona, and New Mexico (Scott 1976:11). California entered the Union as a free state with the Compromise of 1850 (Urofsky 2024).

The California Gold Rush began in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from Southern to Northern California to feed the region's burgeoning mining and commercial demands. The cattle boom ended in Southern California as neighboring states and territories drove herds to Northern California at reduced prices. Operation of the massive ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005:102–103).

4.4.4 City of Eastvale (1830s – Present)

Throughout the late nineteenth century, the Eastvale area remained sparsely populated and predominantly agricultural. The construction of irrigation infrastructure, especially the Gage Canal, enabled the expansion of citrus and row crop cultivation throughout northwestern Riverside County (Hughes 2016). However, Eastvale's more remote location and flood-prone soils near the Santa Ana River made it more conducive to livestock and dairy operations than citrus, which dominated in adjacent areas such as Riverside and Corona (Historical Database Marker 2025). The name "East Vale" was first used around 1893 during one of the earliest Riverside County Board of Commissioners meetings, shortly after the creation of the County of Riverside. East Vale was one of the 53 school districts in the region. Over time, the two words were joined but the exact origin of the term "East Vale" is unclear (City of Eastvale 2025).

Beginning in the 1950s, Eastvale became a key part of a broader migration of dairy operations from the former Dairy Valley in southeastern Los Angeles County to the Inland Empire (Trombley 1986; Thurman 2016). This movement was prompted by increasing suburban development pressures and rising land values in Los Angeles County, which made continued agricultural operations financially untenable. Eastvale became part of what was colloquially known as the Dairy Preserve, a cluster of high-density dairy operations that expanded eastward from Chino. The Dairy Preserve was formed as a result of the 1965 Williamson Act, which aimed to preserve agricultural land and prevent suburban sprawl (Trombley 1986; California Department of Conservation 2025). The flat terrain, available water, and low land costs attracted numerous dairy farmers (Shigley 2000; DeGrandpre 2025). These dairies shaped the regional economy, landscape, and land use policies for several decades (DeGrandpre 2025).

The Chino Valley and adjacent areas of Riverside County, including Eastvale, offered inexpensive land, access to water, and proximity to urban markets. By the 1970s and 1980s, the region had become one of Southern California's most significant concentrations of dairy farms, forming part of a contiguous agricultural zone that supported hundreds of dairies (Shigley 2000). The region's dairy industry was operated mainly by Dutch and Portuguese immigrant families who brought generations of dairying expertise and a strong cultural identity (Trombley 1986; Shigley 2000; DeGrandpre 2025).

However, by the late 1990s and early 2000s, Eastvale's agricultural base rapidly gave way to suburban development (Stokley 2013). Rising property values, regional housing demand, and shifting regulatory environments made dairying increasingly challenging. The 2003 adoption of a general plan for the area by Riverside County, which anticipated a complete transition to residential and commercial uses, further signaled the end of large-scale agriculture in Eastvale (Shigley 2000). Most dairy owners chose to sell their land to developers, often relocating their operations to California's Central Valley or out of state entirely (Stokley 2013).

Infrastructure improvements, including proximity to Interstate 15 and State Route 60, facilitated commuter access to Los Angeles, Orange County, and other job centers, attracting thousands of new residents. The pace of development during this period was among the fastest in Riverside County. In response to the need for local governance, the community voted to incorporate as the City of Eastvale on October 1, 2010, officially transitioning from an unincorporated county area to an autonomous municipality (Stokley 2013; DeGrandpre 2025).

5 Regulatory Setting

5.1 Federal

This study was completed in compliance with federal cultural resources laws and regulations, including Section 106 of the National Historic Preservation Act (NHPA). Under Section 106, historic and archaeological districts, sites, buildings, structures, and objects are assigned significance based on their exceptional value or quality in illustrating or interpreting history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance and are described below.

The National Historic Preservation Act

The NHPA established the National Register of Historic Places (NRHP) and the President's Advisory Council on Historic Preservation (ACHP), and provided that states may establish State Historic Preservation Officers (SHPOs) to carry out some of the functions of the NHPA. Most significantly for federal agencies responsible for managing cultural resources, Section 106 of the NHPA directs that

> [t]he head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the NRHP.

Section 106 also affords the ACHP a reasonable opportunity to comment on the undertaking (16 U.S.C. 470f). 36 Code of Federal Regulations, Part 800 (36 CFR 800) implements Section 106 of the NHPA. It defines the steps necessary to identify historic properties (those cultural resources listed in or eligible for listing in the NRHP), including consultation with federally recognized Native American tribes to identify resources with important cultural values; to determine whether or not they may be adversely affected by a proposed undertaking; and the process for eliminating, reducing, or mitigating the adverse effects.

The content of 36 CFR 60.4 defines criteria for determining eligibility for listing in the NRHP. The significance of cultural resources identified during an inventory must be formally evaluated for historic significance in consultation with the ACHP and the California SHPO to determine if the resources are eligible for inclusion in the NRHP. Cultural resources may be considered eligible for listing if they possess integrity of location, design, setting, materials, workmanship, feeling, and association.

National Register of Historic Places

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks and historic areas administered by the National Park Service (NPS).

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide federal agencies, state and local governments, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, How to Apply the National Register Criteria for Evaluation, as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be "exceptionally important" (criteria consideration G) to be considered for listing.

5.2 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social,

political, military, or cultural annals of California" (California Public Resources Code [PRC] Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to California PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California PRC Section 21083.2(g) defines "unique archaeological resource."
- California PRC Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California PRC Section 21074(a) defines "tribal cultural resources."

- California PRC Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California PRC Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California PRC Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California PRC Section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California PRC Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California PRC Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project APE contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California PRC Section 21083.2[a], [b], and [c]).

California PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California PRC section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California PRC Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California PRC Section 5097.98.

California State Assembly Bill 52 of 2014 (AB 52)

AB 52 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. Section 4 of AB 52 adds Sections 21074(a) and (b) to the PRC, which address tribal cultural resources and cultural landscapes. Section 21074(a) defines tribal cultural resources as one of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Section 1(a)(9) of AB 52 establishes that "a substantial adverse change to a tribal cultural resource has a significant effect on the environment." Effects on tribal cultural resources should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures "capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource."

California Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains can occur until the county coroner has examined the remains (Health and Safety Code Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (Health and Safety Code Section 7050.5(c)). The NAHC will notify the "most likely descendant." With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by the NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

6 Archival Research

6.1 CHRIS Records Search

On February 3, 2025, South Environmental Principal Archaeologist Kevin Hunt conducted a record search of the APE and a ½-mile radius at the California Historical Resources Information System (CHRIS) South Coastal Information Center (SCIC) housed at San Diego State University, which maintains cultural resources records for Riverside County. On April 16, 2025, South Environmental Archaeologist Samantha Jovanovic conducted a record search for the portion of the ½-mile radius west of Hellman Avenue within San Bernardino County at the CHRIS South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton which maintains cultural resources records for San Bernardino County. These searches included the SCIC and SCCIC collections of mapped prehistoric and historic archaeological resources and historic built-environment resources, State of California Department of Parks and Recreation Series 523 forms (DPR forms), technical reports, archival resources, and ethnographic references. Additional consulted sources include historical maps of the study area, the NRHP, the CRHR, the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility list. A summary of the results of the records search is presented in Appendix B.

6.1.1 Previous Studies

The records searches identified three previously conducted cultural resources studies (RI-00061, RI-05000, and SB-07655) within the project APE and an additional 15 within a ½-mile radius of the project APE (Table 1). A summary of the three studies within the APE follows Table 1.

Table 1. Previous Cultural Resource Studies within a ½-Mile Radius of the Project APE

SCIC Report Number	Author	Year	Report Title	Proximity to Project APE
RI-00061	Langenwalter, Paul E. II and James Brock	1985	Phase II Archaeological Studies Prado Basin and The Lower Santa Ana River	**WITHIN**
RI-04703	White, Robert S. and Laura S. White	2004	A Cultural Resources Assessment of Tentative Tract No. 31476, A 40.42-Acre Parcel Located Northeast of The Intersection of Hellman Avenue and Walters Street, Mira Loma, Riverside County	Outside
RI-05000	Mckenna et al.	2001	A Phase I Cultural Resources Investigation of Tract 29997, The Flamingo Dairy	**WITHIN**
RI-05049	Mckenna et al.	2003	Archaeological Survey Report: A Phase I Cultural Resources Investigation for The Proposed Eastvale Water and Sewer Master Plan, Riverside County, California	Outside

SCIC Report Number	Author	Year	Report Title	Proximity to Project APE
RI-08693	Bonner, Wayne H. and Sarah A. Williams	2010	Letter Report: Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate IE24383-A	Outside
RI-08924	Tang, Bai "Tom"	2013	Archaeological Monitoring Program, Sol-Tract No. 36525, City of Palm Springs, Riverside County, California	Outside
RI-10073	Roland, Jennifer	2015	Phase I Investigation for the Verizon Wireless Persimmon Tower Installation Project, Eastvale, Riverside County, California.	Outside
RI-10501	Brunzell, David and Joseph Orozco	2018	Cultural Resources Assessment Eastvale Self Storage Project Eastvale, Riverside County, California	Outside
RI-10923	Garrison, Andrew J. and Brain F Smith	2019	A Phase 1 Cultural Resource Study for the Eastvale Self Storage Project Eastvale, California	Outside
RI-10946	Brunzell, David	2020	Historical Resource Evaluation for Eastvale Self Storage Project, City of Eastvale, Riverside County, California	Outside
SB-01492	Langenwalter II, Paul E. and James Brock	1985	Phase II Archaeological Studies: Prado Basin and The Lower Santa Ana River	Outside
SB-01941	Hatheway, Roger G.	1989	Archival Research and Site Documentation, Prado Basin, California	Outside
SB-01942	Swanson, Mark T. and Roger G. Hatheway	1989	The Dairy Industry of The Prado Basin	Outside
SB-01955	Bissell, Ronald M.	1989	Cultural Resources Reconnaissance of a Small Parcel of Land in Loma Linda, San Bernardino County, California	Outside
SB-02058	Greenwood, Roberta S. And John S. Foster	1990	Context And Evaluation of Historic Sites in The Prado Basin	Outside
SB-06267	Wetherbee, Matthew, Gavin Archaer, and Mark Deering	2008	Cultural Resource Inventory: Mill Creek Wetlands Recreation and Restoration Demonstration Project, City of Chino, County of San Bernardino, State of California.	Outside
SB-06268	Wetherbee, Matthew and Robert Larkin	2007	Cultural Resource Inventory: Mill Creek Recreation Plan Geotechnical Cone Penetration Test Locations and Access Routes, City of Chino, County of San Bernardino, State of California.	Outside
SB-07655	Hoffman, Robin, Timothy Yates, and Karen Crawford	2012	Cultural Resources Inventory Report for the Proposed City Substation and Mira Loma-Jefferson Subtransmission Line Project, Riverside and San Bernardino Counties, California.	**WITHIN**

RI-00061 (Langenwalter and Brock 1985)

The *Phase II Archaeological Studies Prodo Basin and the Lower Santa Ana River* was prepared by Paul E. Langenwalter II, MA, and James Brock, MA, in 1985 for the United States Army Corps of Engineers. The scope of this study included archival research, pedestrian survey, testing, and oral interviews. Where topography allowed, systematic surveys were completed with parallel transects. Testing was used to determine the vertical extent of sites. Testing methods included mapping surface features and finds, digging postholes throughout a selected site to view stratigraphy and test soils, and, lastly, unit excavation. During the study, ten prehistoric resources and 149 historic resources were discovered and recorded. Most of the sites and resources are located within the Prado Flood Control Basin. The current project APE was surveyed systematically with parallel transects with 10-meter intervals. No resources were found within the project APE.

RI-05000 (McKenna et al. 2001)

The *Phase I Cultural Resources Investigation of Tract 29997, The Flamingo Dairy, in the Prado Basin Area of Riverside County, California*, was prepared by McKenna et al. in 2001 for Albert A. Webb Associates. The project was located in the southeast corner of Hellman Avenue and Chandler Street. The scope of this study included a records search, Native American consultation, historic background research, and a pedestrian survey. At least two-thirds of the project area was surveyed intensively. Areas that were not accessible were viewed from a distance. No surface-level prehistoric resources were observed. No historically significant resources were identified, and all standing structures were less than 45 years old at the time of the survey. Mitigation recommendations included having an archaeological monitor on call for spot checking ground disturbing activities.

SB-07655 (Hoffman, Yates, and Crawford 2012)

The *Cultural Resources Inventory Report for the Proposed Circle City Substation and Mira Loma-Jefferson Subtransmission Line Project, Riverside and San Bernardino Counties, CA (PO# 4500436812)*, was prepared by Hoffman, Yates, and Crawford in 2012 for Southern California Edison (SCE). The project consisted of approximately 582 acres for a proposed substation and along proposed transmission lines in Riverside and San Bernardino counties between Corona and Ontario. The SCE project area overlaps with the subject project site along Hellman Avenue. The scope of this study included a records search, Native American consultation, historic background research, and a pedestrian survey. The entire project area was assessed by an intensive pedestrian survey, however, significant portions were paved or landscaped reducing visibility. No surface-level prehistoric resources were observed. During the pedestrian survey, 68 historic-age buildings were identified, but none had been formally evaluated for eligibility for NRHP or CRHR. One historic built environment resource was identified within the subject project site and recorded as P-33-020263 discussed further in the next section. Mitigation recommendations included conducting additional cultural resources investigations for regions outside the project area and standard protocols for handling unanticipated discoveries and human remains.

6.1.2 Previously Recorded Resources

The records search results identified one previously recorded resource (P-33-020263) within the project APE and 12 additional cultural resources recorded within a ½-mile radius of the project APE. The resource within the project APE (P-33-020263) consists of structures associated with the dairy farm that once inhabited the project APE. All remnants have since been demolished and removed. The remaining 12 resources consist of 10 historic built environment resources in age and two prehistoric sites. Most historic resources comprise buildings or utility structures, while the prehistoric resources comprise lithic scatters. A full list of resources is available in Table 2, and a summary of the record search is included in Appendix B.

Table 2. Previously Recorded Cultural Resources within ½-Mile of the Project APE

Primary Number	Trinomial	Description	NRHP/CRHR Eligibility Status	Recorded Year (By Whom)	Proximity to Project APE
P-33-013346	N/A	Historic Structure	Insufficient information	Unknown	Outside Approx. 0.40 mi north
P-33-016681	CA-RIV-13014	Historic Site: Southern Sierras Powerline	Insufficient information	2007 (Dice, Michael, Michael Brandman Associates); 2011 (Robbin D. Hoffman, ICF); 2016 (J.M. Sanka, L&L Environmental, Inc.); 2018 (Robert Cunningham, ECORP Consulting, Inc.)	Outside Approx. 0.5 mi north
P-33-020263	N/A	Historic Building: dairy farm buildings at 14970 and 14958 Chandler Street	No long exists, demolished	2011 (Tim Yates, ICF International)	**WITHIN**
P-33-020264	N/A	Historic farm buildings at 7998, 8050, and 8800 Hellman Avenue	Insufficient information	2011 (Tim Yates, ICF International)	Outside Approx. 0.25 mi south
P-33-020265	N/A	Historic farm building at 8288 and 8290 Hellman Avenue	Insufficient information	2011 (Tim Yates, ICF International)	Outside Approx. 0.45 mi south
P-33-020285	N/A	Historic Building at 7610 and 7620 Hellman Avenue	Insufficient information	2011 (Tim Yates, ICF International)	Outside Approx. 0.45 mi north

Primary Number	Trinomial	Description	NRHP/CRHR Eligibility Status	Recorded Year (By Whom)	Proximity to Project APE
P-33-029412	N/A	Historic Building	Insufficient information	2020 (D Williams, BCR Consulting)	Outside Approx. 0.40 mi east
P-33-029413	N/A	Historic Building: single family property	Insufficient information	2020 (D Williams, BCR Consulting LLC)	Outside Approx. 0.25 mi east
P-33-029414	N/A	Historic Building: single family property	Insufficient information	2020 (D Williams, BCR Consulting LLC)	Outside Approx. 0.40 mi east
P-36-002845	CA-SBR-002845	Prehistoric-age lithic scatter	Not eligible; destroyed	2019 (Tracey A. Stropes) 2008 (M. Wetherbee) 1983 (Langenwalter and Brock) 1978 (S. Hammond)	Outside Approx. 0.40 mi west
P-36-005244	CA-SBR-005244	Small Prehistoric-age site lithic scatter	Not eligible; destroyed	1983 (Langenwalter and Brock)	Outside Approx. 0.20 mi west
P-36-013412	CA-SBR-012573H	Historic-age Fuqua Ditch	Not eligible; destroyed	2019 (Tracey A. Stropes) 2007 (M. Dice)	Outside Approx. 0.30 mi west
P-36-028586	N/A	Historic structure: 17130 Hellman Ave	Not assessed	2012 (Tim Yates, ICF International)	Outside Approx. 0.40 mi SW

P-33-020263

Previously recorded resource P-33-020263 comprises structures associated with dairy operations at 14970 and 14958 Chandler Street. The buildings, demolished and removed from the project APE sometime between 2012 and 2015, consisted of a utilitarian building built in 1955, a residence built in 1955, and an office building built in 1965. No recommendations for eligibility for NRHP, CRHR, or local listing are provided in the primary record or associated report (SB-07655).

6.2 Sacred Lands File and Tribal Coordination

A Native American Heritage Commission (NAHC) Sacred Lands File search was requested by South Environmental on March 21, 2025. The NAHC responded to the request on April 4, 2025, and reported negative results (i.e., sacred lands or resources important to Native Americans are not recorded in the vicinity of the project). The NAHC recommended contacting the Native American tribes listed in Table 3 for additional information or knowledge they may have regarding the presence of cultural resources

that may be impacted by the proposed project. On April 7, 2025, South Environmental sent letters to each contact provided by the NAHC.

As detailed in Table 3, five tribal groups have responded to the outreach letters to date. No archaeological, historical, or tribal cultural resources were identified within the project APE as a result of South Environmental's coordination with tribes (see Table 1 below). All Native American outreach completed by South Environmental is documented in Appendix C.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Agua Caliente Band of Cahuilla Indians Lacy Padilla, Director of Historic Preservation/THPO Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	Xitalaly Madrigal responded on behalf of the Agua Caliente Band of Cahuilla Indians on April 7, 2025, stating that the project APE does not fall within the Tribe's Traditional Use Area.
Augustine Band of Cahuilla Indians Tribal Operations Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	Jacobia Kirksey, Tribal Operations Specialist II, responded via email on April 10, 2025, on behalf of the Augustine Band of Cahuilla Indians stating that the tribe "are not aware of any specific cultural resources within the project area that would be affected by the proposed development."
Cabazon Band of Cahuilla Indians Doug Welmas, Chairperson Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Cahuilla Band of Indians Erica Schenk, Chairperson Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Cahuilla Band of Indians BobbyRay Esparza, Cultural Director Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Cahuilla Band of Indians Anthony Madrigal, Tribal Historic Preservation Officer Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Gabrieleño Band of Mission Indians - Kizh Nation Christina Swindall Martinez, Secretary Cultural Affiliation: Gabrieleño	Letter sent via email on April 7, 2025.	Brandy Salas responded via email on behalf of the Gabrieleño Band of Mission Indians - Kizh Nation on April 7, 2025, requesting to communicate with the lead agency directly.
Gabrieleño Band of Mission Indians - Kizh Nation Andrew Salas, Chairperson Cultural Affiliation: Gabrieleño	Letter sent via email on April 7, 2025.	Brandy Salas responded on behalf of the Gabrieleño Band of Mission Indians - Kizh Nation on April 7, 2025. See above.
Gabrieleno/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson Cultural Affiliation: Gabrieleno	Letter sent via email on April 7, 2025.	No response to date.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Gabrielino Tongva Indians of California Tribal Council Christina Conley, Cultural Resource Administrator Cultural Affiliation: Gabrielino	Letter sent via email on April 7, 2025.	No response to date.
Gabrielino Tongva Indians of California Tribal Council Robert Dorame, Chairperson Cultural Affiliation: Gabrielino	Letter sent via email on April 7, 2025.	No response to date.
Gabrielino/Tongva Nation Sandonne Goad, Chairperson Cultural Affiliation: Gabrielino	Letter sent via email on April 7, 2025.	No response to date.
Gabrielino-Tongva Tribe Charles Alvarez, Chairperson Cultural Affiliation: Gabrielino	Letter sent via email on April 7, 2025.	No response to date.
Gabrielino-Tongva Tribe Sam Dunlap, Cultural Resource Director Cultural Affiliation: Gabrielino	Letter sent via email on April 7, 2025.	No response to date.
Juaneño Band of Mission Indians Sonia Johnston, Chairperson Cultural Affiliation: Juaneño	Letter sent via email on April 7, 2025.	No response to date.
Juaneño Band of Mission Indians Acjachemen Nation - Belardes Joyce Perry, Cultural Resource Director Cultural Affiliation: Juaneño	Letter sent via email on April 7, 2025.	No response to date.
Juaneño Band of Mission Indians Acjachemen Nation 84A Heidi Lucero, THPO/MLD Cultural Affiliation: Juaneño	Letter sent via email on April 7, 2025.	No response to date.
Juaneño Band of Mission Indians Acjachemen Nation 84A Shannon Wingfield, Secretary Cultural Affiliation: Juaneño	Letter sent via email on April 7, 2025.	Email returned as undeliverable.
Juaneño Band of Mission Indians Acjachemen Nation 84A Nathan Banda, Chairman Cultural Affiliation: Juaneño	Letter sent via email on April 7, 2025.	No response to date.
La Jolla Band of Luiseño Indians Norma Contreras, Chairperson Cultural Affiliation: Luiseño	Letter sent via USPS on April 7, 2025.	No response to date.
Los Coyotes Band of Cahuilla and Cupeño Indians Ray Chapparosa, Chairperson Cultural Affiliation: Cahuilla, Cupeño	Letter sent via USPS on April 7, 2025.	No response to date.
Morongo Band of Mission Indians Ann Brierty, THPO Cultural Affiliation: Cahuilla, Serrano	Letter sent via email on April 7, 2025.	No response to date.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Morongo Band of Mission Indians Robert Martin, Chairperson Cultural Affiliation: Cahuilla, Serrano	Letter sent via email on April 7, 2025.	No response to date.
Pala Band of Mission Indians Shasta Gaughen, Tribal Historic Preservation Officer Cultural Affiliation: Cupeño, Luiseño	Letter sent via email on April 7, 2025.	Responded via email on April 15, 2025, on behalf of the Pala Band of Mission Indians stating that the project APE is not within the tribes' Traditional Use Area.
Pala Band of Mission Indians Alexis Wallick, Assistant THPO Cultural Affiliation: Cupeño, Luiseño	Letter sent via email on April 7, 2025.	Shasta Gaughen responded via email on April 15, 2025, on behalf of the Pala Band of Mission Indians.
Pala Band of Mission Indians Christopher Nejo, Legal Analyst/Researcher Cultural Affiliation: Cupeño, Luiseño	Letter sent via email on April 7, 2025.	Shasta Gaughen responded via email on April 15, 2025, on behalf of the Pala Band of Mission Indians.
Pauma Band of Luiseño Indians Temet Aguilar, Chairperson Cultural Affiliation: Luiseño	Letter sent via email on April 7, 2025.	No response to date.
Pechanga Band of Indians Tuba Ebru Ozdil, Pechanga Cultural Analyst Cultural Affiliation: Luiseño	Letter sent via email on April 7, 2025.	No response to date.
Pechanga Band of Indians Steve Bodmer, General Counsel for Pechanga Band of Indians Cultural Affiliation: Luiseño	Letter sent via email on April 7, 2025.	No response to date.
Quechan Indian Tribe of the Fort Yuma Reservation Jordan Joaquin, President, Quechan Tribal Council Cultural Affiliation: Quechan	Letter sent via email on April 7, 2025.	Jill McCormick responded via email on behalf of the Quechan Indian Tribe of the Fort Yuma Reservation on April 7, 2025.
Quechan Indian Tribe of the Fort Yuma Reservation Jill McCormick, Historic Preservation Officer Cultural Affiliation: Quechan	Letter sent via email on April 7, 2025.	Responded via email on behalf of the Quechan Indian Tribe of the Fort Yuma Reservation on April 7, 2025, stating that the tribe does not wish to comment on the project.
Ramona Band of Cahuilla Joseph Hamilton, Chairperson Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Ramona Band of Cahuilla John Gomez, Environmental Coordinator Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Rincon Band of Luiseño Indians Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer Cultural Affiliation: Luiseño	Letter sent via email on April 7, 2025.	No response to date.
Rincon Band of Luiseño Indians Denise Turner Walsh, Attorney General Cultural Affiliation: Luiseño	Letter sent via email on April 7, 2025.	No response to date.

Table 3. Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Rincon Band of Luiseño Indians Laurie Gonzalez, Tribal Council/Culture Committee Member Cultural Affiliation: Luiseño	Letter sent via email on April 7, 2025.	No response to date.
Rincon Band of Luiseño Indians Joseph Linton, Tribal Council/Culture Committee Member Cultural Affiliation: Luiseño	Letter sent via email on April 7, 2025.	No response to date.
Santa Rosa Band of Cahuilla Indians Vanessa Minott, Tribal Administrator Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Santa Rosa Band of Cahuilla Indians Steven Estrada, Tribal Chairman Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Soboba Band of Luiseño Indians Joseph Ontiveros, Tribal Historic Preservation Officer Cultural Affiliation: Cahuilla, Luiseño	Letter sent via email on April 7, 2025.	No response to date.
Soboba Band of Luiseño Indians Jessica Valdez, Cultural Resource Specialist Cultural Affiliation: Cahuilla, Luiseño	Letter sent via email on April 7, 2025.	No response to date.
Torres-Martinez Desert Cahuilla Indians Thomas Tortez, Chairperson Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	Email returned as undeliverable.
Torres-Martinez Desert Cahuilla Indians Gary Resvaloso, TM MLD Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Torres-Martinez Desert Cahuilla Indians Mary Belardo, Cultural Committee Vice Chair Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.
Torres-Martinez Desert Cahuilla Indians Abraham Becerra, Cultural Coordinator Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	Email returned as undeliverable.
Torres-Martinez Desert Cahuilla Indians Alesia Reed, Cultural Committee Chairwoman Cultural Affiliation: Cahuilla	Letter sent via email on April 7, 2025.	No response to date.

6.3 Historic Maps and Aerial Photographs

A review of historical topographic maps and historical aerial photographs was conducted to better understand the history of the project APE and any past disturbances. Maps available from the United State Geological Survey's (USGS) Historical Topographic Map Collection (HTMC) include the 1901 and 1904 versions of the *Southern California Sheet No. 1, California* map (1:250,000 scale); the 1902 *Corona, California* map (1:125,000 scale); the 1942 *Corona and Vicinity, California* map (1:31,680 scale); the 1942 and 1943 versions of the *Corona, California* map (1:62,500 scale); the 1947, 1949, 1956, 1959, 1960, 1965, and 1983 versions of the *Santa Ana, California* maps (1:250,000 scale); and the 1954, 1967, 1975, 2012, 2015, 2018, and 2022 versions of the *Corona North, California* map (1:24,000 scale).

Maps from the turn of the twentieth century display regional information, such as the location of the Santa Ana River, Cucamonga Creek, county lines, and Rancho boundaries, but provide no details within the project APE. The project APE lies on the westernmost boundary of Riverside County, and there appears to be a road that runs along this boundary, now called Hellman Avenue (*Southern California Sheet No. 1, California* and *Corona, California*). The *1942 Corona and Vicinity, California* map depicts Hellman Avenue and Chandler Street but provides no labels for the roads. No structures were depicted with the project APE. All editions of the *Corona, California* maps name Hellman Avenue and Chandler Street and maintain their current position. The maps show the nearby Santa Ana River tributary creeks and flood plains adjacent to the project APE but depict no structures. The *Santa Ana, California* maps display regional information but provide no details within the project APE.

The 1954 *Corona North, California* maps do not depict any structures on the project APE. However, the 1967 version of the *Corona North, California* map is the first to depict structures on the project APE: there is a large structure in the northwest corner and two smaller ones indicated along Chandler Street. These structures are depicted through the 1975 version and then are gone on to the 2012 and newer versions. The first map to display the name Eastvale is the 2012 *Corona North, California* map.

Aerial photographs were available from the following years: 1938, 1948, 1959, 1966, 1967, 1980, 1985, 1994, 1998, 1999, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022 (Nationwide Environmental Title Research 2025); and 1931, 1938, 1939, 1960, 1965, 1967, 1977, 2006, 2007 (University of California, Santa Barbra 2025).

From 1931 through to 1948, the APE was used for agricultural purposes. Hellman Avenue and Chandler Street were well established by 1931, and the land within the project APE has neat parallel lines throughout, suggesting cultivation or tilling. By 1959, structures appeared in the western half of the project APE. These structures appear to be buildings with cattle corrals attached to the southern side. The eastern half of the project APE retains evenly spaced parallel lines, suggesting continued agricultural cultivation. This configuration remained until 1977, when the dairy seemed to expand eastward, erecting several structures in the central portion of the project APE. These are likely associated with the production and processing of dairy and shade structures for the cattle. The land along Hellman Avenue and Chandler Street appears to be set aside for the parking of vehicles. By the

mid-1990s, the entire project APE was covered in structures that appeared to be associated with dairy operations. Grading for the housing development east of the project APE was evident around 2005, with structures built by 2007.

By 2014, all the structures on the project APE had been removed, with only spoil piles visible in the northwestern corner. By 2016, the project APE was a vacant dirt lot, and the residential tract adjacent to the south was under construction. By 2018, the housing tract to the south was fully built, and the project APE appeared to be completely graded with a new sidewalk running along Chandler Street. Other than mowing or tilling, no changes were apparent between 2018 and the present.

6.4 Additional Background Research

6.4.1 Previous Geotechnical Study

Leighton and Associates, Inc. conducted geotechnical observation and testing services during the grading of Lot 123 within Tract 29997 (the subject project site portion of the current APE), part of the Mill Creek Crossing (Flamingo) development, located southeast of Hellman Avenue and Chandler Street. The work was performed and documented in the "Report of Geotechnical Observation and Testing During Rough Grading of Commercial Lot 123, Tract 29997, Mill Creek Crossing Development, Southeast Corner of Chandler Street and Hellman Avenue, City of Eastvale, California" (Buchiarelli and Hertzberg 2018).

According to the geotechnical report, after the dairy ceased operations and the associated structures were removed, the entire project site was rough graded in 2015, and the western portion of the project site was used as a stockpile area for fill material derived from various stages of site development (Buchiarelli and Hertzberg 2018). The western portion of the project site was re-overexcavated to depths of approximately 10 to 11 feet below existing grade in 2018, extending through previously placed fill and native alluvial soils, until firm native soil was reached. The eastern portion of the project site was previously overexcavated and recompacted during a separate grading phase in 2014, and vegetation was subsequently cleared in 2018 (Buchiarelli and Hertzberg 2018). Following removal of unsuitable materials, the overexcavated areas were moisture-conditioned and recompacted per the project specifications. The fill material consisted of onsite alluvial soils and previously placed artificial fill. No groundwater was encountered during the grading operations. The report does not quantify the total volume of material excavated or replaced (Buchiarelli and Hertzberg 2018).

The extent and depth of ground disturbance described in the 2018 geotechnical report, particularly the mechanical overexcavation and recompaction of soils to depths exceeding 10 feet, indicate that any intact subsurface historic or prehistoric archaeological deposits that may have existed within the project site would likely have been significantly impacted or destroyed by grading activities. As such, the potential for intact cultural resource deposits within the current project APE is considered extremely low.

7 Cultural Resources Survey

7.1 Survey Methods

On April 9, 2025, South Environmental Archaeologists Samantha Jovanovic, MS, and Esmirna Ruiz, MA, conducted an intensive-level archaeological survey of the project APE with transects spaced approximately 10 to 15 meters apart throughout the undeveloped portions of the APE. Paved and landscaped areas along Hellman Avenue and Chandler Street were spot-checked. Fieldwork included taking field notes, photography, and examination of close-scale field maps. Photographs were taken with an iPhone 12 camera and Solocator Photography application.

During the survey, all exposed ground surfaces were examined for the presence of prehistoric artifacts (e.g., flaked stone tools, tool-making debris, ground stone artifacts tools), historical artifacts (e.g., metal, glass, ceramics), sediment discolorations that might indicate the presence of a cultural midden, depressions, and other features that might indicate the former presence of structures or buildings (e.g., post holes, foundations).

7.2 Survey Results

No archaeological or historic built resources were identified as a result of the pedestrian survey. No remnants of previously recorded resource P-33-020263 were observed with the project APE, as it was demolished by 2015. South Environmental has prepared a State of California Department of Parks and Recreation Series 523 (DPR) Continuation Sheet to document the destruction of the resource (Appendix D). The visibility of the soil was limited to approximately 30 percent due to an abundance of dried grasses (Photographs 1-10). The soil was composed of loamy sand with some gravel and occasional cobbles. Some modern trash was sparsely scattered throughout the site, mostly fragments of non-diagnostic plastic and deteriorating tennis balls. More trash had accumulated in the basins in the northwest and southwest corners of the site (Photographs 1, 2, 4-6). At the bottom of the basins in the northwest and southwest corners, there were large vertical pipes that may be used for overflow drainage (Photograph 1, 2, 4, and 6) suggesting underground pipes are present, too.

Hellman Avenue and Chandler Street have been recently redeveloped and repaved. Surface visibility was impossible due to pavement and landscaping (Photographs 11-13) except along Hellman Avenue (Photograph 14). Chandler Street has a center median with landscaping (Photographs 11-12). The project site was bordered by a cement sidewalk and dirt (Photograph 14).



Photograph 1. Water retention basin in northwest corner of project site.



Photograph 2. Overview of project APE from northwest corner looking east along Chandler Street.



Photograph 3. Overview of project APE from northwest corner looking south along Hellman Avenue.



Photograph 4. Retention basin in southwest corner of project APE.



Photograph 5. Overview of project APE from southwest corner looking north along Hellman Avenue.



Photograph 6. Overview of project APE from southwest corner looking east along southern boundary.



Photograph 7. Overview of project APE from southeast corner looking west along southern boundary.



Photograph 8. Overview of project APE from southeast corner looking north along eastern boundary.



Photograph 9. Overview of project APE from northeast corner looking west along Chandler Street.



Photograph 10. Overview of project APE from northeast corner looking south along eastern boundary. View from sidewalk, outside fence.





Photograph 11. Overview of landscaped center median looking west along Chandler Street.



Photograph 12. Overview of Chandler Street north of project APE.



Photograph 13. Overview of northwest corner of project APE looking south along Hellman Avenue.



Photograph 14**. Overview project APE looking north along Hellman Avenue.**

8 Conclusions and Recommendations

8.1 Historic Architectural Resources

No historical architectural resources were identified within the Project as a result of the SCIC and SCCIC records search and the cultural resources survey. All structures associated with previously recorded dairy (P-33-020263) were demolished and removed from the project APE by 2015. Additionally, the top 10 feet of soil was removed and graded.

8.2 Archaeological Resources

No archaeological resources were identified within the project APE as a result of the SCIC and SCCIC records searches, NAHC Sacred Lands File search and Native American outreach, or intensive-level survey by qualified archaeologists. Further, the extent and depth of recent ground disturbance, particularly the mechanical overexcavation of soils to depths exceeding 10 feet, indicates that any intact subsurface archaeological deposits that may have existed within the project site would likely have been significantly impacted or destroyed by grading and excavation activities. Therefore, the potential for intact cultural resources within the project APE is extremely low. Implementation of the standard recommendations for inadvertent discoveries provided in Section 8.3 will ensure that any cultural resources or human remains identified during construction are handled appropriately such that impacts to archaeological resources and human remains are less than significant.

South Environmental recommends a finding of **No Historic Properties Affected** under Section 106 of the NHPA, and a less than significant impact to historical resources under CEQA Guidelines Section 15064.5.

8.3 Recommendations

The following standard regulatory measures shall be implemented in the event of an unanticipated discovery of cultural resources or human remains during project construction.

8.3.1 Unanticipated Discovery of Cultural Resources

Should archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall be halted until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find. Depending on the significance of the find, the archaeologist may simply record the find and allow work to continue. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist will consult with the project applicant, USACE, and the City of Eastvale to implement Native American consultation procedures. If

the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

8.3.2 Unanticipated Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California PRC, Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD would then determine, in consultation with the property owner, the disposition of the human remains.

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Appendix A:
Personnel Qualifications

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Mobile: 562-900-8816

Samantha Jovanovic, MS

ARCHAEOLOGIST

Samantha Jovanovic is an archaeologist with over eight years of professional experience in archaeology and museums, and supporting various cultural resources projects. Ms. Jovanovic currently works as an archaeologist and cultural resource specialist at South Environmental LLC. Her responsibilities include preparing cultural resource documentation, performing record searches, Native American scoping, performing pedestrian surveys, and monitoring in both urban and undeveloped contexts, and assessing artifacts and buildings for historical significance based on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Jovanovic has analyzed hundreds of artifacts in several museum institutions ranging from several thousand years to less than a decade old.

EXPERTISE

- CEQA, NAGPRA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of NRHP, CRHR, NAGPRA, ICOMOS (International Council of Monuments and Sites) and local designation criteria.
- Object conservation, stabilization, handling, and storage according to American Institute of Conservation (AIC) standards.

EDUCATION

M.S., Conservation for Archaeology & Museums, University College London, 2018

M.A., Principles of Conservation, University College London, 2016

B.S., Anthropology, University of California, Riverside, 2013

B.A., Art History, University of California, Riverside, 2013

PROFESSIONAL AFFILIATIONS

Society for California Archaeology

Assoc. for Environmental Archaeology

Assoc. for Environmental Professionals.

Geological Society of America

PROFESSIONAL CERTIFICATIONS

Google Project Management Professional Certification, Coursera, (2021)

Relevant Project Experience

Lake Elsinore Municipal Water Department Highway 74 Sewer Extension (2024-ongoing). South Environmental was retained to provide archaeological, biological, and paleontological monitoring services for the Elsinore Valley Municipal Water District (EVMWD) Highway 74 16-Inch Sewer Extension from Wasson Canyon Road to Ethanac Road Project. The project is subject to CEQA. Ms. Jovanovic provides logistical coordination for the archaeological monitors, processes the daily monitoring logs, and tracks activities and any finds.

Bermuda Dunes Airport Expansion, Bermuda Dunes, Riverside County (2025). South Environmental was retained to complete a cultural resources study for this project that proposed to expand the facilities at the Bermuda Dunes Airport. Ms. Jovanovic requested the Sacred Lands File search, conducted Native American outreach, coordinated and led the pedestrian survey, and was primary author of the comprehensive cultural resources technical report.

Palm Desert Apartments Project Palm Desert, Riverside County, California (2025). South Environmental was retained to complete a cultural resources study for this project that proposed developing a 7.74-acre vacant lot into an apartment complex with 298 units and associated parking and utilities. Ms. Jovanovic requested the Sacred Lands File search, conducted Native American outreach, performed the pedestrian survey and was primary author of the comprehensive cultural resources technical report.

Pipes Canyon Project, Pioneertown, Riverside County California (2025). South Environmental was retained to complete a cultural resources study for this project that would subdivide 123 acres of desert land into residential lots. Ms. Jovanovic coordinated and performed the pedestrian survey, requested the Sacred Lands File search, conducted Native American outreach, and was primary author of the comprehensive cultural resources technical report.

Cawston Square Project, City of Hemet, Riverside County (2024). South Environmental was retained to complete a cultural resources study for this project that proposed to build a service station on land that was once used as a cemetery. Ms. Jovanovic served as field archaeologist, performing pedestrian survey, conducted cultural resources records search, Sacred Lands File search, Native American outreach, and was the primary author of the comprehensive cultural resources technical report.

Arc Village Affordable Housing Project, City of Palm Desert, Riverside County (2024). South Environmental was retained to complete a cultural resources study for this project that proposed to build a multi-family apartment complex for the Arc Village support facility. The project was subject to Section 106. Ms. Jovanovic served as field archaeologist, performing pedestrian survey, conducted cultural resources records search, Sacred Lands File search, Native American outreach, and was the primary author of the comprehensive cultural resources technical report.

Riverside Alive Project, City of Riverside, Riverside County (2024). South Environmental was retained to complete a cultural resources study for this project at the existing Riverside Convention Center that would include a combination of residential, office, retail, hotel, Convention Center expansion, and new parking facilities. The project was subject to CEQA. Ms. Jovanovic performed built environment and archaeological pedestrian surveys and co-authored the report.

Southwest Trailers Project, Mead Valley, Riverside County (2024). South Environmental was retained to complete a cultural resources study for this project that would develop a 16-acre vacant site into a storage and maintenance facility specifically designed for truckload freight trailers. Ms. Jovanovic co-authored the report.



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EDUCATION

B.A., Anthropology, minor in American Indian Studies, San Diego State University, 1995

PROFESSIONAL AFFILIATIONS

Society for California Archaeology

TRAININGS

AB 52 and CEQA Training, 2016

Cultural Side of NEPA Seminar, 2007

Traditional Cultural Properties Management Seminar, 2005

Kevin Hunt

PRINCIPAL ARCHAEOLOGIST

Kevin Hunt is a cultural resources management professional with more than 30 years of experience in California with specific expertise in the cultural resources requirements of the California Environmental Quality Act (CEQA), CEQA-Plus, National Historic Preservation Act (NHPA), and National Environmental Policy Act (NEPA). His responsibilities include the management and preparation of cultural resources studies, Native American scoping and consultation, and quality assurance and quality control for cultural resources documents. Mr. Hunt draws from his experience and training to ensure that all projects consider the full spectrum of cultural resources including archaeological, historic built environment, and tribal cultural resources. He is an expert in Native American consultation and has strong working relationships with California tribes and Native American consultants. Mr. Hunt coauthored and instructed a Native American monitor training course at the Cahuilla Reservation in 2005. Mr. Hunt also served on the City of Oceanside's Historic Preservation Advisory Commission from 2020-2023, when he moved out of the city.

In addition to experience with cultural resources, Mr. Hunt has managed multidisciplinary projects that included biological and paleontological resources services. Mr. Hunt has conducted paleontological monitoring and salvage and is approved by the County of Orange as a paleontologist and the City of San Diego as a paleontological monitor.

EXPERTISE

- CEQA, CEQA-Plus, NEPA, and Sections 106 and 110 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local designation criteria.
- Design and execution of archaeological data recovery programs for mitigation of impacts/effects to significant archaeological resources.
- Management of cultural resources and multidisciplinary construction monitoring programs.
- Third party peer review of cultural resources technical studies and environmental document sections.

RELEVANT PROJECT EXPERIENCE

Jackson Street Improvement Project Phase I, City of Indio, Riverside County, California (2024). South Environmental was retained to conduct paleontological resources monitoring for this project that will improve portions of Jackson Street, Avenue 50, and Avenue 52 as well as construct drainage improvements. The project is subject to CEQA and Mr. Hunt served as the Task Manager, coordinating with the engineering and construction team and scheduling paleontological monitors.

Riverside Alive Project, City of Riverside, California (2024). South Environmental was retained to complete a cultural resources study for this project at the existing Riverside Convention Center that would include a combination of residential, office, retail, hotel, Convention Center expansion, and new parking facilities. The project was subject to CEQA. Mr. Hunt conducted the CHRIS records search and Native American scoping and assisted the City of Riverside with Assembly Bill 52 of 2014 (AB 52) consultation.

EVMWD Rice Canyon Reservoir Access Road and New Conduit Project, City of Lake Elsinore, Riverside County, California (2022). South Environmental was retained to complete a cultural resources technical report for the Elsinore Valley Municipal Water District (EVMWD). Efforts included the results of a CHRIS records search of the project site and a one-mile radius with the Eastern Information Center; a NAHC Sacred Lands File search and informational scoping letters to local tribes; a paleontological resources records search; and an intensive pedestrian survey of the project site by a qualified archaeologist and Native American monitor. Mr. Hunt conducted the pedestrian survey of the project site. South Environmental also assisted the District with its AB 52 obligations, including participating in meetings with tribes. This study was completed in compliance with Section 106 of the NHPA and CEQA.

Perris Pilot Travel Center Project, Perris, Riverside County, California (2021). During previous employment, Mr. Hunt served as Principal and Project Manager of the cultural resources study for this development project. The cultural resources study included a cultural resources records search, pedestrian survey of the project site, and preparation of a technical report for CEQA compliance that included management recommendations.

Moreno Valley Pilot Travel Center Project, Moreno Valley, Riverside County, California (2021). During previous employment, Mr. Hunt served as Principal and Project Manager of the cultural resources study for this development project. The cultural resources study included a cultural resources records search, pedestrian survey of the project site, and preparation of a technical report for CEQA compliance that included management recommendations.

Sunrise Powerlink Project, San Diego, Imperial, Riverside and Orange Counties, California (2006-2010). During previous employment, Mr. Hunt served as the Project Manager for the execution of more than $1.92 million of work for the completion of cultural and paleontological resources studies for this approximately 155-mile-long transmission line project. Efforts included: the full analysis of 27 alternatives, multiple connected actions, and future transmission system expansions; review and analysis of work conducted by San Diego Gas & Electric's cultural resources team; records searches, surveys, and reporting for alternative analyses; and preparation of cultural and paleontological resources sections of the EIR/EIS. This study produced analysis of the cultural resources within more than 11 percent of San Diego County including archaeological sites, historic built environment resources, and the consideration of traditional cultural properties important to Native Americans or other traditional groups. Mr. Hunt also presented cultural resources data to interested Native Americans during a series of four meetings hosted by U.S. Department of the Interior, Bureau of Land Management.

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EDUCATION

M.A., Anthropology, California State University, Los Angeles, 2013

B.A., Anthropology, California State University, Northridge, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

National Trust for Historic Preservation

PROFESSIONAL CERTIFICATIONS

Registered Professional Archaeologist (2013)

Samantha Murray, MA, RPA

CULTURAL RESOURCES DIRECTOR

Samantha Murray is the cultural resources director and archaeological principal investigator at South Environmental with over 18 years' experience in all elements of cultural resources management, including project management, archaeology and architectural history studies, and significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Murray has conducted thousands of Phase I archaeological studies, historical resource evaluations, and has developed detailed historic context statements for a multitude of property types and architectural styles. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Archaeology and History. She is experienced managing multidisciplinary projects in the lines of private development, transportation, transmission and generation, federal land management, land development, and state and local government. She is an expert in preparation of cultural resources compliance documentation for projects that fall under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Ms. Murray has also served as an expert witness in legal proceedings concerning historical resources under CEQA and local ordinance protection.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical, archaeological, and tribal cultural resources, and historic properties.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with complex mitigation including HABS/HAER/HALS, salvage, and interpretive displays.
- Peer review.

Relevant Project Experience

Market Street Triangle Project, Jurupa Valley, Riverside County, California (2024). South Environmental was retained to complete a cultural resources study for this project that would develop a 3.08-acre vacant site into a convenience store, drive-thru restaurant, gas station, and self-serve drive-thru carwash. The project was subject to CEQA. Ms. Murray served as Principal Investigator and Project Manager, overseeing all cultural resources work for this project.

Spruce Grove Project, Moreno Valley, Riverside County, California (2024). South Environmental was retained to complete a cultural resources study for this project that would develop a 20.13-acre vacant site into commercial and multifamily residential buildings. The project was subject to CEQA. Ms. Murray served as Principal Investigator and Project Manager, overseeing all cultural resources work for this project.

Riverside Alive Project, City of Riverside, California (2024). South Environmental was retained to complete a cultural resources study for this project at the existing Riverside Convention Center that would include a combination of residential, office, retail, hotel, Convention Center expansion, and new parking facilities. The project was subject to CEQA. Ms. Murray served as Principal Investigator and Project Manager, overseeing all cultural resources work for this project.

Southwest Trailers Project, Mead Valley, Riverside County, California (2024). South Environmental was retained to complete a cultural resources study for this project that would develop a 16-acre vacant site into a storage and maintenance facility specifically designed for truckload freight trailers. Ms. Murray served as Principal Investigator and Project Manager, overseeing all cultural resources work for this project subject to CEQA.

EMWD Mead Valley Sewer Project, Mead Valley, Riverside County, California (2023). South Environmental was retained to complete a cultural resources assessment of Alignment 1 for the proposed project. The study included the results of a California Historical Resources Information Center (CHRIS) records search of the project site and a one-mile radius from the Eastern Information Center (EIC); a NAHC Sacred Lands File search and informational scoping letters to local tribes; a paleontological resources records search; and an intensive pedestrian survey of the project site by a qualified archaeologist. Ms. Murray served as the Archaeological Principal Investigator and co-author of the technical report.

San Jacinto Avenue Connectivity Project, City of Perris, Riverside County, California (2023). South Environmental was retained to complete a cultural resources technical report in compliance with CEQA for the proposed project located in the City of Perris, Riverside County, California. The study included the results of a CHRIS records search of the project site and a one-mile radius; a California Native American Heritage Commission (NAHC) Sacred Lands File search and informational letters to local tribes; a paleontological resources records search; and an intensive pedestrian survey of the Project site by a qualified archaeologist. Ms. Murray served as the Archaeological Principal Investigator and lead author of the technical report.

Chacon Farms Project, City of San Jacinto, Riverside County, California (2023). South Environmental was retained to prepare an historic built environment assessment report in support of the Chacon Farms Project in the City of San Jacinto, California. One built environment resource over 45 years old was identified within the project site: a residential farm located at 710 Cawston Avenue North comprising several buildings and structures. The property was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements. Ms. Murray provided review of all final deliverables.

Appendix B:
SCIC & SCCIC Record Search Results

South Coastal Information Center
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-5320
Office: (619) 594-5682
www.scic.org
scic@mail.sdsu.edu

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM
CLIENT IN-HOUSE RECORDS SEARCH

Company: South Environmental

Company Representative: Kevin Hunt

Date: 3/27/2025

Project Identification: Hellman at Chandler

Search Radius: 0.5, Riverside

Historical Resources:

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites. **Self**

Previous Survey Report Boundaries:

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included. **Self**

Historic Addresses:

A map and database of historic properties (formerly Geofinder) has been included. **Self**

Historic Maps:

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included. **Self**

Copies: 503 pages

Hours: 1

Excel Lines: 19 Lines

This is not an invoice. Please pay from the monthly billing statement

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
R□000□1	NAD□-R - 1080072□ □ □□□r - DA□□ 0□-83-□-0033□ □□d□d - M□-00□□	1□8□	P□□□□ □□□□□□□□□□□□ □□□r □□ □□d □□□□ □□ □r□□□	P□□□□ □□Ar□□□□□□□□□□□□□□□□d□□□ Pr□d□ □□□□□ A□d □□□ □□□□r □□□□□ A□□ R□□□r	□□□□ M□□□□□□□□□□□□r□□□r□□□ □□□□□□□□ □□r□□□□□A	33-000100□33-000□□2□33-000□□3□ 33-0010□□□33-0010□8□33-001□□3□ 33-002203□33-0027□□□33-0027□□□ 33-002778□33-0027□7□33-002802□ 33-002803□33-00280□
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Report List

Oasis at Mill Creek

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
□□-01□□2	NAD□-R - 10□1□□2□ □□d□d - 8□-□2A-□	1□8□	□AN□□N□ A□□□R □□□ PA□□ □□□□d □AM□□ □R□ □□	P□A□□ □□AR□□A□□ □□ □ □□A□ □□□D□□□ PRAD□ □A□N AND □□□ □□ □R □AN□A ANA R□□□R	□□□□ MANA□□M□N□ □R□□□R□A□N□□	3□-001□□3□3□-001□70□3□-001□71□ 3□-0022□□□3□-0022□0□3□-002317□ 3□-0028□□□3□-00□032□3□-00□0□□□ 3□-00□2□1□3□-00□2□2□3□-00□2□3□ 3□-00□2□□□3□-00□2□□□3□-00□□73□ 3□-00□02□□3□-00□02□□3□-00□02□□ 3□-007□7□□3□-007□7□□3□-007□77□ 3□-007□78□3□-0080□1□3□-028□87□ 3□-0330□2□3□-0330□3□3□-0330□□□ 3□-0□0002
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Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
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Resource List

Oasis at Mill Creek

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-3□-0028□□	□A-□□R-0028□□	R□□□□r□□ N□□ □ - □ □□□□-□□r□□□ R□□d □□□□□ □□□M-1□□2	□□□	Pr□□□□□□r□□	AP02□AP1□		□□-0101□□□□-01□□2□□□-01837□ □□-0□2□7□□□-0□2□8□□□-0□820
P-3□-00□2□□	□A-□□R-00□2□□	R□□□□r□□ N□□ □ - □□□d□r □□□□□ □□□□□ □ □□□r - □□□M-□□73	□□□	Pr□□□□□□r□□	AP0□□AP1□		□□-01□□2□□□-01837
P-3□-013□12	□A-□□R-012□73□	R□□□□r□□ N□□ □ - □□□□□□ D□□□□□ □ □□□r - P871-1□□ □ □ □□□r - □□-7	□□□	□ □□□□r□□	A□0□		
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Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
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Resource List

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Appendix C:
Sacred Lands File Search and Tribal Coordination

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Hellman Avenue at Chandler Street Project

County: Riverside

USGS Quadrangle Name: Eastvale, California

Township: 03 South **Range:** 07 West **Section(s):** 03

Company/Firm/Agency: South Environmental

Street Address: 2061 N. Los Robles Ave., Ste. #205

City: Pasadena **Zip:** 91104

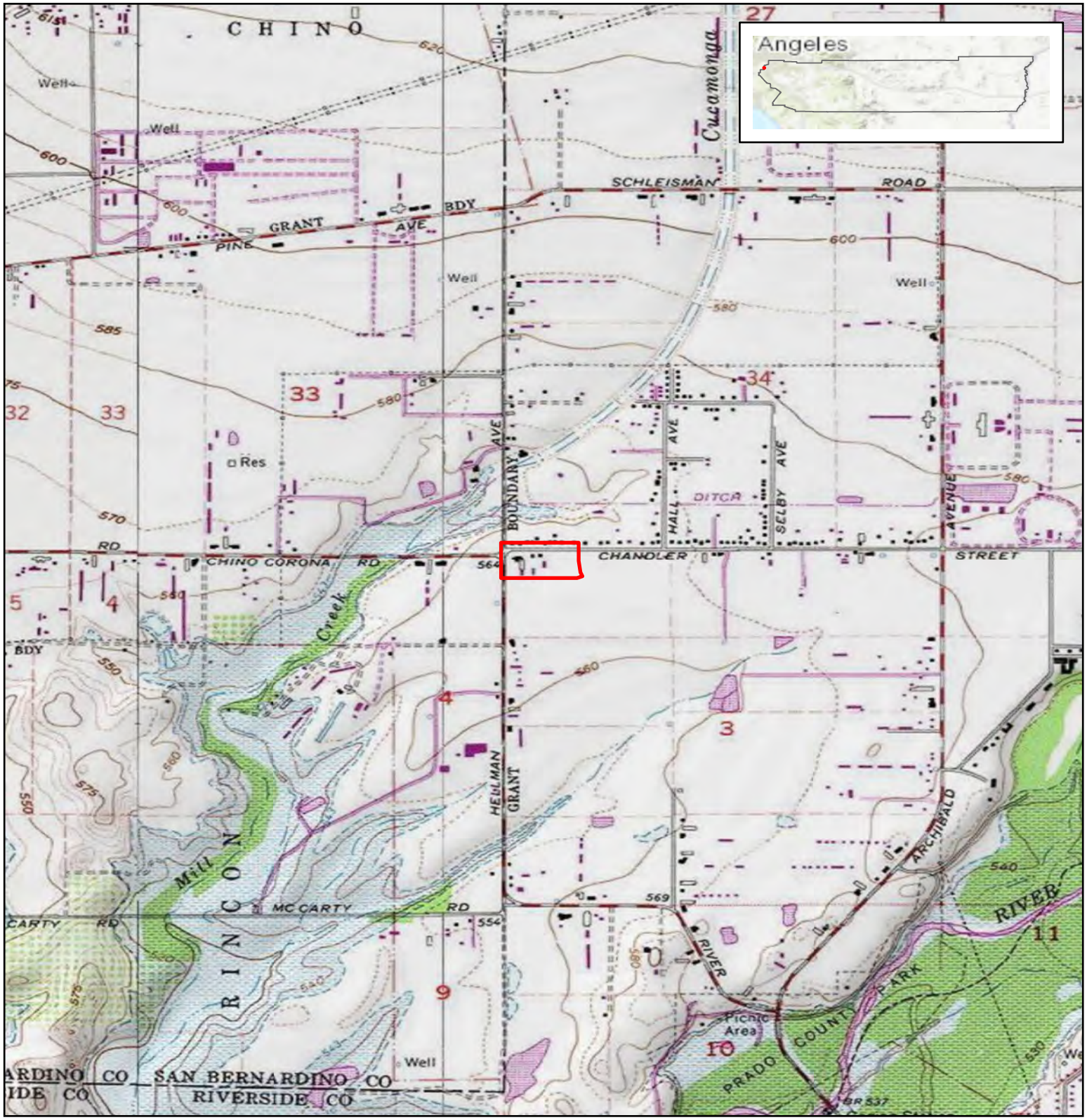
Phone: (562) 900-8816

Fax: N/A

Email: sjovanovic@southenvironmental.com

Project Description:

The project site consists of approximately 8.23 acres of previously graded vacant land on the southeast corner of the intersection of Hellman Avenue and Chandler Street in the City of Eastvale. The project proposes constructing single family residences with associated utilities and road improvements.
This project is subject to CEQA and Section 106 of NHPA.



Source: ESRI USA Topo Maps and World Topo Map 2025

Hellman Avenue at Chandler Street Project

Figure 1. Project Location Map

Project Site

Project Site is within Eastvale, California, in Riverside County on the USGS Corona North 7.5-minute quadrangle map in Section 03 of Township 03 South and Range 07 West

Center Coordinate (Decimal Degrees):
Latitude: 33.9455070N Longitude: -117.6092888W



0 1,000 2,000 Feet

Scale: 1:24,000

N

SOUTH ENVIRONMENTAL

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

ACTING EXECUTIVE SECRETARY
Steven Quinn

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

April 4, 2025

Samantha Jovanovic
South Environmental

Via Email to: sjovanovic@southenvironmental.com

Re: Hellman Avenue at Chandler Street Project, Riverside County

To Whom It May Concern:

As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, a SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. If within two weeks of notification, a response has not been received, the Commission requests that you follow-up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please notify the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Riverside County
4/4/2025

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Agua Caliente Band of Cahuilla Indians	F	Lacy Padilla, Director of Historic Preservation/THPO	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 333-5222	(760) 699-6919	ACBCI-THPO@aguacaliente.net	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	1/11/2024
Augustine Band of Cahuilla Indians	F	Tribal Operations,	84-001 Avenue 54 Coachella, CA, 92236	(760) 398-4722		info@augustinetribe-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	4/18/2024
Cabazon Band of Cahuilla Indians	F	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA, 92203	(760) 342-2593	(760) 347-7880	jstapp@cabazonindians-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/1/2024
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	3/28/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	5/30/2023
Juaneno Band of Mission Indians	N	Sonia Johnston, Chairperson	P.O. Box 25628 Santa Ana, CA, 92799			sonia.johnston@sbcglobal.net	Juaneno	Orange,Riverside,San Diego	
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	3/17/2023
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, THPO/MLD	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		thpo@jbmian.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/4/2025
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Shannon Wingfield, Secretary	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 488-3484		webmaster@jbmian.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/4/2025
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Nathan Banda, Chairman	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(949) 426-8804		nbanda@jbmian.com	Juaneno	Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/4/2025
La Jolla Band of Luiseno Indians	F	Norma Contreras, Chairperson	22000 Highway 76 Pauma Valley, CA, 92061	(760) 742-3771			Luiseno	Orange,Riverside,San Diego	

Native American Heritage Commission
Native American Contact List
Riverside County
4/4/2025

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Los Coyotes Band of Cahuilla and Cupeño Indians	F	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA, 92086-0189	(760) 782-0711	(760) 782-0712		Cahuilla Cupeno	Imperial,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Ann Brierty, THPO	12700 Pumarra Road Banning, CA, 92220	(951) 755-5259	(951) 572-6004	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Robert Martin, Chairperson	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110	(951) 755-5177	abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pauma Band of Luiseno Indians	F	Temet Aguilar, Chairperson	P.O. Box 369 Pauma Valley, CA, 92061	(760) 742-1289	(760) 742-3422	bennaecalac@aol.com	Luiseno	Orange,Riverside,San Diego	
Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	(951) 695-1778	eozdil@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	(951) 695-1778	sbodmer@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
Quechan Indian Tribe of the Fort Yuma Reservation	F	Jordan Joaquin, President, Quechan Tribal Council	P.O.Box 1899 Yuma, AZ, 85366-1899	(760) 919-3600		executivesecretary@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	1/31/2025
Quechan Indian Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366-1899	(928) 261-0254		historicpreservation@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	1/31/2025
Ramona Band of Cahuilla	F	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	admin@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Ramona Band of Cahuilla	F	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	jgomez@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	8/16/2016
Rincon Band of Luiseno Indians	F	Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000		cmadrigal@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727		dwalsh@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	7/7/2023
Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835		lgonzalez@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548		jlinton@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

Native American Heritage Commission
Native American Contact List
Riverside County
4/4/2025

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Torres-Martinez Desert Cahuilla Indians	F	Thomas Tortez, Chairperson	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	(760) 397-8146	thomas.tortez@tmdci.org	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Gary Resvaloso, TM MLD	P.O. Box 1160 Thermal, CA, 92274	(760) 777-0365		grestmtm@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Mary Belardo, Cultural Committee Vice Chair	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		belardom@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Abraham Becerra, Cultural Coordinator	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		abecerra@tmdci.org	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Alesia Reed, Cultural Committee Chairwoman	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		lisareed990@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Hellman Avenue at Chandler Street Project, Riverside County.

Record: PROJ-2025-001789
Report Type: List of Tribes
Counties: Riverside
NAHC Group: All

AUGUSTINE BAND OF CAHUILLA INDIANS
84-001 AVENUE 54 COACHELLA, CA 92236 | T: 760-398-4722 F: 760-369-7161
TRIBAL CHAIRPERSON: AMANDA AUGUSTINE TRIBAL TREASURER: WILLIAM VANCE

Date: 04/10/2025

Samantha Jovanovic
Archaeologist
2061 N. Los Robles Avenue Suite 205
Pasadena, CA 91104

SUBJECT: Hellman Avenue at Chandler Street Project

Thank you for contacting Augustine Band of Cahuilla Indians about the proposed **aforementioned project.** We appreciate your consideration of the cultural resources in the project area.

At this time, we are not aware of any specific cultural resources within the project area that would be affected by the proposed development. Therefore, we do not believe that formal consultation is necessary at this stage.

If any cultural resources are discovered during the project, we ask that you contact the California Native American Heritage Commission immediately to take appropriate steps to evaluate and protect them.

Thank you once again for your attention to this important matter.

Very truly yours,

Jacobia Kirksey

Jacobia Kirksey, Tribal Operations Specialist II
Augustine Band of Cahuilla Indians



THPO
Pala Band of Mission Indians

TRIBAL HISTORIC PRESERVATION OFFICE
PALA BAND OF MISSION INDIANS
PMB 50, 35008 Pala Temecula Road | Pala, CA 92059
Phone 760-891-3510 | www.palatribe.com

April 15, 2025

Samantha Jovanovic
Archaeologist
South Environmental
sjovanovic@southenvironmental.com

RE: Hellman Avenue at Chandler Street Project, City of Eastvale, Riverside County, California

Dear Samantha Jovanovic:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). It is, however, situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history. Therefore, we request as a courtesy to be kept in the information loop as the project progresses and would appreciate being maintained on the receiving list for project updates. Further, if the project boundaries are modified to extend beyond the currently proposed limits, we do request updated information and the opportunity to respond to your changes. We defer to the wishes of the Tribes who are in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. Pala is now offering tribal monitoring services. If you have questions or need additional information, please do not hesitate to contact the THPO office by e-mail at THPO@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

Outlook

RE: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From THPO Consulting <ACBCI-THPO@aguacaliente.net>
Date Mon 4/7/2025 4:06 PM
To Samantha Jovanovic <sjovanovic@southenvironmental.com>

Greetings,

A records check of the Tribal Historic Preservation Office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

Xitlaly Madrigal
Cultural Resources Analyst
xmadrigal@aguacaliente.net
(760) 423-3485
5401 Dinah Shore Drive, Palm Springs, CA 92264

From: Samantha Jovanovic <sjovanovic@southenvironmental.com>
Sent: Monday, April 7, 2025 3:12 PM
Subject: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

This email was sent by a person from outside your organization. Please verify the authenticity of this email before taking further action.

Dear NAHC-listed Tribal Contact,

Attached please find a scoping letter and figure for the above referenced project. Please do not hesitate to contact me if you have any questions or comments regarding the proposed project.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill 52 notification or initiation of consultation.

Regards,

Samantha Jovanovic, MA, MS

Archaeologist

Mobile: 562-900-8816

www.southenvironmental.com

Outlook

Re: [EXTERNAL]:Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From Jill Mccormick <historicpreservation@quechantribe.com>
Date Mon 4/7/2025 3:18 PM
To Samantha Jovanovic <sjovanovic@southenvironmental.com>

Good afternoon,
This email is to inform you that the Historic Preservation Office does not wish to comment on this project. We defer to the local Tribes and support their determinations on this matter.

Email correspondence is the preferred method of communication with this office. Hard copies of project letters are not required if an email containing the project documents has been sent to the Historic Preservation Office.

Also, please update your contact information for the Quechan Tribe. All project-based correspondence should be sent to this email address (historicpreservation@quechantribe.com) and President Jordan Joaquin (executivesecretary@quechantribe.com). Per the Tribe's NAHC contact list, please remove Manfred Scott (culturalcommittee@quechantribe.com and scottmanfred@yahoo.com) from the distribution list for the Quechan Tribe.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521

Outlook

Re: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From Gabrieleno Administration <admin@gabrielenoindians.org>
Date Tue 4/8/2025 9:27 AM
To Samantha Jovanovic <sjovanovic@southenvironmental.com>

Hello Samantha

Thank you for your response. I am in contact with the city of Eastvale.

Best regards,
Brandy Salas

Tribal Administrative Coordinator
Gabrieleño Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than twelve thousand years encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing herds of livestock. The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area. That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived.

On Mon, Apr 7, 2025 at 4:32 PM Samantha Jovanovic <sjovanovic@southenvironmental.com> wrote:

> Hello Brandy,
>
> Thank you for your question. I believe the City of Eastvale may be the lead agency for the project. However, we are a subconsultant and don't have direct contact information. Please let me know if have any further questions about the project.

Best,
Samantha Jovanovic, MA, MS
Archaeologist



Mobile: 562-900-8816
www.southenvironmental.com

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Monday, April 7, 2025 3:38 PM
To: Samantha Jovanovic <sjovanovic@southenvironmental.com>
Subject: Re: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

Hello Samantha

Thank you for your email. Can you please provide the lead agencies contact information?

Best regards,
Brandy Salas

Tribal Administrative Coordinator
Gabrieleño Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org

The region where Gabrieleño culture thrived for more than twelve thousand years encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing herds of livestock. The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area. That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived.

On Mon, Apr 7, 2025 at 3:11 PM Samantha Jovanovic <sjovanovic@southenvironmental.com> wrote:

> Dear NAHC-listed Tribal Contact,

Attached please find a scoping letter and figure for the above referenced project. Please do not hesitate to contact me if you have any questions or comments regarding the proposed project.

Please note that the request herein is for informational purposes only and does not constitute Assembly Bill 52 notification or initiation of consultation.

Regards,

Samantha Jovanovic, MA, MS
Archaeologist

SOUTH ENVIRONMENTAL

Mobile: 562-900-8816
www.southenvironmental.com

Outlook

Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From Jennifer Pahua <jpahua@rincon-nsn.gov>
Date Thu 4/17/2025 4:04 PM
To Samantha Jovanovic <sjovanovic@southenvironmental.com>
Cc Cheryl Madrigal <CMadrigal@rincon-nsn.gov>; Shuuluk Linton <slinton@rincon-nsn.gov>

Greetings,

This email is written on behalf of Rincon Band of Luiseño Indians, ("Rincon Band" or "Band"), a federally recognized Indian Tribe and sovereign government.

The Band has received the notification for the above referenced project. The location identified within project documents is not within the Band's specific Area of Historic Interest (AHI).

At this time, we have no additional information to provide. We recommend that you directly contact a Tribe that is closer to the project and may have pertinent information.

Thank you for submitting this project for Tribal review. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749-1092 or via electronic mail at crd@rincon-nsn.gov.

Thank you for the opportunity to protect and preserve our cultural assets.

Jennifer Pahua
Cultural Resources Department Coordinator
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road | Valley Center, CA 92082
Office: (760) 749 1092 ext. 322 |Cell: 760-638-9932
Fax: 760-888-2016
Email: jpahua@rincon-nsn.gov

Rincon Band of Luiseño Indians
www.rincon-nsn.gov

The contents of this E-mail message and its attachments are intended solely for the addressee(s) hereof. If you are not the named addressee, or if this message has been addressed to you in error, you are directed not to read, disclose, reproduce, distribute, disseminate, or otherwise use this transmission. If you have received this transmission in error, please alert the sender by reply E-mail, and we request that you immediately delete this message and its attachments, if any. UNAUTHORIZED INTERCEPTION IS PROHIBITED BY APPLICABLE LAW.

Outlook

Read: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From Shasta Gaughen <sgaughen@palatribe.com>
Date Tue 4/8/2025 7:10 AM
To Samantha Jovanovic <sjovanovic@southenvironmental.com>

Your message

To: Shasta Gaughen
Subject: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County
Sent: Monday, April 7, 2025 3:11:57 PM (UTC-08:00) Pacific Time (US & Canada)

was read on Tuesday, April 8, 2025 7:10:08 AM (UTC-08:00) Pacific Time (US & Canada).

Outlook

Read: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From THPO Consulting <ACBCI-THPO@aguacaliente.net>
Date Mon 4/7/2025 3:27 PM
To Samantha Jovanovic <sjovanovic@southenvironmental.com>

Your message

To: THPO Consulting
Subject: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County
Sent: Monday, April 7, 2025 3:11:57 PM (UTC-08:00) Pacific Time (US & Canada)

was read on Monday, April 7, 2025 3:27:07 PM (UTC-08:00) Pacific Time (US & Canada).

Outlook

Read: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From Silvia Torres <STorres@augustinetribe.com>
Date Mon 4/7/2025 3:56 PM
To Samantha Jovanovic <sjovanovic@southenvironmental.com>

Your message

To: Silvia Torres
Subject: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County
Sent: Monday, April 7, 2025 3:11:57 PM (UTC-08:00) Pacific Time (US & Canada)

was read on Monday, April 7, 2025 3:55:07 PM (UTC-08:00) Pacific Time (US & Canada).

Outlook

Read: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From Chris Nejo <cnejo@palatribe.com>
Date Tue 4/8/2025 2:57 PM
To Samantha Jovanovic <sjovanovic@southenvironmental.com>

Your message

To: Chris Nejo
Subject: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County
Sent: Monday, April 7, 2025 3:11:57 PM (UTC-08:00) Pacific Time (US & Canada)

was read on Tuesday, April 8, 2025 2:57:36 PM (UTC-08:00) Pacific Time (US & Canada).

Outlook

Undeliverable: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@southenvironmental.com>
Date Mon 4/7/2025 3:12 PM
To webmaster@jbmian.com <webmaster@jbmian.com>

1 attachment (5 MB)
Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County;

Your message to webmaster@jbmian.com couldn't be delivered.

webmaster wasn't found at jbmian.com.

sjovanovic	**Office 365**	**webmaster**
Action Required		Recipient

Unknown To address

How to Fix It

The address may be misspelled or may not exist. Try one or more of the following:

- Send the message again following these steps: In Outlook, open this non-delivery report (NDR) and choose **Send Again** from the Report ribbon. In Outlook on the web, select this NDR, then select the link "**To send this message again, click here.**" Then delete and retype the entire recipient address. If prompted with an Auto-Complete List suggestion don't select it. After typing the complete address, click **Send**.
- Contact the recipient (by phone, for example) to check that the address exists and is correct.
- The recipient may have set up email forwarding to an incorrect address. Ask them to check that any forwarding they've set up is working correctly.
- Clear the recipient Auto-Complete List in Outlook or Outlook on the web by following the steps in this article: Fix email delivery issues for error code 5.1.1 in Office 365, and then send the message again. Retype the entire recipient address before selecting **Send**.

If the problem continues, forward this message to your email admin. If you're an email admin, refer to the **More Info for Email Admins** section below.

Was this helpful? Send feedback to Microsoft.

More Info for Email Admins

Status code: 550 5.1.1

This error occurs because the sender sent a message to an email address outside of Office 365, but the address is incorrect or doesn't exist at the destination domain. The error is reported by the recipient domain's email server, but most often it must be fixed by the person who sent the message. If the steps in the **How to Fix It** section above don't fix the problem, and you're the email admin for the recipient, try one or more of the following:

The email address exists and is correct - Confirm that the recipient address exists, is

correct, and is accepting messages.

Synchronize your directories - If you have a hybrid environment and are using directory synchronization make sure the recipient's email address is synced correctly in both Office 365 and in your on-premises directory.

Errant forwarding rule - Check for forwarding rules that aren't behaving as expected. Forwarding can be set up by an admin via mail flow rules or mailbox forwarding address settings, or by the recipient via the Inbox Rules feature.

Mail flow settings and MX records are not correct - Misconfigured mail flow or MX record settings can cause this error. Check your Office 365 mail flow settings to make sure your domain and any mail flow connectors are set up correctly. Also, work with your domain registrar to make sure the MX records for your domain are configured correctly.

For more information and additional tips to fix this issue, see Fix email delivery issues for error code 550 5.1.1 in Office 365.

Original Message Details

Created Date:	4/7/2025 10:11:57 PM
Sender Address:	sjovanovic@southenvironmental.com
Recipient Address:	webmaster@jbmian.com
Subject:	Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

Error Details

Error:	*550-5.1.1 The email account that you tried to reach does not exist. Please try 550-5.1.1 double-checking the recipient's email address for typos or 550-5.1.1 unnecessary spaces. For more information, go to 550 5.1.1 https://support.google.com/mail/?p=NoSuchUser d2e1a72fcca58-739d9eac6c7si12215561b3a.231 - gsmtp*
Message rejected by:	mx.google.com

Notification Details

Sent by:	*PH0PR03MB5877.namprd03.prod.outlook.com*

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	4/7/2025 10:11:57 PM	SA3PR03MB7211.namprd03.prod.outlook.com	SA3PR03MB7211.namprd03.prod.outlook.com	mapi	*
2	4/7/2025 10:11:58 PM	SA3PR03MB7211.namprd03.prod.outlook.com	PH0PR03MB5877.namprd03.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

Original Message Headers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ARC-Seal: i=1; a=rsa-sha256; s=arcselector10001; d=microsoft.com; cv=none;

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yB/DxoMgFopfomqfZWftsjXY+1okkIWD0/FHS0BBqH1jcq48HMjrHwtTYHygg8RqTsKYNKa9D3DlPqKKCp21q2NJn4K7YDKgYaDPApfyig==
ARC-Message-Signature: i=1; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com;
 s=arcselector10001;
 h=From:Date:Subject:Message-ID:Content-Type:MIME-Version:X-MS-Exchange-AntiSpam-MessageData-ChunkCount:X-MS-Exchange-
AntiSpam-MessageData-0:X-MS-Exchange-AntiSpam-MessageData-1;
 bh=d563kUl8ByrnKogN1DhLD11H6DZVsrBaLncJa+Q4ESU=;

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/BaeJt74R1IMp6oXNx9hos8+1V0x4vN8XaIrWaET+3/qYT2ujS+1RaSTajHPL7H1bgeCNuJUWMEWkSxQi5E2q2BCYA2sV1KRw8/3BrsULQ==
ARC-Authentication-Results: i=1; mx.microsoft.com 1; spf=pass
 smtp.mailfrom=southenvironmental.com; dmarc=pass action=none
 header.from=southenvironmental.com; dkim=pass
 header.d=southenvironmental.com; arc=none
Received: from SA3PR03MB7211.namprd03.prod.outlook.com (2603:10b6:806:2fb::12)
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 22:11:57 +0000
From: Samantha Jovanovic <sjovanovic@southenvironmental.com>
Subject: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale,
 Riverside County
Thread-Topic: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale,
 Riverside County
Thread-Index: AQHbqAkoXtSwT1dn/0qCZtw3SB8jUw==
Disposition-Notification-To: Samantha Jovanovic
        <sjovanovic@southenvironmental.com>
Date: Mon, 7 Apr 2025 22:11:57 +0000
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X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
msip_labels:
authentication-results: dkim=none (message not signed)
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 (UTC)
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Outlook

Undeliverable: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

From Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@southenvironmental.com>
Date Mon 4/7/2025 3:12 PM
To abecerra@tmdci.org <abecerra@tmdci.org>; thomas.tortez@tmdci.org <thomas.tortez@tmdci.org>

1 attachment (5 MB)
Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County;

Your message couldn't be delivered to the recipients shown below.

tmdci.org suspects your message is spam and rejected it.

sjovanovic	**Office 365**	**tmdci.org**
Sender		**Action Required**
		Messages suspected as spam

Couldn't deliver the message to the following recipients:
abecerra@tmdci.org, thomas.tortez@tmdci.org

How to Fix It

Try to modify your message, or change how you're sending the message, using the guidance in this article: Bulk E-mailing Best Practices for Senders Using Forefront Online Protection for Exchange. Then resend your message.

If you continue to experience the problem, contact the recipient by some other means (by phone, for example) and ask them to ask their email admin to add your email address, or your domain name, to their allowed senders list.

Was this helpful? Send feedback to Microsoft.

More Info for Email Admins

Status code: 550 5.7.350

When Office 365 tried to send the message to the recipient (outside Office 365), the recipient's email server (or email filtering service) suspected the sender's message is spam.

If the sender can't fix the problem by modifying their message, contact the recipient's email admin and ask them to add your domain name, or the sender's email address, to their list of allowed senders.

Although the sender may be able to alter the message contents to fix this issue, it's likely that only the recipient's email admin can fix this problem. Unfortunately, Office 365 Support is unlikely to be able to help fix these kinds of externally reported errors.

Original Message Details

Created Date:	4/7/2025 10:11:57 PM
Sender Address:	sjovanovic@southenvironmental.com
Recipient Address:	abecerra@tmdci.org, thomas.tortez@tmdci.org
Subject:	Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale, Riverside County

Error Details

Error: *550 5.7.350 Remote server returned message detected as spam -> 550 permanent failure for one or more recipients (thomas.tortez@tmdci.org:550 5.4.1 Recipient address rejected: Access denied. For more information see https://aka.ms/...)*

Message rejected by: mx-inbound22-227.us-east-2b.ess.aws.cudaops.com

Notification Details

Sent by: *PH0PR03MB5877.namprd03.prod.outlook.com*

Message Hops

HOP	TIME (UTC)	FROM	TO	WITH	RELAY TIME
1	4/7/2025 10:11:57 PM	SA3PR03MB7211.namprd03.prod.outlook.com	SA3PR03MB7211.namprd03.prod.outlook.com	mapi	*
2	4/7/2025 10:11:58 PM	SA3PR03MB7211.namprd03.prod.outlook.com	PH0PR03MB5877.namprd03.prod.outlook.com	Microsoft SMTP Server (version=TLS1_2, cipher=TLS_ECDHE_RSA_WITH_AES_256_GCM_SHA384)	1 sec

Original Message Headers


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 by PH0PR03MB5877.namprd03.prod.outlook.com (2603:10b6:510:41::15) with
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 2025 22:11:58 +0000
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 22:11:57 +0000
From: Samantha Jovanovic <sjovanovic@southenvironmental.com>
Subject: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale,
 Riverside County
Thread-Topic: Scoping Letter: Hellman Ave. at Chandler St. Project, Eastvale,
 Riverside County
Thread-Index: AQHbqAkoXtSwT1dn/0qCZtw3SB8jUw==
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Date: Mon, 7 Apr 2025 22:11:57 +0000
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authentication-results: dkim=none (message not signed)
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Appendix D:
DPR 523 Continuation Sheet

On April 22, 2025, Archaeologists Samantha Jovanovic and Esmirna Ruiz of South Environmental conducted an archaeological survey of the property that includes the recorded location of historic built environment complex P-33-020263. No evidence of P-33-020263 remains at the time of the current survey (Photograph 1). According to a geotechnical report (Buchiarelli and Hertzberg 2018), the resource was demolished by 2015 and the entire project site was rough graded. The eastern portion of the property was overexcavated and recompacted during grading in 2014. The western portion of the property was overexcavated to a depth of approximately 10 to 11 feet below existing grade and recompacted in 2018(Buchiarelli and Hertzberg 2018).



Photograph 1. View of former location of P-33-020263, facing northwest.

References:

Buchiarelli, Philip A. and Jason D. Hertzberg. 2018. *Report of Geotechnical Observation and Testing During Rough Grading of Commercial Lot 132, Tract 29997, Mill Creek Crossing Development, Southeast Corner of Chandler Street and Hellman Avenue, City of Eastvale, California*. Leighton and Associates, May 11, 2018.

Jovanovic, Samantha, Kevin Hunt, and Samantha Murray. 2025. *Cultural Resources Assessment Report for the Oasis at Mill Creek Project, City of Eastvale, County of Riverside, California*. Prepared by South Environmental LLC. On file at South Coastal Information Center, San Diego, California.

APPENDIX D
PALEONTOLOGICAL RESOUCE ASSESSMENT

Paleontological Resources Assessment

Oasis at Mill Creek Project, City of Eastvale, Riverside County, California

Prepared for:

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May 2025

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Appendix A: Paleontological Resource Potential Classifications
Appendix B: Western Science Center Museum Records Search
Appendix C: Preparers' Qualifications

Executive Summary

South Environmental conducted a paleontological resources assessment for the Oasis at Mill Creek Project (project) located in the City of Eastvale, Riverside County, California. The purpose of this assessment is to describe the results of a paleontological resources literature review and records search, summarize the paleontological sensitivity of the geologic units within the project site, assess the potential for the project to impact scientifically significant paleontological resources, and provide management recommendations for avoiding or reducing project-related impacts to paleontological resources. This study was completed in compliance with the California Environmental Quality Act (CEQA) and all applicable City of Eastvale paleontological resources guidelines.

The project site encompasses approximately 11.6 acres, consisting of the approximately 8.24-acre development site and approximately 3.4 acres of roadway improvements. The project site is a vacant lot that was previously part of a former dairy farm that has since been demolished. The project site was later subdivided as part of the adjacent residential development and rough-graded. The entire project site was excavated to approximately 11 feet below surface level, refilled, and recompacted (Leighton, 2018).

The project proposes developing 65 single-family residential units, a recreational park, and a water quality basin. Approximately 2.2 acres of the westernmost portion of the project site lies within an Orange County Flood Control District easement. This area will be designed to include a recreational park and water quality basin, separated by an access road. The park and the road will be graded toward the basin to encourage drainage. The basin will be located in the project site's southwest corner, approximately 125 feet wide and five feet deep. The bottom of the basin will have layers of permeable engineering media to facilitate drainage, as well as a buried perforated pipe to transport accumulated water away from the site. The recreation park will be in the northeast corner of the project site. Equipment staging will happen within the project site during construction.

After completion of the assessment, it was found that the project site contains sediments that are of High paleontological sensitivity. However, it has been well documented that the project site has been extensively disturbed in the past as it has had a dairy farm, a residence, a commercial office, and several other structures built upon it, and it has been graded and excavated to a depth of 11 feet at least two times in the past. Therefore, it is unlikely that scientifically significant fossils resources will be encountered during construction, and paleontological monitoring is not necessary in order to reduce potential impacts to paleontological resources to less-than-significant levels, as required by CEQA and the City of Eastvale.

1 Introduction

South Environmental was retained to complete a Paleontological Resources Assessment for the Oasis at Mill Creek Project (project) located in the City of Eastvale, Riverside County, California. The purpose of this assessment is to describe the results of a paleontological resources literature review and records search, summarize the paleontological sensitivity of the geologic units within the project site, assess the potential for the project to impact scientifically significant paleontological resources, and provide management recommendations for avoiding or reducing project-related impacts to paleontological resources.

This report was prepared in conformance with the California Environmental Quality Act (CEQA) and all applicable City of Eastvale ordinances by South Environmental Principal Paleontologist Justin Strauss, MS. Resumes for key staff are provided in Appendix C.

1.1 Project Location

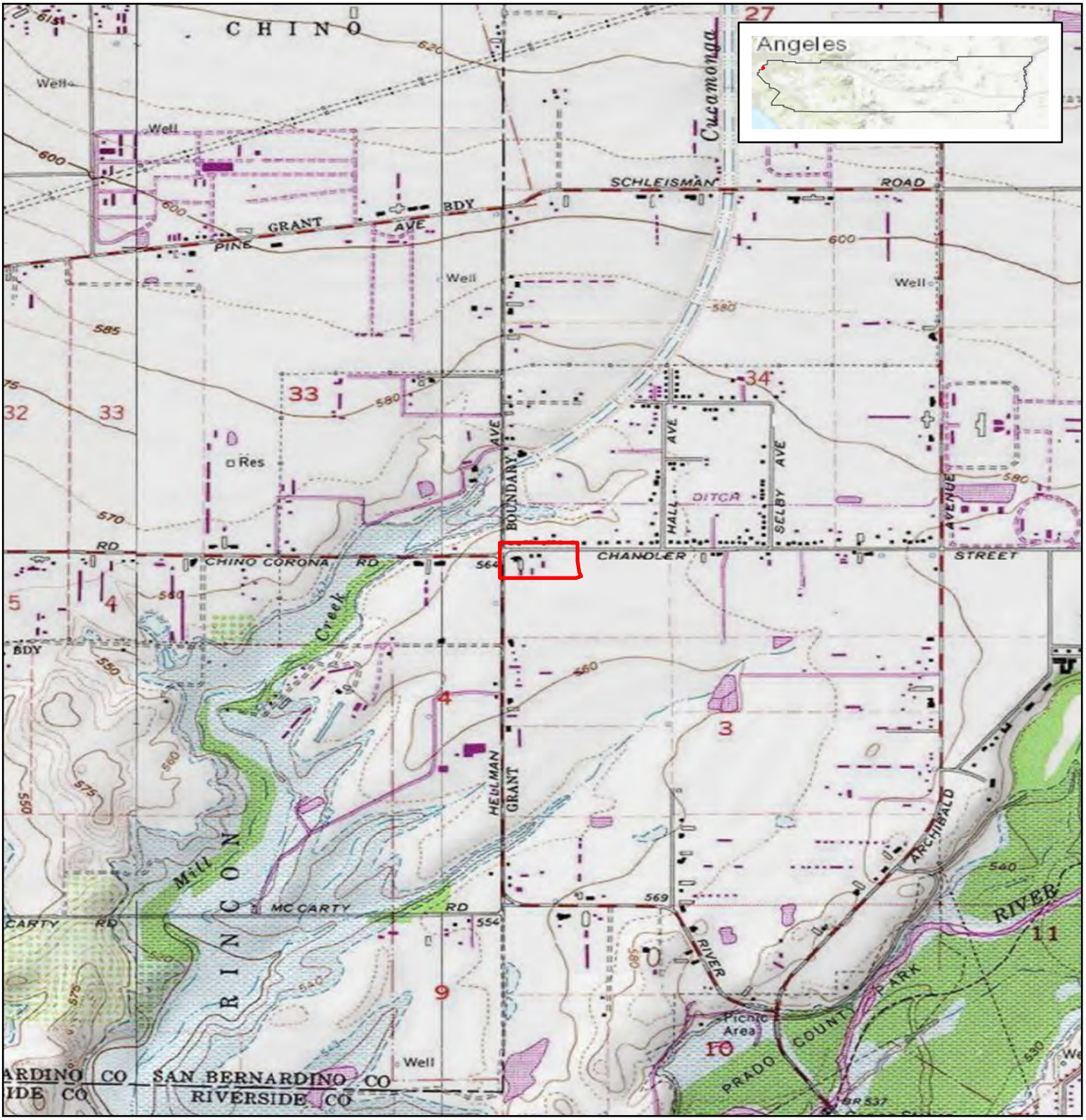
The project site is located at the southeast corner of the intersection of Hellman Avenue and Chandler Street in the City of Eastvale on approximately 8.24 acres and consists of Assessor's Parcel Number 130-781-021. The project site also includes an approximately 3.4-acre area within Chandler Street and Hellman Avenue for offsite improvements. The project site is bound by Hellman Avenue to the west, Chandler Street to the north, and residential developments to the east and south. The project site is located within Section 3 of Township 3 South and Range 7 West, on the United States Geological Survey (USGS) *Corona North*, *California* 7.5-minute quadrangle map (Figure 1).

1.2 Project Description

The project site encompasses approximately 11.6 acres, consisting of the approximately 8.24-acre development site and approximately 3.4 acres of roadway improvements. The project site is a vacant lot that was previously part of a former dairy farm that has since been demolished. The project site was later subdivided as part of the adjacent residential development and rough-graded. The entire project site was excavated to approximately 11 feet below surface level, refilled, and recompacted (Leighton and Associates, Inc., 2018).

The project proposes developing 65 single-family residential units, a recreational park, and a water quality basin. Approximately 2.2 acres of the westernmost portion of the project site lies within an Orange County Flood Control District easement. This area will be designed to include a recreational park and water quality basin, separated by an access road. The park and the road will be graded toward the basin to encourage drainage. The basin will be located in the project site's southwest corner, approximately 125 feet wide and five feet deep. The bottom of the basin will have layers of permeable engineering media to facilitate drainage, as well as a buried perforated pipe to transport accumulated

water away from the site. The recreation park will be in the northeast corner of the project site. Equipment staging will happen within the project site during construction.



Source: ESRI USA Topo Maps and World Topo Map 2025

Oasis at Mill Creek Project

Figure 1. Project Location Map

Project Site

Project Site is within Eastvale, California, in Riverside County on the USGS Corona North 7.5-minute quadrangle map in Section 03 of Township 03 South and Range 07 West

Center Coordinate (Decimal Degrees):
Latitude: 33.9455070N Longitude: -117.6092888W



0 1,000 2,000 Feet

Scale: 1:24,000

N

SOUTH ENVIRONMENTAL

2 Regulatory Setting

Paleontological resources are generally considered non-renewable scientific resources because they cannot be replaced once damaged or destroyed, and considerable scientific information can be lost should they be disturbed or displaced from their original location and geologic context without a proper record of their original placement and arrangement in their natural sediments. For this reason, fossils are typically protected under a variety of federal, state, and local laws and regulations to ensure that these basic scientific considerations are made and carried out whenever paleontological resources will be disturbed. The pertinent laws and regulations governing paleontological resources are discussed in this section.

2.1.1 State

California Environmental Quality Act (CEQA)

CEQA requires that public agencies and private interests identify the potential environmental impacts of their projects on any object or site of significance to the scientific annals of California (Division I, California Public Resources Code [PRC] Section 5020.1 [j]). Appendix G in California Code of Regulations (CCR) Section 15023 provides an Environmental Checklist (Section 15023, Appendix G, Section XIV, Part A) that includes the following: "Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?"

California Public Resources Code (PRC)

Section 5097.5 of the PRC states:

> No person shall knowingly and willfully excavate upon, or remove, destroy, injure, or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological, or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor. As used in this PRC section, 'public lands' means lands owned by, or under the jurisdiction of, the state or any city, county, district, authority, or public corporation, or any agency thereof.

Therefore, public agencies are required to comply with PRC Section 5097.5 for their activities including construction and maintenance as well as for permit actions (e.g., encroachment permits) undertaken by others.

2.1.2 Local

City of Eastvale General Plan

The City of Eastvale has created a General Plan that provides guidelines and goals for the future development of the city. The General Plan itself does not make mention of paleontological resources. However, the Draft Environmental Impact Report (DEIR) prepared for the General Plan does directly address paleontological resources in Section 4.3 *Geology and Soils* (City of Eastvale, 2023). Specifically, it asks the following question in relation to new developments taking place within the City of Eastvale under consideration of CEQA's requirements:

> f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
>
> Based on Figure 4.9.3, Paleontological Sensitivity, of the County of Riverside Environmental Impact Report No. 521, portions of the City are designated as areas of High Sensitivity A (HA) for paleontological resources. HA is based on geological formations of mapped rock units that are known to contain or have the correct age and depositional conditions to contain significant paleontological resources. These include rocks of Silurian or Devonian age and younger that have potential to contain the remains of fossil fish, and Mesozoic and Cenozoic rocks that contain fossilized body elements and trace fossils such as tracks, nests and eggs.
>
> Much of the future development associated with implementation of the Eastvale 2040 General Plan would occur on already developed sites and would not be anticipated to unearth unknown paleontological resources. Further, potential impacts to paleontological resources from future discretionary projects are generally first scoped through a preapplication review per Section 110.52.060, Preapplication Review Letter, of the Municipal Code. Paleontology studies for projects are typically conducted as part of CEQA compliance, as necessary, with construction monitoring being a common mitigation approach for paleontologically sensitive sites. Therefore, impacts would be less than significant.

City of Eastvale Municipal Code

The DEIR for the City of Eastvale's General Plan makes direct reference to the City of Eastvale's Municipal Code in regard to the protection of paleontological resources (City of Eastvale, 2012). Specifically, it references *Section 110.52.060 – Preapplication Review Letter*, which requires the submission of a Preapplication Review (PAR) letter to the City prior to the start of any new developments or alterations to existing development plans, and has the following guidelines regarding paleontological resources:

a) The PAR letter shall contain staff comments on the application's development proposal but shall not constitute or be considered approval of the development proposal. Although the

content of the PAR letter will depend on the type of proposal, its proposed location, the background information provided by the applicant, and other factors, the letter shall generally provide the applicant with the following types of information:

2) Any special studies which must be filed to process the proposal as well as any timing requirements associated with filing such special studies. Special studies which may be required include but are not limited to the following: fiscal impact, service and infrastructure impact, private debt burden, biological, archeological, paleontological, geological, flood, traffic, slope stability and noise studies.

2.1.3 Paleontological Resource Definitions

SVP Paleontological Resource Significance Determination

Toward the goal of providing guidance to federal, state, and local agencies in carrying out environmental assessments, the Society of Vertebrate Paleontology (SVP) has created a set of definitions to determine the significance of paleontological resources. Significant paleontological resources are defined as follows:

> Fossils and fossiliferous deposits consisting of identifiable vertebrate fossils, large or small, uncommon invertebrate, plant, and trace fossils, and other data that provide taphonomic, taxonomic, phylogenetic, paleoecologic, stratigraphic, and/or biochronologic information. Paleontological resources are considered to be older than recorded human history and/or older than middle Holocene (i.e., older than about 5,000 radiocarbon years). (SVP, 2010)

By this definition, significant paleontological resources are fossils (or fossil assemblages) that are unique, unusual, rare, diagnostically important, or even common with the potential to provide additional scientific information about evolutionary patterns or the paleoenvironmental conditions of a site. This includes fossils that may enhance our understanding of depositional histories, evolutionary trends and patterns within lineages, information regarding palaeoecological environments, that can be used to identify the sedimentary rock units that they are within, or fossils that are unique to a particular geologic region. For this reason, even common or unidentifiable invertebrate and vertebrate fossil remains may be considered scientifically significant, particularly within the larger context of a geologic area from which many specimens have previously been collected and examined.

Because CEQA does not define a "unique paleontological resource or site", the definitions set forth by SVP are used for all paleontological projects that are subject to CEQA.

For additional information relating to the determination of the potential significance of paleontological resources based on SVP guidelines, please see Appendix A: Paleontological Resource Potential

Classifications. These definitions have been used to determine the potential paleontological sensitivity of the project site.

3 Paleontological Sensitivity Determination Methods

To assess the paleontological sensitivity of the project site and determine its placement within the definitions provided by the SVP and the City of Eastvale, several sources of recorded data were examined:

1) Published geologic maps of the project site and surrounding vicinity.
2) A collections record search was performed by the Western Science Center (WSC) to identify previously collected localities within one mile of the project site.
3) Searches of the following on-line databases were performed to determine additional fossil sites recorded within one mile of the project site and within similar rocks in the vicinity:
    a. University of California Museum of Paleontology (UCMP) Collections
    b. The Paleobiology Database
    c. iDigBio
    d. Additional published and unpublished paleontological literature pertaining to the project site and the surrounding vicinity.
4) Consideration of the Paleontological Resource Significance Determination Map created by the County of Riverside and utilized by the City of Eastvale (City of Eastvale, 2023; County of Riverside, 2015).
5) Consideration of previous ground disturbance activities that have taken place within the project site (Leighton, 2018).

3.1.1 Geologic Context

Geologic Setting

The project site sits within the Peninsular Ranges Geomorphic Province. The Peninsular Ranges is a region that is approximately 125 miles in length and bound to the north by the Transverse Ranges, stretching to Baja California in the south. It contains northwest trending valleys and is bordered on the east by the Colorado Desert (California Geological Survey, 2002). Specifically, the Project is located on the Perris Block, which is bordered by the San Gabriel and San Bernardino Mountains to the north, the Santa Ana Mountains to the west and south, and the San Jacinto Mountains to the east (English, 1926; Morton and Miller, 2006; Norris and Webb, 1990). The Perris Block is covered in flat valleys and moderate hills and is underlain by granites and metamorphic rocks. The overlying sediments are relatively thin in comparison. The alluvial deposits that cover its surface are eroded from the San Gabriel Range.

Site Specific Geology and Paleontology

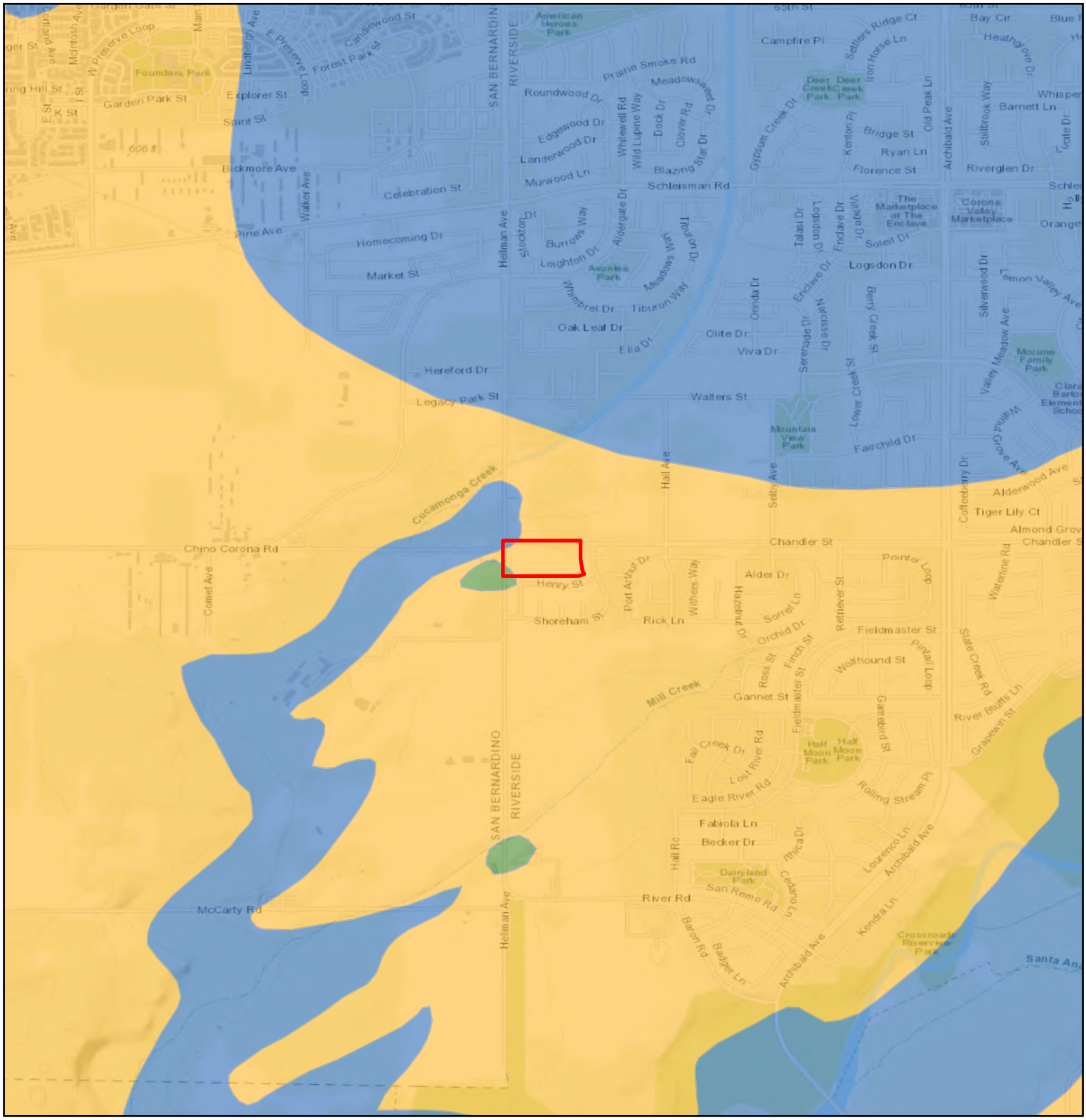
The geology of the project site is mapped as middle to early Pleistocene-aged alluvial channel deposits (Qc/Qvoa) (Jenkins, 1965; Morton and Miller, 2006) (Figure 2). It consists of sand, scattered gravel and pebble layers, silt and clay bearing alluvium. Deposits such as these have been known to contain paleontologically significant ice-age fossils including bison, horse, camel, mammoth, giant ground sloth, saber-toothed cat and dire wolves (Scott and Cox 2008; Springer et al., 2009, 2010; Scott, 2010).

Also mapped in the far northwestern corner of the project site is Holocene-aged young alluvial channel deposits (Qal/Qya), and in the far southwest corner is mapped what may be Pliocene-aged marine deposits consisting of sandstone, conglomerate, siltstone and shale (Tm) (although this identification is uncertain). Not in the project site, but within the vicinity to the north are Holocene to late Pleistocene-aged alluvial fan deposits (Qyf), and to the northwest are early Pleistocene very old alluvial fan deposits (Qvof).

Summary of Geologic Units in the Vicinity of the Project Site and their Sensitivity

Geologic Units	Map Abbr.[1]	Age	Previously Discovered Fossils in Project Site Vicinity[2]	Sensitivity	Mapped in Project Site?
Very old alluvial channel deposits	Qc/Qvoa	Pleistocene	None	High	Yes
Young alluvial channel deposits	Qal/Qya	Holocene	None	Low	Yes
Marine deposits?	Tm?	Pliocene	None	High	Yes?
Alluvial fan deposits	Qyf	Pleistocene	None	High	No
Very old alluvial fan deposits	Qvof	Pleistocene	None	High	No

[1]Jenkins, 1965; Morton and Miller, 2006
[2]iDigBio, 2025; PBDB, 2025, Stoneburg, 2025; UCMP, 2025



Source: ESRI Topo Map 2025

Oasis at Mill Creek Project

Figure 2. Project Geology Map

0 1,000 2,000 Feet

Scale: 1:24,000

N

- Project Site
- Qal
- Qc
- Tm?

Rogers, T.H. 1967. Second Printing 1973.
Geologic Map of California, Olaf P. Jenkins Edition, Santa Ana Sheet

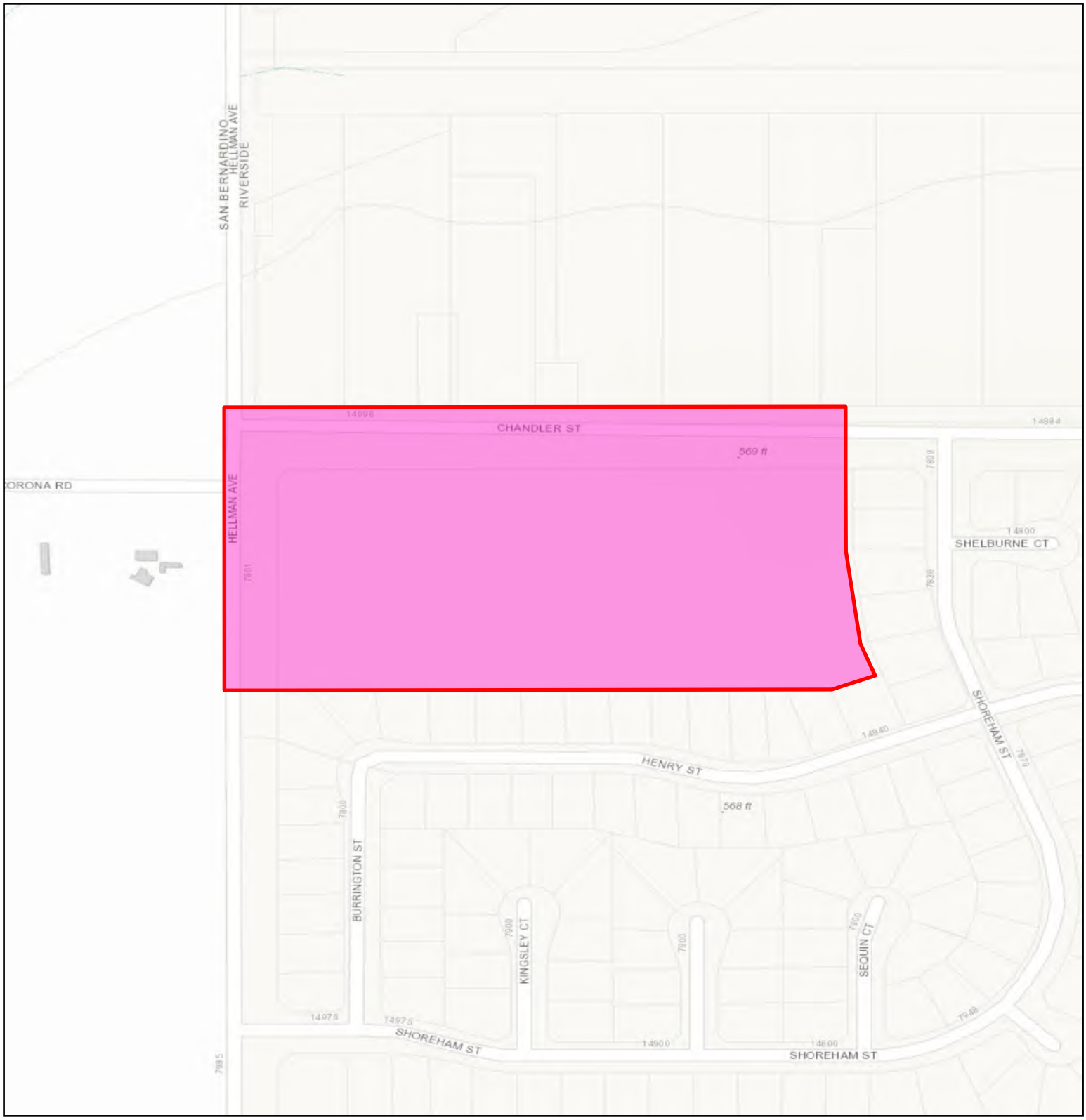
SOUTH ENVIRONMENTAL

County of Riverside Paleontological Resources Sensitivity Map

The DEIR for the City of Eastvale's General Plan makes direct reference to the County of Riverside's Paleontological Resources Sensitivity Map contained within the County's General Plan (County of Riverside, 2015). It does so to provide guidance regarding the potential impact to scientifically significant paleontological resources by new development projects within the city. This map classifies the geologic units of Riverside County based on their paleontological sensitivity as follows:

> High A (Ha) – Geologic units classified as High A have a high likelihood of containing scientifically significant fossils present at ground level, and thus are likely to be impacted by construction activities.
>
> High B (Hb) – Geologic units classified as High B have a high likelihood of containing scientifically significant fossils present at or below 4 feet of depth, which may be impacted by subsurface construction activities.
>
> Low – Geologic units classified as Low are unlikely to contain scientifically significant fossils.
>
> Undetermined – Geologic units classified as Undetermined have not yet been fully investigated and thus mitigation measures similar to those for High A or High B are typically taken to ensure that scientifically significant fossils are not disturbed unknowingly.

The entire project site is located in geologic units classified as having a sensitivity of High A (Ha) (see Figure 3). Therefore, the County of Riverside and the City of Eastvale consider the project site to be located in geologic units that have a high likelihood of containing scientifically significant fossils present at ground level.



Source: ESRI World Map 2025

Oasis at Mill Creek Project

Figure 3. Riverside County Paleontological Sensitivity Classifications

0 150 300 Feet

Scale: 1:3,000

N

Project Site

High A (Ha)

SOUTH ENVIRONMENTAL

Previous Disturbance Activities within the Project Site

The project site has been extensively disturbed in the past, previously containing a dairy farm, a residence, a commercial office, and several other structures. Additionally, rough grading and overexcavation of the lot has occurred in the past, in 2015 and 2018, to depths of up to 11 feet. A geotechnical analysis of the lot was performed in 2018 to confirm these activities and the depth at which native soils now exist (Leighton, 2018). According to the current site plan for the project, all planned disturbances will only impact previously excavated materials and will not reach the depth at which undisturbed sediments occur. Previously disturbed sediments are generally considered to be of Low potential for containing paleontological resources as they have either been destroyed, displaced from their original location, or discovered and recovered during previous efforts. Therefore, it is unlikely that construction activities will impact sediments that have a High potential to contain paleontological resources.

3.1.2 Records Search Results

The WSC searched its paleontological records for all fossil localities recorded within one mile of the project site, finding none within its records (Stoneburg, 2025). South Environmental also performed a records search of several online databases for all fossil localities recorded within one mile of the project site on the Paleobiology Database (PBDP) and iDigBio database, and for all fossils found in similar deposits within the county recorded in the University of California Museum of Paleontology (UCMP) collections. The results of the records and online database searches are summarized below:

Source*	Localities	Age/Formation	Taxa	Depth	Distance
WSC[1]	None	-	-	-	-
PBDB	None	-	-	-	-
iDigBio	None	-	-	-	-
UCMP	None	-	-	-	-

*WSC=Western Science Center; UCMP = University of California Museum of Paleontology Collections Online Database; PBDB = Paleobiology Online Database; iDigBio = iDigBio Online Database
[1]Stoneburg, 2025.

4 Findings and Recommendations

4.1 Findings

The project site is mapped as having sediments that are well known for containing scientifically significant paleontological resources (Morton and Miller, 2006). However, it is well documented that the project site has been extensively disturbed in the past as the site has served as a dairy farm, a residence, a commercial structure, and has been excavated and graded twice at a depth of at least 11 feet (Leighton and Associates, 2018). A review of the site plan was compared with the geotechnical report prepared for the project site by Leighton and Associates in 2018. Based on the findings of the geotechnical report, all planned excavation activities will not reach a depth at which naturally occurring, undisturbed sediments will be impacted. Therefore, the potential to encounter fossils during ground disturbance activities is low, and the potential to impact scientifically significant paleontological resources is less-than-significant. Therefore, no further action is necessary to meet the requirements of CEQA and the guidelines created by the SVP for this project.

4.2 Recommendations

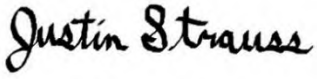
Paleontological clearance is recommended for the project. No further action is needed based on the current development plans as it is unlikely to impact sediments with a High potential to contain scientifically significant fossil resources. Should construction plans change and excavations take place at depths greater than currently indicated on the site plans, a Qualified Paleontologist should be contacted to perform a new assessment based on these altered plans as changes by even a few feet of depth may begin to impact previously undisturbed sediments.

4.2.1 Unanticipated Fossil Discoveries

Should unanticipated fossil materials be discovered by the construction field crew during the course of the project, construction activity should be halted in a 50-foot radius around the discovery. A Qualified Paleontologist should be contacted to evaluate the discovery, determine its significance, and decide if additional mitigation measures are required. Work in the area can resume once the find is properly documented and authorization is given to resume construction work. Any scientifically significant paleontological resources found, including the initial unanticipated find (if it proves to be significant), should be prepared, identified, analyzed, and permanently curated in an approved repository (typically the Western Science Center). The cost of curation will be determined by the repository, and the costs of preparation and curation will be the responsibility of the project proponent.

5 Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this paleontological resources assessment, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed:  Date: May 30, 2025

Justin J. Strauss, MS
Paleontological Principal Investigator

Attachments:
Appendix A. Paleontological Resource Potential Classifications
Appendix B. Western Science Center Records Search
Appendix C. Preparer's Qualifications

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Appendix A:
Paleontological Resource Potential Classifications

Paleontological Resource Potential Classifications

When specific agency guidelines are not provided regarding the protection and preservation of paleontological resources, professional paleontologists in California will refer to the guidelines set forth by the Society of Vertebrate Paleontology (SVP) in order to determine the level of mitigation activities necessary for a particular project. These assessments are made by examining the geologic units in the area, known paleontological sites and localities recorded in the vicinity, and references made to the area by published literature. Based on the results of these analyses, the paleontological resource potential of the geology in the area can be classified into one of four categories: High Potential, Low Potential, Undetermined Potential, and No Potential.

Although these guidelines were created specifically for vertebrate fossil remains, they have generally been adopted for use in all fields of paleontology. The definitions for these categories are listed below:

High Potential

Rock units from which vertebrate or significant invertebrate, plant, or trace fossils have been recovered are considered to have a high potential for containing additional significant paleontological resources. Rocks units classified as having high potential for producing paleontological resources include, but are not limited to, sedimentary formations and some volcaniclastic formations (e. g., ashes or tephras), and some low-grade metamorphic rocks which contain significant paleontological resources anywhere within their geographical extent, and sedimentary rock units temporally or lithologically suitable for the preservation of fossils (e. g., middle Holocene and older, fine-grained fluvial sandstones, argillaceous and carbonate-rich paleosols, cross-bedded point bar sandstones, fine-grained marine sandstones, etc.). Paleontological potential consists of both (a) the potential for yielding abundant or significant vertebrate fossils or for yielding a few significant fossils, large or small, vertebrate, invertebrate, plant, or trace fossils and (b) the importance of recovered evidence for new and significant taxonomic, phylogenetic, paleoecologic, taphonomic, biochronologic, or stratigraphic data. Rock units which contain potentially datable organic remains older than late Holocene, including deposits associated with animal nests or middens, and rock units which may contain new vertebrate deposits, traces, or trackways are also classified as having high potential.

Low Potential

Reports in the paleontological literature or field surveys by a qualified professional paleontologist may allow determination that some rock units have low potential for yielding significant fossils. Such rock units will be poorly represented by fossil specimens in institutional collections, or based on general scientific consensus only preserve fossils in rare circumstances and the presence of fossils is the exception not the rule, e. g. basalt flows or Recent colluvium. Rock units with low potential typically will not require impact mitigation measures to protect fossils.

Undetermined Potential

Rock units for which little information is available concerning their paleontological content, geologic age, and depositional environment are considered to have undetermined potential. Further study is necessary to determine if these rock units have high or low potential to contain significant paleontological resources. A field survey by a qualified professional paleontologist to specifically determine the paleontological resource potential of these rock units is required before a paleontological resource impact mitigation program can be developed. In cases where no subsurface data are available, paleontological potential can sometimes be determined by strategically located excavations into subsurface stratigraphy.

No Potential

Some rock units have no potential to contain significant paleontological resources, for instance high-grade metamorphic rocks (such as gneisses and schists) and plutonic igneous rocks (such as granites and diorites). Rock units with no potential require no protection nor impact mitigation measures relative to paleontological resources.

Reference:

Society of Vertebrate Paleontology [SVP], 2010, Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources: Society of Vertebrate Paleontology, Impact Mitigation Guidelines Revision Committee, https://vertpaleo.org/wp-content/uploads/2021/01/SVP_Impact_Mitigation_Guidelines-1.pdf (accessed May 2024).

Appendix B:
Western Science Center Records Search

WESTERN SCIENCE CENTER

May 15th, 2025

South Environmental
Justin Strauss
1443 E. Washington Blvd., #288
Pasadena, CA 91104

Dear Mr. Strauss,

This letter presents the results of a record search conducted for the 24-364 Hellman at Chandler Project located in the city of Eastvale, Riverside County, CA. The project area lies at the southeastern corner of Chandler Street and Hellman Avenue on Township 3 South, Range 7 West, Section 3 on the *Corona North, CA* USGS 7.5 minute quadrangle.

The geologic units underlying this project are mapped as very old alluvial fan deposits from the early Pleistocene epoch (Morton, Gray, Bovard and Dawson 2002). Pleistocene alluvial units are considered to be highly paleontologically sensitive. The Western Science Center does not have localities within the project area or within a 1 mile radius; however it does have localities in similarly mapped units across Southern California.

Any fossil specimen from the 24-364 Hellman at Chandler Project would be scientifically significant. Excavation activity associated with the development of the project area would impact the paleontologically sensitive Pleistocene alluvial units, and it is the recommendation of the Western Science Center that a paleontological resource mitigation program be put in place to monitor, salvage, and curate any recovered fossils associated with the study area.

If you have any questions, or would like further information, please feel free to contact me at bstoneburg@westerncentermuseum.org.

Sincerely,

Brittney Elizabeth Stoneburg, MSc
Collections Manager

Appendix C:
Preparers' Qualifications

Email: jstrauss@southenvironmental.com
Mobile: 661-755-6090

Justin Strauss, M.S.

PRINCIPAL PALEONTOLOGIST

Justin Strauss is a paleontological resources professional with more than 23 years of experience in the fields of paleontology and biology. He meets the Society of Vertebrate Paleontology's definition of a Qualified Professional Paleontologist. Mr. Strauss has been involved in paleontological surveys and excavations in California, Colorado, Montana, Nevada, South Dakota, Utah, and Wyoming. He has specific expertise in the paleontological resources requirements of the California Environmental Quality Act (CEQA), Paleontological Resources Preservation Act of 2009 (PRPA), and National Environmental Policy Act (NEPA). His responsibilities include the management and reporting of paleontological resource survey, salvage, and monitoring programs, as well as training paleontological monitors on proper recording, excavation, and handling of fossil materials.

Mr. Strauss has a strong understanding of geology and is knowledgeable in animal anatomy (both invertebrate and vertebrate), and can identify many different elements, rock types and fossil remains in the field. He has extensive experience in monitoring of geologically and paleontologically significant sites and is capable of both the interpretation and creation of geologic and topographic maps. He can read and interpret aerial photographs and has extensive experience using GIS data to develop databases that store paleontological locality information, in addition to using GPS equipment to locate and document fossil localities and other paleontologically and geologically significant sites.

Mr. Strauss has had extensive involvement in the collection and excavation of fossil materials in the field from a variety of rock types, including mudstone, sandstone, and shale. He has excavated a variety of fossil materials, including invertebrate, vertebrate and plant remains. He practices the most up to date excavation techniques to ensure safe and efficient collection of fossil materials in the field. He has collected, handled, and cared for specimens of all kinds and sizes, from tiny rodent teeth to large dinosaur bones.

EXPERTISE

- CEQA, PRPA, and NEPA compliance documentation in consideration of impacts to paleontological resources.
- The identification of rock materials, interpretation of geologic events, and collection, preparation, and preservation of fossil materials.
- Design, management, and reporting of paleontological resource survey, salvage, and monitoring programs.

EDUCATION

M.S., Evolutionary Biology, San Diego State University, 2008

B.S., Geology, emphasis in Paleontology, South Dakota School of Mines and Technology, 2005

PROFESSIONAL AFFILIATIONS

Society of Vertebrate Paleontology (2001–present)

Geological Society of America (2010-present)

American Association for the Advancement of Science (2012-present)

SELECT PROJECT EXPERIENCE

Jackson Street Improvement Project Phase I, City of Indio, Riverside County, California (2024-present). South Environmental was retained to conduct paleontological resources monitoring for this project that will improve portions of Jackson Street, Avenue 50, and Avenue 52 as well as construct drainage improvements. The project is subject to CEQA. Mr. Strauss prepared the Paleontological Resources Mitigation Plan, conducted the worker awareness training, oversees the paleontological monitors and reviews daily notes, and will prepare the final paleontological monitoring report. Role: Principal Paleontologist

Elsinore Valley Municipal Water District Highway 74 16-Inch Sewer Extension from Wasson Canyon Road to Ethanac Road Project, Riverside County, California (2024-present). South Environmental was retained to provide archaeological, biological, and paleontological monitoring services for the Elsinore Valley Municipal Water District (EVMWD) Highway 74 16-Inch Sewer Extension from Wasson Canyon Road to Ethanac Road Project. The project is subject to CEQA and Mr. Strauss serves as the Principal Palentologist, overseeing all paleontological resources monitoring and reporting work. He also prepared the Paleontological Resource Impact Mitigation Program for the project.

Spruce Grove Project, Moreno Valley, Riverside County, California (2024). South Environmental was retained to complete a paleontological resources assessment for this project that would develop a 20.13-acre vacant site into commercial and multifamily residential buildings. Mr. Strauss served as Principal Paleontologist and conducted records searches and paleontological survey and was the primary author of the paleontological resources assessment report. The project was subject to CEQA.

Southwest Trailers Project, Mead Valley, Riverside County, California (2024). South Environmental was retained to complete a paleontological resources study for this project that would develop a 16-acre vacant site into a storage and maintenance facility specifically designed for truckload freight trailers. Mr. Strauss served as Principal Paleontologist and conducted records searches, paleontological survey, and authored the paleontological resources assessment report. The project was subject to CEQA.

Solar Millennium Project – Blythe, Riverside County, California (2009). During previous employment with SWCA Environmental Consultants, Mr. Strauss conducted paleontological block survey on federal lands. His work included the collection and minor preparation of Pleistocene fossils, primarily tortoise remains and petrified wood fragments. Work on final report for survey. Role: Paleontological Field Lead.

Solar Millennium Project – Palen, Riverside County, California (2009). During previous employment with SWCA Environmental Consultants, Mr. Strauss conducted paleontological block survey on federal lands. His work included the collection and minor preparation of Pleistocene fossils, primarily tortoise remains and petrified wood fragments. Work on final report for survey. Role: Paleontological Field Lead.

2502 and 2518 Jefferson Street Project, Carlsbad, San Diego County, California (2024). Mr. Strauss prepared a paleontological resources assessment for this residential development project. He conducted a paleontological resources records search at the San Diego Natural History Museum, conducted pedestrian survey of the project site, and prepared a paleontological assessment in compliance with CEQA and the City of Carlsbad's guidelines. Role: Principal Paleontologist.

Tides at Terramar Project, Carlsbad, San Diego County, California (2024). Mr. Strauss prepared a paleontological resources assessment for this residential development project. He conducted a paleontological resources records search at the San Diego Natural History Museum, conducted pedestrian survey of the project site, and prepared a paleontological assessment in compliance with CEQA and the City of Carlsbad's guidelines. Role: Principal Paleontologist.

APPENDIX E
GEOTECHNICAL EVALUATION

UPDATED GEOTECHNICAL EVALUATION
PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
ASSESSOR'S PARCEL NUMBER 130-781-021
THE OASIS AT MILL CREEK PROJECT
14970 CHANDLER STREET
EASTVALE, RIVERSIDE COUNTY, CALIFORNIA

PREPARED FOR

LENNAR HOMES
4140 TEMESCAL CANYON ROAD, SUITE 410
CORONA, CALIFORNIA 92883

PREPARED BY

GEOTEK, INC.
1548 NORTH MAPLE STREET
CORONA, CALIFORNIA 92878

PROJECT NO. 4204-CR **MARCH 4, 2025**

GEOTEK

GeoTek, Inc.
1548 North Maple Street, Corona, California 92878
(951) 710-1160 Office (951) 710-1167 Fax www.geotekusa.com

March 4, 2025
Project No. 4204-CR

Lennar Homes
4140 Temescal Canyon Road, Suite 410
Corona, California 92883

Attention: Mr. Randy Schroeder

Subject: **Updated Geotechnical Evaluation**
Proposed Single-Family Residential Development
Assessor's Parcel Number (APN) 130-781-021
The Oasis at Mill Creek Project
14970 Chandler Street
Eastvale, Riverside County, California

Dear Mr. Schroeder:

GeoTek, Inc. (GeoTek) is pleased to provide the results of this Updated Geotechnical Evaluation for a proposed single-family residential development that will be constructed at 14970 Chandler Street, southeasterly of the intersection of Hellman Avenue and Chandler Street, in the City of Eastvale, Riverside County, California. This report presents a discussion of GeoTek's evaluation and provides preliminary geotechnical recommendations for site preparation, foundation design and construction of the proposed site improvements.

Based upon review and evaluation, site development appears feasible from a geotechnical viewpoint provided that the recommendations included in this report are incorporated into the design and construction phases of site development.

The opportunity to be of service is sincerely appreciated. If you have any questions, please do not hesitate to contact GeoTek.

Respectfully submitted,
GeoTek, Inc.





Bruce A. Hick
GE 2284, Exp. 12/31/26
Geotechnical Engineer

Edward H. LaMont
CEG 1892, Exp. 07/31/26
Principal Geologist

Anna M. Scott
Project Geologist

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Staff Engineer

Distribution: (1) Addressee via email (one PDF file)

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Appendix C – General Earthwork Grading Guidelines

1. PURPOSE AND SCOPE OF SERVICES

The purpose of this study was to evaluate the site geotechnical conditions for a proposed single-family residential development to be constructed in the City of Eastvale, Riverside County, California, as outlined in GeoTek's proposal P-0102925-CR dated January 13, 2025. Services provided for this study included the following:

- Research and review of available geologic and geotechnical data and general information pertinent to the site,
- Review of a geotechnical report previously prepared for this site by Leighton and Associates, Inc. (Leighton, 2018),
- A site reconnaissance,
- Excavation of four (4) exploratory borings to depths ranging between about 10.5 to 51.1 feet below existing grades,
- Excavation of 16 exploratory trenches to depths ranging between about 5 to 13 feet below existing grades,
- Collection of soil samples in the test borings and trenches,
- Laboratory testing of selected soil samples,
- Review and evaluation of site seismicity,
- Compilation of this Updated Geotechnical Evaluation which presents GeoTek's findings, preliminary recommendations and a general summary of pertinent geotechnical conditions relevant for site development.

The intent of this report is to aid in the evaluation of the site for future proposed development from a geotechnical perspective. The professional opinions and geotechnical information contained in this report may need to be updated based upon review of the final site development plans. These plans should be provided to GeoTek, Inc. for review when available.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

2.1 SITE DESCRIPTION

The roughly rectangular-shaped project site is comprised of one (1) parcel of land approximately 8.23-acres in size that is located at 14970 Chandler Street, located southeast of the intersection Hellman Avenue and Chandler Street, in the City of Eastvale, Riverside County, California (see Figure 1). The site is fenced, and access is generally available from Hellman Avenue or Chandler Street, both paved and improved roadways, which bound the site to the west and north, respectively. The project is bound to the south and east by existing residences. The parcel is identified as Riverside County Assessor's Parcel Number (APN) 130-781-021.

The site is currently undeveloped land; however, based on review of historical aerial photographs, the site was previously occupied by a dairy. Additionally, based on review of the referenced Report of Geotechnical Observation and Testing (Leighton and Associates, Inc., 2018), the site has been rough graded as a mass-graded pad. The site can be considered as having a relatively flat to gently sloping topography (see Figure 1). Elevations range from approximately 562 feet above mean sea level (amsl) in the northwestern corner to about 571 feet amsl in the southeast corner. Drainage is generally directed in a southwesterly direction by sheet flow.

2.2 PROPOSED DEVELOPMENT

Based upon review of the *Conceptual Site Plan (65 DU)*, prepared by WHA and dated October 9, 2024, site development for the project will consist of 65 single-family residential homes. The proposed residential development will consist of one- to two-story homes, as well as a recreation/open space area which includes a tot lot and dog park, activity space, a stormwater disposal basin and associated utility/street and other typical tract improvements (see Figure 3, Project Plan).

It is anticipated that the proposed residential structures will be of wood frame construction, supported by shallow spread foundations (continuous and pad), and most likely will include conventional slab-on-grade floors. Although structural loading information was not provided, GeoTek has assumed the structures will exert relatively light to moderate foundation loads. Maximum column and wall loads on the order of 50 kips and 2.5 kips per lineal foot, respectively, are estimated for the proposed structures. Once actual loads are known, that information should

be provided to GeoTek to determine if modifications to the recommendations presented in this report are warranted.

On-site storm water disposal is proposed by means of a stormwater management basin to be located in the southwestern portion of the site.

Cut and fills of less than approximately 5 feet in height, not including any recommended remedial grading, are anticipated for site development. Sewage disposal is anticipated to be be provided by a public sewer system. If site development differs from the assumptions made herein, the recommendations included in this report should be subject to further review and evaluation.

3. FIELD EXPLORATION AND LABORATORY TESTING

3.1 FIELD EXPLORATION

The current field exploration by GeoTek for this evaluation was conducted on February 6, 2025. Four (4) exploratory borings (Borings B-1 through B-4) were excavated with a drill rig utilizing a hollow-stem auger to depths ranging from approximately 10.5 to 51.5 feet below the existing ground surface (bgs) at the boring locations. Additionally, 16 exploratory trenches (Trenches T-1 through T-16) were excavated with a backhoe to depths ranging from approximately 5.0 to 13.0 feet bgs at the test trench locations. The explorations were observed and logged by GeoTek geologists.

As requested, four (4) exploratory trenches were performed along the existing wall located along the southern property line. The trenches were performed to provide an indication of the supporting soils and the type of footing utilized for the existing wall (Trenches T-13 through T-16). The footing exposed was observed to be approximately three (3) feet in depth and was observed to be a "trench" type footing.

A hollow-stem auger with an outside diameter of approximately 8.0 inches was utilized to conduct the borings. The inside diameter of the auger was approximately 4.5 inches. A geologist from GeoTek, Inc. logged the exploratory borings and obtained soil samples from within the borings. A backhoe was utilized to conduct the exploration trenches. A geologist from GeoTek, Inc. logged the exploratory trenches and obtained soil samples from within the trenches. The approximate boring and trench locations are presented on Figure 2, Exploration Location Map. The logs of the exploratory borings and trenches are included in Appendix A.

The exploration logs in Appendix A show subsurface conditions at the dates and locations indicated and may not be representative of other locations and times. The stratification lines presented on the logs represent the approximate boundaries between soil types, and the transitions may be gradual.

In the geotechnical borings, relatively undisturbed soil samples were recovered at various intervals with a California sampler. The California sampler is a 2.9-inch outside diameter, 2.5-inch inside diameter, split barrel sampler lined with brass rings. The sampler is approximately 18 inches in length. The sampler conformed to the requirements of ASTM D 3550. A 140-pound automatic trip hammer was utilized, dropping approximately 30 inches for each blow. The relatively undisturbed samples, together with bulk samples of representative soil types, were returned to the laboratory for testing and evaluation.

In Boring B-1 standard penetration tests (SPT) were performed with a 2.0-inch outside diameter, 1.5-inch inside diameter, split-barrel sampler. The sampler was approximately 18 inches in length. The inside diameter of the sampler shoe was 1.4 inches. The sampler was unlined. The sampler conformed to the requirements of ASTM D 1586. A 140-pound automatic trip hammer was utilized, dropping approximately 30 inches for each blow. The sampler penetration test data are presented on the Log for Boring B-1.

3.2 LABORATORY TESTING

Laboratory testing was performed on selected soil samples obtained during the field exploration. The purpose of the laboratory testing was to confirm the field classification of the soils encountered and to evaluate the physical properties of the soils for use in engineering design and analysis.

Included in the laboratory testing were moisture-density determinations on relatively undisturbed samples. Optimum moisture content-maximum dry density relationships were established for typical soil types so that the relative compaction of the subsoils could be determined. Expansion index testing was performed on six (6) selected samples to evaluate the expansion potential of the on-site soils. Atterberg Limit testing was conducted on two (2) selected samples to review the liquid limit, plastic limit and plasticity index of the site fine-grained soils. Chemical testing comprised of pH, soluble sulfate, chloride and resistivity testing was conducted on six (6) selected samples. The moisture-density test data are presented on the exploration boring logs in Appendix A. The maximum density, expansion index and chemical test data are presented in Appendix B.

4. PREVIOUS REPORT REVIEW

Geotechnical Observation and Testing (Leighton, 2018)

Leighton issued the referenced Report of Geotechnical Observation and Testing for the subject site on May 11, 2018.

Leighton stated that they provided geotechnical observation and testing services during rough grading of commercial Lot 123 located within Tract 29997 of the Mill Creek Crossing development. Based on review, Lot 123 grading was performed during two (2) general time periods; first the eastern half of the site between September 12, 2014 and October 21, 2014, and later the western portion of the site between March 16, 2018 and April 17, 2018.

Leighton stated that the eastern half of the site was previously overexcavated and recompacted in October 2014, during rough grading of the residential portion of the tract. Testing documentation from that time (September 12, 2014 through October 21, 2014) was included in the report. Leighton further stated that this eastern area was cleared of vegetation but was not processed in 2018.

Leighton stated the western portion of the site was previously overexcavated, but was left low, and was subsequently used as a spoils area for various other phases of Tract 29997 development.

Leighton stated in the western portion of the site that loose alluvial soil, undocumented and uncompacted soil stockpiles were removed until firm competent native soil was encountered. Leighton further stated removal of uncontrolled soil spoils in the western portion of the lot extended approximately ten (10) to eleven (11) feet bgs, to native soil or to previously placed compacted fill.

Leighton stated that prior to fill placement, the bottoms of the overexcavated areas were processed to a minimum depth of six (6) inches, moisture conditioned and compacted by wheel-rolling with heavy equipment. Leighton stated onsite alluvial soils and previously placed artificial fill materials from the site were used as fill to reach finish rough grade elevations. Leighton stated the minimum standard of compaction used was 90 percent of the soil's maximum dry density at near optimum moisture content based on ASTM D 1557 for testing dates ranging from March 16, 2018, through April 17, 2018.

Leighton stated earth materials encountered during rough grading consisted of alluvial soils and uncompacted soil stockpiles comprised of clayey sand fill material imported from offsite

locations; however, based on the summary of soil types included in the report, compacted soils consisted of poorly graded sand, silty sand, clayey sand, silty clayey sand, silty clay and lean clay (SP, SM, SC, and CL based upon the Unified Soil Classification System).

Leighton provided removal of loose alluvial soils, undocumented and uncontrolled soil/ fill stockpiles was performed in accordance with previous recommendations. Leighton further stated fill placement and compaction was observed and tested in accordance with the recommendations in their cited reports.

Leighton stated additional recommendations, including that near-surface soils of the eastern portion of the site should be evaluated and processed prior to continued construction, as these soils have dried out over a significant period of time. Leighton further stated the west side should similarly be evaluated and processed if it is allowed to sit vacant prior to construction.

Leighton stated post-grading methane testing should be performed based on the previous use of the property (dairy).

5. GEOLOGIC AND SOILS CONDITIONS

5.1 REGIONAL SETTING

The subject property is situated in the Peninsular Ranges geomorphic province. The Peninsular Ranges province is one of the largest geomorphic units in western North America. It extends approximately 975 miles south of the Transverse Ranges geomorphic province to the tip of Baja California. This province varies in width from about 30 to 100 miles. It is bounded on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province.

The Peninsular Ranges are essentially a series of northwest-southeast oriented fault blocks. Several major fault zones are found in this province. The Elsinore Fault zone and the San Jacinto Fault zone trend northwest-southeast and are found near the middle of the province. The San Andreas Fault zone borders the northeasterly margin of the province.

More specific to the subject property, the site is located in an area geologically mapped to be underlain by older alluvium (Morton, D.M., and Miller, F.K., 2006).

5.2 GENERAL SOIL/GEOLOGIC CONDITIONS

A brief description of the soils encountered at the site by Leighton is presented in the following sections and supplemented by the current exploration findings. Based on the previous and current field explorations, the area investigated has near surface documented fill that is underlain by older alluvium.

5.2.1 Documented Fill

Documented fill, consisting predominately of medium dense to very dense clayey and silty sand soils and very stiff sandy clay soils (SC, SM and CL, soil types) were encountered in all of the borings and trenches at the time of exploration. The depth of fill ranged from approximately 8.5 to 11.0 feet in thickness at the exploration locations. This fill is associated with the previous rough grading of the site as documented in the referenced 2018 Leighton Report of Geotechnical Observation and Testing. The fill was observed to be compact to well compacted.

Debris was encountered during in Boring B-1 and Trenches T-5, T-7, T-8, T-9 and T-12 at depths ranging from approximately one (1) to nine (9) feet bgs. The encountered debris generally consisted of concrete pieces smaller than 6-inches, electrical wire, and survey whiskers; however, one oversize piece of debris, a concrete parking stall curb, was encountered in Trench T-8 at three (3) feet bgs. The encountered debris was likely associated with the demolition of the previous on-site dairy.

5.2.2 Older Alluvium

Older alluvial deposits were encountered across the site underlying the documented fill. The shallower older alluvium, up to about 35 feet bsg based on Boring B-1, generally consisted of medium dense to very dense silty and clayey sand soils and very stiff to hard silt and clay soils (SM, SC, ML and CL soil types). Deeper older alluvium, depths beyond 35 feet consisted of dense to very dense poorly graded sand, silty/clayey sand and sandy clay soils (SP, SC-SM, and CL soil types). Older alluvial materials were encountered to the maximum depths explored of approximately 51.5 feet in Boring B-1.

Based on laboratory test results, the near surface soils exhibited a "Very Low" ($0 \leq EI \leq 20$) to "Medium" ($51 \leq EI \leq 90$) Expansion Index when tested in accordance with ASTM D 4829. Based on the laboratory test results (ASTM D 4327), the near surface soils have a soluble sulfate content of less than 0.1 percent. The laboratory test results are provided in Appendix B.

5.3 SURFACE AND GROUNDWATER

5.3.1 Surface Water

Surface water was not observed during the site exploration. If encountered during earthwork construction, surface water on this site is the result of precipitation or possibly some minor surface run-off from surrounding areas. Overall site drainage is generally in a southwesterly direction, as directed by site topography. Provisions for surface drainage will need to be accounted for by the project civil engineer.

5.3.2 Groundwater

Groundwater was encountered at a depth of approximately 32.7 bgs within Boring B-1 at the time of drilling. The California Department of Water Resources, Water Data Library indicates a groundwater well (Well No. 339534N1176112W001) located approximately 0.52 miles northwest of the project site, had a depth to groundwater of about 38.6 feet below existing grades for a reading on October 1, 2024.

Based on the above, groundwater is not anticipated to be a factor during the site grading. However, seasonal perched groundwater may be encountered during grading within portions of the site.

5.4 FAULTING AND SEISMICITY

The geologic structure of the entire southern California area is dominated mainly by northwest-trending faults associated with the San Andreas system. The site is in a seismically active region.

The site is not situated within an *"Alquist-Priolo"* Earthquake Fault Zone. The subject property is not located within a State of California Seismic Hazard Zone for earthquake induced liquefaction or landsliding. The County of Riverside has designated the site as in a "not in a fault zone", "not in a fault line", as having a "high" potential for liquefaction and as "susceptible" to subsidence.

5.4.1 Seismic Design Parameters

The site is located at approximately 33.9454 Latitude and -117.6094 West Longitude. Based on the relatively dense soil conditions encountered at the site, a Site Class "D" is considered appropriate for this project. Site spectral accelerations (S_S and S_1), for 0.2 and 1.0 second periods for a Class "D" site, was determined from the SEAOC/OSHPD web interface that utilizes the USGS web services and retrieves the seismic design data and presents that information in a report format.

The following seismic design parameters, based on the 2015 National Earthquake Hazards Reduction Program (NEHRP)/ASCE 7-16/2022 CBC, are presented below:

SITE SEISMIC PARAMETERS	
Mapped 0.2 sec Period Spectral Acceleration, S_S	1.618g
Mapped 1.0 sec Period Spectral Acceleration, S_1	0.600g
Site Coefficient for Site Class "D", F_a	1.0
Site Coefficient for Site Class "D", F_v	1.7**
Maximum Considered Earthquake Spectral Response Acceleration for 0.2 Second, S_{MS}	1.618g
Maximum Considered Earthquake Spectral Response Acceleration for 1.0 Second, S_{M1}	1.530g*
5% Damped Design Spectral Response Acceleration Parameter at 0.2 Second, S_{DS}	1.078g
5% Damped Design Spectral Response Acceleration Parameter at 1 second, S_{D1}	1.020g*
Site Modified Peak Ground Acceleration, PGA_M	0.737g
Seismic Design Category	D

*ASCE 7-16 Supplement 3 Section 11.4.8 requires a ground motion hazard analysis for structures on Site Class "D" for values of S_1 greater than or equal to 0.2g. However, a ground motion hazard analysis is not required where the values of S_{M1} and S_{D1} are increased by 50%. The S_{M1} and S_{D1} values shown above already include the 50% increase, so that exception can be obtained.
**ASCE 7-16 Supplement 3 Section 11.4.8 indicates that the value of Fv should only be used for calculation of Ts, determination of Seismic Design Category, linear interpolation for intermediate values of S_1, and when taking the exceptions under Items 1 and 2 of Section 11.4.8 for the calculation of S_{D1}

Final selection of the appropriate seismic design coefficients should be made by the project structural engineer based upon the local practices and ordinances, expected building response and desired level of conservatism.

5.5 LIQUEFACTION AND SEISMIC SETTLEMENT

Liquefaction describes a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in relatively cohesionless soils. These soils may acquire a high degree of mobility which can lead to lateral movement, sliding, settlement of loose sediments, sand boils and other damaging deformations. This phenomenon occurs only below the water table, but, after liquefaction has developed, the effects can propagate upward into overlying non-saturated soil as excess pore water dissipates.

The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and both intensity and duration of ground

shaking. In general, materials that are susceptible to liquefaction are loose, saturated granular soils having low fines content under low confining pressures.

The project site is not located within an area mapped by the State of California for liquefaction potential. The County of Riverside has designated the site as having a "high" potential for liquefaction.

Based on the relatively dense/clayey nature of the site soils, along with the relatively deep historic groundwater depth, the potential for liquefaction or seismic-induced "dry sand" settlement at this site is considered low.

5.6 OTHER SEISMIC HAZARDS

Based on the Riverside County Parcel Report, the site is susceptible to subsidence. Any subsidence in the area would likely be regional and not adversely affect the subject development specifically.

Evidence of ancient landslides or slope instability at this site was not observed during the field investigation. Due to the relatively flat site topography and relatively low liquefaction hazard potential, the potential for seismic-induced lateral displacements (i.e., "lateral spread") and slope instability hazards are considered negligible.

The potential for secondary seismic hazards such as a seiche and tsunami is considered negligible due to site elevation and distance from an open body of water.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 GENERAL

The anticipated site development appears feasible from a geotechnical viewpoint provided that the following recommendations, and those provided by this firm at a later date are incorporated into the design and construction phases of development. Site development, grading and foundation plans should be reviewed by GeoTek, Inc. when they become available so the recommendations contained in this report can be confirmed.

The near-surface upper site soils were found to consist of documented fill. The documented fill was found to be compact to well compact. However, the fill was placed several years ago and has since become desiccated (dried out). Therefore, the upper site soils are not considered suitable for foundation loading in their current condition. Remedial grading, consisting of overexcavation and recompaction of the upper site soils, is recommended to provide a more uniform bearing for any proposed structures.

6.2 EARTHWORK CONSIDERATIONS

Earthwork and grading should be performed in accordance with the applicable grading ordinances of the City of Eastvale, the 2022 California Building Code (CBC) and recommendations contained in this report. The Grading Guidelines included in Appendix C outline general procedures and do not anticipate all site-specific situations. In the event of conflict, the recommendations presented in the text of this report should supersede those contained in Appendix C.

6.2.1 Site Clearing and Demolition

In areas of planned grading and improvements, the locations of existing utilities should be determined. Existing utilities should be relocated or abandoned. The site should be cleared of existing structures, pavements, slabs, trees, vegetation and other deleterious materials. Debris should be properly disposed of off-site. Voids resulting from site clearing should be backfilled with engineered fill.

6.2.2 Site Preparation

Due to the desiccation of the upper fill, it is recommended that existing building pad soils be removed beneath the planned building footprints to a depth of at least three (3) feet below existing grades, or one (1) foot below the base of the proposed foundations, whichever is greater. Any debris encountered in or at the base of the overexcavations should be removed. The lateral extent of the recommended over-excavation should extend at least five (5) feet beyond the building limits, where obtainable. Removal bottoms should be relatively uniform in soil type and not adversely porous and having an in-place density of at least 90 percent of the soil's maximum dry density as determined by ASTM D 1557 test procedures. Deeper removals may be required and should be determined during site grading by a GeoTek representative.

Following site clearing operations, over-excavation and lowering of site grades, where necessary, it is recommended that the exposed subgrade soils beneath all surface improvements be proof rolled with a heavy rubber-tired piece of construction equipment approved by and in the presence of the geotechnical engineering representative. All soil that ruts or excessively deflects during proof rolling should be removed as recommended by the GeoTek representative.

Following proof rolling and removal of any unsuitable bearing soil, the exposed subgrade should be scarified to a depth of about 12 inches, be moisture conditioned to at least two percent above the optimum moisture content and then be compacted to at least 90 percent of the soil's maximum dry density as determined by ASTM D-1557 test procedures.

6.2.3 Pavement Areas

Undocumented fill should be removed below proposed pavement areas. If no undocumented fill is encountered or is relatively shallow, the fill soils should be overexcavated to a depth of 12 inches below existing grade or 12 inches below proposed finished grade, whichever is deeper. Finished grade is defined as the top of the subgrade. The exposed soils in these areas and in cut areas should be scarified to a depth of approximately eight inches, moistened to at least two percent above the optimum moisture content and compacted to a minimum relative compaction of at least 95 percent of maximum dry density as determined by ASTM D 1557 test procedures.

6.2.4 Hardscape Areas

Undocumented fill should be removed below hardscape areas. The exposed soils in these areas and in cut areas should be scarified to a depth of approximately eight inches, moistened to at least two percent above the optimum moisture content and compacted to a minimum relative compaction of at least 90 percent of maximum dry density as determined by ASTM D 1557 test procedures.

6.2.5 Preparation of Excavation Bottoms

A representative of this firm should observe the bottom of all excavations. Upon approval, the exposed soils should be scarified to a depth of approximately eight inches, moistened to at least two percent above the optimum moisture content and compacted to a minimum relative compaction of at least 95 percent of maximum dry density as determined by ASTM D 1557 test procedures.

6.2.6 Engineered Fills

The on-site soils are generally considered suitable for reuse as engineered fill provided they are free from vegetation, debris and other deleterious material. Engineered fill should be placed in loose lifts with a thickness of eight inches or less and moisture conditioned to at least two percent above the optimum moisture content.

Below and within the proposed building area, engineered fill should be moisture conditioned to at least two percent above the optimum moisture content and be compacted to at least 90 percent of maximum dry density as determined by ASTM D 1557 test procedures if a shallow foundation system is used.

Below other structural elements, such as hardscape areas and walls independent of the building, engineered fill should be moisture conditioned to at least two percent above the optimum moisture content and be compacted to at least 90 percent of maximum dry density as determined by ASTM D 1557 test procedures.

6.2.7 Excavation Characteristics

Excavation of the on-site alluvial soils is expected to be feasible utilizing heavy-duty grading equipment in good operating condition. All temporary excavations for grading purposes and installation of underground utilities should be constructed in accordance with local and Cal-OSHA guidelines. Temporary excavations within the on-site materials should be stable at 1.5:1 (horizontal: vertical) inclinations for cuts less than five feet in height.

6.2.8 Shrinkage and Subsidence

Several factors will impact earthwork balancing on the site, including shrinkage, subsidence, trench spoil from utilities and footing excavations, as well as the accuracy of topography. Shrinkage and subsidence are primarily dependent upon the degree of compactive effort achieved during construction. For planning purposes, a shrinkage factor of 5 to 10 percent may be considered for the materials requiring removal and/or recompaction. Site balance areas should be available in order to adjust project grades, depending on actual field conditions at the conclusion of earthwork. Subsidence on the order of up to 0.1 foot may be anticipated for the underlying soils.

6.2.9 Import Soils

Import soils should have a "Very Low" (0-20) Expansion Index. GeoTek, Inc. also recommends that the proposed import soils be tested for expansion and corrosivity potential. GeoTek, Inc. should be notified a minimum of 72 hours prior to importing so that appropriate sampling and laboratory testing can be performed.

6.2.10 Methane Testing

Due to the prior usage of the site as a dairy operation, post-grading methane testing is recommended and required by the County of Riverside. All lots in potential methane areas should be tested for the presence of any methane at least 30 days following completion of rough grading. Dependent upon the results of the post-grading methane testing, a methane mitigation system may be necessary for selected lots. As per the County of Riverside Guidelines, the following criteria are provided:

Measured Methane Concentration (ppm)	Minimum Mitigation Guidelines
<15,000	Provide a 10-mil moisture barrier. Seal utility conduits and other penetrations in an approved method.
>15,000	Provide a 10-mil moisture barrier. Seal utility conduits and other penetrations in an approved method. Also include any remediation required by the Engineer of record.
Waste, Burial Site, Pond, Lowland	Require methane report prepared by a licensed engineer or geologist on required remediation.

6.3 DESIGN RECOMMENDATIONS

6.3.1 Foundation and Building Slab Design

Foundation design criteria for a conventional foundation system, in general conformance with the 2022 CBC, are presented below. Based on the laboratory test results, subsequent to earthwork operations it is anticipated that the near-surface soils will have a "Very Low" ($0 \leq EI \leq 20$) to "Medium" ($51 \leq EI \leq 90$) Expansion Index in accordance with ASTM D 4829. Typical foundation design criteria for the site based upon a "Very Low" ($0 \leq EI \leq 20$) to "Medium" ($51 \leq EI \leq 90$) Expansion Index (EI) are tabulated below. These are minimal recommendations and are not intended to supersede the design by the project structural engineer.

The conventional foundation elements for the proposed buildings should bear entirely in engineered fill soils. Foundations should be designed in accordance with the 2022 CBC.

Expansion index and soluble sulfate testing of the soils should be performed post-earthwork construction to evaluate the as-graded conditions. Final recommendations should be based upon the as-graded soils conditions.

A summary of the foundation design recommendations for conventional shallow foundations utilizing slab-on-grade floors are presented in the following table:

GEOTECHNICAL RECOMMENDATIONS FOR CONVENTIONAL FOUNDATION DESIGN

Design Parameter	"Very Low" Expansion Index (0≤EI≤20)	"Low" Expansion Index (21≤EI≤50)	"Medium" Expansion Index (51≤EI≤90)
Minimum Foundation Depth (inches below lowest adjacent grade)	One and Two-Stories – 12 inches	One and Two-Stories – 12 inches	One and Two-Stories – 18 inches
Minimum Foundation Width (Inches)*	One and Two-Stories – 12 inches	One and Two-Stories – 15 inches	One and Two-Stories – 18 inches
Minimum Slab Thickness (actual)	4 – Actual	4 – Actual	5 – Actual
Minimum Slab Reinforcing	6" x 6" – W1.4 x W1.4 welded wire fabric placed in middle of slab or No. 3 bars at 24-inch centers placed in middle of slab	6" x 6" – W2.9 x W2.9 welded wire fabric placed in middle of slab or No. 3 bars at 18-inch centers placed in middle of slab	No. 3 rebar at 18-inhces on-center, each way, placed in middle of slab
Under Slab Material and Moisture Retardant Membrane	2 inches of sand*** overlying moisture vapor retardant membrane (10-mil minimum thickness) overlying 2 inches of sand ***	2 inches of sand*** overlying moisture vapor retardant membrane (10-mil minimum thickness) overlying 2 inches of sand ***	2 inches of sand*** overlying moisture vapor retardant membrane (10-mil minimum thickness) overlying 2 inches of sand *** overlying 4 inches of gravel ****
Minimum Footing Reinforcement	Two No. 4 reinforcing bars, one placed near the top and one near the bottom	Two No. 4 reinforcing bars, one placed near the top and one near the bottom	Four No. 4 reinforcing bars, two placed near the top and two near the bottom
Effective Plasticity Index**	<5	<15	<25
Presaturation of Subgrade Soil (Percent of Optimum)	Minimum of 100% of the optimum moisture content to a depth of at least 12 inches prior to placing concrete	Minimum of 110% of the optimum moisture content to a depth of at least 12 inches prior to placing concrete	Minimum of 120% of the optimum moisture content to a depth of at least 12 inches prior to placing concrete

*Code minimums per Table 1809.7 of the 2022 CBC should be complied with.
**To be determined after grading.
***Sand should have a minimum Sand Equivalent (SE) of 30.
**** 1-inch minus.

The following criteria for design of any foundations are preliminary and should be re-evaluated based on the results of additional laboratory testing of samples obtained at/near finish pad grade.

An allowable soil bearing capacity of 1,500 pounds per square foot (psf) may be used for design of continuous and perimeter footings 12 inches deep and 12 inches wide, and pad footings 24

inches square and 12 inches deep. This allowable soil bearing capacity may be increased by 300 psf for each additional foot of footing depth and 250 psf for each additional foot of footing width to a maximum value of 3,000 psf. Additionally, an increase of one-third may be applied when considering short-term live loads (e.g., seismic and wind loads).

Based on the recommended site grading, it is estimated a total static settlement of less than 1 inch will occur. A differential static settlement of about ½ inch over a 40-foot span is also estimated. Dynamic (i.e., seismic-induced) settlements are estimated to be negligible due to the relatively dense nature of the subsurface soils.

The passive earth pressure may be computed as an equivalent fluid having a density of 350 psf per foot of depth, to a maximum earth pressure of 3,500 psf for footings founded on engineered fill. An allowable coefficient of friction between soil and concrete of 0.35 may be used with dead load forces. Passive pressure and frictional resistance can be combined without reduction.

A grade beam, a minimum of 12 inches wide and 12 inches deep, should be utilized across large entrances. The base of the grade beam should be at the same elevation as the bottom of the adjoining footings.

GeoTek recommends that control joints be placed in two directions spaced approximately 24 to 36 times the thickness of the slab in inches. These joints are a widely accepted means to control cracks and should be reviewed by the project structural engineer. A minimum of four (4) inches of gravel (1-inch minus) should underlie interior slabs supported by soils having a "Medium" ($51 \leq EI \leq 90$) Expansion Index.

6.3.2 Moisture Vapor and Retarding System

A moisture and vapor retarding system should be placed below slabs-on-grade where moisture migration through the slab is undesirable. Guidelines for these are provided in the 2022 California Green Building Standards Code (CALGreen) Section 4.505.2, the 2022 CBC Section 1907.1 and ACI 360R-10. The vapor retarder design and construction should also meet the requirements of ASTM E 1643. A portion of the vapor retarder design should be the implementation of a moisture vapor retardant membrane.

The effectiveness of the vapor retarding membrane can be adversely impacted as a result of construction related punctures. These occurrences should be limited as much as possible during construction. Thicker membranes are generally more resistant to accidental puncture than thinner ones. Products specifically designed for use as moisture/vapor retarders may also be more puncture resistant. Although the CBC specifies a 6-mil vapor retarder membrane, a

minimum 10 mil thick membrane with joints properly overlapped and sealed should be considered, unless otherwise specified by the slab design professional. The membrane should consist of Stego wrap or the equivalent.

Moisture and vapor retarding systems are intended to provide a certain level of resistance to vapor and moisture transmission through the concrete, but do not eliminate it. The acceptable level of moisture transmission through the slab is to a large extent based on the type of flooring used and environmental conditions. Ultimately, the vapor retarding system should be comprised of suitable elements to limit migration of water and reduce transmission of water vapor through the slab to acceptable levels. The selected elements should have suitable properties such as thickness, composition, strength, and permeability to achieve the desired performance level. Moisture retarders can reduce, but not eliminate, moisture vapor rise from the underlying soils up through the slab. Moisture retarder systems should be designed and constructed in accordance with applicable American Concrete Institute, Portland Cement Association, Post-Tensioning Concrete Institute, ASTM and California Building Code requirements and guidelines.

GeoTek recommends that a qualified person, such as a flooring contractor, structural engineer, architect, and/or other experts specializing in moisture control within buildings be consulted to evaluate the general and specific moisture and vapor transmission paths and associated potential impact on the proposed construction. That person should provide recommendations relative to the slab moisture and vapor retarder systems and for migration of potential adverse impact of moisture vapor transmission on various components of the structures, as deemed appropriate.

In addition, the recommendations in this report and GeoTek's services in general are not intended to address mold prevention, since GeoTek, along with geotechnical consultants in general, do not practice in the area of mold prevention. If specific recommendations addressing potential mold issues are desired, then a professional mold prevention consultant should be contacted.

6.3.3 Miscellaneous Foundation Recommendations

To minimize moisture penetration beneath the slab-on-grade areas, utility trenches should be backfilled with engineered fill, lean concrete or concrete slurry where they intercept the perimeter footing or thickened slab edge.

Soils from the footing excavations should not be placed in the slab-on-grade areas unless properly compacted and tested. The excavations should be free of loose/sloughed materials and be neatly trimmed at the time of concrete placement.

6.3.4 Foundation Setbacks

Minimum setbacks for all foundations should comply with the 2022 CBC or City of Eastvale requirements, whichever is more stringent. Improvements not conforming to these setbacks are subject to the increased likelihood of excessive lateral movement and/or differential settlement. If large enough, these movements can compromise the integrity of the improvements.

- The outside top edge of all footings should be set back a minimum of H/3, where H is the slope height, from the face of any descending slope. The setback should be at least five feet and need not exceed 40 feet.
- The bottom of any proposed foundations should be deepened so as to extend below a 1:1 upward projection from the bottom edge of the nearest excavation and the bottom edge of the closest footing.

6.3.5 Soil Corrosivity

Corrosivity test results are presented in Appendix B and indicate that the on-site soils are "highly corrosive" to "extremely corrosive" (536 to 1,340 ohm-cm) to buried ferrous metal. This corrosion classification is obtained from "Corrosion Basics: An Introduction," by Pierre R. Roberge, 2nd Edition, 2005. Recommendations for protection of buried ferrous metal should be provided by a corrosion engineer.

6.3.6 Soil Sulfate Content

Based on the chemical test results presented in Appendix B, the sulfate test results on samples obtained from the project site indicate a soluble sulfate content of less than 0.1% by weight. Soluble sulfate contents of this level would be in the range of "negligible" (i.e., "S0" exposure classification) in accordance with ACI 318-19. Based on the test results and Table 19.3.1.1 of ACI 318-19, no special recommendations for concrete are required for this project due to soil sulfate exposure.

6.4 RETAINING AND SCREEN WALL DESIGN AND CONSTRUCTION

6.4.1 General Design Criteria

Retaining wall foundations independent of the building should be embedded a minimum of 18 inches into engineered fill. Retaining wall foundations should be designed in accordance with

Section 6.3.1 of this report. Structural requirements may govern and should be evaluated by the project structural engineer. All earth retention structure plans should be reviewed by this office prior to finalization.

Site clearing and remedial earthwork for all earth retention structures should meet the requirements of this report, unless specifically provided otherwise, or more stringent requirements or recommendations are made by the wall designer. The soil used as backfill behind retaining walls should have a "Very Low" (0-20) Expansion Index and should be compacted to at least 90 percent relative compaction (ASTM D 1557).

In general, cantilever retaining walls which are designed to yield at least 0.001H, where H is equal to the height of the wall to the base of the footing may be designed using the active condition. Rigid earth retention structures (including but not limited to rigid walls, and walls braced at the top, such as typical basement walls) should be designed using the at-rest condition.

In addition to the design lateral forces due to retained earth, surcharges due to improvements, such as an adjacent structure, should be considered in the design of the retaining walls. Loads applied within a 1:1 (h:v) projection from the surcharging structure on the stem of the retaining wall should be considered in the design.

Final selection of the appropriate design parameters should be made by the retaining wall designer based upon the local practices and ordinances, expected structure response, and desired level of conservatism.

6.4.2 Cantilevered Walls

The recommendations presented below are for typical masonry and concrete cantilevered retaining walls. Active earth pressure may be used for retaining wall design, provided the top of the wall is not restrained from minor deflections. Appropriate fluid unit weights are given below for specific slope gradients of the retained material. These do not include other superimposed loading conditions such as traffic, structures, seismic events, or adverse geologic conditions.

ACTIVE EARTH PRESSURES	
Surface Slope of Retained Materials (h:v)	Equivalent Fluid Pressure* (pcf)
Level	45
2:1	75

*The design pressures assume the backfill materials have an expansion index less than or equal to 20. Backfill zone includes the area between the back of the wall to a plane (1:1, h:v) up from the bottom of the wall foundation to the adjacent ground surface.

For walls with a retained height greater than six (6) feet, an incremental seismic pressure should be included into the wall design. Where needed, it is recommended that an incremental seismic load for unrestrained walls with level backfill of 12H 2 [Units: pounds per lineal foot of wall] should be included into the wall design to account for seismic loading conditions, where H is the retained height of the wall. For unrestrained walls with a retained height greater than six (6) feet with backfill of a 2:1 [horizontal: vertical] gradient, a dynamic load increment of 20H 2 should be included in the wall design. These incremental seismic loads may be assumed to be applied at a point 1/3H above the base of the wall.

6.4.3 Retaining Wall Backfill and Drainage

Wall backfill should include a minimum one foot wide section of ¾- to one-inch clean crushed rock or approved equivalent. The rock should be placed immediately adjacent to the back of the wall and extend up from a backdrain to within approximately 12 inches of finish grade. The portion of the rock opposite the back of the wall adjacent to the soil backfill should be covered with a layer of filter fabric comprised of Mirafi 140N or the equivalent. The upper 12 inches of backfill should consist of compacted on-site soil. Backfill placed within the active zone as defined by a 1:1 (H:V) projection from the back of the retaining wall footing up to the retained surface behind the wall should consist of very low expansive soil. The presence of other soils placed within the 1:1 projection will necessitate revision to the parameters provided and modification of wall designs.

The backfill soil should be placed in lifts no greater than eight inches in thickness, moisture conditioned to at least two percent above the optimum moisture content and compacted to at least 90 percent of maximum dry density as determined by ASTM D 1557 test procedures. Proper surface drainage needs to be provided and maintained. Water should not be allowed to pond behind retaining walls. Waterproofing of site walls should be performed where moisture migration through the walls is undesirable.

Retaining walls should be provided with an adequate pipe and gravel back drain system to reduce the potential for hydrostatic pressures to develop. A 4-inch diameter perforated collector pipe (Schedule 40 PVC or approved equivalent) in a minimum of one cubic foot per linear foot of ¾-inch or one inch clean crushed rock or equivalent, wrapped in filter fabric should be placed near the bottom of the backfill and the water should be directed to an appropriate disposal area.

As an alternative to the drain, rock and fabric, a pre-manufactured wall drainage product (example: Mira Drain 6000 or approved equivalent) may be used behind the retaining wall. The wall drainage product should extend from the base of the wall to within two (2) feet of the ground surface. The subdrain should be placed in direct contact with the wall drainage product.

Walls less than two (2) feet in height do not require backdrains. Walls from two to four feet in height may be drained using localized gravel packs (e.g., approximately 1.5 cubic feet of gravel in a woven plastic bag) behind weep holes at 10 feet maximum spacing. Weep holes should be provided or the head joints omitted in the first course of block extended above the ground surface. However, nuisance water may still collect in front of the wall.

Drain outlets should be maintained over the life of the project and should not be obstructed or plugged by adjacent improvements.

6.4.4 Restrained Retaining Walls

Retaining walls that will be restrained prior to placing and compacting backfill material or that have reentrant or male corners, should be designed for an at-rest equivalent fluid pressure of 65 pcf, plus any applicable surcharge loading. For areas of male or reentrant corners, the restrained wall design should extend a minimum distance of twice the height of the wall laterally from the corner, or a distance otherwise determined by the project structural engineer.

6.4.5 Additional Retaining Wall Design Considerations

- Retaining and screen wall foundation elements should be designed in accordance with building code setback requirements. A minimum horizontal setback distance of five feet as measured from the top outside edge of the footing to an adjacent slope face is recommended.
- Wall design should consider the additional surcharge loads from superjacent slopes and/or footings, where appropriate.
- No backfill should be placed against concrete until minimum design strengths are evident by compression tests of cylinders.

- The retaining wall footing excavations, backcuts, and backfill materials should be approved by the project geotechnical engineer or their authorized representative.
- Positive separations should be provided in screen walls at horizontal distances not exceeding 20 feet.

6.5 CONCRETE FLATWORK

6.5.1 Exterior Concrete Slabs, Sidewalks and Driveways

Exterior concrete slabs, sidewalks and driveways should be designed using a four-inch minimum thickness. Due to the soil expansion potential, a minimum of four inches of aggregate base or gravel (1-inch minus) should be placed below all exterior slabs. Some shrinkage and cracking of the concrete should be anticipated as a result of typical mix designs and curing practices utilized in construction.

Sidewalks may be under the jurisdiction of the governing agency. If so, jurisdictional design and construction criteria will apply, if more restrictive than the recommendations presented in this report.

Subgrade soils should be pre-moistened prior to placing concrete. The subgrade soils below exterior slabs and sidewalks should be pre-saturated to a minimum of 100 percent of the optimum moisture content to a minimum depth of 12 inches for soils having a "Very Low" expansion index, 110 percent of the optimum moisture content to a minimum depth of 12 inches for soils having a "Low" expansion index and to a minimum of 120 percent of the optimum moisture content to a depth of 18 inches for soils having a "Medium" expansion index.

All concrete installation, including preparation and compaction of subgrade, should be done in accordance with the City of Eastvale specifications, and under the observation and testing of GeoTek, Inc. and a City inspector, if necessary.

6.5.2 Concrete Performance

Concrete cracks should be expected. These cracks can vary from sizes that are hairline to more than 1/8 inch in width. Most cracks in concrete, while unsightly, do not significantly impact long-term performance. While it is possible to take measures (proper concrete mix, placement, curing, control joints, etc.) to reduce the extent and size of cracks that occur, some cracking will occur despite the best efforts to minimize it. Concrete undergoes chemical processes that are dependent on a wide range of variables which are difficult, at best, to control. Concrete, while

seemingly a stable material, is subject to internal expansion and contraction due to external changes over time.

One of the simplest means to control cracking is to provide weakened control joints for cracking to occur along. These do not prevent cracks from developing; they simply provide a relief point for the stresses that develop. These joints are a widely accepted means to control cracks but are not always effective. Control joints are more effective the more closely spaced they are. GeoTek, Inc. suggests that control joints be placed in two directions and located a distance approximately equal to 24 to 36 times the slab thickness.

6.6 PRELIMINARY PAVEMENT DESIGN

6.6.1 Asphaltic Concrete Pavement

Although planned final grades beneath the proposed parking, access roads and adjacent street improvements within the site are not yet known, the following preliminary pavement design recommendations are based on assumed Traffic Indexes of 5.0 for car parking areas and 6.0 for access drives. Preliminary pavement thickness design is based on the CalTrans Highway Design Manual (2018). An R-value of 25 was assumed for the determination of preliminary pavement sections for this report. Once the traffic loading information becomes more defined, revision to the pavement design recommendations may be warranted. It is recommended that the final pavement design be based on R-value testing of the as-graded subgrade soils within the pavement areas.

Based on the assumptions noted above, the following preliminary pavement recommendations are provided for the site:

PRELIMINARY MINIMUM PAVEMENT SECTION		
Traffic Index	Thickness of Asphalt Concrete (inches)	Thickness of Aggregate Base (inches)
5.0 (Car Parking Areas)	3.0	6.0
6.0 (Automobile Access Lanes)	3-½	8.0

Traffic Indices (TIs) used in the pavement design for the proposed access lanes and parking areas are considered reasonable values and should provide a pavement life of approximately 20 years

with a normal amount of flexible pavement maintenance. Irrigation adjacent to pavements, without a deep curb or other cutoff to separate landscaping from the paving may result in premature pavement failure. Traffic parameters used for design were selected based upon engineering judgment and not upon information furnished to us such as an equivalent wheel load analysis or a traffic study.

All base material and the upper 12 inches of subgrade should be compacted to at least 95 percent of the material's maximum dry density as determined by ASTM D1557 test procedures. All materials and methods of construction should conform to the requirements of the City of Eastvale.

6.6.2 Interlocking Concrete Pavers

Interlocking concrete pavers can be used for this project. The pavers are assumed to be approximately 3.2 inches (80 millimeters) in thickness. Concrete pavers should be underlain by 1.0 inch to 1.5 inches of bedding sand overlying four inches of aggregate base founded on compacted subgrade soils. The aggregate base should be compacted to at least 95 percent of maximum dry density as determined by ASTM D 1557 test procedures.

Where possible, the aggregate base should extend beyond the perimeter of the pavers a minimum distance of four inches.

The bedding sand should be placed and lightly moistened and compacted. Since this compaction cannot be tested it should be observed by a representative of this firm.

Historically, paver systems have experienced failures in areas where water has degraded the support characteristics of the underlying base and/or subgrade soils. Since paver systems are permeable and allow transmission of water into the underlying materials, it may be prudent to discuss with the paver designer/manufacturer what methods may be employed to address the issue of potential water introduction into the underlying materials. Underdrain systems, local subgrade reinforcement, tilting the pavement subgrade to drain away from paver areas and not pond, or additional structural elements such as geotextiles can be considered, particularly in high traffic areas and/or low areas where water will tend to collect. The recommendations of the designer/manufacturer should then be implemented in the design and construction of the paver system.

6.6.3 Portland Cement Concrete (PCC) Pavement

For the proposed vehicle parking areas, it is recommended that a minimum of five (5.0) inches of PCC pavement over 12 inches subgrade compacted to at least 95 percent of maximum dry density as determined by ASTM D 1557 test procedures be utilized. For vehicle service and access lanes, it is recommended that a minimum of six (6.0) inches of PCC pavement over 12 inches subgrade compacted to at least 95 percent of maximum dry density be utilized. This section should also be used in heavy truck traffic areas such as fire lanes, trash dumpster pads and approaches. A minimum of four (4) inches of gravel (1-inch minus) or aggregate base should underlie all exterior pavement sections.

Requirements of Section 90 of Caltrans Standard Specifications, and various ACI and ASTM standards regarding mixing and placing concrete should be followed. The PCC pavement should have a minimum modulus of rupture of 500 pounds per square inch, and a minimum 28-day compressive strength of 4,000 pounds per square inch. Concrete should incorporate 1-inch maximum size aggregate and should be proportioned to achieve a maximum slump of four inches. Instead of increasing the water content, a plasticizing admixture may be utilized to increase the workability of the concrete. The concrete should be properly cured after placement. Concrete should not be placed during hot and windy weather.

Crack control joints should be provided in the transverse direction spaced at horizontal intervals ranging from 24 to 36 times the thickness of the concrete.

6.6.4 Pavement Construction

All pavement installation, including preparation and compaction of subgrade and base material, placement and rolling of asphaltic concrete and placement of concrete pavement, should be done in accordance with the City of Eastvale guidelines, and under the observation and testing of GeoTek and a City inspector, where required.

Any aggregate base should consist of crushed rock with an R-Value and gradation in accordance with Crushed Aggregate Base (Section 400-2.4 of the "Greenbook" Regional Supplement Amendments). Any Crushed Miscellaneous Base shall conform to Section 200-2.4 of the Green Book.

Minimum compaction requirements for aggregate base should be 95 percent of maximum dry density as determined by ASTM D 1557 test procedures for both soil subgrade and aggregate base. Jurisdictional minimum compaction requirements in excess of the aforementioned minimums may govern. The upper 12 inches of subgrade should be moisture-conditioned to at

least two percent above the optimum moisture content. The top of the subgrade and aggregate base should be graded to drain to the perimeter of the pavement.

6.7 POST CONSTRUCTION CONSIDERATIONS

6.7.1 Landscape Maintenance and Planting

Water has been shown to weaken the inherent strength of soil, and slope stability is significantly reduced by overly wet conditions. Positive surface drainage away from graded slopes should be maintained and only the amount of irrigation necessary to sustain plant life should be provided for planted slopes. Controlling surface drainage and runoff and maintaining a suitable vegetation cover can minimize erosion. Plants selected for landscaping should be lightweight, deep-rooted types that require little water and are capable of surviving the prevailing climate.

Overwatering should be avoided. An abatement program to control ground-burrowing rodents should be implemented and maintained. Burrowing rodents can decrease the long-term performance of slopes.

It is common for planting to be placed adjacent to structures in planter or lawn areas. This will result in the introduction of water into the ground adjacent to the foundations. This type of landscaping should be avoided.

6.7.2 Drainage

Positive site drainage should be maintained at all times. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond or seep into the ground adjacent to the footings and floor-slabs. Pad drainage should be directed toward approved areas and not be blocked by other improvements. Roof gutters should be installed that will direct the collected water at least 20 feet from the buildings.

6.8 PLAN REVIEW AND CONSTRUCTION OBSERVATIONS

It is recommended that specifications and foundation and grading plans be reviewed by GeoTek prior to construction to check for conformance with the recommendations of this report. It is also recommended that GeoTek, Inc. representatives be present during site grading and foundation construction to observe and document proper implementation of the geotechnical recommendations. The owner/developer should verify that GeoTek, Inc. representatives perform at least the following duties:

- Observe site clearing and grubbing operations for proper removal of unsuitable materials.

- Observe and test bottom of removals prior to fill placement.
- Evaluate the suitability of on-site and import materials for fill placement and collect soil samples for laboratory testing where necessary.
- Observe the fill for uniformity during placement, including utility trench backfill. Perform field density testing of the fill materials.
- Observe and probe foundation excavations to confirm suitability of bearing materials with respect to density.

If requested, a construction observation and compaction report can be provided by GeoTek, Inc. which can comply with the requirements of the governmental agencies having jurisdiction over the project. It is recommended that these agencies be notified prior to commencement of construction so that necessary grading permits can be obtained.

7. INTENT

It is the intent of this report to aid in the design and construction of the proposed development. Implementation of the advice presented in this report is intended to reduce risk associated with construction projects. The professional opinions and geotechnical advice contained in this report are not intended to imply total performance of the project or guarantee that unusual or variable conditions will not be discovered during or after construction.

The scope of this evaluation is limited to the boundaries of the subject property. This review does not and should in no way be construed to encompass any areas beyond the specific area of the proposed construction as indicated to us by the client. Further, no evaluation of any existing site improvements is included. The scope of this evaluation is based on GeoTek's understanding of the project and geotechnical engineering standards normally used on similar projects in this locality.

8. LIMITATIONS

GeoTek's findings are based on site conditions observed and the stated sources. Thus, GeoTek's comments are professional opinions that are limited to the extent of the available data.

GeoTek has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and physical constraints applicable to this report.

Since GeoTek's recommendations are based on the site conditions observed and encountered, and laboratory testing, GeoTek's conclusions and recommendations are professional opinions that are limited to the extent of the available data. Observations during construction are important to allow for any change in recommendations found to be warranted. These opinions have been derived in accordance with current standards of practice and no warranty of any kind is expressed or implied. Standards of care/practice are subject to change with time.

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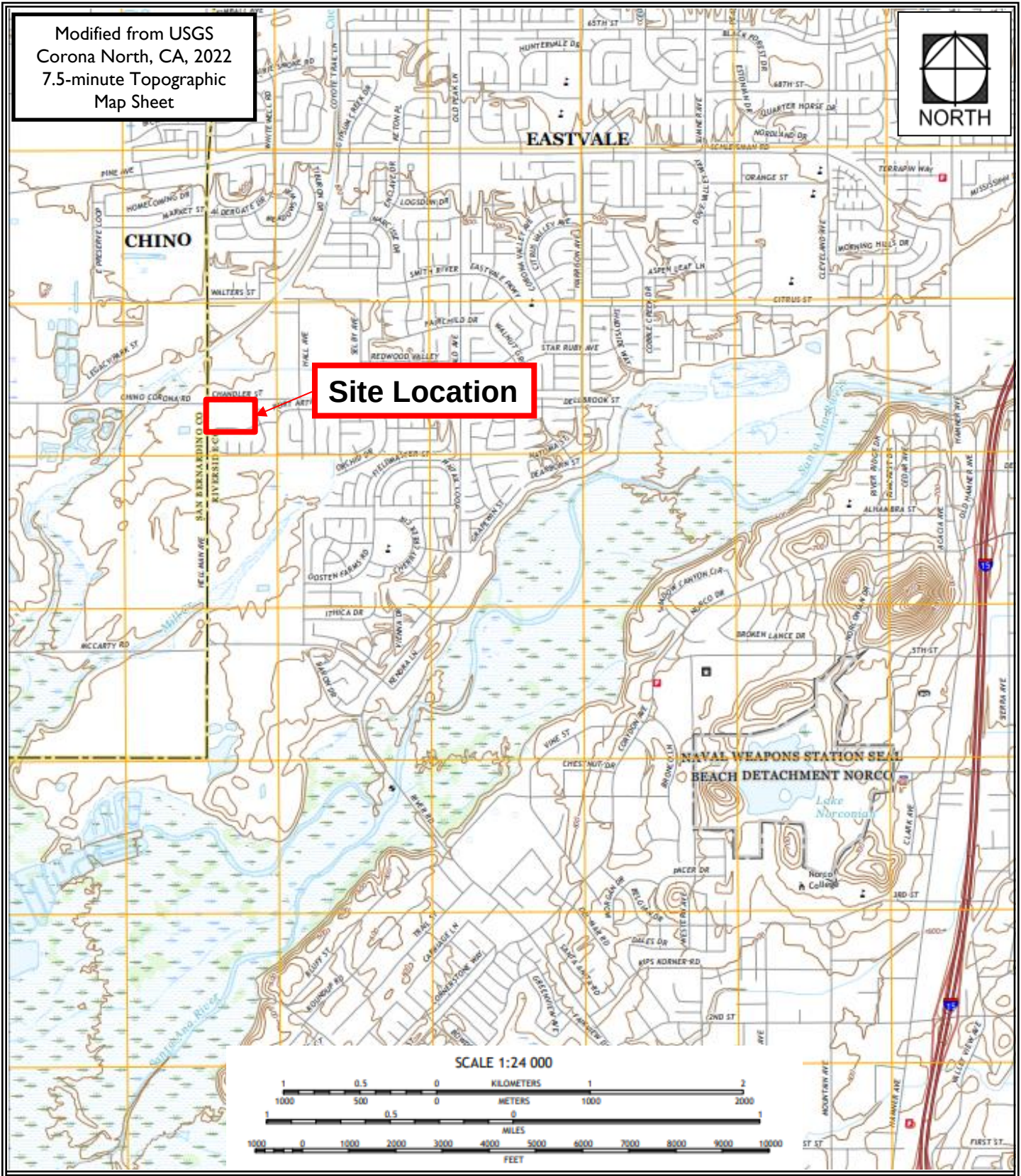


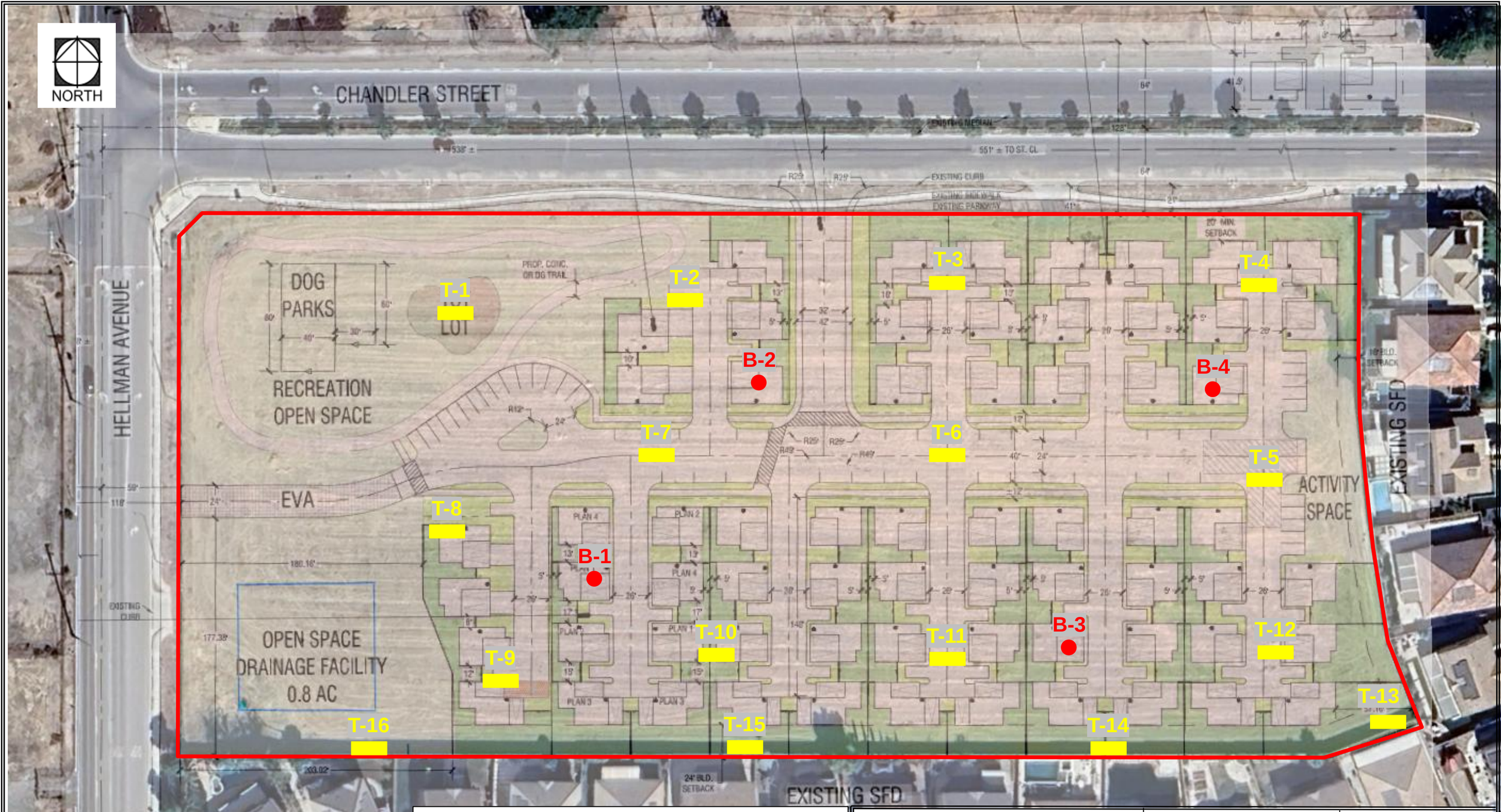
Lennar Homes
APN 130-781-021
The Oasis at Mill Creek Project
Eastvale, Riverside County, California

Project No. 4204-CR

Figure 1

Site Location and Topography Map

GEOTEK



LEGEND
(Locations are Approximate)

Site Boundary

B-4 Geotechnical Boring

T-16 Geotechnical Trench

Lennar Homes
APN 130-781-021
The Oasis at Mill Creek Project
Eastvale, Riverside County, California

Project No. 4204-CR

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Figure 2

Exploration Location Map 466

Project Summary

Total Site Area: ± 8.24 Acres

Total Units: 65 Homes
- (65) 2-Story Cluster SFD
  - (15) Plan 1: (3 bedroom, 2.5 bathroom)
  - (14) Plan 2: (3 bedroom, 2.5 bathroom)
  - (18) Plan 3: (4 bedroom, 3 bathroom)
  - (18) Plan 4: (3 bedroom, 2.5 bathroom)

Density: 7.9 Homes per Acre

Parking:

Required: 204 Spaces
- 2 Bedroom x 2.25 Spaces = 0 Spaces
- 3 Bedroom x 3.0 Spaces = 141 Spaces
- 4 Bedroom x 3.5 Spaces = 63 Spaces

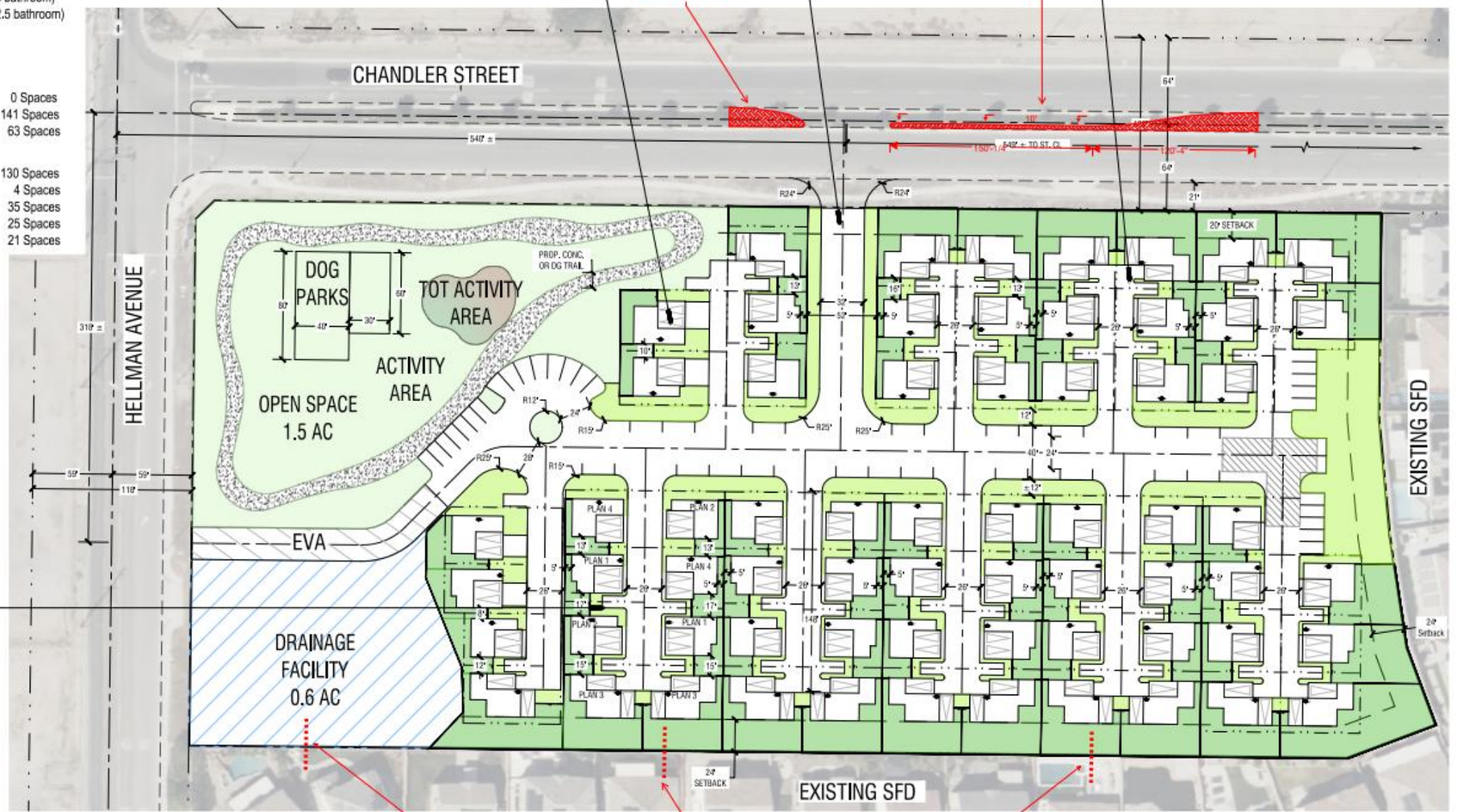
Provided: 215 Spaces
- Garage: 130 Spaces
- Driveway (1 ea.): 4 Spaces
- Alley (9'x18'): 35 Spaces
- Head-in (9'x18'): 25 Spaces
- Parallel (8'x24'): 21 Spaces

2 story cluster SFD homes
- 2 car side by side garage
- 2 car single garages on end units
- 5 Home - alley loading

Main Entry
- 52' Entrance
- 32' Curb to Curb
- 5' Parkway & both sides
- 5' Sidewalk both sides
- No gate

typical
6-Pack 2 story cluster SFD homes
- 2 car side by side garage
- 2 car single garages on end units
- 6 Homes - alley loading

typical
8-Pack 2 story cluster SFD homes
- 2 car side by side garage
- 2 car single garages on end units
- 8 Homes - alley loading



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

CONCEPTUAL SITE PLAN (65 DU)

HELLMAN AVENUE AND CHANDLER STREET

EASTVALE, CA

Conceptual Site layout

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Wall footing excavation investgation locations

NORTH

Adapted from WHA, "Conceptual Site Plan (65 DU), Hellman Avenue and Chandler Street, Eastvale, CA"

Lennar Homes
APN 130-781-021
The Oasis at Mill Creek Project
Eastvale, Riverside County, California

Project No. 4204-CR

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Figure 3

Project Plan
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APPENDIX A

LOGS OF EXPLORATORY BORINGS AND TRENCHES

Updated Geotechnical Evaluation
Proposed Single-Family Residential Development
Assessor's Parcel Number 130-781-021
Eastvale, Riverside County, California
Project No. 4204-CR

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A - FIELD TESTING AND SAMPLING PROCEDURES

The Modified Split-Barrel Sampler (Ring)

The Ring sampler is driven into the ground at various depths in accordance with ASTM D 3550 test procedures. The sampler, with an external diameter of 3.0 inches, is lined with 1-inch long, thin brass rings with inside diameters of approximately 2.4 inches. The sampler is typically driven into the ground 12 or 18 inches with a 140-pound hammer free falling from a height of 30 inches. Blow counts are recorded for every 6 inches of penetration as indicated on the log of boring. The samples are removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

The Standard Penetration Test (SPT) Sampler

Standard penetration tests (SPT) were performed with a 2.0-inch outside diameter, 1.5-inch inside diameter, split-barrel sampler. The sampler was 18 inches long. The inside diameter of the sampler shoe was 1.4 inches. The sampler was unlined. The sampler conformed to the requirements of ASTM D 1586. A 140-pound automatic trip hammer was utilized, dropping 30 inches for each blow. Blow counts are recorded for every 6 inches of penetration as indicated on the log of boring. Disturbed samples are removed from the sample barrel, sealed in a plastic bag, and transported to the laboratory for testing.

Bulk Samples (Large)

These samples are normally large bags of earth materials over 20 pounds in weight collected from the field by means of hand digging or exploratory cuttings.

Bulk Samples (Small)

These are plastic bag samples which are normally airtight and contain less than 5 pounds in weight of earth materials collected from the field by means of hand digging or exploratory cuttings. These samples are primarily used for determining natural moisture content and classification indices.

B – BORING/TRENCH LOG LEGEND

The following abbreviations and symbols often appear in the classification and description of soil and rock on the logs of borings/trenches:

SOILS

USCS	Unified Soil Classification System
f-c	Fine to coarse
f-m	Fine to medium

GEOLOGIC

B: Attitudes	Bedding: strike/dip
J: Attitudes	Joint: strike/dip
C: Contact line	
……..	Dashed line denotes USCS material change
———	Solid Line denotes unit / formational change
———	Thick solid line denotes end of boring/trench

(Additional denotations and symbols are provided on the log of borings/trenches)

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Lennar Homes	**DRILLER:**	2R Drilling	**LOGGED BY:**	DRW
PROJECT NAME:	APN 130-781-021	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Cody
PROJECT NO.:	4204-CR	**HAMMER:**	140 lbs / 30 inches	**RIG TYPE:**	CME 75 Truck
COORDINATES:	33.945293, -117.609926	**ELEVATION:**	564'	**DATE:**	2/6/2025

Boring No.: B-1

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0				SC	**Documented Fill:** Clayey f SAND, brown, slightly moist, trace rootlets			AL
		15 32 47			Dark brown, slightly moist, very dense Trace debris @ 2.0' (concrete pieces, electrical wire, survery whiskers, etc.)	9.2	92.6	
5		15 15 17		SM	Silty f-m SAND, brown, slightly moist, medium dense	14.0	120.1	
		11 34 35		SC	Clayey f-m SAND, brown, slightly moist, very dense	9.8	128.4	
10		34 50/6"		SM	**Older Alluvium:** Silty f-c SAND, light yellowish brown, slightly moist, very dense	3.4	113.6	
15		15 34 50/5"		CL	Silty CLAY, olive gray, slightly moist to moist, very stiff, trace cementation	22.7	103.7	
20		27 39 30		ML	F sandy SILT, light olive gray, slightly moist, hard	11.7	101.7	
25		7 10 10		SC	Clayey f-c SAND, light brown, slightly moist, medium dense	11.3		
30		6 13 21			Slightly moist to moist	28.1		

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Lennar Homes	**DRILLER:**	2R Drilling	**LOGGED BY:**	DRW
PROJECT NAME:	APN 130-781-021	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Cody
PROJECT NO.:	4204-CR	**HAMMER:**	140 lbs / 30 inches	**RIG TYPE:**	CME 75 Truck
COORDINATES:	33.945293, -117.609926	**ELEVATION:**	564'	**DATE:**	2/6/2025

Boring No.: B-1 (continued)

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
					▽ Groundwater @ 32.7'			
35		16 16 24		SC/SM	Silty/clayey f-m SAND, light brown, saturated, dense	17.4		
40		10 12				28.9		38.3% passing #200 LL=32; PL=21; PI=11
		10		CL	CLAY, olive brown, saturated, very stiff			
45		32 50/4"		SP	Gravelly f-c SAND, brownish gray, saturated, very dense	16.0		
50		7 12 50/5"		CL	F sandy CLAY, olive brown, saturated, very stiff	27.9		
					BORING TERMINATED AT 51.5 FEET Groundwater encountered at 32.7 feet Boring filled with soil cuttings			

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ▽ ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Lennar Homes	**DRILLER:**	2R Drilling	**LOGGED BY:**	DRW
PROJECT NAME:	APN 130-781-021	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Cody
PROJECT NO.:	4204-CR	**HAMMER:**	140 lbs / 30 inches	**RIG TYPE:**	CME 75 Truck
COORDINATES:	33.945733, -117.609303	**ELEVATION:**	564'	**DATE:**	2/6/2025

Boring No.: B-2

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0					**Documented Fill:**			MD, SH, SR EI=31
		7 12 13		CL	F-m sandy CLAY, brown, slightly moist to moist, very stiff, trace rootlets	18.4	112.8	
		9 17 25		SC	Clayey f-m SAND, brown, slightly moist to moist, dense	15.2	112.4	
5		9 26 50			Increased silt, grayish brown, slightly moist, very dense	12.1	123.1	
		15				7.9	117.8	
10		23 34		SM	**Older Alluvium:** Silty f SAND, slightly moist, olive brown, very dense			
					BORING TERMINATED AT 10.5 FEET No groundwater encountered Boring filled with soil cuttings			
15								
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Lennar Homes	**DRILLER:**	2R Drilling	**LOGGED BY:**	DRW
PROJECT NAME:	APN 130-781-021	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Cody
PROJECT NO.:	4204-CR	**HAMMER:**	140 lbs / 30 inches	**RIG TYPE:**	CME 75 Truck
COORDINATES:	33.945252, -117.608711	**ELEVATION:**	566'	**DATE:**	2/6/2025

Boring No.: B-3

Depth (ft)	Sample Type	Blows/ 6 in	Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Water Content (%)	Dry Density (pcf)	Others
0				SC	**Documented Fill:** Clayey f SAND, brown, slightly moist, few rootlets			AL, MD, SH, SR EI=57 LL=40; PL=20; PI=21
		7 12 13		CL	F-m sandy CLAY, brown, slightly moist, very stiff, trace rootlets	14.8	115.2	
5		9 17 25		SC	Clayey f-m SAND, brown, slightly moist, dense	12.2	117.2	
		9 26 50			Increased silt, grayish brown, slightly moist to moist, very dense	15.1	101.1	
10		15 23 34		SM	**Older Alluvium:** Silty f SAND, olive brown, slightly moist, very dense	7.3	117.4	
15					**BORING TERMINATED AT 11.5 FEET** No groundwater encountered Boring filled with soil cuttings			
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.

LOG OF EXPLORATORY BORING

CLIENT:	Lennar Homes	**DRILLER:**	2R Drilling	**LOGGED BY:**	DRW
PROJECT NAME:	APN 130-781-021	**DRILL METHOD:**	Hollow Stem	**OPERATOR:**	Cody
PROJECT NO.:	4204-CR	**HAMMER:**	140 lbs / 30 inches	**RIG TYPE:**	CME 75 Truck
COORDINATES:	33.945792, -117.608293	**ELEVATION:**	563'	**DATE:**	2/6/2025

Boring No.: B-4

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blows/ 6 in	SAMPLES: Sample Number	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
0					**Documented Fill:**			
		7 14 14		SC	Clayey f-m SAND, dark brown, slightly moist to moist, medium dense	17.3	108.2	
5		10 17 18			Brown, dense	18.1	107.9	
		14 13 20		SM	Silty f-m SAND, trace clay, grayish brown, slightly moist, dense	14.5	116.1	
10		7 10 10		CL	**Older Alluvium:** Silty CLAY, olive brown, slightly moist, very stiff	10.5	105.7	
					BORING TERMINATED AT 10.5 FEET No groundwater encountered Boring filled with soil cuttings			
15								
20								
25								
30								

LEGEND

Sample type: ---Ring ---SPT ---Small Bulk ---Large Bulk ---No Recovery ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	TRENCH NO.: T-1 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SC	**Documented Fill:** Clayey f SAND, trace gravel, dark brown, slightly moist to moist, oxidation stains			
			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
5							
			SC	Clayey f SAND, trace gravel, dark brown, slightly moist to moist, oxidation stains			
10			ML	**Older Alluvium:** F sandy SILT, trace clay and gravel, gray brown, slightly moist to moist, trace cementation and pinhole pores			
				TRENCH TERMINATED AT 12 FEET No groundwater encountered Trench filled with excavated material			
15							

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-2

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SC	**Documented Fill:** Clayey f SAND, trace gravel, brown to dark brown, slightly moist to moist, oxidation stains			SR EI=28
5			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
10			ML	**Older Alluvium:** F sandy SILT, trace clay, yellow brown, slightly moist, trace cementation and trace pinhole pores, oxidation stains			
15				**TRENCH TERMINATED AT 11 FEET** No groundwater encountered Trench filled with excavated material			

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-3

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SC	**Documented Fill:** Clayey f SAND, trace cobbles and gravel, dark brown, slightly moist to moist, oxidation stains			
5			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
10			CL	**Older Alluvium:** □ □□□d□ □□□□ □ □A□□□r□□□□□□ □□□□□□□□□□□□□ □ □□□□□□□□d□□□□ □□□□□□			
15				**TRENCH TERMINATED AT 12 FEET** No groundwater encountered Trench filled with excavated material			

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-4

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SC	**Documented Fill:** Clayey f SAND, trace gravel, brown, slightly moist to moist, oxidation stains			SR EI=44
			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
5			SC	Clayey f SAND, trace gravel, brown, slightly moist to moist, oxidation stains			
			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
			SM/SC	**Older Alluvium:** Clayey/silty f SAND, trace gravel, yellow brown, slightly moist, trace cementation, oxidation stains			
10				**TRENCH TERMINATED AT 10 FEET** No groundwater encountered Trench filled with excavated material			
15							

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-5

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SC	**Documented Fill:** Clayey f SAND, trace gravel and cobbles, brown to gray brown, slightly moist to moist, oxidation stains			
			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
5				Trace debris @ 5' (concrete pieces, electrical wire, survey whiskers, etc.)			
			SC	Clayey f SAND, trace gravel, brown, slightly moist to moist, oxidation stains			
			SM	**Older Alluvium:** F sandy CLAY, trace gravel, greenish brown, slightly moist, trace caliche, oxidation stains			
10				**TRENCH TERMINATED AT 10 FEET**			
				No groundwater encountered			
				Trench filled with excavated material			
15							

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	TRENCH NO.: T-6 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
5			SC	**Documented Fill:** Clayey f SAND, trace gravel and cobbles, dark brown, slightly moist to moist, oxidation stains			
			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
10			SM	**Older Alluvium:** Silty f SAND, trace clay and gravel, brown, slightly moist, oxidation stains			
15				**TRENCH TERMINATED AT 11 FEET** No groundwater encountered Trench filled with excavated material			

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	TRENCH NO.: T-7 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SM	**Documented Fill:** Silty f SAND, trace gravel, brown, slightly moist, oxidation stains, roots			
			SC	Clayey f SAND, trace gravel, dark brown, slightly moist to moist, oxidation stains Trace debris @ 2.5' and 3.5' (concrete pieces, electrical wire, survey whiskers, etc.)			
5			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
				Older Alluvium:			
10			ML	F sandy SILT, trace clay, yellow brown, slightly moist, trace cementation and pinhole pores, oxidation stains			
				TRENCH TERMINATED AT 11 FEET No groundwater encountered Trench filled with excavated material			
15							

LEGEND

Sample type: ---Ring; ---Large Bulk; --Small Bulk; ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-8

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SM	**Documented Fill:** Silty f SAND, trace clay and gravel, brown, slightly moist			
5			SC	Clayey f SAND, trace gravel, brown to dark brown, slightly moist to moist, oxidation stains Debris @ 3' (concrete parking stall curb) Trace debris @ 5' (concrete pieces, electrical wire, survey whiskers, etc.)			
			SC	Clayey f SAND, trace gravel, dark brown, slightly moist to moist, oxidation stains Trace debris @ 9' (concrete pieces, electrical wire, survey whiskers, etc.)			
10			SP	**Older Alluvium:** F SAND, trace gravel, tan brown, slightly moist, oxidation stains			
15				**TRENCH TERMINATED AT 12 FEET** No groundwater encountered Trench filled with excavated material			

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-9

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SC	**Documented Fill:** Clayey f SAND, trace gravel, brown to dark brown, slightly moist to moist, oxidation stains Trace debris @ 4' (concrete pieces, electrical wire, survey whiskers, etc.)			SR EI=17
5			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
10			SP	**Older Alluvium:** F SAND, trace gravel, tan brown, slightly moist, oxidation stains			
15				**TRENCH TERMINATED AT 11 FEET** No groundwater encountered Trench filled with excavated material			

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	TRENCH NO.: T-10 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SM	**Documented Fill:** Clayey silty f SAND, trace gravel, brown, slightly moist, oxidation stains, roots			
			CL	F sandy CLAY, trace gravel and trace cobbles, dark brown, slightly moist to moist, oxidation stains			
5			SC	Clayey f SAND, trace gravel, dark brown, slightly moist to moist, oxidation stains			
			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
			SC	**Older Alluvium:** Clayey f-m SAND, trace gravel, brown, slightly moist			
10				**TRENCH TERMINATED AT 10 FEET** No groundwater encountered Trench filled with excavated material			
15							

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-11

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
5			SC	**Documented Fill:** Clayey f SAND, trace gravel and cobbles, dark brown, slightly moist to moist, oxidation stains			SR EI=33
			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
10			SC	**Older Alluvium:** Clayey f-m SAND, trace gravel, brown, slightly moist			
15				**TRENCH TERMINATED AT 12 FEET** No groundwater encountered Trench filled with excavated material			

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-12

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
			SC	**Documented Fill:** Clayey f SAND, trace gravel, brown, slightly moist to moist, oxidation stains Trace debris @ 1' (concrete pieces, electrical wire, survey whiskers, etc.)			
5			CL	F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
			SC	Clayey f SAND, trace gravel, brown, slightly moist to moist, oxidation stains			
10			SM	**Older Alluvium:** Silty f SAND, blueish gray, slightly moist, oxidation stains			
15				**TRENCH TERMINATED AT 13 FEET** No groundwater encountered Trench filled with excavated material			

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-13

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
				Top of CMU Footing Footing not protruding in APN 130-781-021 **Bottom of CMU Footing**			
			CL	**Documented Fill:** F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
5				**TRENCH TERMINATED AT 5 FEET** No groundwater encountered Trench filled with excavated material			
10							
15							

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	TRENCH NO.: T-14 / MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
				Top of CMU Footing Footing not protruding in APN 130-781-021 **Bottom of CMU Footing**			
			CL	**Documented Fill:** F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
5				**TRENCH TERMINATED AT 5 FEET** No groundwater encountered Trench filled with excavated material			
10							
15							

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-15

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
				Top of CMU Footing Footing not protruding in APN 130-781-021 **Bottom of CMU Footing**			
			CL	**Documented Fill:** F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
5				**TRENCH TERMINATED AT 5 FEET** No groundwater encountered Trench filled with excavated material			
10							
15							

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

GeoTek, Inc.
LOG OF EXPLORATORY TRENCHES

CLIENT:	Lennar Homes	**LOGGED BY:**	JR
PROJECT NAME:	APN 130-781-021	**EQUIPMENT**	BACKHOE
PROJECT NO.:	4204-CR	**DATE:**	2/6/2025
LOCATION:	See Trench Location Map		

TRENCH NO.: T-16

Depth (ft)	SAMPLES: Sample Type	SAMPLES: Blow Count	USCS Symbol	MATERIAL DESCRIPTION AND COMMENTS	Laboratory Testing: Water Content (%)	Laboratory Testing: Dry Density (pcf)	Laboratory Testing: Others
				Top of CMU Footing Footing not protruding in APN 130-781-021 **Bottom of CMU Footing**			
			CL	**Documented Fill:** F sandy CLAY, trace gravel, dark brown, slightly moist to moist, oxidation stains			
5				**TRENCH TERMINATED AT 5 FEET** No groundwater encountered Trench filled with excavated material			
10							
15							

LEGEND

Sample type: ---Ring ---Large Bulk --Small Bulk ---Water Table

Lab testing: AL = Atterberg Limits; EI = Expansion Index; SA = Sieve Analysis; RV = R-Value Test; SR = Sulfate/Resistivity Test; SH = Shear Test; HC= Consolidation; MD = Maximum Density

APPENDIX B

LABORATORY TEST RESULTS

Updated Geotechnical Evaluation
Proposed Single-Family Residential Development
Assessor's Parcel Number 130-781-021
Eastvale, Riverside County, California
Project No. 4204-CR

GEOTEK

SUMMARY OF LABORATORY TESTING

Atterberg Limits

Atterberg limits testing was performed on a select fine-grained sample collected from the site. The test was performed in general accordance with ASTM Test Method D 4318 test procedures. The test results are presented on the boring logs included within Appendix A.

Classification

Soils were classified visually in general accordance with the Unified Soil Classification System (ASTM Test Method D 2487). The soil classifications are shown on the boring logs in Appendix A.

Direct Shear

Shear testing was performed on remolded samples in a direct shear machine of the strain-control type in general accordance with ASTM Test Method D 3080. The rate of deformation is approximately 0.035 inch per minute. The samples were sheared under varying confining loads in order to determine the coulomb shear strength parameters, angle of internal friction and cohesion. The results of the testing are presented graphically in Appendix B.

Expansion Index

The expansion potential of the soils was estimated by performing Expansion Index testing on two (2) selected samples in general accordance with ASTM D 4829. The results of the testing are provided below and in Appendix B:

Boring No.	Depth (ft.)	Soil Type	Expansion Index	Classification
B-2	0-5	Sandy Clay (CL)	31	Low
B-3	0-5	Sandy Clay (CL)	57	Medium
T-2	0-5	Clayey Sand (SC)	28	Low
T-4	0-5	Sandy Clay (CL)	44	Low
T-9	0-5	Clayey Sand (SC)	17	Very Low
T-11	0-5	Clayey Sand (SC)	33	Low

In-Situ Moisture and Density

The natural water content was determined (ASTM D 2216) on samples of the materials recovered from the subsurface exploration. In addition, in-place dry density determinations (ASTM D 2937) were performed on relatively undisturbed samples to measure the unit weight of the subsurface soils. Results of these tests are shown on the logs at the appropriate sample depths in Appendix A.

Materials Finer Than the No. 200 Sieve

A #200 sieve wash was performed on a selected sample of the site soils in general accordance with ASTM Test Method D 1140 test procedures. The results of this testing are presented on the boring logs in Appendix A.

Moisture-Density Relationship

Laboratory testing consisting of a moisture-density relationship was performed on samples obtained during the subsurface exploration. The laboratory maximum dry density and optimum moisture content was determined in general accordance with ASTM D 1557 test procedures. The results of the testing are provided below and graphically in Appendix B:

Boring No.	Depth (ft.)	Description	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
B-2	0-5	Sandy Clay (CL)	122.6	11.8
B-3	0-5	Sandy Clay (CL)	120.2	12.5

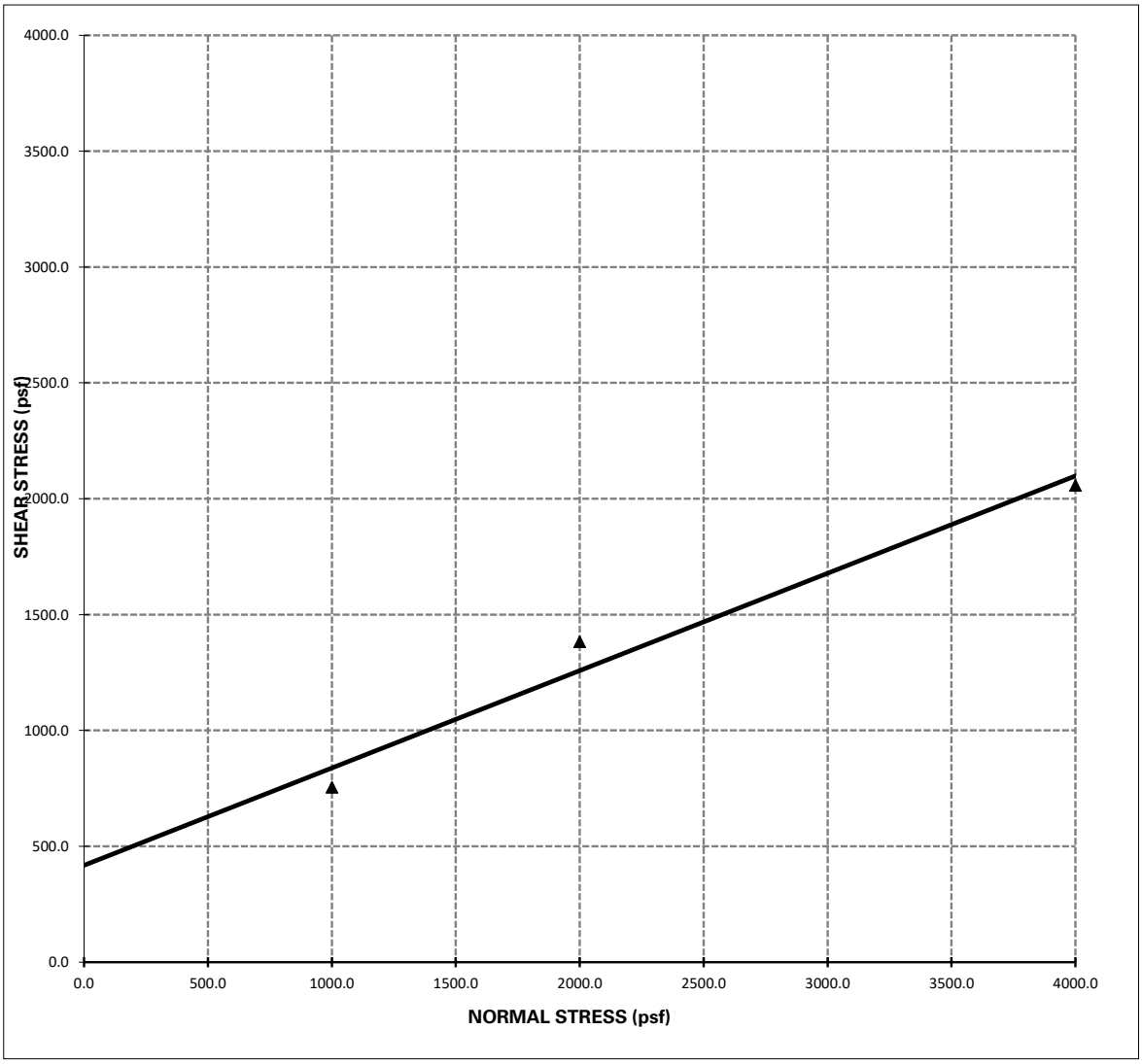
Sulfate Content, Resistivity and Chloride Content

Laboratory testing was performed by Project X Corrosion Engineering in general accordance with ASTM procedures. The testing included pH and water-soluble sulfate content determinations, and resistivity and chloride content testing. The results of the testing are provided below:

Boring No.	Depth (ft.)	pH ASTM G 51	Chloride ASTM D 4327 (mg/kg)	Sulfate ASTM D 4327 (% by weight)	Resistivity ASTM G 187 (ohm-cm)
B-2	0-5	7.9	182.0	0.0401	536
B-3	0-5	7.8	92.7	0.0387	670
T-2	0-5	7.2	162.3	0.0312	1,005
T-4	0-5	7.5	178.2	0.0446	670
T-9	0-5	8.0	140.9	0.0260	1,340
T-11	0-5	8.1	122.4	0.0263	1,206

DIRECT SHEAR TEST

Project Name:	APN 130-781-021	***Sample Location:***	B-2 @ 0-5 Feet
Project Number:	4204-CR	***Date Tested:***	2/17/2025



Shear Strength: Φ = **23** ° , **C = 418 psf**

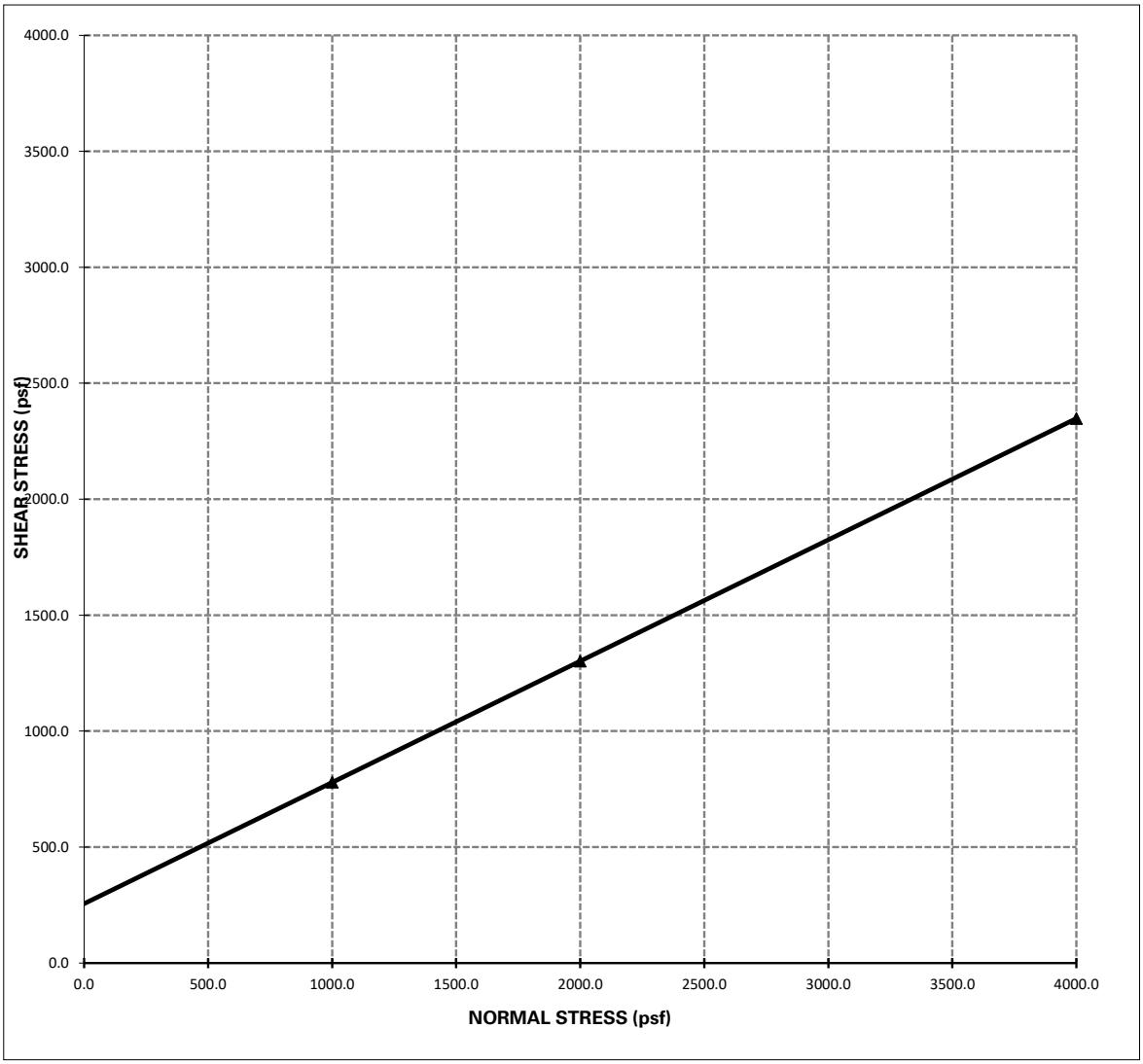
Notes: 1 - The soil specimen used in the shear box was a ring sample remolded to approximately 90% relative compaction from a bulk sample collected during the field investigation.

2 - The above reflect direct shear strength at saturated conditions.

3 - The tests were run at a shear rate of 0.01 in/min.

DIRECT SHEAR TEST

Project Name:	APN 130-781-021	***Sample Location:***	B-3 @ 0-5 Feet
Project Number:	4204-CR	***Date Tested:***	2/17/2025



Shear Strength: Φ = **28** ° , **C = 256 psf**

Notes: 1 - The soil specimen used in the shear box was a ring sample remolded to approximately 90% relative compaction from a bulk sample collected during the field investigation.

2 - The above reflect direct shear strength at saturated conditions.

3 - The tests were run at a shear rate of 0.01 in/min.

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	□□□□□r □□□ □□	***Tested/ Checked By:***	□□ □□□N□ □□r□□□
Project Number:	□20□-□R	***Date Tested:***	2□12□202□
Project Name:	APN 130-781-021	***Sample Source:***	□-2 □ 0-□ □□□□
		Sample Description:	

R□□□ □□_____ R□□□ D□□□ □__□01" R□□□ □ □□1"

DENSITY DETERMINATION

□ □□□□□□□□□□ □□□□□d □□□ □□ □ r□□□ □□□ □	7□□2
□ □□□□□□r□□□ □□□ □	3□□8
N□□□ □□□□□□□□□□ □□□ □□□ □	**383.4**
□ □□D□□□□□□□□ □□3 □□ □0□301□□	**115.6**
Dr□D□□□□□□□□ □□3 □D□1 □□□	**104.2**

SATURATION DETERMINATION

M□□□□r□ □ □□□□□□□	11□0
□□□□□□ □r□□□□□□□□□ □d	**2.70**
□□□□ □□□□□ □□r □ 20°C, (pcf)	**62.4**
□ □□□r□□□□	**48.1**

READINGS			
DA□□	□M□	R□AD□N□	
2□12□202□		0□8□10	□□□□□□
2□12□202□		0□8□00	10 □ □□Dr□
2□13□202□		0□8□10	□□□□

FINAL MOISTURE	
□□□□□□ □□□□□□□□□ □□ □□□ □□ □ □r□	□ M□□□□r□
7□□2	**23.3**

EXPANSION INDEX = 31

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	□□□□□r □□□ □□	***Tested/ Checked By:***	□□ □□□N□ □□r□□□
Project Number:	□20□-□R	***Date Tested:***	2□12□202□
Project Name:	APN 130-781-021	***Sample Source:***	□-3 □ 0-□ □□□□
		Sample Description:	

R□□□ □□_____ R□□□ D□□□ □__□01" R□□□ □ □□1"

DENSITY DETERMINATION

□ □□□□□□□□□□ □□□□□d □□□ □□ □ r□□□ □□□ □	7□7□
□ □□□□□□r□□□ □□□ □	3□1□
N□□□ □□□□□□□□□□ □□ □□□ □	**385.5**
□ □□D□□□□□□□□ □□3 □□ □0□301□□	**116.3**
Dr□D□□□□□□□□ □□3 □D□1 □□□	**104.2**

SATURATION DETERMINATION

M□□□□r□ □ □□□□□□	11□
□□□□□□ □r□□□□□□□□□ □d	**2.70**
□□□□ □□□□□ □□r □ 20°C, (pcf)	**62.4**
□ □□r□□□	**50.7**

READINGS			
DA□□	□M□	R□AD□N□	
2□12□202□		0□□120	□□□□□
2□12□202□		0□□100	10 □ □□Dr□
2□13□202□		0□□70	□□□□

FINAL MOISTURE	
□□□□□□ □□□□□□□□ □□ □□□ □□ □ □r□	□ M□□□□r□
7□7□3	**24.5**

EXPANSION INDEX = 57

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	□□□□□r □□□ □□	***Tested/ Checked By:***	□□P □□□ N□ □□r□□□
Project Number:	□20□-□R	***Date Tested:***	2□11□202□
Project Name:	APN 130-781-021	***Sample Source:***	□-2 □ 0-□ □□□□
		Sample Description:	

R□□□ □□ _____ R□□□ D□□□ □ □01" R□□□ □ □1"

DENSITY DETERMINATION

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□ □□□□□r□□□ □□□ □	3□□2
N□□□ □□□□□□□□□□ □□ □□□ □	**391.7**
□ □D□□□□□□□□ □□3 □ □0□301□□	**118.1**
Dr□D□□□□□□□□ □□3 □D□1 □□□	**106.1**

SATURATION DETERMINATION

M□□□□r□ □ □□□□□□	11□3
□□□□□□ r□□□□□□□□□ □d	**2.70**
□□□□ □□□□ □r □ 20°C, (pcf)	**62.4**
□ □□□r□□□□	**51.9**

READINGS			
DA□□	□M□	R□AD□N□	
2□11□202□		0□2□80	□□□□□□
2□11□202□		0□2□80	10 □ □□Dr□
2□12□202□		0□2□□0	□□□□

FINAL MOISTURE	
□□□□□□ □□□□□□□□ □□ □□□ □□ □ □r□	□ M□□□□r□
7□2□	**19.4**

EXPANSION INDEX = 28

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	□□□□□r □□□ □□	***Tested/ Checked By:***	□□P □□□ N□ □□r□□□
Project Number:	□20□-□R	***Date Tested:***	2□11□202□
Project Name:	APN 130-781-021	***Sample Source:***	□-□ □ 0-□ □□□□□
		Sample Description:	

R□□□ □□ _____ R□□□ D□□□ □ __□01" R□□□ □ □□1"

DENSITY DETERMINATION

□ □□□□□□□□□□ □□□□□d □□□ □□ □ r□□□ □□□ □	7□□1
□ □□□□□r□□□ □□□ □	3□□2
N□□□ □□□□□□□□□□ □□ □□□ □	**378.9**
□ □□D□□□□□□□□ □□3 □□ □0□301□□	**114.3**
Dr□D□□□□□□□□ □□3 □D□1 □□□	**102.4**

SATURATION DETERMINATION

M□□□□r□ □ □□□□□□	11□
□□□□□□ r□□□□□□□□□ □d	**2.70**
□□□□ □□□□ □□r □ 20°C, (pcf)	**62.4**
□ □□□r□□□□	**48.5**

READINGS			
DA□□	□M□	R□AD□N□	
2□11□202□		0□8300	□□□□□□
2□11□202□		0□8280	10 □ □□Dr□
2□12□202□		0□8720	□□□□

FINAL MOISTURE	
□□□□□□ □□□□□□□□ □□ □□□ □□ □ □r□	□ M□□□□r□
78□□	**23.7**

EXPANSION INDEX = 44

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	□□□□□r □□□ □□	***Tested/ Checked By:***	□□ □□□N□ □□r□□□
Project Number:	□20□-□R	***Date Tested:***	2□11□202□
Project Name:	APN 130-781-021	***Sample Source:***	□-□ □ 0-□ □□□□□
		Sample Description:	

R□□□ □□_____ R□□□ D□□□ □ __□01" R□□□ □ □□1"

DENSITY DETERMINATION

□ □□□□□□□□□□ □□□□□d □□□ □□ □ r□□□ □□□ □	7□□0
□ □□□□□□r□□□ □□□ □	3□□8
N□□□ □□□□□□□□□□ □□□ □□□ □	**395.2**
□ □□D□□□□□□□□ □□3 □□ □0□301□□	**119.2**
Dr□D□□□□□□□□ □□3 □D□1 □□□	**108.4**

SATURATION DETERMINATION

M□□□□r□ □ □□□□□□□	10□0
□□□□□□ □r□□□□□□□□□ □d	**2.70**
□□□□ □□□□□ □□r □ 20°C, (pcf)	**62.4**
□ □□□r□□□□	**48.7**

READINGS

DA□□	□M□	R□AD□N□	
2□11□202□		0□7220	□□□□□□
2□11□202□		0□7210	10 □ □□Dr□
2□12□202□		0□7380	□□□□

FINAL MOISTURE

□□□□□□ □□□□□□□□ □□ □□□ □□ □ □r□	□ M□□□□r□
803□	**19.7**

EXPANSION INDEX = 17

GEOTEK

EXPANSION INDEX TEST

(ASTM D4829)

Client:	□□□□□r □□□ □□	***Tested/ Checked By:***	□□ □□□N□ □□r□□□
Project Number:	□20□-□R	***Date Tested:***	2□12□202□
Project Name:	APN 130-781-021	***Sample Source:***	□-11 □ 0-□ □□□□
		Sample Description:	

R□□□ □□_____ R□□□ D□□□ □__□01" R□□□ □ □□1"

DENSITY DETERMINATION

□ □□□□□□□□□□ □□□□□d □□□ □□ □ r□□□ □□□ □	7□3□
□ □□□□□□r□□□ □□□ □	3□3□3
N□□□ □□□□□□□□□□ □□ □□□ □	**380.3**
□ □□D□□□□□□□□ □□3 □□ □0□301□□	**114.7**
Dr□D□□□□□□□□ □□3 □D□1 □□□	**103.1**

SATURATION DETERMINATION

M□□□□r□ □ □□□□□□□	11□3
□□□□□□ □r□□□□□□□□□ □d	**2.70**
□□□□ □□□□□ □□r □ 20°C, (pcf)	**62.4**
□ □□□r□□□□	**48.1**

READINGS

DA□□	□M□	R□AD□N□	
2□12□202□		0□8□30	□□□□□□
2□12□202□		0□8□□0	10 □ □□Dr□
2□13□202□		0□8780	□□□□

FINAL MOISTURE

□□□□□□ □□□□□□□□ □□ □□□ □□ □ □r□	□ M□□□□r□
7□2□2	**24.1**

EXPANSION INDEX = 33

GeoTek - Corona
1548 N. Maple St.
Corona, CA 92880
Phone: (951) 710-1160
Fax: (951) 710-1167

Proctor Report

Report No: PTR:25-00031-S01

Client: Lennar Homes
4140 Temescal Canyon Rd.
Corona CA 92883

CC:

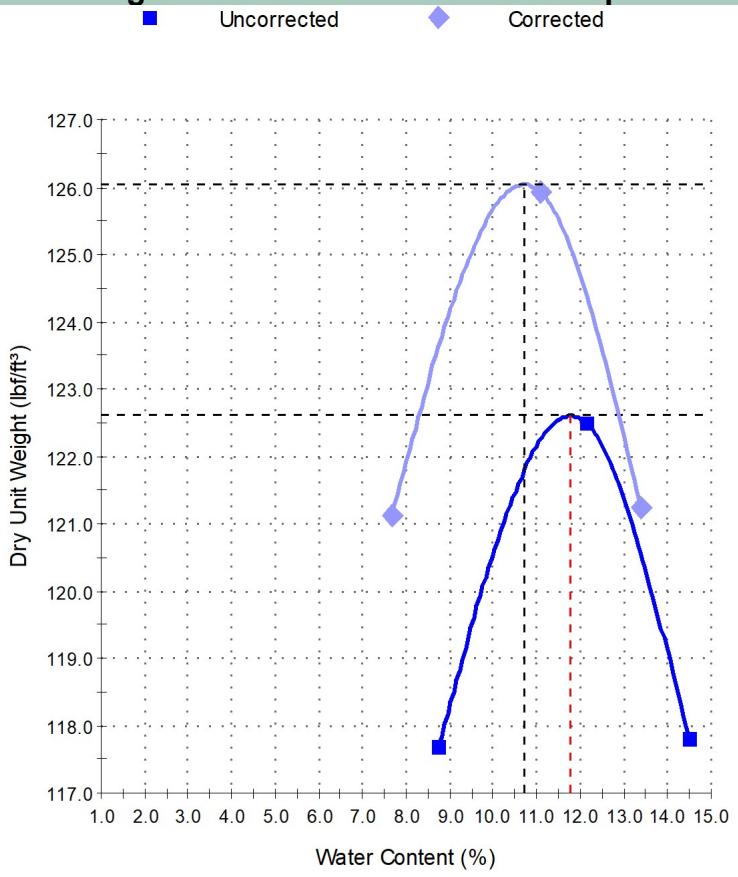
Project: 4204-CR
APN 130-781-021

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00031-S01 **Date Sampled:** 2/6/2025
Sampled By:
Material: Fine to Medium Sandy CLAY
Location: B-2 @ 0-5 Feet

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557

Maximum Dry Unit Weight (lbf/ft³):	**122.6**
Optimum Water Content (%):	**11.8**
Method:	A
Preparation Method:	Moist
Retained Sieve No 4 (4.75mm) (%):	10
Passing Sieve No 4 (4.75mm) (%):	90
Tested By:	Eduardo Cuevas
Date Tested:	2/11/2025

ASTM D 4718

Corrected Maximum Dry Unit Weight (lbf/ft³):	**126.0**
Corrected Optimum Water Content (%):	**10.7**
Specific Gravity (Oversize):	2.70
Sieve Size (Oversize):	No 4
Oversize Particles (%):	10

Comments

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GeoTek - Corona
1548 N. Maple St.
Corona, CA 92880
Phone: (951) 710-1160
Fax: (951) 710-1167

Proctor Report

Report No: PTR:25-00031-S02

Client: Lennar Homes
4140 Temescal Canyon Rd.
Corona CA 92883

CC:

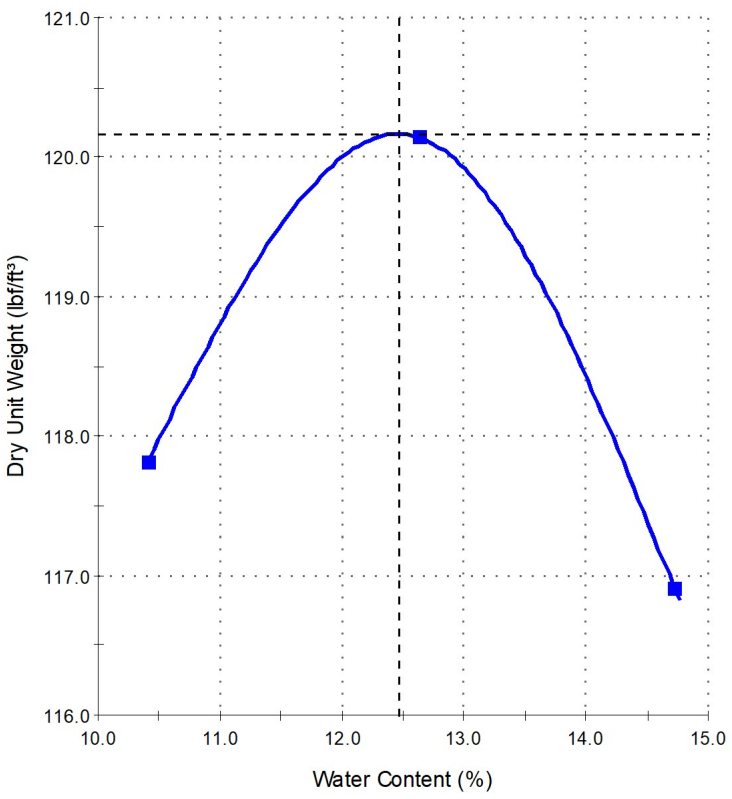
Project: 4204-CR
APN 130-781-021

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID: 25-00031-S02 **Date Sampled:** 2/6/2025
Sampled By:
Material: Fine to Medium Sandy CLAY
Location: B-3 @ 0-5 Feet

Dry Unit Weight - Water Content Relationship



Test Results

ASTM D 1557	
Maximum Dry Unit Weight (lbf/ft³):	**120.2**
Optimum Water Content (%):	**12.5**
Method:	A
Preparation Method:	Moist
Retained Sieve No 4 (4.75mm) (%):	10
Passing Sieve No 4 (4.75mm) (%):	90
Tested By:	Eduardo Cuevas
Date Tested:	2/11/2025

ASTM D 4718	
Corrected Maximum Dry Unit Weight (lbf/ft³):	**120.2**
Corrected Optimum Water Content (%):	**12.5**
Sieve Size (Oversize):	No 4
Oversize Particles (%):	10

Comments

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Results Only Soil Testing for APN 130-781-071

February 12, 2025

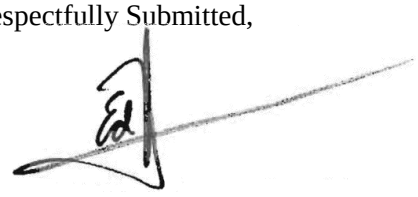
Prepared for:

Eddy Cuevas
GeoTek USA
1548 N. Maple Avenue
Corona, CA 92878
Ecuevas@geotekusa.com, jbrucelas@geotekusa.com

Project X Job#: S250211C
Client Job or PO#: 4204-CR

Prepared by:
D. Bobrova

Respectfully Submitted,





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Soil Analysis Lab Results

Client: GeoTek USA
Job Name: APN 130-781-071
Client Job Number: 4204-CR
Project X Job Number: S250211C
February 12, 2025

	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51	ASTM G200	SM 4500-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327
Bore# / Description	**Depth**	**Sulfates** SO_4^{2-}		**Chlorides** Cl^-		**Resistivity** As Rec'd | Minimum		**pH**	**Redox**	**Sulfide** S^{2-}	**Nitrate** NO_3^-	**Ammonium** NH_4^+	**Lithium** Li^+	**Sodium** Na^+	**Potassium** K^+	**Magnesium** Mg^{2+}	**Calcium** Ca^{2+}	**Fluoride** F_2^{2-}	**Phosphate** PO_4^{3-}
	(ft)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ω-cm)	(Ω-cm)		(mV)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
T-2	0-5	311.8	0.0312	162.3	0.0162	3,417	1,005	7.2	191	0.15	43.0	5.5	ND	198.4	18.5	23.7	104.7	5.4	5.4
T-4	0-5	445.9	0.0446	178.2	0.0178	5,762	670	7.5	198	0.48	180.4	6.7	ND	262.4	23.4	28.0	127.2	6.0	3.4
T-9	0-5	259.5	0.0260	140.9	0.0141	3,618	1,340	8.0	180	0.24	47.3	4.7	ND	212.8	11.0	20.7	100.3	7.1	8.6
T-11	0-5	262.6	0.0263	122.4	0.0122	2,546	1,206	8.1	172	0.15	54.8	36.2	ND	189.3	3.0	16.5	81.9	7.5	3.7
B-2	0-5	400.8	0.0401	182.0	0.0182	2,479	536	7.9	189	0.06	416.2	7.8	ND	284.2	19.2	28.9	142.1	6.4	5.8
B-3	0-5	387.4	0.0387	92.7	0.0093	2,278	670	7.8	190	0.09	233.4	5.9	ND	236.9	34.6	24.1	124.9	5.9	2.1

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
Chemical Analysis performed on 1:3 Soil-To-Water extract
PPM = mg/kg (soil) = mg/L (Liquid)

For AWWA 105C: 0-3mg/kg sulfide = Negative; 3-6mg/kg = trace; >6mg/kg = Positive

Note: Sometimes a bad sulfate hit is a contaminated spot. Typical fertilizers are Potassium chloride, ammonium sulfate or ammonium sulfate nitrate (ASN). So this is another reason why testing full corrosion series is good because we then have the data to see if those other ingredients are present meaning the soil sample is just fertilizer-contaminated soil. This can happen often when the soil samples collected are simply surface scoops. This is why it's best to dig in a foot, throw away the top and test the deeper stuff. Dairy farms are also notorious for these items.

If one sample pops up much more corrosive than all others, we would recommend collecting more samples surrounding the problem sample location to determine if the peak is isolated to it. This allows us to conclude it was a contaminated sample and able to declare it an outlier.

Try out our new online forms: SOIL CORROSIVITY & THERMAL RESISTIVITY LAB REQUEST FORM & IN-SITU WENNER 4 PIN QUOTE REQUEST FORM

APPENDIX C

GENERAL EARTHWORK GRADING GUIDELINES

Updated Geotechnical Evaluation
Proposed Single-Family Residential Development
Assessor's Parcel Number 130-781-021
Eastvale, Riverside County, California
Project No. 4204-CR

GEOTEK

GENERAL GRADING GUIDELINES

The guidelines presented herein are intended to address general construction procedures for earthwork construction. Specific situations and conditions often arise which cannot reasonably be discussed in general guidelines, when anticipated these are discussed in the text of the report. Often unanticipated conditions are encountered which may necessitate modification or changes to these guidelines. It is our hope that these will assist the contractor to more efficiently complete the project by providing a reasonable understanding of the procedures that would be expected during earthwork and the testing and observation used to evaluate those procedures.

General

Grading should be performed to at least the minimum requirements of governing agencies, Chapters 18 and 33 of the Uniform Building Code, CBC (2022) and the guidelines presented below.

Preconstruction Meeting

A preconstruction meeting should be held prior to site earthwork. Any questions the contractor has regarding our recommendations, general site conditions, and apparent discrepancies between reported and actual conditions and/or differences in procedures the contractor intends to use should be brought up at that meeting. The contractor (including the main onsite representative) should review our report and these guidelines in advance of the meeting. Any comments the contractor may have regarding these guidelines should be brought up at that meeting.

Grading Observation and Testing

1. Observation of the fill placement should be provided by our representative during grading. Verbal communication during the course of each day will be used to inform the contractor of test results. The contractor should receive a copy of the "Daily Field Report" indicating results of field density tests that day. If our representative does not provide the contractor with these reports, our office should be notified.
2. Testing and observation procedures are, by their nature, specific to the work or area observed and location of the tests taken, variability may occur in other locations. The contractor is responsible for the uniformity of the grading operations; our observations and test results are intended to evaluate the contractor's overall level of efforts during grading. The contractor's personnel are the only individuals participating in all aspects of site work. Compaction testing and observation should not be considered as relieving the contractor's responsibility to properly compact the fill.
3. Cleanouts, processed ground to receive fill, key excavations, and subdrains should be observed by our representative prior to placing any fill. It will be the contractor's responsibility to notify our representative or office when such areas are ready for observation.

4. Density tests may be done on the surface material to receive fill, as considered warranted by this firm.
5. In general, density tests would be made at maximum intervals of two feet of fill height, or every 1,000 cubic yards of fill placed. Criteria will vary depending on soil conditions and size of the fill. More frequent testing may be performed. In any case, an adequate number of field density tests should be made to evaluate the required compaction and moisture content is generally being obtained.
6. Laboratory testing to support field test procedures will be performed, as considered warranted, based on conditions encountered (e.g. change of material sources, types, etc.) Every effort will be made to process samples in the laboratory as quickly as possible and in progress construction projects are our first priority. However, laboratory workloads may cause delays and some soils may require a **minimum of 48 to 72 hours to complete test procedures**. Whenever possible, our representative(s) should be informed in advance of operational changes that might result in different source areas for materials.
7. Procedures for testing of fill slopes are as follows:
    a) Density tests should be taken periodically during grading on the flat surface of the fill, three to five feet horizontally from the face of the slope.
    b) If a method other than over building and cutting back to the compacted core is to be employed, slope compaction testing during construction should include testing the outer six inches to three feet in the slope face to determine if the required compaction is being achieved.
8. Finish grade testing of slopes and pad surfaces should be performed after construction is complete.

Site Clearing

1. All vegetation, and other deleterious materials, should be removed from the site. If material is not immediately removed from the site it should be stockpiled in a designated area(s) well outside of all current work areas and delineated with flagging or other means. Site clearing should be performed in advance of any grading in a specific area.
2. Efforts should be made by the contractor to remove all organic or other deleterious material from the fill, as even the most diligent efforts may result in the incorporation of some materials. This is especially important when grading is occurring near the natural grade. All equipment operators should be aware of these efforts. Laborers may be required as root pickers.
3. Nonorganic debris or concrete may be placed in deeper fill areas provided the procedures used are observed and found acceptable by our representative.

Treatment of Existing Ground

1. Following site clearing, all surficial deposits of alluvium and colluvium as well as weathered or creep effected bedrock, should be removed unless otherwise specifically indicated in the text of this report.
2. In some cases, removal may be recommended to a specified depth (e.g. flat sites where partial alluvial removals may be sufficient). The contractor should not exceed these depths unless directed otherwise by our representative.
3. Groundwater existing in alluvial areas may make excavation difficult. Deeper removals than indicated in the text of the report may be necessary due to saturation during winter months.
4. Subsequent to removals, the natural ground should be processed to a depth of six inches, moistened to near optimum moisture conditions and compacted to fill standards.
5. Exploratory backhoe or dozer trenches still remaining after site removal should be excavated and filled with compacted fill if they can be located.

Fill Placement

1. Unless otherwise indicated, all site soil and bedrock may be reused for compacted fill; however, some special processing or handling may be required (see text of report).
2. Material used in the compacting process should be evenly spread, moisture conditioned, processed, and compacted in thin lifts six (6) to eight (8) inches in compacted thickness to obtain a uniformly dense layer. The fill should be placed and compacted on a nearly horizontal plane, unless otherwise found acceptable by our representative.
3. If the moisture content or relative density varies from that recommended by this firm, the contractor should rework the fill until it is in accordance with the following:
    a) The moisture content of the fill should be at or above optimum moisture. Moisture should be evenly distributed without wet and dry pockets. Pre-watering of cut or removal areas should be considered in addition to watering during fill placement, particularly in clay or dry surficial soils. The ability of the contractor to obtain the proper moisture content will control production rates.
    b) Each six-inch layer should be compacted to at least 90 percent of the maximum dry density in compliance with the testing method specified by the controlling governmental agency. In most cases, the testing method is ASTM Test Designation D 1557.
4. Rock fragments less than eight inches in diameter may be utilized in the fill, provided:
    a) They are not placed in concentrated pockets;
    b) There is a sufficient percentage of fine-grained material to surround the rocks;
    c) The distribution of the rocks is observed by, and acceptable to, our representative.

5. Rocks exceeding eight (8) inches in diameter should be taken off site, broken into smaller fragments, or placed in accordance with recommendations of this firm in areas designated suitable for rock disposal. On projects where significant large quantities of oversized materials are anticipated, alternate guidelines for placement may be included. If significant oversize materials are encountered during construction, these guidelines should be requested.
6. In clay soil, dry or large chunks or blocks are common. If in excess of eight (8) inches minimum dimension, then they are considered as oversized. Sheepsfoot compactors or other suitable methods should be used to break up blocks. When dry, they should be moisture conditioned to provide a uniform condition with the surrounding fill.

Slope Construction

1. The contractor should obtain a minimum relative compaction of 90 percent out to the finished slope face of fill slopes. This may be achieved by either overbuilding the slope and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment.
2. Slopes trimmed to the compacted core should be overbuilt by at least three (3) feet with compaction efforts out to the edge of the false slope. Failure to properly compact the outer edge results in trimming not exposing the compacted core and additional compaction after trimming may be necessary.
3. If fill slopes are built "at grade" using direct compaction methods, then the slope construction should be performed so that a constant gradient is maintained throughout construction. Soil should not be "spilled" over the slope face nor should slopes be "pushed out" to obtain grades. Compaction equipment should compact each lift along the immediate top of slope. Slopes should be back rolled or otherwise compacted at approximately every 4 feet vertically as the slope is built.
4. Corners and bends in slopes should have special attention during construction as these are the most difficult areas to obtain proper compaction.
5. Cut slopes should be cut to the finished surface. Excessive undercutting and smoothing of the face with fill may necessitate stabilization.

UTILITY TRENCH CONSTRUCTION AND BACKFILL

Utility trench excavation and backfill is the contractor's responsibility. The geotechnical consultant typically provides periodic observation and testing of these operations. While efforts are made to make sufficient observations and tests to verify that the contractors' methods and procedures are adequate to achieve proper compaction, it is typically impractical to observe all backfill procedures. As such, it is critical that the contractor use consistent backfill procedures.

Compaction methods vary for trench compaction and experience indicates many methods can be successful. However, procedures that "worked" on previous projects may or may not prove effective on a given site. The contractor(s) should outline the procedures proposed, so that we may discuss them **prior** to construction. We will offer comments based on our knowledge of site conditions and experience.

1. Utility trench backfill in slopes, structural areas, in streets and beneath flat work or hardscape should be brought to at least optimum moisture and compacted to at least 90 percent of the laboratory standard. Soil should be moisture conditioned prior to placing in the trench.
2. Flooding and jetting are not typically recommended or acceptable for native soils. Flooding or jetting may be used with select sand having a Sand Equivalent (SE) of 30 or higher. This is typically limited to the following uses:
   a) shallow (12 + inches) under slab interior trenches and,
   b) as bedding in pipe zone.

   The water should be allowed to dissipate prior to pouring slabs or completing trench compaction.
3. Care should be taken not to place soils at high moisture content within the upper three feet of the trench backfill in street areas, as overly wet soils may impact subgrade preparation. Moisture may be reduced to 2% below optimum moisture in areas to be paved within the upper three feet below sub grade.
4. Sand backfill should not be allowed in exterior trenches adjacent to and within an area extending below a 1:1 projection from the outside bottom edge of a footing, unless it is similar to the surrounding soil.
5. Trench compaction testing is generally at the discretion of the geotechnical consultant. Testing frequency will be based on trench depth and the contractors' procedures. A probing rod would be used to assess the consistency of compaction between tested areas and untested areas. If zones are found that are considered less compact than other areas, this should be brought to the contractor's attention.

JOB SAFETY

General

Personnel safety is a primary concern on all job sites. The following summaries are safety considerations for use by all our employees on multi-employer construction sites. On ground personnel are at the highest risk of injury and possible fatality on grading construction projects. The company recognizes that construction activities will vary on each site and that job site safety is the contractor's responsibility. However, it is imperative that all personnel be safety conscious to avoid accidents and potential injury.

In an effort to minimize risks associated with geotechnical testing and observation, the following precautions are to be implemented for the safety of our field personnel on grading and construction projects.

1. Safety Meetings: Our field personnel are directed to attend the contractor's regularly scheduled safety meetings.
2. Safety Vests: Safety vests are provided for and are to be worn by our personnel while on the job site.
3. Safety Flags: Safety flags are provided to our field technicians; one is to be affixed to the vehicle when on site, the other is to be placed atop the spoil pile on all test pits.

In the event that the contractor's representative observes any of our personnel not following the above, we request that it be brought to the attention of our office.

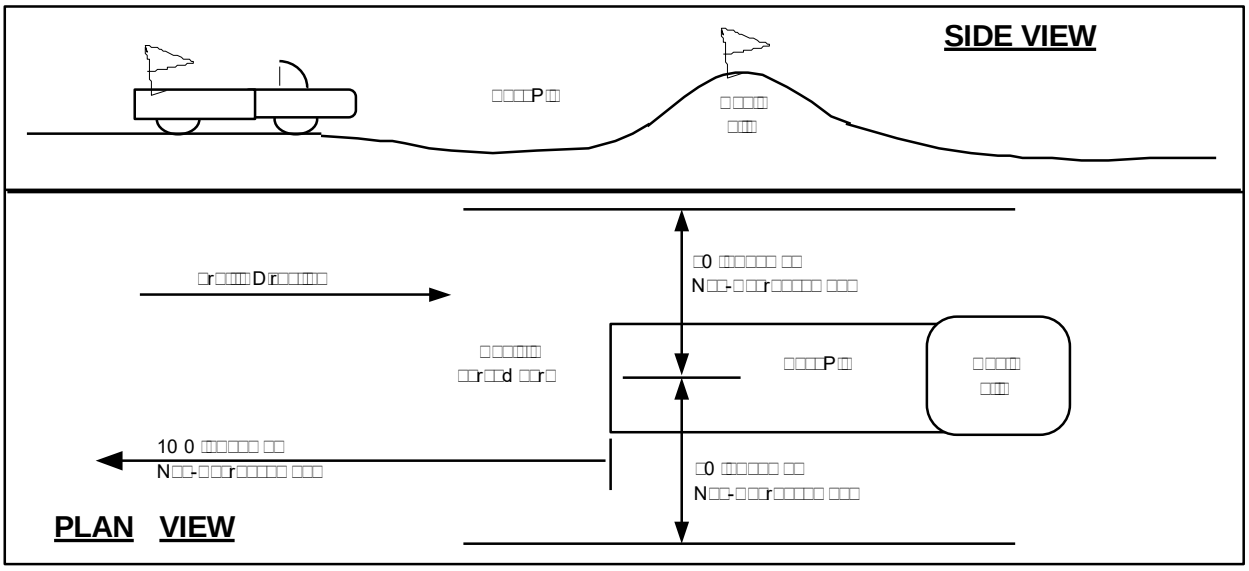
Test Pits Location, Orientation and Clearance

The technician is responsible for selecting test pit locations. The primary concern is the technician's safety. However, it is necessary to take sufficient tests at various locations to obtain a representative sampling of the fill. As such, efforts will be made to coordinate locations with the grading contractors authorized representatives (e.g. dump man, operator, supervisor, grade checker, etc.), and to select locations following or behind the established traffic pattern, preferably outside of current traffic. The contractors authorized representative should direct excavation of the pit and safety during the test period. Again, safety is the paramount concern.

Test pits should be excavated so that the spoil pile is placed away from oncoming traffic. The technician's vehicle is to be placed next to the test pit, opposite the spoil pile. This necessitates that the fill be maintained in a drivable condition. Alternatively, the contractor may opt to park a piece of equipment in front of test pits, particularly in small fill areas or those with limited access.

A zone of non-encroachment should be established for all test pits (see diagram below). No grading equipment should enter this zone during the test procedure. The zone should extend outward to the sides approximately 50 feet from the center of the test pit and 100 feet in the direction of traffic flow. This zone is established both for safety and to avoid excessive ground vibration, which typically decreases test results.

TEST PIT SAFETY PLAN



Slope Tests

When taking slope tests, the technician should park their vehicle directly above or below the test location on the slope. The contractor's representative should effectively keep all equipment at a safe operation distance (e.g. 50 feet) away from the slope during testing.

The technician is directed to withdraw from the active portion of the fill as soon as possible following testing. The technician's vehicle should be parked at the perimeter of the fill in a highly visible location.

Trench Safety

It is the contractor's responsibility to provide safe access into trenches where compaction testing is needed. Trenches for all utilities should be excavated in accordance with CAL-OSHA and any other applicable safety standards. Safe conditions will be required to enable compaction testing of the trench backfill.

All utility trench excavations in excess of 5 feet deep, which a person enters, are to be shored or laid back. Trench access should be provided in accordance with OSHA standards. Our personnel are directed not to enter any trench by being lowered or "riding down" on the equipment.

Our personnel are directed not to enter any excavation which;

1. is 5 feet or deeper unless shored or laid back,
2. exit points or ladders are not provided,
3. displays any evidence of instability, has any loose rock or other debris which could fall into the trench, or

4. displays any other evidence of any unsafe conditions regardless of depth.

If the contractor fails to provide safe access to trenches for compaction testing, our company policy requires that the soil technician withdraws and notifies their supervisor. The contractor's representative will then be contacted in an effort to effect a solution. All backfill not tested due to safety concerns or other reasons is subject to reprocessing and/or removal.

Procedures

In the event that the technician's safety is jeopardized or compromised as a result of the contractor's failure to comply with any of the above, the technician is directed to inform both the developer's and contractor's representatives. If the condition is not rectified, the technician is required, by company policy, to immediately withdraw and notify their supervisor. The contractor's representative will then be contacted in an effort to affect a solution. No further testing will be performed until the situation is rectified. Any fill placed in the interim can be considered unacceptable and subject to reprocessing, recompaction or removal.

In the event that the soil technician does not comply with the above or other established safety guidelines, we request that the contractor bring this to the technician's attention and notify our project manager or office. Effective communication and coordination between the contractors' representative and the field technician(s) is strongly encouraged in order to implement the above safety program and safety in general.

The safety procedures outlined above should be discussed at the contractor's safety meetings. This will serve to inform and remind equipment operators of these safety procedures, particularly the zone of non-encroachment.

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APPENDIX F
PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

PHASE I AND LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT
TENTATIVE TRACT 29997
ASSESSOR PARCEL NUMBER
130-020-001
CITY OF EASTVALE
RIVERSIDE COUNTY, CALIFORNIA

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1.0 INTRODUCTION

1.1 Authorization

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1.2 Purpose

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1.3 Scope of Work

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1.4 Significant Assumptions

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1.5 Limitations and Exceptions

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1.8 Important Information about Geoenvironmental Reports

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2.0 SITE DESCRIPTION

2.1 Location and Legal Description

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2.2 Property and Vicinity General Characteristics

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2.3 Current Use of the Subject site

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2.4 Descriptions of Structures, Roads and Other Improvements on the Property

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2.5 Current Uses of Adjoining Properties

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3.0 USER PROVIDED INFORMATION

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3.1 Environmental Liens or Activity and Use Limitations

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3.2 Specialized Knowledge

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3.3 Commonly Known or Reasonably Ascertainable Information

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3.4 Valuation Reduction for Environmental Issues

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3.5 Owner, Property Manager, and Occupant Information

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3.6 Reason for Performing Phase I and Limited Phase II ESA

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3.7 Other

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4.0 RECORDS REVIEW

4.1 Physical Setting Source(s)

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Geology and Soils

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4.2 Standard Environmental Record Sources

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4.3 Historical Use Information on the Property

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Aerial Photographs

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Historical Topographic Maps

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Fire Insurance Maps

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Historical City Directories

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Other Historical Sources

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Summary of Historical Land Use

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5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

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Polychlorinated Biphenyls (PCBs)

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Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

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Pesticide Use

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Stained or Discolored Soils

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Stressed Vegetation

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Unusual Odors

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Other Observations

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6.0 INTERVIEWS

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6.1 Interview with Owner

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6.2 Interview with Site/Property Manager

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6.3 Interviews with Occupants

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6.4 Interviews with Local Government Officials

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6.5 Interviews with Others

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7.0 LIMITED PHASE II ESA

7.1 Background

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7.2 Pre-Field Activities

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7.3 Field Investigation, Laboratory Analysis, and Results

7.3.1 Lead-based Paint and Termiticides Investigation

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8.0 FINDINGS

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8.1 Onsite

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8.2 Offsite

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8.3 Data Gaps

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9.0 OPINION

9.1 Onsite

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9.2 Offsite

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10.0 CONCLUSIONS

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11.0 DEVIATIONS

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12.0 ADDITIONAL SERVICES

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13.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

13.1 Corporate

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13.2 Individual

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13.3 Environmental Professional Statement

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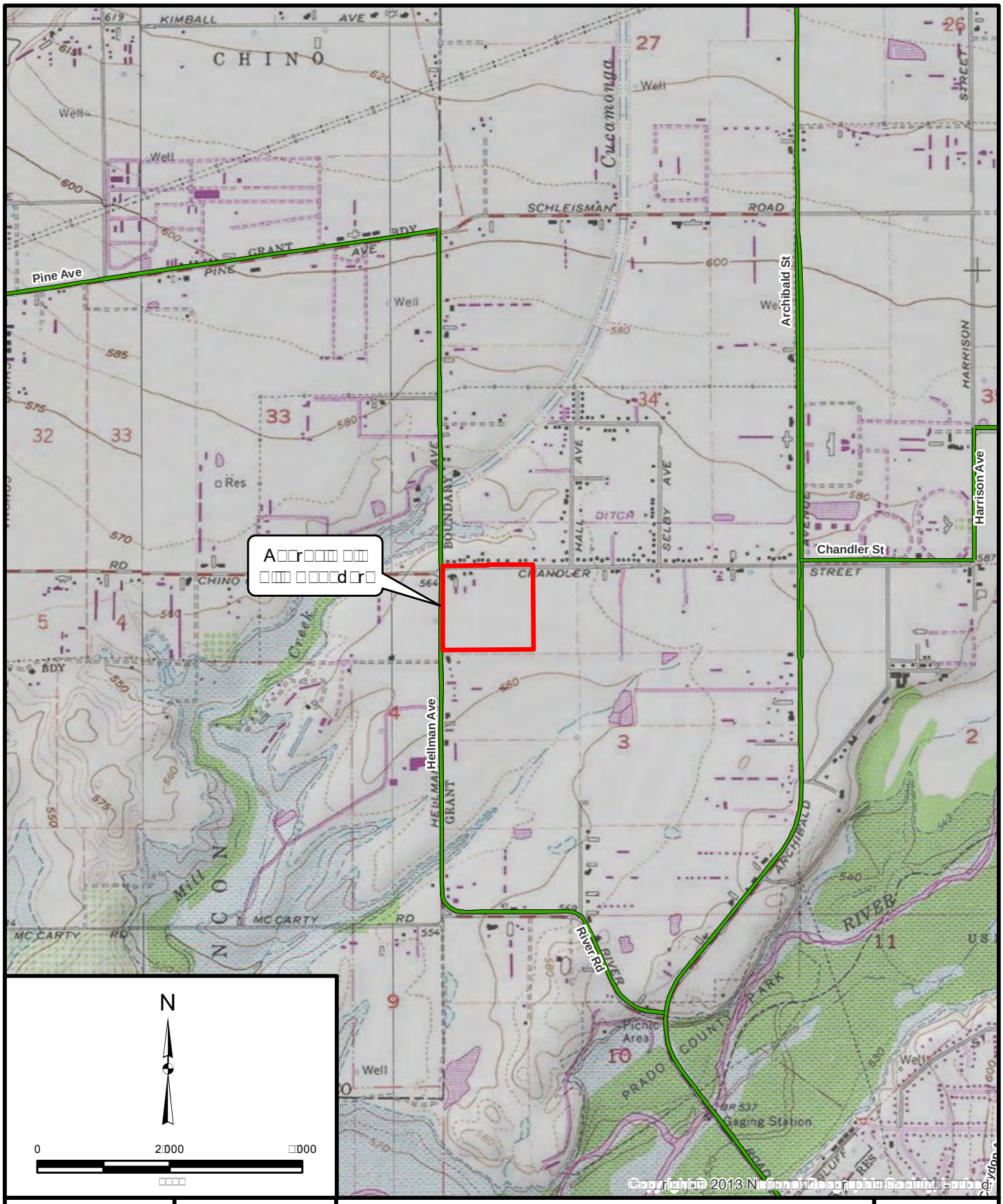

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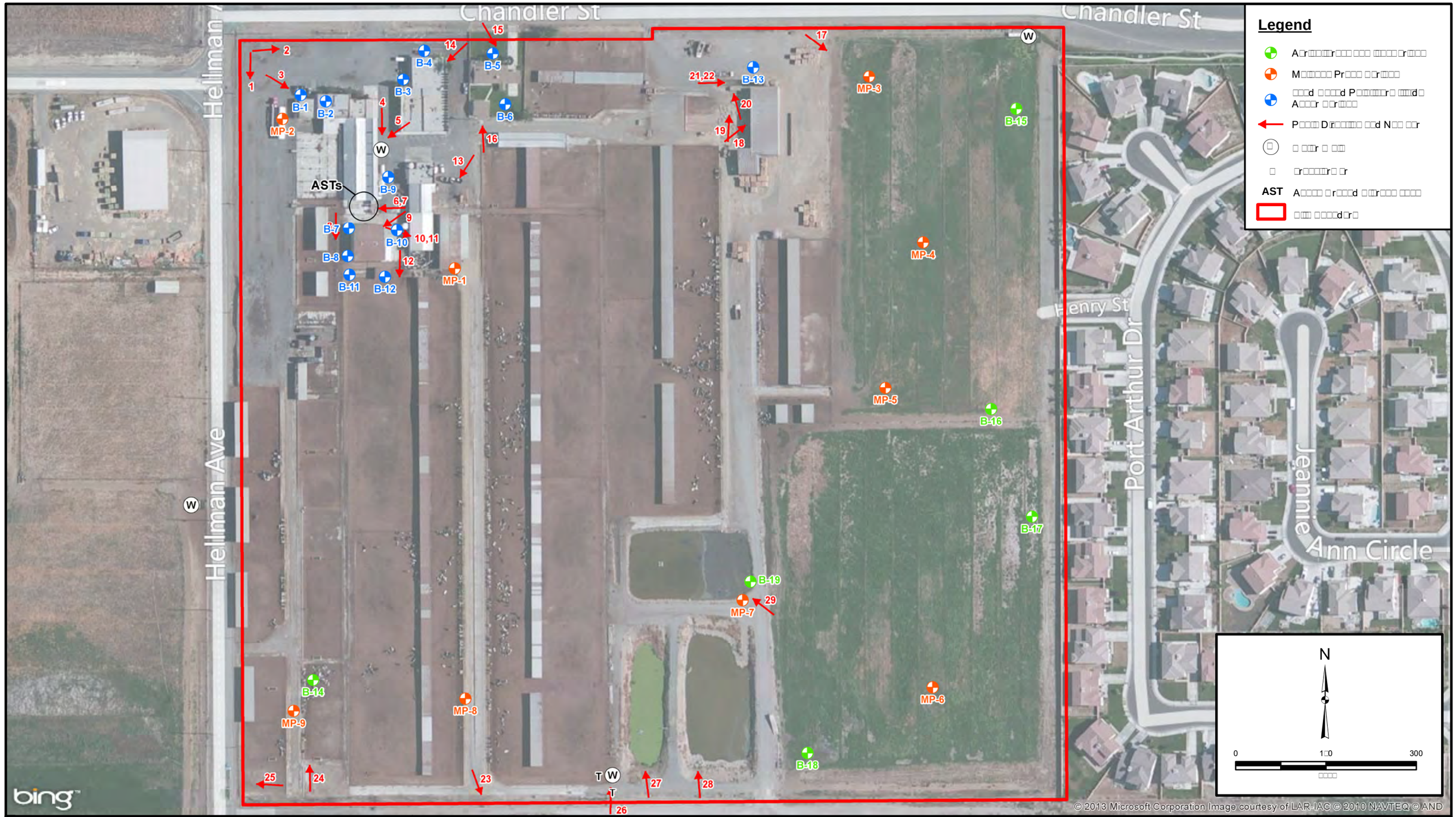

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SITE PLAN WITH BORING & PHOTO LOCATIONS

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TABLE 1

Soil Analytical Results for Metals and OCPs

Southeast Corner of Chandler Street and Hellman Avenue

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Sample ID	Sample Depth (feet)	Date Sampled	□PA M□□□□d □010		□PA M□□□□d 8081		
			Arsenic (mg/kg)	Lead (mg/kg)	4,4'-DDE (mg/kg)	4,4-DDT (mg/kg)	All Other OCPs
Lead-based Paint and Termiticide Investigation							
□-1-0□□	0□□	8□12□2013	--	**19.3**	**0.011**	**0.025**	ND
□-2-0□□	0□□	8□12□2013	--	**15.4**			
□-3-0□□	0□□	8□12□2013	--	**6.99**	**0.002**	**0.001**	ND
□-□-0□□	0□□	8□12□2013	--	**9.07**			
□-□-0□□	0□□	8□12□2013	--	**17.0**	**0.0008J**	□0□0001	ND
□-□-0□□	0□□	8□12□2013	--	**11.9**			
□-7-0□□	0□□	8□12□2013	--	**9.31**	□0□0003	□0□0001	ND
□-8-0□□	0□□	8□12□2013	--	**7.98**			
□-□-0□□	0□□	8□12□2013	--	**10.4**	□0□0003	□0□0001	ND
□-10-0□□	0□□	8□12□2013	--	**17.8**			
□-11-0□□	0□□	8□12□2013	--	**1.62**	□0□0003	□0□0001	ND
□-12-0□□	0□□	8□12□2013	--	**1.60**			
□-13-0□□	0□□	8□12□2013	--	**12.50**	□0□0003	□0□0001	ND
□-2-2□□	2□□	8□12□2013	--	**3.00**			
□-3-2□□	2□□	8□12□2013	--	**6.44**	**0.012**	**0.009**	ND
□-□-2□□	2□□	8□12□2013	--	**4.30**			
□-□-2□□	2□□	8□12□2013	--	**14.8**	**0.0007J**	□0□0001	ND
□-□-2□□	2□□	8□12□2013	--	**6.00**			
□-7-1□□	1□□	8□12□2013	--	**9.94**	□0□0003	□0□0001	ND
□-11-1□□	1□□	8□12□2013	--	**1.51**	□0□0003	□0□0001	ND
Agricultural Chemical Investigation							
□-1□-0□□	0□□	8□12□2013	**2.00**	--	**0.0008J**	□0□0003	ND
□-1□-0□□	0□□	8□12□2013	**0.729**	--	□0□0003	□0□0001	ND
□-1□-2□□	2□□	8□12□2013	**0.808**	--	□0□0003	□0□0001	ND
□-1□-0□□	0□□	8□12□2013	**1.34**	--	□0□0003	□0□0001	ND
□-1□□2□□	2□□	8□12□2013	**0.922**	--	□0□0003	□0□0001	ND
□-17-0□□	0□□	8□12□2013	**0.864**	--	**0.0006J**	□0□0001	ND
□-17-2□□	2□□	8□12□2013	**1.17**	--	□0□0003	□0□0001	ND
□-18-0□□	0□□	8□12□2013	**0.526**	--	□0□0003	□0□0001	ND
□-18-2□□	2□□	8□12□2013	**0.884**	--	**0.005**	□0□0001	ND
□-1□-0□□	0□□	8□12□2013	**2.09**	--	□0□0003	□0□0001	ND
□-1□-2□□	2□□	8□12□2013	**2.97**	--	□0□0003	□0□0001	ND
Screening Criteria							
California Human Health Screening Levels (CHHSL) for Residential Use			12□	80	1□□	1□□	--

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TABLE 2

Soil Analytical Results for TPH and VOCs

Southeast Corner of Chandler Street and Hellman Avenue

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Sample ID	Sample Depth (feet)	Date Sampled	□PA M□□□□d 801□			□PA M□□□□d 82□0					
			C4-C10 (mg/kg)	C11-C22 (mg/kg)	C23-C35 (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	MTBE (mg/kg)	All Other VOCs
□□-1-0□□	0□□	8□12□2013	□□	□□	**773**	□0□002	□0□002	□0□002	□0□00□	□0□002	ND
□□-1-2	2	8□12□2013	□□	□□	**51.4**	□0□002	□0□002	□0□002	□0□00□	□0□002	ND
□□-2-0□□	0□□	8□12□2013	□□	□□	**700**	□0□002	□0□002	□0□002	□0□00□	□0□002	ND
□□-2-2	2	8□12□2013	□□	□□	□2□	□0□002	□0□002	□0□002	□0□00□	□0□002	ND
Screening Criteria											
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Notes:

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APPENDIX B

SITE RECONNAISSANCE PHOTOGRAPHS



Photo 1: View from the northwest corner of the subject site, looking east along Chandler Street.



Photo 2: View from the northwest corner of the subject site, looking south along Hellman Avenue.



Photo 3: View of the Corona Livestock Auction building at 14982 Chandler Street.



Photo 4: View of the water well in the northwest portion of the subject site.



Photo 5: View of water storage tanks related to the onsite irrigation system.



Photo 6: View of a diesel AST in the northwest portion of the subject site (See Photo 7).



Photo 7: View of two diesel ASTs in the northwest portion of the subject site (See Photo 6).



Photo 8: View of corrals and shade structures along the western margin of the subject site.



Photo 9: View of a livestock auction barn in the northwest portion of the subject site.



Photo 10: View of three 55-gallon drums containing waste oil and stained asphalt adjacent to a barn structure in the northwest portion of the subject site.



Photo 11: Close up of three 55-gallon drums containing waste oil and stained asphalt in the northwest portion of the subject site (See Photo 10).



Photo 12: View of a stockyard in the western portion of the subject site, looking south.



Photo 13: An area of minor stained asphalt in the northwest portion of the subject site.



Photo 14: View of the McCune and Associates commercial building at 14970 Chandler Street.



Photo 15: View of the single-family residence at 14958 Chandler Street.



Photo 16: View of irrigation pipes adjacent to the rear of the single-family residence. A detached garage for the residence is visible in the background.



Photo 17: View of the former agricultural fields in the eastern portion of the subject site.



Photo 18: View of a hay barn in the northern central portion of the subject site.



Photo 19: View of hay trailers adjacent to the hay barn. A storage shed is visible in the background (See Photo 20).



Photo 20: Close-up of two 5-gallon gear oil cans in the storage shed (See Photo 19).



Photo 21: View of a loading dock with standing water adjacent to the hay barn in the northern central portion of the subject site (See Photo 22).



Photo 22: Close-up of standing water in the loading dock adjacent to the hay barn. Hard water staining is visible on the walls of the loading dock (See Photo 21).



Photo 23: View of a former dairy adjacent to the south of the subject site.



Photo 24: View of the nursery operations in the southwest corner of the subject site.



Photo 25: View from the southwest corner of the subject site, looking west. A plastic recycling facility is visible in the background.



Photo 26: View of transformers and a water well along the southern central margin of the subject site.



Photo 27: View of the southwestern retention pond in the southern portion of the subject site.



Photo 28: View of the southeastern retention pond in the southern portion of the subject site.



Photo 29: View of the northern retention pond in the southern portion of the subject site.



Photo 30: View of the former agricultural fields from the southern margin of the subject site.

APPENDIX C

CLIENT SUPPLIED DOCUMENTATION

Leighton and Associates, Inc.

Phase I ESA Users Questionnaire

Project Name: FLAMINGO DAIRY

Project Address or APN: 130-020-001-3

Client (or user of the Phase I Environmental Site Assessment): LENNAR HOMES OF CA

Name/Title: RANDY SCHROEDER

Client Phone: 951-817-3663

Reason Phase I is required: LOOKING TO PURCHASE PROPERTY

Type of property: FORMER DAIRY + AG

Type of property transaction (e.g., Sale, purchase, exchange): PURCHASE

Complete and Correct Address of the property and APN(s): 14970 CHANDLER ST. FONTANA, CA

Any scope of services beyond the ASTM Practice E 1527: ~~THE~~ PHASE 2 AS MAY BE REQ'D

All Parties that will rely on the Phase I report: CLIENT ONLY

Name and Contact Information for Site Contact: RICK BONDAR 951-318-0600

Any special terms or conditions: NO

Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property): PRIOR REPORTS PREVIOUSLY SENT

Total Pages when Complete:

Leighton and Associates, Inc.

(1). Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? ☐ Yes | ☒ No

If Yes, Describe:

(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ☐ Yes | ☒ No

If Yes, Describe:

(3). Specialized knowledge or experience of the person seeking to qualify for the Landowners Liability Protections (LLP) (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ☐ Yes | ☒ No

If Yes, Describe:

(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 DRF 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☒ Yes | ☐ No

If Yes, Describe:

(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? ☒ Yes | ☐ No

(b.) Do you know of specific chemicals that are present or once were present at the property? ☐ Yes | ☒ No

(c.) Do you know of spills or other chemical releases that have taken place at the property? ☐ Yes | ☒ No

(d.) Do you know of any environmental cleanups that have taken place at the property? ☐ Yes | ☒ No

If Yes, Describe: _____

(6). The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user of this ESA,* based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property?* ☒ Yes | ☐ No

If Yes, Describe: DAIRY OPERATION + AG USE

Continuation of any answer:

Question # _____

Question # _____

Question # _____

Flamingo

Leighton and Associates, Inc.

Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: James D. McCune Title: Partner / Owner

Address: 872 Kala Point Dr. Port Townsend, WA 98368 Phone: (951) 415-6900 cell (951) 737-7257 office

Relationship to Property: Partner / Owner

Name and Address of Owner of the Property: Same as above

Date of Ownership: Jan. 1963 Site Name: McCune & Associates Flamingo Dairy / Corona Livestock Auction

Property Address: 14970 Chandler St., Eastvale, CA 92880

Previous Street Names/Numbers: 14970 Chandler St., Corona, CA 92880

General Business Type/Present Property Use: Previous: Dairy / Current: livestock Feeding

Assessor Parcel Number: 130020001-3 Acreage: 31.85 M/L Total # of buildings: 5

Grand Total Square Footage: _____ Date Built: 1963

Past Property Uses (include dates): Dairy, Dairy Auction, Business office

Source of Potable Water Supply (municipal/groundwater wells): Wells

Sewage Disposal (municipal/septic) (provide name of utility): Septic

Means of Heating/Cooling (gas, electric, heating oil, etc.): Gas / Electric

Fuel Source for Heating/Air Conditioning (provide name of utility): SCE / The Gas Co.

Waste/Trash removal (provide name of company): Waste Management of Inland Empire

Neighboring Property Types (commercial/industrial/residential): Residential / Vacant

Current Uses of Adjoining Properties:

North: Vacant

South: Vacant

East: Residential

West: Pasture / Hay lot

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK.	ADJACENT PROPERTY
Hazardous Materials Gas, diesel oil	✓			
Hazardous Waste		✓		
MSDS Sheets				
Underground Storage Tanks removed	✓			
Aboveground Storage Tanks 2	✓			
Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area		✓		
Odors	✓			
Drums Butler building	✓			
Electrical or hydraulic equipment known to contain PCBs			✓	
Stained soil or surfaces			✓	
Drains water, Manure	✓			
Sumps septic	✓			
Clarifier		✓		
Pits, ponds, or lagoons	✓			
Stressed vegetation			✓	
Areas for dumping solid waste (landfill) Manure in corrals	✓			
Wastewater Lagoons	✓			
Wells (oil or gas)		✓		
Septic Systems House	✓			
Fill Material (if fill material is on site, please state source of fill) Dirt from Hellman	✓			

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.		✓		
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?	✓			
Do you know of any notices or correspondence form any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?	✓			weed Abatement
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?		✓		
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	✓			500 gallon underground tank (gas) removed
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.	✓			manure Cleanup
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.			✓	

Current Property Owner's Time Period of Ownership: Owned within the same two Families of McCune & Stanley since 1963

Property Utilization During Ownership (if farmed, state if irrigated or dry farmed and if pesticides are/were used): Dairy, Auction, 900 cow dairy, Crops, Office. Normal pesticide use for these operations.

Name and Address of Past Owners: All previous owners are deceased.

Additional Comments:

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature

08-19-13
Date

Leighton and Associates, Inc.

Phase I ESA Users Questionnaire

Project Name:

Project Address or APN:

14970 Chandler st., Eastvale, CA 92880

Client (or user of the Phase I Environmental Site Assessment)

Name/Title:

James D. McCune; Partner/owner

Client Phone:

Cell: (951) 415 6900 office: (951) 737-7251

Reason Phase I is required:

Type of property:

Dairy and office, former auction

Type of property transaction (e.g., Sale, purchase, exchange):

Livestock feeding

Complete and Correct Address of the property and APN(s):

14970 Chandler st., Eastvale, CA 92880 APN: 130020001-3

Any scope of services beyond the ASTM Practice E 1527:

All Parties that will rely on the Phase I report:

Name and Contact Information for Site Contact:

Any special terms or conditions:

Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property):

Total Pages when Complete:

Phase I ESA Users Questionnaire

(1). Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? ☐ Yes | ☑ No

If Yes, Describe:

(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ☐ Yes | ☑ No

If Yes, Describe:

(3). Specialized knowledge or experience of the person seeking to qualify for the Landowners Liability Protections (LLP) (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ☑ Yes | ☐ No

If Yes, Describe: Normal pesticide & Chemical use for a dairy, including Fly Sprays, Soaps, iodine pre-dip & Maintenance of equip, gas, diesels & oils.

(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 DRF 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☐ Yes | ☐ No

If Yes, Describe:

(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? ☑ Yes | ☐ No

(b.) Do you know of specific chemicals that are present or once were present at the property? ☑ Yes | ☐ No

Phase I ESA Users Questionnaire

(c.) Do you know of spills or other chemical releases that have taken place at the property? ☐ Yes | ☑ No

(d.) Do you know of any environmental cleanups that have taken place at the property? ☐ Yes | ☑ No

If Yes, Describe:

(6). The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user of this ESA,* based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property?* ☐ Yes | ☑ No

If Yes, Describe:

Continuation of any answer:

Question #5 The property was used to feed & milk dairy cows, which involved the use of normal chemical products to clean dairy equipment & treat livestock, in addition to Round Up and fertilizer.

Question #

Question #

PRELIMINARY METHANE ASSESSMENT REPORT
Tentative Tract Map No. 29997

Prepared For:

McCune & Associates

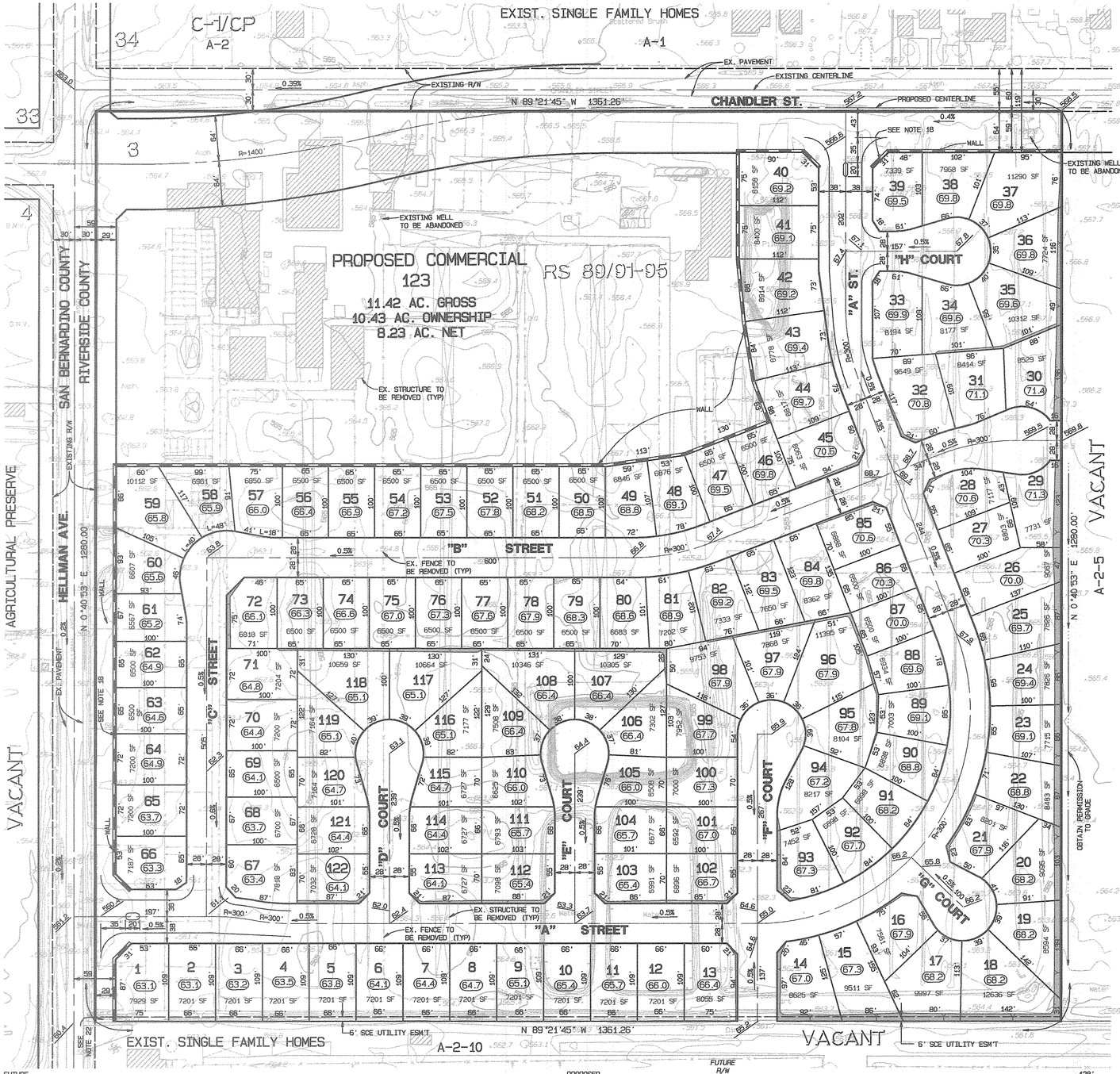
November 8, 2001

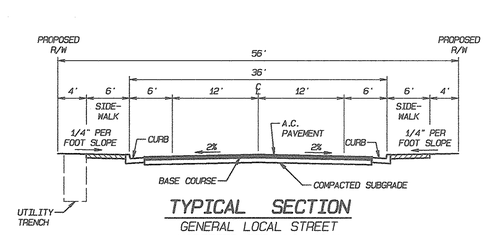


ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS

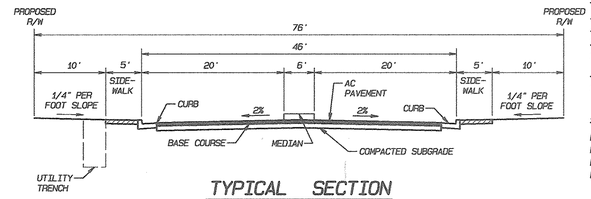
GEOTECHNICAL INVESTIGATION
TENTATIVE TRACT NO. 29997
EASTVALE AREA
RIVERSIDE COUNTY, CALIFORNIA
PREPARED FOR
McCUNE AND ASSOCIATES
JOB NO. 041198-3

C·H·J· INCORPORATED

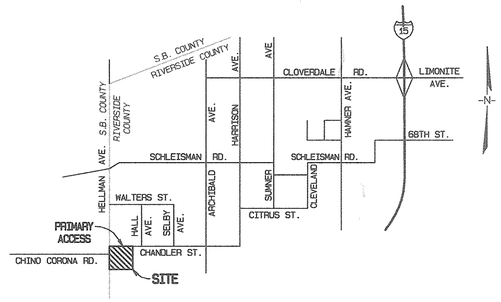




TYPICAL SECTION
GENERAL LOCAL STREET
MODIFIED STD. NO. 104A
SECOND SUPERVISORIAL DISTRICT STANDARDS
"A" ST. (CT.) THROUGH "H" ST. (CT.)
NTS



TYPICAL SECTION
COLLECTOR STREET
MODIFIED STD. No. 103A
SECOND SUPERVISORIAL DISTRICT STANDARDS
ENTRY PORTIONS OF "A" STREET
NTS



VICINITY MAP
NTS
SECTION 3, T.3S, R.7W

GENERAL NOTES

OWNERS:

ROBERT M. McCUNE, TRUSTEE OF ROBERT M. McCUNE 1972 TRUST
DATED 8/15/72 AND RICHARD J. HOEKSEMA AND ROBERT E. STANLEY JR.,
CO-TRUSTEES OF THE R. AND M. STANLEY LIVING TRUST DATED 8/2/74
P.O. BOX 1295
CORONA, CA., 92878
(909) 737-7251

APPLICANT

McCUNE & ASSOCIATES
P.O. BOX 1295
CORONA, CA., 92878
(909) 737-7251

ENGINEER

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CALIFORNIA 92506
(909) 686-1070

A.P.N.

130-020-001

ACREAGE

40.00 ACRES TOTAL OWNERSHIP
41.84 ACRES GROSS
36.75 ACRES NET
122 LOTS RESIDENTIAL
1 COMMERICAL LOT 123

123 TOTAL LOTS

LAND USE

EXISTING LAND USE:	AGRICULTURAL
PROPOSED LAND USE:	RESIDENTIAL & COMMERCIAL
EXISTING ZONING:	A-2-10
PROPOSED ZONING:	R-4 AND C1-CP

UTILITIES

WATER	- JURUPA COMMUNITY SERVICES DISTRICT
SEWER	- JURUPA COMMUNITY SERVICES DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	- SOUTHERN CALIFORNIA EDISON
TELEPHONE	- PACIFIC BELL
TELEVISION	- INDIVIDUAL RECEPTION / CABLE

SCHOOL DISTRICT

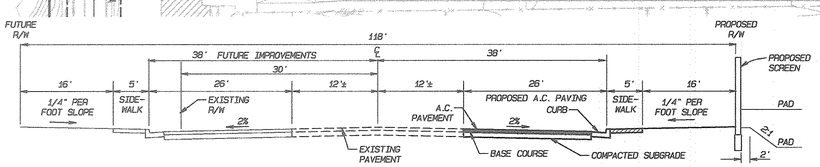
CORONA-NORCO UNIFIED SCHOOL DISTRICT

NOTES

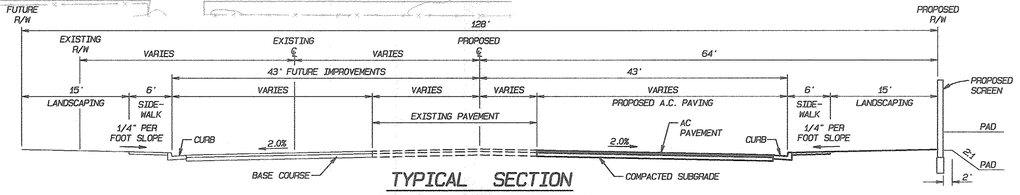
1. ALL IMPROVEMENTS SHALL BE PER SCHEDULE "A" SUBDIVISION, ORDINANCE 460.
2. 2001 THOMAS BROS. MAP BOOK: PAGE 712, GRID H3.
3. THIS MAP DOES INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
4. ALL SLOPES ARE 2:1 RATIO, UNLESS OTHERWISE NOTED.
5. FLOOD ZONE C, AREA OF MINIMAL FLOODING.
6. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO ORDINANCE 457 REQUIREMENTS.
7. ACCESS SHALL BE RESTRICTED ON HELMAN AVENUE AND CHANDLER ST. EXCEPT AT PLANNED DRIVEWAY ENTRANCES.
8. (70.8) INDICATES PRELIMINARY PAD ELEVATION.
9. ALL EXISTING DWELLINGS OR STRUCTURES ARE TO BE REMOVED FROM THE SITE.
10. LAND IS NOT SUBJECT TO LIQUIFACTION OR OTHER GEOLOGICAL HAZARD AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
11. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
12. PROJECT IS NOT WITHIN A SPECIFIC PLAN.
13. NO SUBSURFACE SEPTIC SEWAGE DISPOSAL IS INTENDED.
14. TOPOGRAPHY FLOWN BY INLAND AERIAL SURVEYS ON 4/5/00.
15. NO PROPOSED STRUCTURES OR DWELLINGS ON SITE.
16. PROJECT IS NOT ZONED R-2, RESTRICTED SINGLE-FAMILY RES.
17. PROJECT IS WITHIN JURUPA COMMUNITY SERVICES DISTRICT.
18. ENTRY MONUMENTATION PER DESIGN AND LANDSCAPING GUIDELINES IN SECOND SUPERVISORIAL DISTRICT.
19. THERE ARE NO EASEMENTS OF RECORD.
20. THERE ARE NO OPEN CHANNELS.
21. ALL STRUCTURES TO BE REMOVED ON LOT 124 WHEN COMMERCIAL SITE IS DEVELOPED.
22. APPLICANT WILL OBTAIN PERMISSION FOR INCREASED RUNOFF FROM DOWNSTREAM PROPERTY IN LIEU OF MITIGATION BASIN.

AMENDED MAP NO. 1

REVISIONS	DATE	BY
REVISED PER LAND DIVISION COMM. MEETING DATED 2/8/01	8/16/01	HLM



TYPICAL SECTION
SECONDARY HIGHWAY
MODIFIED STD. NO. 102
SECOND SUPERVISORIAL DISTRICT STANDARDS
HELMAN AVENUE
NTS



TYPICAL SECTION
COMMERCIAL ARTERIAL HIGHWAY
MODIFIED STD. NO. 100
SECOND SUPERVISORIAL DISTRICT STANDARDS
CHANDLER AVENUE
NTS

GRAPHIC SCALE 1"=80'
0 80 160 240

TENTATIVE MAP

TRACT NO. 29997

A PORTION OF LOT "A" OF FULLER RANCHO, WESTERLY SECTION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 80-81 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LYING WITHIN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 7 WEST, JURUPA RANCHO.

SCALE 1" = 80'	ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS	CIVIL ENGINEERS 3788 McCRAY ST. RIVERSIDE CA. 92506 (909) 686-1070	W.O. 00-0047
DATE 1/11/2001			SHEET 1
DESIGNED HLM			OF 1 SHEETS
CHECKED			DWG. NO.
PLN CK REF:			TENT0047.PRO
F.B.	APPROVED BY:		

13816

APPENDIX D

ENVIRONMENTAL LIEN AND AUL SEARCH

Tentative Tract 29997
Chandler Road and Hellman Avenue
Corona, CA 92880

Inquiry Number: 3673829.7
July 25, 2013

EDR Environmental Lien and AUL Search

Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

Chandler Road and Hellman Avenue
Tentative Tract 29997
Corona, CA 92880

RESEARCH SOURCE

Source 1:

Riverside Recorder
Riverside, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed:	deed
Title is vested in:	McCune Realty Investment Co LP Richard J Hoeksema
Title received from:	Robert M McCune Trustee
Deed Dated	4/20/2009
Deed Recorded:	4/28/2009
Book:	NA
Page:	na
Volume:	na
Instrument:	na
Docket:	NA
Land Record Comments:	See Exhibit
Miscellaneous Comments:	na
Legal Description:	See Exhibit
Legal Current Owner:	McCune Realty Investment Co LP Richard J Hoeksema Robert E Stanley Jr Trustees
Parcel # / Property Identifier:	130-020-001
Comments:	See Exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

Deed Exhibit 1

RECORDED AT THE REQUEST OF
CHICAGO TITLE - INLAND EMPIRE

DOC # 2009-0208169
04/28/2009 08:00A Fee:12.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
Chicago Title
Mail Tax Statements to
AND WHEN RECORDED MAIL TO:

Robert M. Mccune
P.O. Box 1295
Corona, CA 92878-1295

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					T:		CTY	UNI	042

Title Order No.: 970014350-f03 Escrow No.: 43621-SO

130-020-001-3 TRA 059-005

QUITCLAIM DEED

12

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $NONE CITY TRANSFER TAX $NONE
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale. No Consideration
[X] Unincorporated area [ ] City of **AND**

T 042

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERT M. MCCUNE, TRUSTEE OF THE ROBERT M. MCCUNE TRUST

do(es) hereby remise, release and forever quitclaim to:

MCCUNE REALTY INVESTMENT CO., L.P. a California Limited Partnership, as to an undivided one half interest and RICHARD J. HOEKSEMA AND ROBERT E. STANLEY, JR., AS CO-TRUSTEES OF THE ROBERT AND MARGARET STANLEY CHARITABLE REMAINDER TRUST, as to an undivided 27.2333% interest and RICHARD J. HOEKSEMA AND ROBERT E. STANLEY, JR., AS CO-TRUSTEES OF THE MARGARET E. STANLEY RESIDUARY TRUST, as to an undivided 22.7667% interest

the real property in the County of Riverside, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
A.P. # 130-020-001-3
This Deed is excluded from a change in ownership as it is executed only to eliminate any interest of Robert M. McCune Trustee of the Robert M. McCune Trust due to that certain Notice recorded July 18, 1996 as Document No. 267103.

DATED April 20, 2009

ROBERT M. MCCUNE, TRUSTEE OF THE ROBERT M. MCCUNE TRUST

ROBERT M. MCCUNE, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF San Bernardino
On April 23, 2009
before me, Susan Ortiz,
A Notary Public in and for said State personally appeared
Robert M. McCune

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/her/their authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

SUSAN ORTIZ
COMM. #1650862
NOTARY PUBLIC • CALIFORNIA
SAN BERNARDINO COUNTY
Comm. Exp. MARCH 20, 2010

Signature Susan Ortiz (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

EXHIBIT A

THAT PORTION OF LOT "A" OF FULLER RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN THE WESTERLY SECTION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 80 AND 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT "A";
THENCE NORTH 89° 50' 39" EAST ALONG THE NORTH LINE OF SAID LOT "A", 1,361.26 FEET;
THENCE SOUTH 00° 02' 21" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT "A", 1,280.00 FEET;
THENCE SOUTH 89° 50' 39" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT "A", 1,361.26 FEET TO A POINT ON THE WEST LINE OF SAID LOT "A";
THENCE NORTH 00° 02' 21" WEST ALONG THE WEST LINE OF SAID LOT "A", 1,280.00 FEET, TO THE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 14.00 FEET OF THE WESTERLY 680.00 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED MAY 11, 1966 AS INSTRUMENT NO. 49648.

MISCELLANEOUS EXHIBITS

RECORDED AT THE REQUEST OF
CHICAGO TITLE - INLAND EMPIRE

DOC # 2009-0208170
04/28/2009 08:00A Fee:28.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
Chicago Title

Mail Tax Statements to
AND WHEN RECORDED MAIL TO:

ROBERT AND MARGARET STANLEY CHARITABLE
REMAINDER TRUST

S	R	C	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			4						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					T:		CTY	UNI	042

Title Order No.: 970014350-f03 Escrow No.: 43621-SO

130-020-001-3 TRA059-005 **GRANT DEED** 28

THE UNDERSIGNED GRANTOR(S) DECLARE(S) ϕ No Consideration
DOCUMENTARY TRANSFER TAX is $NONE DUE*
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[X] Unincorporated area [ ] City of **AND**

T
042

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RICHARD J. HOEKSEMA AND ROBERT E. STANLEY, JR., AS CO-TRUSTEES OF THE R. AND M. STANLEY LIVING TRUST DATED AUGUST 2, 1974 (RESTATED), SURVIVOR'S TRUST

hereby GRANT(s) to:

RICHARD J. HOEKSEMA AND ROBERT E. STANLEY, JR., AS CO-TRUSTEES OF THE ROBERT AND MARGARET STANLEY CHARITABLE REMAINDER TRUST, as to an undivided 27.2333% interest and RICHARD J. HOEKSEMA AND ROBERT E. STANLEY, JR., AS CO-TRUSTEES OF THE MARGARET E. STANLEY RESIDUARY TRUST, as to an undivided 22.7667% interest

the real property in the County of Riverside, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: AP#: 130-020-001-3
* THIS TRANSACTION IS A CORRECTION ONLY OF THE VESTING AND UNDIVIDED INTERESTS OF AN ENTITY IN TITLE TO THE PROPERTY, AND IS ALSO A TRANSFER FROM PARENT TO CHILD THROUGH A TRUST.

DATED April 13, 2009

RICHARD J. HOEKSEMA AND ROBERT E. STANLEY, JR., AS CO-TRUSTEES OF THE R. AND M. STANLEY LIVING TRUST DATED AUGUST 2, 1974 (RESTATED), SURVIVOR'S TRUST

BY: Richard Hoeksema
RICHARD J. HOEKSEMA, CO- TRUSTEE

BY: _____
ROBERT E. STANLEY, CO-TRUSTEE

STATE OF CALIFORNIA
COUNTY OF _____
On _____
before me, _____,
A Notary Public in and for said State personally appeared

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature See Attached Acknowledgments (Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

ACKNOWLEDGMENT

State of California

County of San Bernardino

On April 23, 2009 before me, Susan Ortiz,

A Notary Public in and for said State personally appeared Robert E. Stanley, Jr.

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/~~they executed the same in his/~~her/~~their authorized capacity(~~ies~~), and that by his/~~her/~~their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan Ortiz

SUSAN ORTIZ
COMM. #1650862
NOTARY PUBLIC • CALIFORNIA
SAN BERNARDINO COUNTY
Comm. Exp. MARCH 20, 2010

(Seal)

ACKNOWLEDGMENT

State of California

County of San Bernardino

On April 24, 2009 before me, Susan Ortiz,

A Notary Public in and for said State personally appeared Richard J. Hoeksema

who proved to me on the basis of satisfactory evidence to be the person(s) whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/the~~y executed the same in his/~~her/the~~ir authorized capacity~~(ies)~~, and that by his/~~her/the~~ir signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan Ortiz

SUSAN ORTIZ
COMM. #1650862
NOTARY PUBLIC • CALIFORNIA
SAN BERNARDINO COUNTY
Comm. Exp. MARCH 20, 2010

(Seal)

EXHIBIT A

THAT PORTION OF LOT "A" OF FULLER RANCHO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WITHIN THE WESTERLY SECTION, AS SHOWN BY MAP ON FILE IN BOOK 16, PAGES 80 AND 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT "A";
THENCE NORTH 89° 50' 39" EAST ALONG THE NORTH LINE OF SAID LOT "A", 1,361.26 FEET;
THENCE SOUTH 00° 02' 21" EAST, PARALLEL WITH THE WEST LINE OF SAID LOT "A", 1,280.00 FEET;
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THENCE NORTH 00° 02' 21" WEST ALONG THE WEST LINE OF SAID LOT "A", 1,280.00 FEET, TO THE POINT OF BEGINNING;

EXCEPT THE NORTHERLY 14.00 FEET OF THE WESTERLY 680.00 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED MAY 11, 1966 AS INSTRUMENT NO. 49648.

APPENDIX E

ENVIRONMENTAL RADIUS REPORT

Tentative Tract 29997
Chandler Road and Hellman Avenue
Corona, CA 92880

Inquiry Number: 3673829.2s
July 24, 2013

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

CHANDLER ROAD AND HELLMAN AVENUE
CORONA, CA 92880

COORDINATES

Latitude (North):	33.9444000 - 33° 56' 39.84''
Longitude (West):	117.6088000 - 117° 36' 31.68''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	443740.4
UTM Y (Meters):	3755963.8
Elevation:	568 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33117-H5 CORONA NORTH, CA
Most Recent Revision:	1981
West Map:	33117-H6 PRADO DAM, CA
Most Recent Revision:	1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2012
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
SYANN DAIRY #4 14970 CHANDLER CORONA, CA	FINDS	N/A
FLAMINGO DAIRY 14970 CHANDLER AVE CORONA, CA 91720	HIST CORTESE LUST Status: Completed - Case Closed ENF EMI WDS	N/A
TRACT 29997 14970 CHANDLER ST AT HELLMAN AVE CORONA, CA 92880	NPDES	N/A

EXECUTIVE SUMMARY

FLAMINGO DAIRY
14970 CHANDLER
CORONA, CA 91720

HAZNET

N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ---------- Federal Facility Site Information listing

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls
LUCIS ---------- Land Use Control Information System

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ..... Solid Waste Information System

State and tribal leaking storage tank lists

SLIC ..... Statewide SLIC Cases
INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST ..... Active UST Facilities
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land
FEMA UST ..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

VCP ..... Voluntary Cleanup Program Properties
INDIAN VCP ..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI ..... Open Dump Inventory
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ..... Clandestine Drug Labs
HIST Cal-Sites ..... Historical Calsites Database
SCH ..... School Property Evaluation Program
Toxic Pits ..... Toxic Pits Cleanup Act Sites
CDL ..... Clandestine Drug Labs
US HIST CDL ..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST ..... Facility Inventory Database
SWEEPS UST ..... SWEEPS UST Listing

Local Land Records

LIENS 2	CERCLA Lien Information
LIENS	Environmental Liens Listing
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators
DOT OPS	Incident and Accident Data
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
US MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
RAATS	RCRA Administrative Action Tracking System
RMP	Risk Management Plans
CA BOND EXP. PLAN	Bond Expenditure Plan
UIC	UIC Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
Notify 65	Proposition 65 Records
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
MWMP	Medical Waste Management Program Listing
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
HWT	Registered Hazardous Waste Transporter Database
HWP	EnviroStor Permitted Facilities Listing
Financial Assurance	Financial Assurance Information Listing
LEAD SMELTERS	Lead Smelter Sites
2020 COR ACTION	2020 Corrective Action Program List
US AIRS	Aerometric Information Retrieval System Facility Subsystem

EXECUTIVE SUMMARY

PRP---------- Potentially Responsible Parties
EPA WATCH LIST---------- EPA WATCH LIST
US FIN ASSUR---------- Financial Assurance Information
PCB TRANSFORMER---------- PCB Transformer Registration Database
PROC---------- Certified Processors Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP---------- EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat---------- EDR Exclusive Historic Gas Stations

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site List

CERC-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERC-NFRAP list, as provided by EDR, and dated 02/05/2013 has revealed that there is 1 CERC-NFRAP site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DUMP-HALL AVE	7675 HALL AVE	NE 1/8 - 1/4 (0.250 mi.)	B8	18

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which

there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 05/06/2013 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DUMP - HALL AVENUE	***7675 HALL AVENUE***	***NE 1/8 - 1/4 (0.250 mi.)***	***B9***	***19***
Status: Refer: Other Agency				

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 06/17/2013 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BRAZIL MARKET	14449 CHANDLER ST	ENE 1/4 - 1/2 (0.432 mi.)	C11	20
Status: Completed - Case Closed				
BRAZIL MARKET	14449 CHANDLER ST	ENE 1/4 - 1/2 (0.432 mi.)	C12	23

Lower Elevation	Address	Direction / Distance	Map ID	Page
VANDER LAAN DAIRY	***8755 CHINO CORONA RD***	***WNW 1/8 - 1/4 (0.166 mi.)***	***7***	***15***
Status: Completed - Case Closed				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HAROLD JONGSMA & SON DAIRY	***8050 HELLMAN AVE***	***WNW 0 - 1/8 (0.005 mi.)***	***5***	***14***

Other Ascertainable Records

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
DUMP - HALL AVENUE	***7675 HALL AVENUE***	***NE 1/8 - 1/4 (0.250 mi.)***	***B9***	***19***
BRAZIL MARKET	14449	ENE 1/4 - 1/2 (0.430 mi.)	C10	20

Lower Elevation	Address	Direction / Distance	Map ID	Page
VANDER LAAN DAIRY	***8755 CHINO CORONA RD***	***WNW 1/8 - 1/4 (0.166 mi.)***	***7***	***15***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

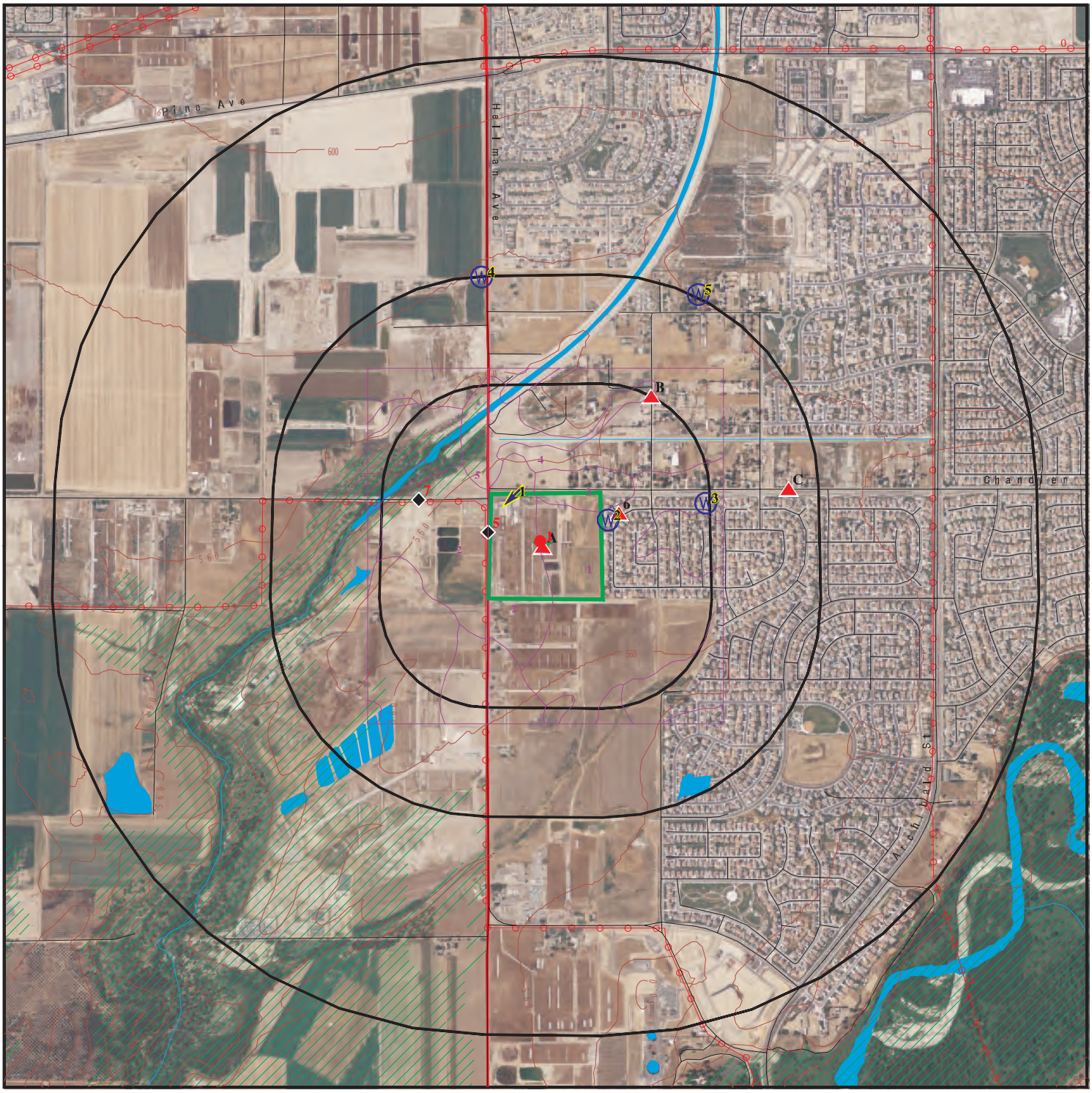
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	14770 TOMMY CT	ENE 0 - 1/8 (0.041 mi.)	6	15

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

Site Name	Database(s)
TRACT 18625 SARES REGIS INDUSTRIAL	NPDES
LOT 11 TRACT 17571	NPDES
TRACT 30931 & 30931 1	NPDES
TRACT 32630	NPDES
SANCERRE TRACT 30896	NPDES
TRACT 32584	NPDES
TRACT 34488 HARRINGTON	NPDES
TRACT 35468	NPDES
TRACT 31961	NPDES
TENTATIVE TRACT MAP NO 31955	NPDES
TRACT 31643 1	NPDES
TRACT 31643 F	NPDES
TRACT 30931	NPDES
TRACT 31252	NPDES
TRACT 31406	NPDES
CORONA VALLEY TRACT 30762	NPDES
HENRY VIRAMONTES	SWF/LF
WILD ROSE DEVELOPMENT	LUST
SWAGER & SONS DAIRY	HIST UST
RODRIGUEZ DAIRY	ENVIROSTOR

OVERVIEW MAP - 3673829.2s



0 1/4 1/2 1 Miles

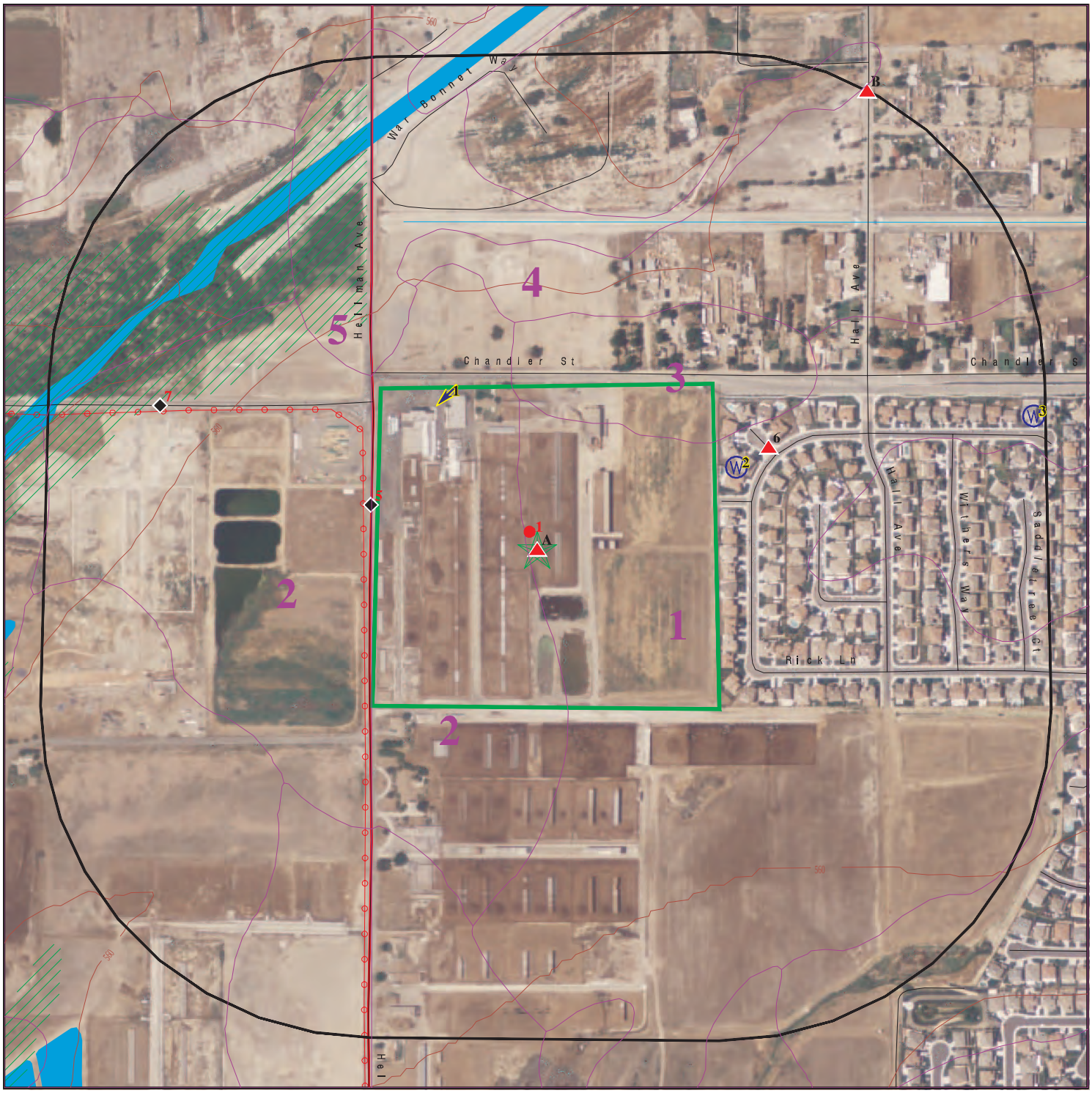
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Tentative Tract 29997	CLIENT: Leighton and Associates, Inc.
ADDRESS: Chandler Road and Hellman Avenue Corona CA 92880	CONTACT: Zach Freeman
LAT/LONG: 33.9444 / 117.6088	INQUIRY #: 3673829.2s DATE: July 24, 2013 9:06 am

Copyright © 2013 EDR, Inc. © 2010 Tele Atlas Rel. 07/2009.

DETAIL MAP - 3673829.2s



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Tentative Tract 29997	CLIENT: Leighton and Associates, Inc.
ADDRESS: Chandler Road and Hellman Avenue Corona CA 92880	CONTACT: Zach Freeman INQUIRY #: 3673829.2s
LAT/LONG: 33.9444 / 117.6088	DATE: July 24, 2013 9:07 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	1	0	NR	NR	1
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	1	0	0	NR	1
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500	1	0	1	2	NR	NR	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		1	0	NR	NR	NR	1
SWEEPS UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	1
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
NPDES	TP	1	NR	NR	NR	NR	NR	1
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500	1	0	2	1	NR	NR	4
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	TP	1	NR	NR	NR	NR	NR	1
HAZNET	TP	1	NR	NR	NR	NR	NR	1
EMI	TP	1	NR	NR	NR	NR	NR	1
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
WDS	TP	1	NR	NR	NR	NR	NR	1
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		1	0	NR	NR	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
Target Property
SYANN DAIRY #4
14970 CHANDLER
CORONA, CA

FINDS **1014675684**
N/A

Site 1 of 4 in cluster A

Actual: 568 ft.

FINDS:

Registry ID: 110041393328

Environmental Interest/Information System
CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY

A2
Target Property
FLAMINGO DAIRY
14970 CHANDLER AVE
CORONA, CA 91720

HIST CORTESE **S103065183**
LUST **N/A**
ENF
EMI
WDS

Site 2 of 4 in cluster A

Actual: 568 ft.

CORTESE:
Region: CORTESE
Facility County Code: 33
Reg By: LTNKA
Reg Id: 083302926T

LUST:
Region: STATE
Global Id: T0606500481
Latitude: 33.9444159
Longitude: -117.60864
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 04/07/1999
Lead Agency: SANTA ANA RWQCB (REGION 8)
Case Worker: VJB
Local Agency: RIVERSIDE COUNTY LOP
RB Case Number: 083302926T
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0606500481
Contact Type: Local Agency Caseworker
Contact Name: UNK
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: Not reported

Global Id: T0606500481
Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)

FLAMINGO DAIRY (Continued) **S103065183**

Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: vjahn-bull@waterboards.ca.gov
Phone Number: 9517824903

Regulatory Activities:
Global Id: T0606500481
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0606500481
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0606500481
Action Type: ENFORCEMENT
Date: 04/07/1999
Action: Closure/No Further Action Letter

LUST REG 8:
Region: 8
County: Riverside
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083302926T
Local Case Num: Not reported
Case Type: Soil only
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Not reported
Leak Cause: UNK
Leak Source: UNK
Global ID: T0606500481
How Stopped Date: Not reported
Enter Date: 11/12/1996
Review Date: 1/30/1996
Prelim Assess: Not reported
Discover Date: 1/30/1996
Enforcement Date: Not reported
Close Date: 4/7/1999
Workplan: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Enter Date: 11/12/1996
GW Qualifies: Not reported
Soil Qualifies: Not reported

FLAMINGO DAIRY (Continued) **S103065183**

Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9459612
Longitude:	-117.6099772
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	VJJ
Staff Initials:	UNK
Lead Agency:	Regional Board
Local Agency:	33000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported
Summary:	REQUESTING CHARACTERIZATION

ENF:

Region:	8
Facility Id:	224595
Agency Name:	MC CUNE, JIM
Place Type:	Growing
Place Subtype:	Animal Feeding
Facility Type:	Agricultural
Agency Type:	Privately-Owned Business
# Of Agencies:	1
Place Latitude:	Not reported
Place Longitude:	Not reported
SIC Code 1:	241
SIC Desc 1:	Dairy Farms
SIC Code 2:	Not reported
SIC Desc 2:	Not reported
SIC Code 3:	Not reported
SIC Desc 3:	Not reported
NAICS Code 1:	Not reported
NAICS Desc 1:	Not reported
NAICS Code 2:	Not reported
NAICS Desc 2:	Not reported
NAICS Code 3:	Not reported
NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	0.0001
Threat To Water Quality:	2
Complexity:	C
Pretreatment:	X - Facility is not a POTW
Facility Waste Type:	Solid wastes, NEC
Facility Waste Type 2:	Stormwater runoff
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported

FLAMINGO DAIRY (Continued) **S103065183**

Program:	NPDES
# Of Programs:	1
WDID:	8 335221001
Reg Measure Id:	209367
Reg Measure Type:	Enrollee
Region:	8
Order #:	R8-2007-0001
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	N - No
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Historical
Status Date:	10/02/2007
Effective Date:	03/08/1985
Expiration/Review Date:	09/06/2012
Termination Date:	10/02/2007
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	Y
Individual/General:	I
Fee Code:	10 - Confined animal feeding facility
Direction/Voice:	Passive
Enforcement Id(EID):	346970
Region:	8
Order / Resolution Number:	Not reported
Enforcement Action Type:	Oral Communication
Effective Date:	03/05/2008
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	03/05/2008
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Oral Comm 3/5/2008
Description:	Not reported
Program:	NPDES
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability $ Amount:	0
Project $ Amount:	0
Liability $ Paid:	0
Project $ Completed:	0
Total $ Paid/Completed Amount:	0

EMI:

Year:	2007
County Code:	33
Air Basin:	SC

FLAMINGO DAIRY (Continued) **S103065183**

Facility ID:	154067
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6.513026052104208416
Reactive Organic Gases Tons/Yr:	4.55
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.48
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.724164

CA WDS:

Facility ID:	Santa Ana River 335221001
Facility Type:	Agricultural - Facility that treats and/or disposes of the wastes associated with confined and concentrated animal feeding, confined animal feeding, confined animal holding, confined and concentrated aquatic animal production facilities, and aquaculture. the treatment and/or disposal of agricultural return water is included in this category.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAG018001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	8
Facility Telephone:	Not reported
Facility Contact:	R.M. MCCUNE OR R.F. STANLEY
Agency Name:	MC CUNE JIM
Agency Address:	PO BOX 1295
Agency City,St,Zip:	CORONA 928781295
Agency Contact:	JIM MC CUNE
Agency Telephone:	9097377251
Agency Type:	Private
SIC Code:	241
SIC Code 2:	Not reported
Primary Waste:	Stormwater Runoff
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Secondary Waste:	Solid Wastes
Secondary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Design Flow:	0
Baseline Flow:	0
Reclamation:	No reclamation requirements associated with this facility.
POTW:	The facility is not a POTW.
Treat To Water:	Moderate Threat to Water Quality. A violation could have a major adverse impact on receiving biota, can cause aesthetic impairment to a significant human population, or render unusable a potential domestic or municipal water supply. Awsthetic impairment would include nuisance

FLAMINGO DAIRY (Continued) **S103065183**

from a waste treatment facility.

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

A3 **TRACT 29997** **NPDES** **S109461897**
Target **14970 CHANDLER ST AT HELLMAN AVE** **N/A**
Property **CORONA, CA 92880**

Site 3 of 4 in cluster A

Actual:
568 ft.

NPDES:

Npdes Number:	CAS000002
Facility Status:	Terminated
Agency Id:	0
Region:	8
Regulatory Measure Id:	285164
Order No:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	8 33C337190
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	10/14/2005
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	06/16/2010
Discharge Name:	McCune & Associates
Discharge Address:	PO Box 1295
Discharge City:	Corona
Discharge State:	California
Discharge Zip:	92878

A4 **FLAMINGO DAIRY** **HAZNET** **S112873706**
Target **14970 CHANDLER** **N/A**
Property **CORONA, CA 91720**

Site 4 of 4 in cluster A

Actual:
568 ft.

HAZNET:

Year:	1996
Gepaid:	CAC001202912
Contact:	FLAMINGO DAIRY
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	P O BOX 1295
Mailing City,St,Zip:	CORONA, CA 917180000
Gen County:	Not reported
TSD EPA ID:	CAT080013352
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	.3127
Facility County:	Riverside

5
WNW
< 1/8
0.005 mi.
27 ft.

HAROLD JONGSMA & SON DAIRY
8050 HELLMAN AVE
CORONA, CA 91720

HIST UST **U001569130**
EMI **N/A**

Relative:
Lower

Actual:
566 ft.

HIST UST:

Region:	STATE
Facility ID:	00000051609
Facility Type:	Other
Other Type:	DAIRY FARM
Total Tanks:	0003
Contact Name:	BILL JONGSMA
Telephone:	7145973806
Owner Name:	HAROLD JONGSMA & SON DAIRY
Owner Address:	8050 HELLMAN
Owner City,St,Zip:	CORONA, CA 91720

Tank Num:	001
Container Num:	1
Year Installed:	1971
Tank Capacity:	00000750
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Tank Construction:	Not reported
Leak Detection:	Visual

Tank Num:	002
Container Num:	2
Year Installed:	1973
Tank Capacity:	00004000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Tank Construction:	8 inches
Leak Detection:	Visual

Tank Num:	003
Container Num:	3
Year Installed:	Not reported
Tank Capacity:	00000280
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Tank Construction:	Not reported
Leak Detection:	Visual

EMI:

Year:	2006
County Code:	33
Air Basin:	SC
Facility ID:	144784
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.576295448038935012
Reactive Organic Gases Tons/Yr:	3.197
Carbon Monoxide Emissions Tons/Yr:	.001
NOX - Oxides of Nitrogen Tons/Yr:	.005

HAROLD JONGSMA & SON DAIRY (Continued) **U001569130**

SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.454
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.7114422
Year:	2007
County Code:	33
Air Basin:	SC
Facility ID:	144784
Air District Name:	SC
SIC Code:	241
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4.576295448038935012
Reactive Organic Gases Tons/Yr:	3.197
Carbon Monoxide Emissions Tons/Yr:	.001
NOX - Oxides of Nitrogen Tons/Yr:	.005
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	1.454
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.7114422

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6 **EDR US Hist Cleaners** **1014995112**
ENE **14770 TOMMY CT** **N/A**
< 1/8 **CORONA, CA 92880**
0.041 mi.
218 ft.

Relative:
Higher

Actual:
569 ft.

EDR Historical Cleaners:

Name:	PROLAUNDRY LLC
Year:	2007
Address:	14770 TOMMY CT

---

7 **VANDER LAAN DAIRY** **HIST CORTESE** **S103952284**
WNW **8755 CHINO CORONA RD** **LUST** **N/A**
1/8-1/4 **CHINO, CA 91710**
0.166 mi.
876 ft.

Relative:
Lower

Actual:
554 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	36
Reg By:	LTNKA
Reg Id:	083603379T

LUST:

Region:	STATE
Global Id:	T0607100546
Latitude:	33.944116
Longitude:	-117.613702
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/01/1999
Lead Agency:	SAN BERNARDINO COUNTY
Case Worker:	JC
Local Agency:	SAN BERNARDINO COUNTY
RB Case Number:	083603379T

VANDER LAAN DAIRY (Continued) **S103952284**

LOC Case Number: 98101
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0607100546
Contact Type: Local Agency Caseworker
Contact Name: JACKSON CRUTSINGER
Organization Name: SAN BERNARDINO COUNTY
Address: 620 SOUTH E STREET
City: SAN BERNARDINO
Email: jcrutsinger@sbcfire.org
Phone Number: Not reported

Global Id: T0607100546
Contact Type: Regional Board Caseworker
Contact Name: TOM E. MBEKE-EKANEM
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: tmbeke-ekanem@waterboards.ca.gov
Phone Number: 9513202007

Regulatory Activities:
Global Id: T0607100546
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0607100546
Action Type: ENFORCEMENT
Date: 09/01/1999
Action: Closure/No Further Action Letter

Global Id: T0607100546
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0607100546
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0607100546
Action Type: ENFORCEMENT
Date: 08/25/1999
Action: Closure/No Further Action Letter

Global Id: T0607100546
Action Type: REMEDIATION
Date: 01/01/1950
Action: Excavation

VANDER LAAN DAIRY (Continued) **S103952284**

LUST REG 8:

Region:	8
County:	San Bernardino
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083603379T
Local Case Num:	98101
Case Type:	Soil only
Substance:	Diesel
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	HELLMAN
Enf Type:	CLOS
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0607100546
How Stopped Date:	10/28/1998
Enter Date:	3/22/1999
Review Date:	10/28/1998
Prelim Assess:	Not reported
Discover Date:	10/28/1998
Enforcement Date:	Not reported
Close Date:	9/1/1999
Workplan:	Not reported
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	7/20/1999
Monitoring:	Not reported
Enter Date:	3/22/1999
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9458152
Longitude:	-117.6144623
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
MTBE Class:	*
Staff:	TME
Staff Initials:	JC3
Lead Agency:	Local Agency
Local Agency:	36000L
Hydr Basin #:	UPPER SANTA ANA VALL
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

B8
NE
1/8-1/4
0.250 mi.
1318 ft.

DUMP-HALL AVE
7675 HALL AVE
CORONA, CA 91720

Site 1 of 2 in cluster B

CERC-NFRAP

1003878782
CAD980892426

Relative:
Higher

Actual:
570 ft.

CERC-NFRAP:
Site ID: 0902212
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:
Contact Sequence ID: 13053499.00000
Person ID: 9271184.00000

Contact Sequence ID: 13285994.00000
Person ID: 13003854.00000

Contact Sequence ID: 13291589.00000
Person ID: 13003858.00000

Contact Sequence ID: 13297447.00000
Person ID: 13004003.00000

CERCLIS-NFRAP Site Alias Name(s):
Alias Name: HALL AVENUE DUMP
Alias Address: 7691 HALL AVENUE
CORONA, CA,

CERCLIS-NFRAP Assessment History:
Action: SITE INSPECTION
Date Started: / /
Date Completed: 03/01/87
Priority Level: Higher priority for further assessment

Action: DISCOVERY
Date Started: / /
Date Completed: 04/01/85
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: / /
Date Completed: 07/13/90
Priority Level: Not reported

Action: SITE INSPECTION
Date Started: / /
Date Completed: 07/13/90
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Action: PRELIMINARY ASSESSMENT
Date Started: 04/09/85
Date Completed: 10/01/85
Priority Level: Low priority for further assessment

B9 **DUMP - HALL AVENUE** **HIST CORTESE** **S101481571**
NE **7675 HALL AVENUE** **ENVIROSTOR** **N/A**
1/8-1/4 **CORONA, CA 91720**
0.250 mi.
1318 ft. **Site 2 of 2 in cluster B**

Relative:
Higher

Actual:
570 ft.

CORTESE:
Region: CORTESE
Facility County Code: 33
Reg By: CALSI
Reg Id: 33490050

ENVIROSTOR:
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Cypress
Facility ID: 33490050
Site Code: Not reported
Assembly: 60
Senate: 31
Special Program: * RCRA 3012 - Past Haz Waste Disp Inven Site
Status: Refer: Other Agency
Status Date: 06/10/1991
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Not reported
Latitude: 33.95
Longitude: -117.6041
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: 10008, 10138, 10198
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD980892426
Alias Type: EPA Identification Number
Alias Name: 33490050
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 06/10/1991
Comments: SSI Reassessment Report was reviewed by Region 4 staff. EPA recommended NFA because: potential for release to air or GW is moderate, GW supplies a small population (mainly dairy farms and grazing for goats) and surface water is not used for drinking. A preliminary HRS I calculation yields a score of 3.98. Staff recommends referral to a local agency.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery

DUMP - HALL AVENUE (Continued) **S101481571**

Completed Date:	03/22/1983
Comments:	FACILITY IDENTIFIED ID FROM RWQCB COMPLAINTS 1980 FILE. COMPLAINT BY A MRS. SPIDLE. DUMPING SOLVENT ONTO GROUND,UNK VOLUME AT VARIOU INSPECTORS REP: AN EMPTY LOT ON W SIDE OF HALL AVE,ACROSS FROM SPIDLE HOUSE. BEING USED TO ILLEGALLY DUMP ANY & EVERY THING FROM VARIOUS PEOPLE.NO AUTO STARTR OPER CLOSE TO THE FIELD. FINAL STRATEGY SITE REFERRED : TO CO HLTH.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

C10 **BRAZIL MARKET** **HIST CORTESE** **S101307981**
ENE **14449** **N/A**
1/4-1/2 **NORCO, CA 91760**
0.430 mi.
2270 ft. **Site 1 of 3 in cluster C**

Relative: **Higher**

Actual: **576 ft.**

CORTESE:

Region:	CORTESE
Facility County Code:	33
Reg By:	LTNKA
Reg Id:	083302261T

C11 **BRAZIL MARKET** **LUST** **S103820940**
ENE **14449 CHANDLER ST** **N/A**
1/4-1/2 **CORONA, CA 92880**
0.432 mi.
2279 ft. **Site 2 of 3 in cluster C**

Relative: **Higher**

Actual: **576 ft.**

LUST:

Region:	STATE
Global Id:	T0606500322
Latitude:	33.946849634
Longitude:	-117.5987637
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/22/2007
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Case Worker:	TME
Local Agency:	RIVERSIDE COUNTY LOP
RB Case Number:	083302261T
LOC Case Number:	93282
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

BRAZIL MARKET (Continued) **S103820940**

Contact:
Global Id: T0606500322
Contact Type: Regional Board Caseworker
Contact Name: TOM E. MBEKE-EKANEM
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: tmbeke-ekanem@waterboards.ca.gov
Phone Number: 9513202007

Global Id: T0606500322
Contact Type: Local Agency Caseworker
Contact Name: SHARON BOLTINGHOUSE
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: sbolting@rivcocha.org
Phone Number: 9519558982

Regulatory Activities:
Global Id: T0606500322
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0606500322
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0606500322
Action Type: RESPONSE
Date: 04/30/2006
Action: Soil and Water Investigation Workplan

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 09/15/2005
Action: 13267 Monitoring Program

Global Id: T0606500322
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 05/22/2007
Action: Closure/No Further Action Letter

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 02/02/2004
Action: 13267 Monitoring Program

Global Id: T0606500322

BRAZIL MARKET (Continued) **S103820940**

Action Type: RESPONSE
Date: 10/28/2006
Action: Monitoring Report - Quarterly

Global Id: T0606500322
Action Type: RESPONSE
Date: 01/30/2007
Action: Monitoring Report - Quarterly

Global Id: T0606500322
Action Type: RESPONSE
Date: 08/30/2006
Action: Monitoring Report - Other

Global Id: T0606500322
Action Type: RESPONSE
Date: 07/30/2007
Action: Monitoring Report - Other

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 02/24/2004
Action: 13267 Monitoring Program

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 06/23/2004
Action: 13267 Monitoring Program

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 08/28/2006
Action: Staff Letter

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 07/10/2006
Action: Staff Letter

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 10/25/2005
Action: 13267 Monitoring Program

Global Id: T0606500322
Action Type: ENFORCEMENT
Date: 07/05/2006
Action: Staff Letter

Global Id: T0606500322
Action Type: RESPONSE
Date: 09/05/2006
Action: Soil and Water Investigation Workplan

Global Id: T0606500322
Action Type: RESPONSE
Date: 04/28/2007

BRAZIL MARKET (Continued) **S103820940**

Action: Monitoring Report - Quarterly

C12 **BRAZIL MARKET** **LUST** **S106163548**
ENE **14449 CHANDLER ST** **N/A**
1/4-1/2 **MIRA LOMA, CA**
0.432 mi.
2279 ft. **Site 3 of 3 in cluster C**

Relative:
Higher

Actual:
576 ft.

LUST REG 8:

Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Preliminary site assessment underway
Case Number:	083302261T
Local Case Num:	93282
Case Type:	Soil only
Substance:	Diesel
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	ARCHIBALD
Enf Type:	MRPO
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0606500322
How Stopped Date:	3/23/1993
Enter Date:	6/22/1993
Review Date:	4/5/1993
Prelim Assess:	12/28/1995
Discover Date:	3/23/1993
Enforcement Date:	Not reported
Close Date:	Not reported
Workplan:	12/12/1995
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Enter Date:	6/22/1993
GW Qualifies:	=
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.9461412
Longitude:	-117.5931637
MTBE Date:	7/15/2003
Max MTBE GW:	3257
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	0
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	TME
Staff Initials:	UNK

BRAZIL MARKET (Continued) **S106163548**

Lead Agency: Local Agency
Local Agency: 33000L
Hydr Basin #: UPPER SANTA ANA VALL
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: RP HAS RECENTLY BEEN AWARDED AN LOC AND WORK WILL PROCEED ONCE THEY RECEIVE REIMBURSEMENT FOR THE PREVIOUS WORK.

RIVERSIDE CO. LUST:
Region: RIVERSIDE
Facility ID: 93282
Employee: Winters
Site Closed: Referred to Water Board
Case Type: Drinking Water Aquifer affected
Facility Status: 0

Count: 20 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CHINO	S106797654	RODRIGUEZ DAIRY	8340 AND 8342 CHINO CORONA RD	91708	ENVIROSTOR
CHINO	S112832898	TRACT 18625 SARES REGIS INDUSTRIAL	NW CORNER OF EUCLID AND PINE A	91708	NPDES
CHINO	S112241877	LOT 11 TRACT 17571	N TRL 17571	91708	NPDES
CORONA	S106117708	WILD ROSE DEVELOPMENT	HWY 15 NEARCLAY CANYON		LUST
CORONA	U001569175	SWAGER & SONS DAIRY	17111 CHINO CORONA RD	92880	HIST UST
CORONA	S109461942	TRACT 30931 & 30931 1	SE CORNER OF SUMMER AVE & 65T	92880	NPDES
CORONA	S109462101	TRACT 32630	SE CORNER OF CA AVE & CHASE D		NPDES
CORONA	S111292683	SANCERRE TRACT 30896	7250 ELYSSE ST	92880	NPDES
CORONA	S112832901	TRACT 32584	GILBERT	92880	NPDES
CORONA	S109462168	TRACT 34488 HARRINGTON	HARRINGTON ST	92880	NPDES
CORONA	S110370880	HENRY VIRAMONTES	17130 HELLMAN AVE	92880	SWF/LF
CORONA	S112142600	TRACT 35468	LESTER AVE	92880	NPDES
CORONA	S111292994	TRACT 31961	N OF INT OF RIVER RD AT HALL R	92880	NPDES
CORONA	S109460636	TENTATIVE TRACT MAP NO 31955	S OF FOOTHILL PKWY DR		NPDES
CORONA	S109462010	TRACT 31643 1	SW QUAD OF GOOSE ST & ARCHIBA	92880	NPDES
CORONA	S111292993	TRACT 31643 F	SE QUAD OF THE INTER OF ARCHIB	92880	NPDES
CORONA	S109461941	TRACT 30931	SEC SUMNER AVE & 65TH ST	92880	NPDES
RIVERSIDE	S110736801	TRACT 31252	NE CORNER LIMONITE AVE AND MUL	92880	NPDES
RIVERSIDE	S110736803	TRACT 31406	NWC OF RIVER RD & ARCHIBALD A	92880	NPDES
RIVERSIDE	S110732715	CORONA VALLEY TRACT 30762	SEC HARRISON AVE & 35 RAN S	92880	NPDES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/09/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 05/09/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/09/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 05/09/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/09/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 05/09/2013
Next Scheduled EDR Contact: 07/22/2013
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/04/2013
Date Data Arrived at EDR: 03/01/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 12

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 05/29/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 10/09/2012
Date Made Active in Reports: 12/20/2012
Number of Days to Update: 72

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/08/2013
Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 03/01/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 12

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 05/29/2013
Next Scheduled EDR Contact: 05/09/2013
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/01/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/01/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/01/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/01/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/01/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/14/2013
Date Data Arrived at EDR: 03/29/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/10/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/14/2013
Date Data Arrived at EDR: 03/29/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 06/10/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/20/2013
Next Scheduled EDR Contact: 09/02/2013
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/17/2013
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 29

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 07/01/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 05/06/2013
Date Data Arrived at EDR: 05/07/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 49

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/07/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 05/06/2013
Date Data Arrived at EDR: 05/07/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 49

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/07/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/20/2013
Date Data Arrived at EDR: 05/21/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 35

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/21/2013
Next Scheduled EDR Contact: 09/02/2013
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 06/17/2013
Date Data Arrived at EDR: 06/17/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/17/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 06/17/2013
Date Data Arrived at EDR: 06/17/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/17/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 02/06/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 65

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 11/01/2012
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 162

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/01/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012
Date Data Arrived at EDR: 08/28/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 49

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 59

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 02/08/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/28/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 43

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013
Date Data Arrived at EDR: 03/01/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/17/2013
Date Data Arrived at EDR: 06/17/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 10

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/17/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-327-5092
Last EDR Contact: 07/03/2013
Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 02/06/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 65

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/21/2013
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 45

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/27/2012
Date Data Arrived at EDR: 08/28/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 49

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/28/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 43

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/02/2012
Date Data Arrived at EDR: 08/03/2012
Date Made Active in Reports: 11/05/2012
Number of Days to Update: 94

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 02/08/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 11/07/2012
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 156

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/19/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 05/06/2013
Date Data Arrived at EDR: 05/07/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 49
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/07/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/28/2012
Date Data Arrived at EDR: 10/02/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 14
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 07/02/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 12/11/2012
Date Made Active in Reports: 12/20/2012
Number of Days to Update: 9
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/07/2013
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: No Update Planned

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30
Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 05/10/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 03/18/2013
Date Data Arrived at EDR: 03/19/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 8
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/17/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 04/26/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 20
Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 09/02/2013
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 05/03/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/04/2013
Date Data Arrived at EDR: 03/12/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 59

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/03/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 05/06/2013
Date Data Arrived at EDR: 05/07/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 49

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/07/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 04/03/2013
Date Made Active in Reports: 05/14/2013
Number of Days to Update: 41

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 06/03/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/06/2013
Date Data Arrived at EDR: 04/25/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 03/15/2013
Date Data Arrived at EDR: 03/15/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 12

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/10/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/11/2013
Date Data Arrived at EDR: 03/12/2013
Date Made Active in Reports: 03/25/2013
Number of Days to Update: 13

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 06/11/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 55

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 07/01/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 03/12/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 55

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 05/01/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 06/17/2013
Date Data Arrived at EDR: 06/17/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 10

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/17/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 06/17/2013
Date Data Arrived at EDR: 06/17/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/17/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/15/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/01/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/07/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/19/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 15

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 06/10/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 01/15/2013
Date Made Active in Reports: 03/13/2013
Number of Days to Update: 57

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 03/13/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/11/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/05/2013
Date Data Arrived at EDR: 04/18/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 22

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/04/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 09/01/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 131

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/29/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/07/2013
Data Release Frequency: Every 4 Years

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 07/01/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2012
Date Data Arrived at EDR: 01/16/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 114

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/17/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/14/2013
Date Data Arrived at EDR: 03/20/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 112

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/10/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/09/2013
Date Data Arrived at EDR: 04/11/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 29

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/12/2013
Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/08/2013
Date Data Arrived at EDR: 03/21/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 111

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/13/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 07/10/2012
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/30/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Biennially

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/20/2013
Date Data Arrived at EDR: 05/21/2013
Date Made Active in Reports: 06/12/2013
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/21/2013
Next Scheduled EDR Contact: 09/02/2013
Data Release Frequency: Quarterly

UIC: UIC Listing

A listing of underground control injection wells.

Date of Government Version: 03/05/2013
Date Data Arrived at EDR: 03/19/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 8

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/21/2013
Next Scheduled EDR Contact: 12/31/2012
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/2013
Date Data Arrived at EDR: 04/02/2013
Date Made Active in Reports: 05/14/2013
Number of Days to Update: 42
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 07/05/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/18/2013
Next Scheduled EDR Contact: 10/07/2013
Data Release Frequency: No Update Planned

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 12/11/2012
Date Data Arrived at EDR: 12/12/2012
Date Made Active in Reports: 01/04/2013
Number of Days to Update: 23
Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/18/2013
Next Scheduled EDR Contact: 12/24/2012
Data Release Frequency: Annually

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 04/29/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 17
Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/26/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 06/22/2012
Date Made Active in Reports: 07/06/2012
Number of Days to Update: 14

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/16/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 19

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/07/2013
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/19/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 07/18/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/04/2013
Date Data Arrived at EDR: 03/15/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 05/20/2013
Next Scheduled EDR Contact: 09/02/2013
Data Release Frequency: Quarterly

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/03/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 03/18/2013
Date Data Arrived at EDR: 03/19/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 8
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/17/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 03/06/2013
Date Data Arrived at EDR: 03/12/2013
Date Made Active in Reports: 03/25/2013
Number of Days to Update: 13
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/10/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/19/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/14/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 04/16/2013
Date Made Active in Reports: 05/17/2013
Number of Days to Update: 31
Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/16/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/28/2013
Date Data Arrived at EDR: 05/29/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 29
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/29/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/21/2013
Date Data Arrived at EDR: 05/22/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 36

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/20/2013
Next Scheduled EDR Contact: 09/02/2013
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 06/01/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 05/03/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 01/29/2013
Date Data Arrived at EDR: 02/14/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/03/2013
Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List
The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/17/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/19/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: N/A

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 04/04/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 97

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 07/03/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Quarterly

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Quarterly

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 01/23/2013
Date Data Arrived at EDR: 01/30/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 01/23/2013
Date Data Arrived at EDR: 01/30/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-5962
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Annually

EPA WATCH LIST: EPA WATCH LIST
EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 02/18/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/10/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 04/16/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 30

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/28/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 04/16/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 30

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/28/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 03/13/2013
Date Data Arrived at EDR: 03/14/2013
Date Made Active in Reports: 04/04/2013
Number of Days to Update: 21

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/18/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 10/16/2012
Date Data Arrived at EDR: 10/17/2012
Date Made Active in Reports: 11/13/2012
Number of Days to Update: 27

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 07/15/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Varies

CALVERAS COUNTY:

CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 04/16/2013
Date Data Arrived at EDR: 04/17/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 29

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 01/04/2013
Date Data Arrived at EDR: 01/14/2013
Date Made Active in Reports: 03/01/2013
Number of Days to Update: 46

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 06/13/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 04/09/2013
Date Data Arrived at EDR: 04/10/2013
Date Made Active in Reports: 05/14/2013
Number of Days to Update: 34

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 05/06/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 01/09/2013
Date Data Arrived at EDR: 01/10/2013
Date Made Active in Reports: 02/25/2013
Number of Days to Update: 46

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 05/06/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/20/2013
Date Data Arrived at EDR: 05/21/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 35

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 05/06/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 03/31/2013
Date Data Arrived at EDR: 04/16/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 30

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 07/15/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/15/2013
Date Data Arrived at EDR: 03/19/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 8

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 04/30/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 07/15/2013
Number of Days to Update: 10

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/29/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/26/2012
Date Data Arrived at EDR: 06/27/2012
Date Made Active in Reports: 08/17/2012
Number of Days to Update: 51

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/10/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county?s Certified Unified Program Agency database. California?s Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/12/2013
Date Data Arrived at EDR: 02/13/2013
Date Made Active in Reports: 03/21/2013
Number of Days to Update: 36

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 06/10/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/23/2013
Date Data Arrived at EDR: 01/25/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 33

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/18/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 07/08/2013
Next Scheduled EDR Contact: 10/07/2013
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/31/2012
Date Data Arrived at EDR: 12/28/2012
Date Made Active in Reports: 01/25/2013
Number of Days to Update: 28

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/15/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/24/2013
Date Data Arrived at EDR: 04/24/2013
Date Made Active in Reports: 05/17/2013
Number of Days to Update: 23

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/22/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/17/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/30/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 03/25/2013
Number of Days to Update: 32

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/17/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 04/29/2013
Date Made Active in Reports: 05/17/2013
Number of Days to Update: 18

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/18/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/26/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 04/16/2013
Date Made Active in Reports: 05/17/2013
Number of Days to Update: 31

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/15/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county?s Certified Unified Program Agency database. California?s Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 04/15/2013
Date Data Arrived at EDR: 04/16/2013
Date Made Active in Reports: 05/17/2013
Number of Days to Update: 31

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 11/26/2012
Date Data Arrived at EDR: 11/28/2012
Date Made Active in Reports: 01/21/2013
Number of Days to Update: 54

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 07/18/2013
Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 05/28/2013
Date Data Arrived at EDR: 05/29/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 27

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/25/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 06/04/2013
Date Data Arrived at EDR: 06/05/2013
Date Made Active in Reports: 07/15/2013
Number of Days to Update: 40

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 06/03/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/14/2013
Date Data Arrived at EDR: 03/15/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 12

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 06/03/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 06/03/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 05/29/2013
Date Data Arrived at EDR: 05/30/2013
Date Made Active in Reports: 07/15/2013
Number of Days to Update: 46

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 05/17/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/01/2013
Date Data Arrived at EDR: 05/15/2013
Date Made Active in Reports: 06/12/2013
Number of Days to Update: 28

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/10/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/01/2013
Date Data Arrived at EDR: 05/15/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 41

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/10/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/01/2013
Date Data Arrived at EDR: 05/15/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 41

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/10/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/12/2013
Date Data Arrived at EDR: 03/13/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 14

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 06/10/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/23/2013
Date Data Arrived at EDR: 04/24/2013
Date Made Active in Reports: 05/17/2013
Number of Days to Update: 23

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2013
Next Scheduled EDR Contact: 10/07/2013
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 04/23/2013
Date Data Arrived at EDR: 04/24/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 22

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2013
Next Scheduled EDR Contact: 10/07/2013
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/04/2013
Date Data Arrived at EDR: 04/11/2013
Date Made Active in Reports: 05/14/2013
Number of Days to Update: 33

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/05/2013
Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/04/2013
Date Data Arrived at EDR: 04/12/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 34

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/05/2013
Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/30/2013
Date Data Arrived at EDR: 05/31/2013
Date Made Active in Reports: 07/15/2013
Number of Days to Update: 45

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 05/13/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 08/17/2012
Date Data Arrived at EDR: 08/20/2012
Date Made Active in Reports: 10/03/2012
Number of Days to Update: 44

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 07/15/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2012
Date Data Arrived at EDR: 11/06/2012
Date Made Active in Reports: 11/30/2012
Number of Days to Update: 24

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/26/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 06/10/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 05/10/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 05/10/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 03/25/2013
Date Data Arrived at EDR: 03/25/2013
Date Made Active in Reports: 04/18/2013
Number of Days to Update: 24
Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/18/2013
Next Scheduled EDR Contact: 10/07/2013
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/04/2013
Date Data Arrived at EDR: 06/05/2013
Date Made Active in Reports: 07/15/2013
Number of Days to Update: 40
Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 04/09/2013
Date Data Arrived at EDR: 04/10/2013
Date Made Active in Reports: 05/14/2013
Number of Days to Update: 34

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/13/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/18/2013
Date Data Arrived at EDR: 03/19/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 8

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/17/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 07/17/2013
Next Scheduled EDR Contact: 06/10/2013
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

Date of Government Version: 06/03/2013
Date Data Arrived at EDR: 06/04/2013
Date Made Active in Reports: 07/15/2013
Number of Days to Update: 41

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 06/03/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 06/03/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 07/15/2013
Number of Days to Update: 39

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 06/03/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 05/16/2013
Date Data Arrived at EDR: 05/17/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 39

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 05/13/2013
Next Scheduled EDR Contact: 08/26/2013
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 05/28/2013
Date Data Arrived at EDR: 05/29/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 29

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 03/15/2013
Date Data Arrived at EDR: 03/15/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 12

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/20/2013
Date Data Arrived at EDR: 03/28/2013
Date Made Active in Reports: 05/14/2013
Number of Days to Update: 47

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/12/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/20/2013
Date Data Arrived at EDR: 03/28/2013
Date Made Active in Reports: 05/13/2013
Number of Days to Update: 46

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/12/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 04/01/2013
Date Data Arrived at EDR: 04/03/2013
Date Made Active in Reports: 05/14/2013
Number of Days to Update: 41

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/02/2013
Date Data Arrived at EDR: 04/03/2013
Date Made Active in Reports: 05/14/2013
Number of Days to Update: 41

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/25/2013
Next Scheduled EDR Contact: 10/14/2013
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 03/13/2013
Date Data Arrived at EDR: 03/14/2013
Date Made Active in Reports: 03/27/2013
Number of Days to Update: 13

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 06/10/2013
Next Scheduled EDR Contact: 09/23/2013
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/14/2013
Date Data Arrived at EDR: 01/16/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 42

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 05/15/2013
Next Scheduled EDR Contact: 07/29/2013
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 05/22/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 34

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/20/2013
Next Scheduled EDR Contact: 09/02/2013
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/03/2013
Next Scheduled EDR Contact: 10/21/2013
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/18/2013
Next Scheduled EDR Contact: 06/03/2013
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 01/28/2013
Date Data Arrived at EDR: 02/01/2013
Date Made Active in Reports: 03/20/2013
Number of Days to Update: 47

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 06/11/2013
Next Scheduled EDR Contact: 08/12/2013
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 03/01/2013
Date Data Arrived at EDR: 03/28/2013
Date Made Active in Reports: 05/13/2013
Number of Days to Update: 46

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/12/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 03/25/2013
Date Data Arrived at EDR: 03/29/2013
Date Made Active in Reports: 05/13/2013
Number of Days to Update: 45

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/07/2013
Next Scheduled EDR Contact: 10/07/2013
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 05/24/2013
Date Data Arrived at EDR: 05/24/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 34

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 05/20/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/20/2013
Date Data Arrived at EDR: 05/21/2013
Date Made Active in Reports: 06/27/2013
Number of Days to Update: 37

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/21/2013
Next Scheduled EDR Contact: 09/02/2013
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/19/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/01/2013
Date Data Arrived at EDR: 05/09/2013
Date Made Active in Reports: 07/10/2013
Number of Days to Update: 62

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/09/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/23/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 57

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/18/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 06/22/2012
Date Made Active in Reports: 07/31/2012
Number of Days to Update: 39

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 09/27/2012
Number of Days to Update: 70

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 07/17/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

TENTATIVE TRACT 29997
CHANDLER ROAD AND HELLMAN AVENUE
CORONA, CA 92880

TARGET PROPERTY COORDINATES

Latitude (North):	33.9444 - 33° 56' 39.84''
Longitude (West):	117.6088 - 117° 36' 31.68''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	443740.4
UTM Y (Meters):	3755963.8
Elevation:	568 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	33117-H5 CORONA NORTH, CA
Most Recent Revision:	1981
West Map:	33117-H6 PRADO DAM, CA
Most Recent Revision:	1981

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

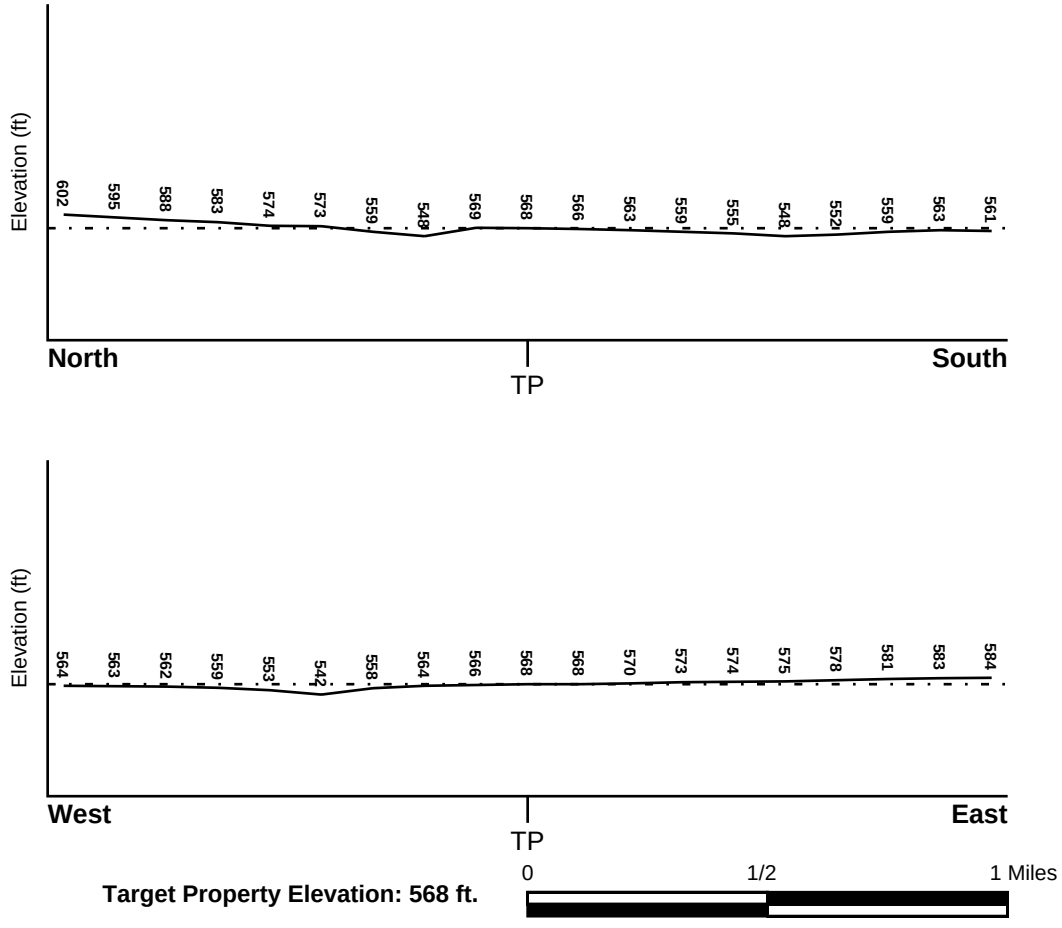
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
RIVERSIDE, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06065C - FEMA DFIRM Flood data

Additional Panels in search area: 06071C - FEMA DFIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
CORONA NORTH	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
1	1/8 - 1/4 Mile NNW	SW

For additional site information, refer to Physical Setting Source Map Findings.

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

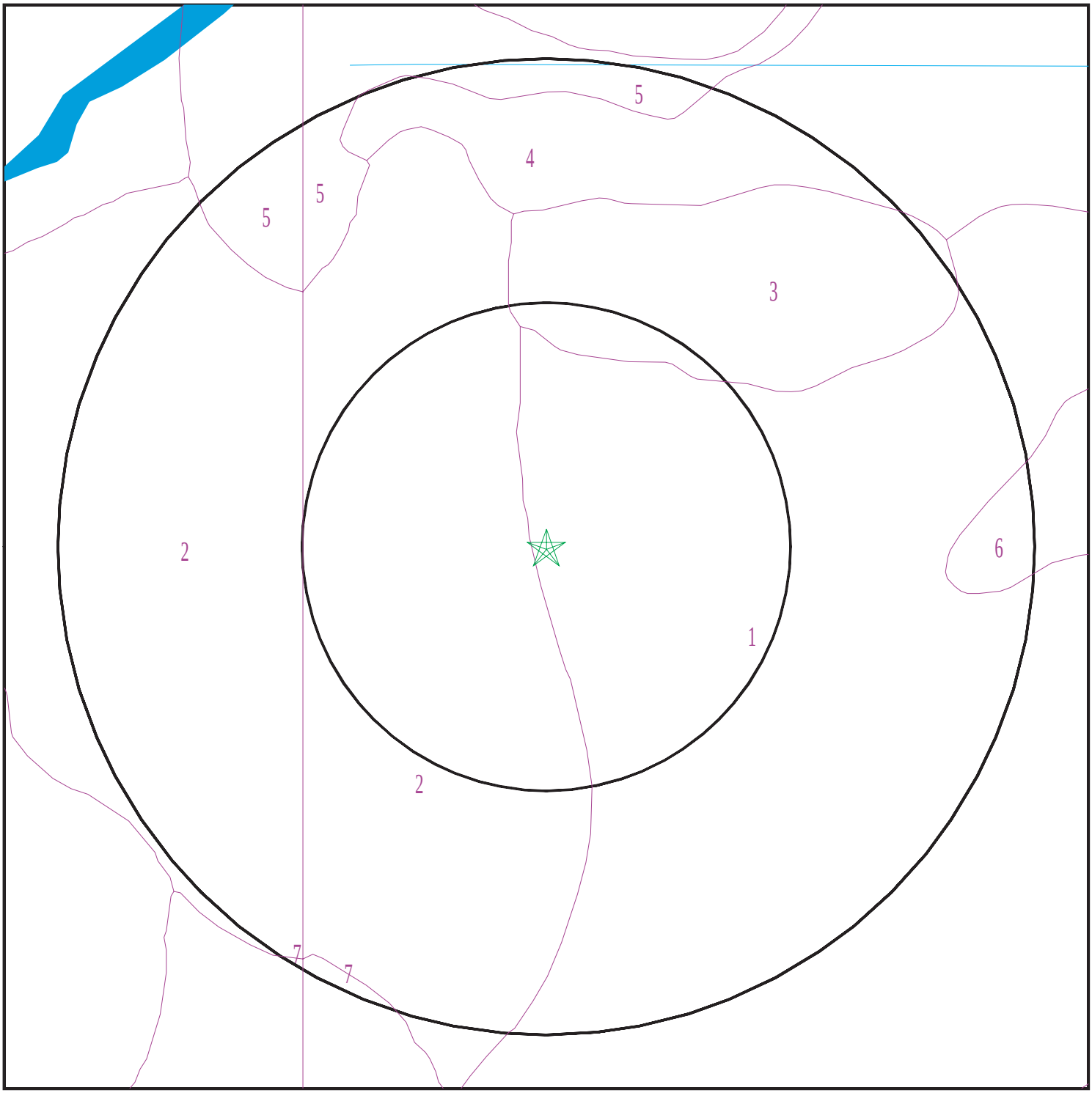
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3673829.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Tentative Tract 29997	CLIENT:	Leighton and Associates, Inc.
ADDRESS:	Chandler Road and Hellman Avenue Corona CA 92880	CONTACT:	Zach Freeman
LAT/LONG:	33.9444 / 117.6088	INQUIRY #:	3673829.2s
		DATE:	July 24, 2013 9:07 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: WAUKENA

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 9.6 Min: 7.8
2	11 inches	59 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 9.6 Min: 7.8

Soil Map ID: 2

Soil Component Name: CHUALAR

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	11 inches	35 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9
3	35 inches	66 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9

Soil Map ID: 3

Soil Component Name: PACHAPPA

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.8 Min: 6.6
2	20 inches	62 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.8 Min: 6.6

Soil Map ID: 4

Soil Component Name: CHINO

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	27 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
3	27 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 5

Soil Component Name: HILMAR

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	22 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.9

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	22 inches	59 inches	stratified loamy sand to loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 7.9

Soil Map ID: 6

Soil Component Name: WILLOWS

Soil Surface Texture: silty clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.42 Min: 0.01	Max: 9 Min: 8.5
2	9 inches	59 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.42 Min: 0.01	Max: 9 Min: 8.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 7

Soil Component Name: CHINO

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	16 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

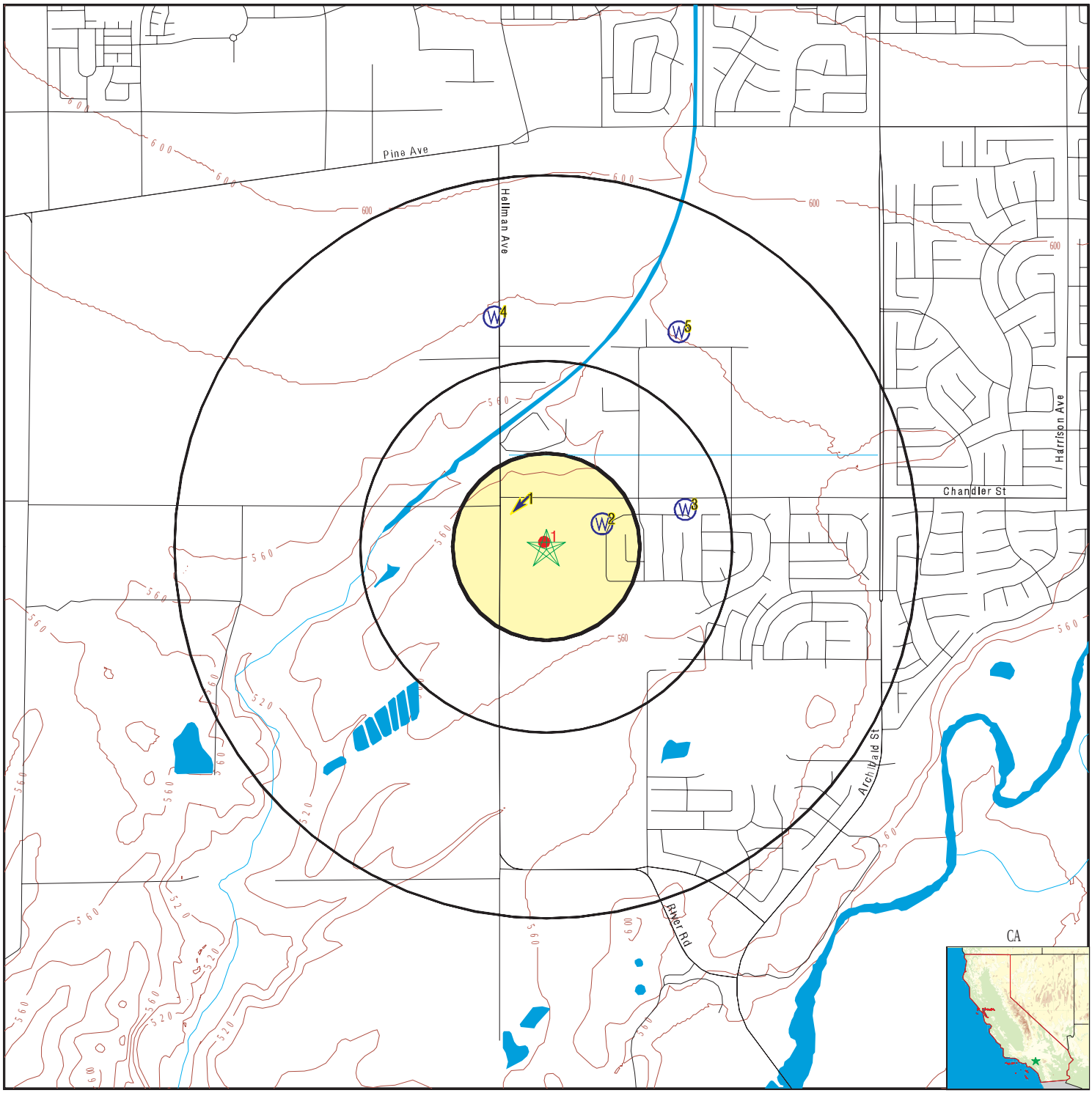
MAP ID	WELL ID	LOCATION FROM TP
2	3602	1/8 - 1/4 Mile ENE
3	2611	1/4 - 1/2 Mile ENE
4	CADW50000003847	1/2 - 1 Mile NNW
5	2612	1/2 - 1 Mile NNE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG9A000026691	0 - 1/8 Mile NNW

PHYSICAL SETTING SOURCE MAP - 3673829.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Tentative Tract 29997	CLIENT:	Leighton and Associates, Inc.
ADDRESS:	Chandler Road and Hellman Avenue Corona CA 92880	CONTACT:	Zach Freeman
LAT/LONG:	33.9444 / 117.6088	INQUIRY #:	3673829.2s
		DATE:	July 24, 2013 9:07 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

			Database	EDR ID Number
1 **NNW** **1/8 - 1/4 Mile** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083302926T SW Not Reported Not Reported 30’ 04/01/1999	**AQUIFLOW**	**66361**

2
ENE
1/8 - 1/4 Mile
Higher

CA WELLS **3602**

Water System Information:

Prime Station Code:	03S/07W-03D03 S	User ID:	33C
FRDS Number:	3301166001	County:	Riverside
District Number:	63	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	335643.0 1173619.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01		
System Number:	3301166		
System Name:	CORONA LIVESTOCK AUCTION		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

3
ENE
1/4 - 1/2 Mile
Higher

CA WELLS **2611**

Water System Information:

Prime Station Code:	02S/07W-34Q05 S	User ID:	33C
FRDS Number:	3301057001	County:	Riverside
District Number:	63	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	335645.0 1173605.0	Precision:	100 Feet (one Second)
Source Name:	WELL 01		
System Number:	3301057		
System Name:	BRAZILS MARKET		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

4
NNW
1/2 - 1 Mile
Higher

CA WELLS **CADW50000003847**

Latitude :	33.953376		
Longitude :	117.611238		
Site code:	339534N1176112W001	Casgem sta:	Not Reported
Local well:	Chino-1207982	Casgem s 1:	Observation
County id:	36		
Basin cd:	8-2.01	Basin desc:	Chino
Org unit n:	Southern Region Office	Site id:	CADW50000003847

5
NNE
1/2 - 1 Mile
Higher

CA WELLS **2612**

Water System Information:

Prime Station Code:	02S/07W-35L01 S	User ID:	33C
FRDS Number:	3301736001	County:	Riverside
District Number:	63	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	335710.0 1173606.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01		
System Number:	3301736		
System Name:	WALTERS WC		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
NNW
0 - 1/8 Mile

OIL_GAS **CAOG9A000026691**

Districtnu:	1	Apinumber:	06500131
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Clifford A. Robinett		
Countyname:	Riverside	Fieldname:	Any Field
Areaname:	Any Area		
Section:	3		
Township:	03S	Range:	07W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.944588		
Glong:	-117.6089		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Pinkerton	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	/ /	Completion:	/ /
Gissymbol:	PDH	Site id:	CAOG9A000026691

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92880	14	1

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX F

REGULATORY RECORDS DOCUMENTATION

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

July 24, 2013

Ms. Vivien Tutaan
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311
VIA FACSIMILE: (818) 717-6526

Subject: **File Review**

Dear Ms. Tutaan:

Leighton and Associates is requesting information for the property located at:

- **14970 Chandler Street, Eastvale, California 92880**

The Assessor's Parcel Number is: **130-020-001**

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or incidents. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.

Brian Pierce
Senior Staff Geologist
(858) 300-8495
bpierce@leightongroup.com

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

August 13, 2013

Ms. Vivien Tutaan
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311
VIA FACSIMILE: (818) 717-6526

Subject: **File Review**

Dear Ms. Tutaan:

Leighton and Associates is requesting information for the property located at:

- **14958 and 14982 Chandler Street, Eastvale, California 92880**

The Assessor's Parcel Number is: **130-020-001**

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or incidents. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.

Brian Pierce
Senior Staff Geologist
(858) 300-8495
bpierce@leightongroup.com

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Deborah O. Raphael, Director
9211 Oakdale Avenue
Chatsworth, California 91311

Edmund G. Brown Jr.
Governor

July 29, 2013

Mr. Brian Pierce
Leighton and Associates, Inc.
3934 Murphy Canyon Road, Suite B-205
San Diego, CA 92123-4425

14970 Chandler Street, Eastvale, CA 92880 APN: 130-020-001
PR #30725133

Dear Mr. Pierce:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control.

After a thorough review of our files we have found that no such records exist at this office pertaining to the site/facility referenced above.

We would like to inform you about EnviroStor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor.

If you have any questions, would like further information regarding your request or would like an appointment to visit Chatsworth's Central Files, please contact me at (818) 717-6521.

Sincerely,

Vivien Tutaan/cs
Regional Records Coordinator

Linda S. Adams
Secretary for
Environmental Protection

Department of Toxic Substances Control

Deborah O. Raphael, Director
9211 Oakdale Avenue
Chatsworth, California 91311

Arnold Schwarzenegger
Governor

August 19, 2013

Mr. Brian Pierce
Senior Staff Geologist
Leighton & Associates, Inc.
3934 Murphy Canyon Road, Suite B-205
San Diego, CA 92123-4425

VARIOUS SITES
PR30814136

Dear Mr. Pierce:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced below.

- 14958 & 14982 Chandler Street, Eastvale, CA 92880
- APN: 130-020-001

We would like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor.

If you have any questions, would like further information regarding your request or would like an appointment to visit Chatsworth Central Files, please contact me at (818) 717-6522.

Sincerely,

Glenn Castillo /bh
Regional Records Coordinator

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

July 24, 2013

Ms. Jone Barrio
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
VIA FACSIMILE: (714) 484-5318

Subject: **File Review**

Dear Ms. Barrio:

Leighton and Associates is requesting information for the property located at:

- **14970 Chandler Street, Eastvale, California 92880**

The Assessor's Parcel Number is: **130-020-001**

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or incidents. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.



Brian Pierce
Senior Staff Geologist
(858) 300-8495
bpierce@leightongroup.com

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

August 13, 2013

Ms. Jone Barrio
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
VIA FACSIMILE: (714) 484-5318

Subject: **File Review**

Dear Ms. Barrio:

Leighton and Associates is requesting information for the property located at:

- **14958 and 14982 Chandler Street, Eastvale, California 92880**

The Assessor's Parcel Number is: **130-020-001**

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or incidents. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.



Brian Pierce
Senior Staff Geologist
(858) 300-8495
bpierce@leightongroup.com

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Ave
Cypress, California 90630

Edmund G. Brown Jr.
Governor

July 26, 2013

Mr. Brian Pierce
Leighton and Associates, Inc.
3934 Murphy Canyon Road, Suite B-205
San Diego, California 92123

PR40726134

Dear: Mr. Pierce:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control. After a thorough review of our files we have found that, **no such records** exist at this office pertaining to the sites/facility referenced.

14970 Chandler St, Eastvale & 130-020-001

If you have any questions, would like further information regarding your request, please contact our Regional Records Coordinator at (714) 484-5336.

We would like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. Envirostor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view Envirostor.

Sincerely,

Jone Barrio

Jone Barrio
Regional Records Coordinator
Cypress Administrative Services
Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

August 14, 2013

Brian Pierce
LEIGHTON & ASSOCIATES INC.
3934 Murphy Canyon Road, #B-205
San Diego, CA 92123

14958/ 14982 CHANDLER STREET, EASTVALE, CA
PR40813136

Dear Mr. Pierce:

The Department of Toxic Substances Control has received your request to review records under the Public Records Act.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facility referenced above.

If you have any questions, or would like further information regarding your request, please contact our Regional Records Coordinator at: (714) 484-5337.

We would like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: htt://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor.

Sincerely,

Julie Johnson
Regional Records Coordinator
Cypress Administrative Services

Printed on Recycled Paper

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

July 24, 2013

Riverside County Department of Environmental Health
3880 Lemon Street 2nd Floor
Riverside, CA 92501
VIA FACSIMILE: (951) 955-8988

Subject: **File Review**

To Whom It May Concern:

Leighton and Associates is requesting information for the property located at:

- **14970 Chandler Street, Eastvale, California 92880**

The Assessor's Parcel Number is: **130-020-001**

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or incidents. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.



Brian Pierce
Senior Staff Geologist
(858) 300-8495
bpierce@leightongroup.com

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

August 13, 2013

Riverside County Department of Environmental Health
3880 Lemon Street 2nd Floor
Riverside, CA 92501
VIA FACSIMILE: (951) 955-8988

Subject: **File Review**

To Whom It May Concern:

Leighton and Associates is requesting information for the property located at:

- **14958 and 14982 Chandler Street, Eastvale, California 92880**

The Assessor's Parcel Number is: **130-020-001**

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or incidents. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.



Brian Pierce
Senior Staff Geologist
(858) 300-8495
bpierce@leightongroup.com

COUNTY OF RIVERSIDE, DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH DIVISION
HAZARDOUS MATERIALS MANAGEMENT BRANCH
UNDERGROUND STORAGE TANK CLOSURE INSPECTION REPORT #B4331

Date 1-17-96 Time Arrived 1245 Time Departed 245 Temp. Closure ___
Facility Name FLAMINGO DAIRY Plan Check # PC-008 Removal ✓
Address 14970 CHANDLER Contact ___ Abandonment ___
Contractor H. B. QUEYS No. of Tanks Closed 1
Health Personnel ALLINDER Fire Personnel — No. of Tanks Remaining 0

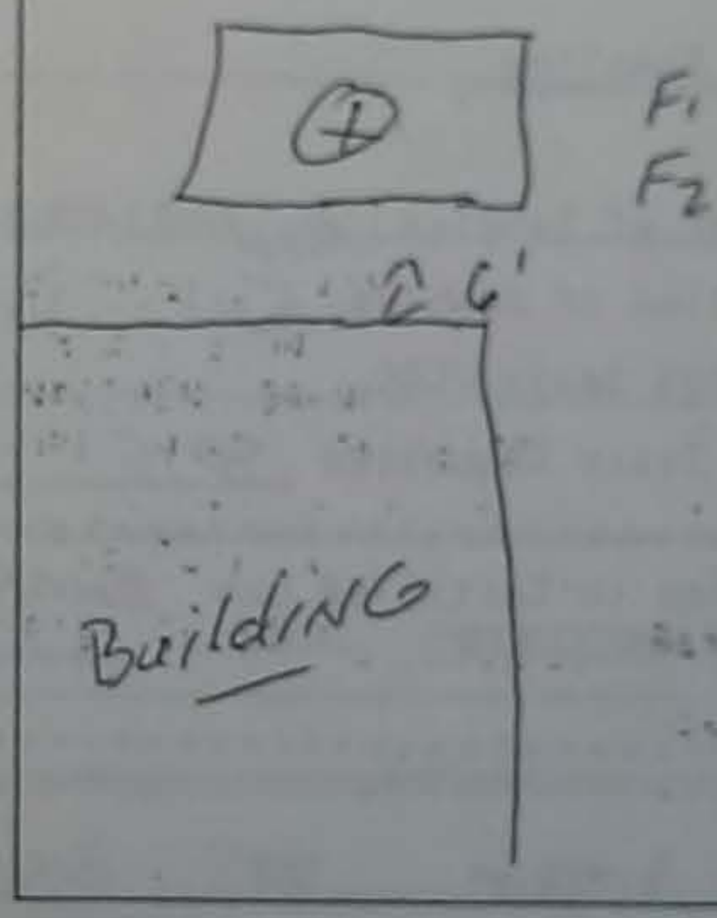
I. Temporary Closure

	Yes	No	N/A	
1	( )	( )	( )	Valid Closure Permit
2	( )	( )	( )	Tank Contents Removed
3	( )	( )	( )	Witnessed Sticking of Tank(s)
4	( )	( )	( )	Flammable Vapors Purged
5	( )	( )	( )	Tank Filled with Non-Corrosive/ Non-Hazardous Liquid
6	( )	( )	( )	Locks on Fill Caps/ Fill Caps Sealed
7	( )	( )	( )	Product Piping Disconnected
8	( )	( )	( )	Power Disconnected
9	( )	( )	( )	Vent Pipe Open
10	( )	( )	( )	Other ___

II. Removal

	Yes	No	N/A	
11	(✓)	( )	( )	Valid Closure Permit
12	(✓)	( )	( )	Tank Triple Rinsed
13	(✓)	( )	( )	Manifest Available/Number 95838042
14	(✓)	( )	( )	Hazardous Waste Hauler NIETO & SONS
15	(✓)	( )	( )	Destination of Rinsate DENENO KERN
16	(✓)	( )	( )	Witnessed Dry-Icing of Tank(s)
17	(✓)	( )	( )	Tank Tags Removed U.L. Serial #('s) #72574
18	(✓)	( )	( )	Destination of Tank(s) AMIR
19	(✓)	( )	( )	Condition of Tank(s) HOLES IN TANK BOTTOM
20	(✓)	( )	( )	Condition of Excavation CLAY / SAND
21	(✓)	( )	( )	Soil Staining/Odor HEAVY STAINING, OBVIOUS ODORS OF GASOLINE
22	( )	(✓)	( )	Unauthorized Release form Issued
23	( )	( )	( )	Other ___

Diagram (not to scale)



EXPIRED 9/15/96

UST Sample
UST Add
Gen info

H.B. Covey, Inc.
PETROLEUM ENGINEERS
SINCE 19
Environmental
Construction

III. Abandonment In Place

	Yes	No	N/A	
24	( )	( )	( )	Valid Closure Permit
25	( )	( )	( )	Tank(s) Rinsed
26	( )	( )	( )	Manifest Available/Number _____
27	( )	( )	( )	Soil Sampling
28	( )	( )	( )	Tank(s) Filled with Priper Slurry
29	( )	( )	( )	Piping Removed/Capped
30	( )	( )	( )	Vents in Place
31	( )	( )	( )	Indication of Release
32	( )	( )	( )	Notice in Deed
33	( )	( )	( )	Other _____

IV. Soil Sampling

	Yes	No	N/A	
34	(X)	( )	( )	Number of Samples 2
35	(X)	( )	( )	Location of Samples See DIAGRAM
36	(X)	( )	( )	Samples Sealed/COC
37	(X)	( )	( )	Soil Tests Requested 8015 8020 ON HIGHEST SAMPLE
38	(X)	( )	( )	Samples to Certified Lab ENVIRO CHEM
39	(X)	( )	( )	Other _____

Comments: TANK BOTTOM 80" BELOW GRADE
F-1 2' BELOW TANK BOTTOM - 110" BELOW GRADE
F-2 6' BELOW TANK BOTTOM

550 GALLON TANK

(New 2/89)

Maintenance...
Construction...
Environmental...

SINCE 1948

STATE LIC.# 269354

H.B. Covey, Inc.
PETROLEUM EQUIPMENT

TELECOMMUNICATIONS COVER PAGE

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME: DON ALLINDER

ORGANIZATION: COUNTY OF RIVERSIDE

FAX NO.: 909-358-5017

NO. OF PAGES TRANSMITTED: 4 (INCL. TELECOMM. COVER PAGE)

DATE: 1-24-95

TIME: 3:45 AM (PM)

SENT FROM: SCOTT R. COVEY

IF TOTAL NO. OF PAGES ARE NOT RECEIVED, CALL AS SOON AS POSSIBLE.

350 E. COMMERCIAL • POMONA, CALIFORNIA 91767-5506 • (909) 623-2502 • FAX# (909) 865-1244

01 24-1996 15:14 9098651244 H.B. COVEY, INC. P.01

Maintenance...
Construction...
Environmental...
Since 1947

H. B. COVEY, INC.
350 E. COMMERCIAL
POMONA, CA 91767

Tel: (909) 623-2502
Fax: (909) 865-1244

STATE LIC #269354

Chain of Custody Record

SAMPLING REQUIREMENTS RCRA ☐ NPDES ☐ SDWA ☐ _____ ☐

WRITTEN QC REPORT
ROUTINE QC ☐
RWQCB QC ☐

TURNAROUND TIME:
SAME DAY ☐ 24Hr ☐ 48Hr ☐ NORMAL ☒

PROJECT NO	PROJECT NAME
95-040T	FLAMINGO DAIRY

SAMPLER (SIGNATURE WILL PROVE NAME) Scott R. COVEY

PROJECT MANAGER: S. COVEY

SAMPLE NUMBER	DATE	TIME	COMP	GRAB	SAMPLE DESCRIPTION	CONTR TYPE: GLASS	PLASTIC	BRASS SS TUBE	TPH-D 8015M	TPH-G 8015	TRPH 418.1	BTEX 8020	VOC 8240	EOC 8270	OIL & GREASE	CAM METALS + TCLP LIST	LEAD	HVOC 8010	NUMBER OF CONTAINERS	REMARKS
F1	1/16	1:40			2' BELOW TANK	✓			X	X										RUN BTEX ON NIGHEST RESULT — 960117-1 R5
F2	1/16	1:48			6' BELOW TANK	✓			X	X										960117-2 R5

TOTAL NUMBER OF CONTAINERS

RELINQUISHED BY (Signature/Name)	DATE/TIME	RECEIVED BY (Signature/Name)	RELINQUISHED BY (Signature/Name)	DATE/TIME	RECEIVED BY (Signature/Name)
[signature]	1-16-96	1:50 [signature]			
RELINQUISHED BY (Signature/Name)	DATE/TIME	RECEIVED BY (Signature/Name)	RELINQUISHED BY (Signature/Name)	DATE/TIME	RECEIVED BY (Signature/Name)

SAMPLE SHIPPED VIA
FEDEX ☐ UPS ☐ AIRBORNE ☐
HAND ☒ AIRFREIGHT ☐ _____ ☐

SHIPPED BY (Signature/Name)	COOLER (Signature/Name)	RECEIVED FOR BY (Signature/Name)	DATE/TIME
AIRBILL #:		LAB:	

H.B. COVEY, INC. 01 24-1996 15:15 9098651244 P.03

Enviro - Chem, Inc.
[illegible] E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: H.B. COVEY, INC.
350 E. COMMERCIAL STREET
POMONA, CA 91767-5506 TEL(909)623-2502, FAX(909)865-1244

PROJECT: FLAMINGO DAIRY/95-040 T

MATRIX: SOIL
DATE COLLECTED: 01/16/96
REPORT TO: MR. SCOTT COVEY

DATE SAMPLES REC'D: 01/17/96
DATE ANALYZED 01/18-19/96
DATE REPORTED 01/23/96

SAMPLE I.D.: F 1 LAB I.D.: 960117-1

PARAMETER	SAMPLE RESULT, MG/KG	D.L.	EPA METHOD
TPH as GASOLINE	423	10	LUFT/8015M

COMMENTS

D.L. = DETECTION LIMIT
ND = BELOW THE DETECTION LIMIT OR NON-DETECTED
MG/KG = PPM
TPH = TOTAL PETROLEUM HYDROCARBONS

Data Reviewed and Approved by: _____

CAL-DES ELAP CERTIFICATE No.: 1555

CHANDLER

CORONA STOCK AUCTION AREA

McCUNE & ASSOC. DAIRYMAN

NORTH

ABOVE GROUND TANKS

HELLMAN

500 GALLON GASOLINE TANK

DISPENSER/ISLAND LOCATION

FLAMINGO DAIRY/McCUNE & ASS

14970 CHANDLER RD.
CORONA, CA, 91720
PG 3 F-4

H.B. COVEY INC.

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS MANAGEMENT DIVISION

UNDERGROUND STORAGE TANK PERMIT FOR CLOSURE

1184331

ENTERED 1-10-96

TYPE OF PERMIT

- [X] Removal
- [ ] Abandonment in Place
- [ ] Temporary Closure (12 Months Only)

This permit shall not be construed as to allow the violation of any law, nor does it prevent further corrections of errors found on the application, plans, or at the site. Plans must be resubmitted for approval if any additional changes are made by the applicant.

In addition to this permit, all applicable permits required by the local fire department, building department, and the air quality management district must be obtained and should be available for review at the closure site.

All tank closures must, at a minimum, comply with the California Underground Storage Tank Regulations and the appropriate section of the California Health & Safety Code.

HB Coveys (Owner/Contractor/Applicant) has applied for and is granted a permit to

Remove (Remove/Abandon/Temp. Close) 1 (No.) underground storage tank(s) at

Flamingo Dairy (Facility Name) located at

14970 Chandler Rd. (Street Address) in Corona (City/Town), California.

Underground tank closure inspections **must be scheduled five (5) business days in advance.** Telephone (714) 358-5055.

Permit Approved By | 1-8-96 Date | #96-008 Plan Check #

*This Permit for Closure is VALID FOR 90 DAYS from the date of approval. If no reasonable action is taken within that period, the applicant will be required to reapply for a closure permit with all pertinent fees associated.

ENTERED JAN 09 1996

CA 5059 (1/8/96)

1/9/96

DOH HEH 003 (REV. 8/92)

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH

Underground Storage Tank Closure/Abandonment Application

Application for closure or abandonment of Underground Storage Tanks. Applicant may submit a copy of the removal plans. All fees are NON REFUNDABLE and payable when the plans are submitted with this application.

96-008
PLAN CHECK NUMBER

NAME OF FACILITY	ADDRESS OF FACILITY	(CITY)	PHONE NUMBER
FLAMINGO DAIRY	14970 CHANDLER RD.	CORONA,	909.737-725
NAME OF OWNER	ADDRESS OF OWNER		PHONE NUMBER
JIM McCUNE	14970 CHANDLER RD.,	CORONA, CA,	909.737-7251
NAME OF OPERATOR	ADDRESS OF OPERATOR		PHONE NUMBER
~~JIM McCUNE~~ DOUG SAVAGE,	H.B. COVEY INC.		909.623.2502
NAME OF CONTRACTOR/CONTACT PERSON	ADDRESS OF CONTRACTOR		PHONE NUMBER
JIM McCUNE,	14970 CHANDLER RD.,	CORONA	
CONTRACTORS LICENSE TYPE AND NUMBER (Including Hazardous Materials Certification)			
A, HAZ # 269354			

ANSWER THE FOLLOWING QUESTIONS DESCRIBING THE TANKS TO BE CLOSED OR ABANDONED. IF YOU HAVE MORE THAN FOUR (4) TANKS, PROVIDE INFORMATION ON ADDITIONAL APPLICATION FORM.

	TANK 1	TANK 2	TANK 3	TANK 4
SINGLE/DOUBLE WALL TANK	SINGLE			
TANK IN USE (YES/NO)	NO			
IS TANK SUSPECTED OF LEAKING (YES/NO)	NO			
AGE OF TANK (YEARS)	15+			
CONSTRUCTION MATERIAL OF TANK(S)	STEEL			
HAZARDOUS SUBSTANCE STORAGE HISTORY	GASOLINE			

Check the method of closure to be performed:

REMOVAL (X)

ABANDONMENT ( )

TEMPORARY CLOSURE ( )

DATES FOR WHICH THE TANKS ARE TO BE TEMPORARILY CLOSED (IF APPLICABLE)
1-13-96

NAME OF PERSON TO CONTACT IN AN EMERGENCY	24 HOUR EMERGENCY PHONE NUMBER
JIM McCUNE	909.737-7251

APPLICANT NAME	APPLICANT'S SIGNATURE	DATE OF APPLICATION
SCOTT R. COVEY		1-8-96

PLEASE MAKE YOUR CHECK PAYABLE TO THE COUNTY OF RIVERSIDE

AMOUNT ATTACHED $ 263.00 00

TRANSACTION/OCR NO. #2735

DOH-HEH-008 (Rev 03/

CHANDLER

HELLMAN

CORONA STOCK AUCTION AREA

McCUNE & ASSOC. DAIRYMAN

NORTH

ABOVE GROUND TANKS

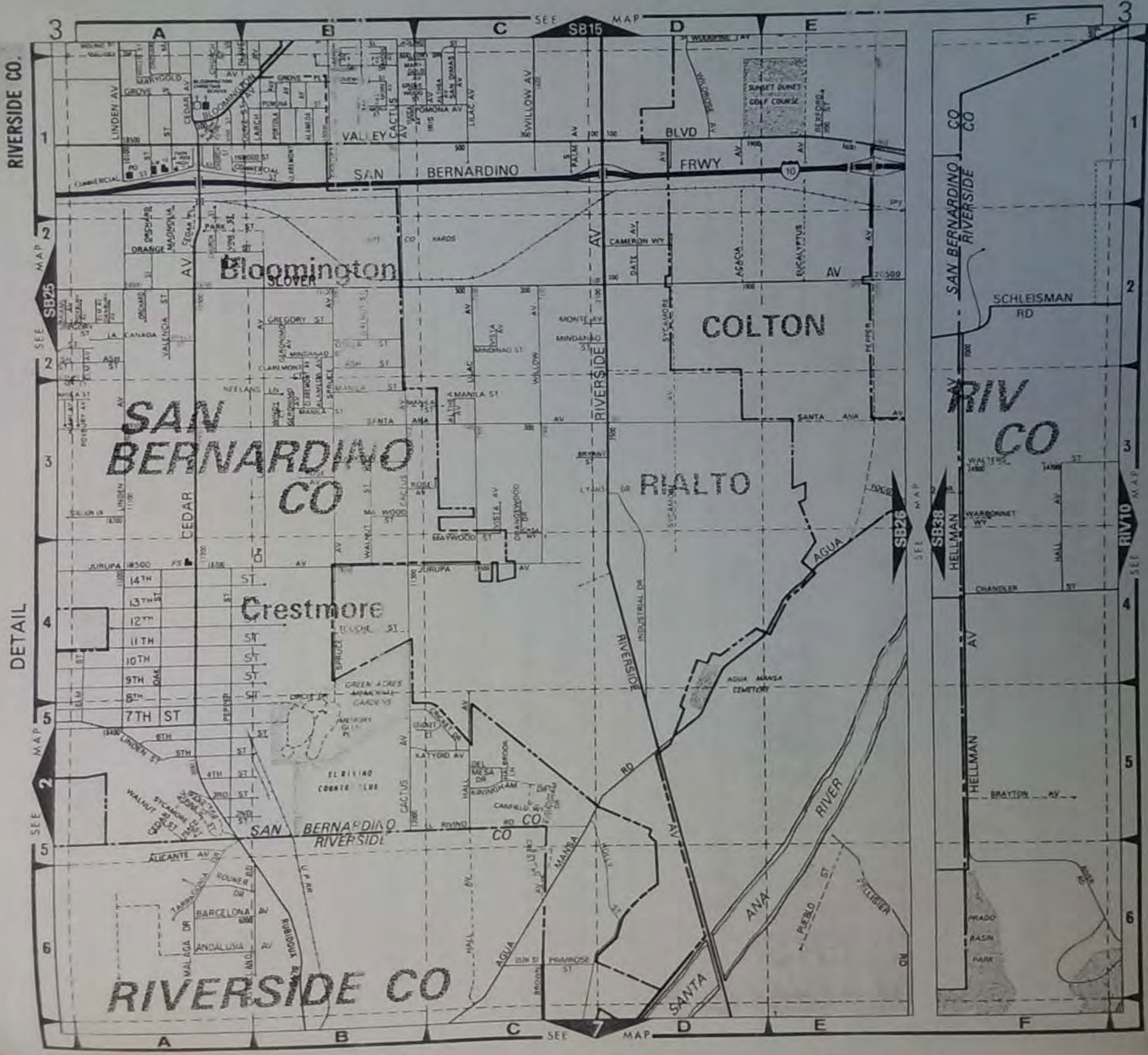
500 GALLON GASOLINE TANK

DISPENSER/ISLAND LOCATION

FLAMINGO DAIRY/McCUNE & ASSOC.

14970 CHANDLER RD.
CORONA, CA, 91720
PG 3 F-4

H.B. COVEY INC.


RIVERSIDE CO.
DETAIL
SEE MAP SB15
SEE MAP SB25
SEE MAP SB26
SEE MAP SB38
SEE MAP RIV10
SAN BERNARDINO FRWY
VALLEY BLVD
Bloomington
COLTON
RIALTO
Crestmore
SAN BERNARDINO CO
RIVERSIDE CO
SAN BERNARDINO RIVERSIDE CO
SAN BERNARDINO CO
RIV CO
SAN BERNARDINO RIVERSIDE
SCHLEISMAN RD
RIVERSIDE AV
CEDAR AV
CACTUS AV
LINDEN AV
WILLOW AV
PALM AV
EUCALYPTUS AV
SYCAMORE AV
ORANGE AV
SANTA ANA
SANTA ANA RIVER
AGUA MANSA
HELLMAN AV
SUNSET DUNES GOLF COURSE
AGUA MANSA CEMETERY
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COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS MANAGEMENT BRANCH

No. 96-0095

Page 1 of 1 pages

EMERGENCY RESPONSE, COMPLAINT, INVESTIGATION

Date 1/31/96

Time 11:20 a.m. X p.m. ____

STATE P.O. # ____

TOTAL TIME SPENT ON INCIDENT 2 (Hours)/Min.

SUBJECT: Emergency Response ____
Waste Generators ____
Underground Storage Tanks ____
Response Plans/Inventory ____
Other X

SPECIALIST ASSIGNED: Dori Mallay

PRELIMINARY COMPLAINT REVIEWED BY: Sandy Buncher

AGAINST OR ABOUT:

Name Flamingo Dairy Telephone (909) 737-7251

Address 14970 Chandler Rd. City Corona

Nearest Cross Street ____

PERSON REPORTING:

Name Don Mallay Telephone (909) 358-5055

Address Riv Co Env Health City ____

SUBJECT DESCRIPTION (including material, type, amount, location):

Leaking UST (formerly a farm exempt tank)

COMPLAINT RECEIVED BY (CLERK/SPECIALIST) Dori Mallay

OTHER AGENCIES NOTIFIED: SARWQCB

DISPOSITION OF CASE: Date February 5, 1996

Specialist Don Mallay contacted Mr. Jim McClure several times regarding remediation of the contaminated soil. Mallay had given Mr. McClure a choice of which agency he would prefer to provide oversight (ie. local agency or Water Board). Mr. McClure refused to begin remediation so Mallay referred the case to the Water Board for oversight.

Donda Mmall

DEHS-HEH-001 (Rev 11/92) DISTRIBUTION: ORIGINAL-Specialist, COPY-Supervisor

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

AGENCY: ☐ YES ☒ NO

HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? ☐ YES ☒ NO

REPORT DATE: 01/31/96 CASE #: 96-0095

FOR LOCAL AGENCY USE ONLY
I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM.
SIGNED: Sandy Purchek DATE: 2-1-96

REPORTED BY

NAME OF INDIVIDUAL FILING REPORT: Dori Malloy
PHONE: (909) 358-5055
SIGNATURE: Dori Malloy

REPRESENTING: ☐ OWNER/OPERATOR ☐ REGIONAL BOARD ☒ LOCAL AGENCY ☐ OTHER
COMPANY OR AGENCY NAME: Riverside County Dept of Environmental Health
ADDRESS: PO Box 7600 STREET CITY Riverside STATE CA 92513

RESPONSIBLE PARTY

NAME: Flamingo Dairy ☐ UNKNOWN
CONTACT PERSON: Jim Mc Cune
PHONE: 909) 737-7251
ADDRESS: 14970 STREET Chandler Rd. CITY Corona STATE CA 91720

SITE LOCATION

FACILITY NAME (IF APPLICABLE): Same as above.
OPERATOR:
PHONE: ( )
ADDRESS: STREET CITY COUNTY ZIP
CROSS STREET:

IMPLEMENTING AGENCIES

LOCAL AGENCY / AGENCY NAME: Riv County Dept of Environmental Health
CONTACT PERSON: Dori Malloy
PHONE: (909) 358-5055
REGIONAL BOARD: Santa Ana
CONTACT PERSON: Ken Williams
PHONE: (909) 782-4130

SUBSTANCES INVOLVED

(1) NAME: Gasoline — QUANTITY LOST (GALLONS): ☒ UNKNOWN
(2) NAME: — QUANTITY LOST (GALLONS): ☐ UNKNOWN

DISCOVERY/ABATEMENT

DATE DISCOVERED: 01/30/96
HOW DISCOVERED: ☐ TANK TEST ☐ INVENTORY CONTROL ☒ TANK REMOVAL ☐ SUBSURFACE MONITORING ☐ OTHER ☐ NUISANCE CONDITIONS

DATE DISCHARGE BEGAN: ☒ UNKNOWN
HAS DISCHARGE BEEN STOPPED? ☒ YES ☐ NO IF YES, DATE

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY)
☐ REMOVE CONTENTS ☒ CLOSE TANK & REMOVE ☐ REPAIR PIPING
☐ REPAIR TANK ☐ CLOSE TANK & FILL IN PLACE ☐ CHANGE PROCEDURE
☐ REPLACE TANK ☐ OTHER

SOURCE/CAUSE

SOURCE OF DISCHARGE: ☐ TANK LEAK ☒ UNKNOWN ☐ PIPING LEAK ☐ OTHER
CAUSE(S): ☐ OVERFILL ☐ RUPTURE/FAILURE ☐ SPILL ☐ CORROSION ☒ UNKNOWN ☐ OTHER

CASE TYPE

CHECK ONE ONLY
☒ UNDETERMINED ☐ SOIL ONLY ☐ GROUNDWATER ☐ DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS

CHECK ONE ONLY
☐ NO ACTION TAKEN
☒ LEAK BEING CONFIRMED
☐ REMEDIATION PLAN
☐ PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED
☐ PRELIMINARY SITE ASSESSMENT UNDERWAY
☐ CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY)
☐ POLLUTION CHARACTERIZATION
☐ POST CLEANUP MONITORING IN PROGRESS
☐ CLEANUP UNDERWAY

REMEDIAL ACTION

CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)
☐ CAP SITE (CD)
☐ CONTAINMENT BARRIER (CB)
☐ VACUUM EXTRACT (VE)
☐ EXCAVATE & DISPOSE (ED)
☐ EXCAVATE & TREAT (ET)
☐ NO ACTION REQUIRED (NA)
☒ OTHER (OT) Unknown at this time.
☐ REMOVE FREE PRODUCT (FP)
☐ PUMP & TREAT GROUNDWATER (GT)
☐ TREATMENT AT HOOKUP (HU)
☐ ENHANCED BIO DEGRADATION (IT)
☐ REPLACE SUPPLY (RS)
☐ VENT SOIL (VS)

COMMENTS

May refer to Ken Williams at the Waterboard.

HSC 05 (6/92)

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD

UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM A

COMPLETE THIS FORM FOR EACH FACILITY/SITE

MARK ONLY ONE ITEM
- [X] 1 NEW PERMIT
- [ ] 2 INTERIM PERMIT
- [ ] 3 RENEWAL PERMIT
- [ ] 4 AMENDED PERMIT
- [ ] 5 CHANGE OF INFORMATION
- [ ] 6 TEMPORARY SITE CLOSURE
- [ ] 7 PERMANENTLY CLOSED SITE

I. FACILITY/SITE INFORMATION & ADDRESS - (MUST BE COMPLETED)

DBA OR FACILITY NAME: FLAMINGO DAIRY / McCUNE'S
ADDRESS: 14970 CHANDLER RD.
CITY NAME: RIVERSIDE COUNTY / CORONA
NAME OF OPERATOR: JIM McCUNE
NEAREST CROSS STREET: HELLMAN
PARCEL # (OPTIONAL):
STATE: CA
ZIP CODE: 91720
SITE PHONE # WITH AREA CODE: 909-737-7251

✓ BOX TO INDICATE
- [X] CORPORATION
- [ ] INDIVIDUAL
- [ ] PARTNERSHIP
- [ ] LOCAL-AGENCY DISTRICTS *
- [ ] COUNTY-AGENCY *
- [ ] STATE-AGENCY *
- [ ] FEDERAL-AGENCY *

* If owner of UST is a public agency, complete the following: name of Supervisor of division, section, or office which operates the UST _____

TYPE OF BUSINESS
- [ ] 1 GAS STATION
- [ ] 2 DISTRIBUTOR
- [X] 3 FARM
- [ ] 4 PROCESSOR
- [ ] 5 OTHER

- [ ] ✓ IF INDIAN RESERVATION OR TRUST LANDS
- # OF TANKS AT SITE:
- E. P. A. I. D. # *(optional)*:

EMERGENCY CONTACT PERSON (PRIMARY)

DAYS: NAME (LAST, FIRST): JIM McCUNE
PHONE # WITH AREA CODE: 909 737-7251
NIGHTS: NAME (LAST, FIRST): ANS. SERVICE
PHONE # WITH AREA CODE: 909-737-7051

EMERGENCY CONTACT PERSON (SECONDARY) - optional

DAYS: NAME (LAST, FIRST): D. SAVAGE
PHONE # WITH AREA CODE: 909-737-7284
NIGHTS: NAME (LAST, FIRST): D-SAVAGE
PHONE # WITH AREA CODE: 737.7284

II. PROPERTY OWNER INFORMATION - (MUST BE COMPLETED)

NAME: JIM McCUNE
MAILING OR STREET ADDRESS: 14970 CHANDLER RD.
CITY NAME: CORONA
CARE OF ADDRESS INFORMATION
✓ box to indicate
- [X] CORPORATION
- [ ] INDIVIDUAL
- [ ] PARTNERSHIP
- [ ] LOCAL-AGENCY
- [ ] COUNTY-AGENCY
- [ ] STATE-AGENCY
- [ ] FEDERAL-AGENCY

STATE: CA
ZIP CODE: 91720
PHONE # WITH AREA CODE: 909-737-7251

III. TANK OWNER INFORMATION - (MUST BE COMPLETED)

NAME OF OWNER: JIM McCUNE
MAILING OR STREET ADDRESS: 14970 CHANDLER RD.
CITY NAME: CORONA
CARE OF ADDRESS INFORMATION
✓ box to indicate
- [X] CORPORATION
- [ ] INDIVIDUAL
- [ ] PARTNERSHIP
- [ ] LOCAL-AGENCY
- [ ] COUNTY-AGENCY
- [ ] STATE-AGENCY
- [ ] FEDERAL-AGENCY

STATE: CA
ZIP CODE: 91720
PHONE # WITH AREA CODE:

IV. BOARD OF EQUALIZATION UST STORAGE FEE ACCOUNT NUMBER - Call (916) 322-9669 if questions arise.

TY (TK) HQ 44- [ ][ ][ ][ ][ ][ ]

V. PETROLEUM UST FINANCIAL RESPONSIBILITY - (MUST BE COMPLETED) – IDENTIFY THE METHOD(S) USED

✓ box to indicate
- [ ] 1 SELF-INSURED
- [ ] 2 GUARANTEE
- [X] 3 INSURANCE
- [ ] 4 SURETY BOND
- [ ] 5 LETTER OF CREDIT
- [ ] 6 EXEMPTION
- [ ] 99 OTHER _____

VI. LEGAL NOTIFICATION AND BILLING ADDRESS

Legal notification and billing will be sent to the tank owner unless box I or II is checked.

CHECK ONE BOX INDICATING WHICH ABOVE ADDRESS SHOULD BE USED FOR LEGAL NOTIFICATIONS AND BILLING: I. [X] II. [ ] III. [ ]

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

OWNER'S NAME (PRINTED & SIGNED)	OWNER'S TITLE	DATE MONTH/DAY/YEAR
JIM McCUNE	OWNER/MGR	1-8-96

LOCAL AGENCY USE ONLY

COUNTY # [ ][ ]
JURISDICTION # [ ][ ][ ]
FACILITY # [ ][ ][ ][ ][ ][ ]

LOCATION CODE - *OPTIONAL*	CENSUS TRACT # - *OPTIONAL*	SUPVISOR - DISTRICT CODE - *OPTIONAL*

THIS FORM MUST BE ACCOMPANIED BY AT LEAST (1) OR MORE PERMIT APPLICATION - FORM B, UNLESS THIS IS A CHANGE OF SITE INFORMATION ONLY.
OWNER MUST FILE THIS FORM WITH THE LOCAL AGENCY IMPLEMENTING THE UNDERGROUND STORAGE TANK REGULATIONS

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD

UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM B

COMPLETE A SEPARATE FORM FOR EACH TANK SYSTEM.

MARK ONLY ONE ITEM: [X] 1 NEW PERMIT [ ] 2 INTERIM PERMIT [ ] 3 RENEWAL PERMIT [ ] 4 AMENDED PERMIT [ ] 5 CHANGE OF INFORMATION [ ] 6 TEMPORARY TANK CLOSURE [ ] 7 PERMANENTLY CLOSED ON SITE [ ] 8 TANK REMOVED

DBA OR FACILITY NAME WHERE TANK IS INSTALLED:

I. TANK DESCRIPTION

COMPLETE ALL ITEMS -- SPECIFY IF UNKNOWN

A. OWNER'S TANK I.D.# #1 GAS

B. MANUFACTURED BY: UNKNOWN

C. DATE INSTALLED (MO/DAY/YEAR) UNKNOWN

D. TANK CAPACITY IN GALLONS: 500

II. TANK CONTENTS

IF A-1 IS MARKED, COMPLETE ITEM C

A. [X] 1 MOTOR VEHICLE FUEL [ ] 2 PETROLEUM [ ] 3 CHEMICAL PRODUCT [ ] 4 OIL [ ] 80 EMPTY [ ] 95 UNKNOWN

B. [ ] 1 PRODUCT [ ] 2 WASTE

C. [ ] 1a REGULAR UNLEADED [ ] 1b PREMIUM UNLEADED [ ] 2 LEADED [ ] 3 DIESEL [ ] 4 GASAHOL [ ] 5 JET FUEL [ ] 6 AVIATION GAS [ ] 7 METHANOL [ ] 99 OTHER (DESCRIBE IN ITEM D. BELOW)

D. IF (A-1) IS NOT MARKED, ENTER NAME OF SUBSTANCE STORED

C.A.S. #

III. TANK CONSTRUCTION

MARK ONE ITEM ONLY IN BOXES A, B, AND C, AND ALL THAT APPLIES IN BOX D AND E

A. TYPE OF SYSTEM: [ ] 1 DOUBLE WALL [X] 2 SINGLE WALL [ ] 3 SINGLE WALL WITH EXTERIOR LINER [ ] 4 SECONDARY CONTAINMENT (VAULTED TANK) [ ] 95 UNKNOWN [ ] 99 OTHER

B. TANK MATERIAL (Primary Tank): [X] 1 BARE STEEL [ ] 2 STAINLESS STEEL [ ] 3 FIBERGLASS [ ] 4 STEEL CLAD W/ FIBERGLASS REINFORCED PLASTIC [ ] 5 CONCRETE [ ] 6 POLYVINYL CHLORIDE [ ] 7 ALUMINUM [ ] 8 100% METHANOL COMPATIBLE W/FRP [ ] 9 BRONZE [ ] 10 GALVANIZED STEEL [ ] 95 UNKNOWN [ ] 99 OTHER

C. INTERIOR LINING: [ ] 1 RUBBER LINED [ ] 2 ALKYD LINING [ ] 3 EPOXY LINING [ ] 4 PHENOLIC LINING [ ] 5 GLASS LINING [X] 6 UNLINED [ ] 95 UNKNOWN [ ] 99 OTHER

IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL ? YES ___ NO ___

D. CORROSION PROTECTION: [ ] 1 POLYETHYLENE WRAP [ ] 2 COATING [ ] 3 VINYL WRAP [ ] 4 FIBERGLASS REINFORCED PLASTIC [ ] 5 CATHODIC PROTECTION [X] 91 NONE [ ] 95 UNKNOWN [ ] 99 OTHER

E. SPILL AND OVERFILL: SPILL CONTAINMENT INSTALLED (YEAR) NONE OVERFILL PREVENTION EQUIPMENT INSTALLED (YEAR) NONE

IV. PIPING INFORMATION

CIRCLE A IF ABOVE GROUND OR U IF UNDERGROUND, BOTH IF APPLICABLE

A. SYSTEM TYPE: A (U) 1 SUCTION; A U 2 PRESSURE; A U 3 GRAVITY; A U 99 OTHER

B. CONSTRUCTION: A (U) 1 SINGLE WALL; A U 2 DOUBLE WALL; A U 3 LINED TRENCH; A U 95 UNKNOWN; A U 99 OTHER

C. MATERIAL AND CORROSION PROTECTION: A (U) 1 BARE STEEL; A U 2 STAINLESS STEEL; A U 3 POLYVINYL CHLORIDE (PVC); A U 4 FIBERGLASS PIPE; A U 5 ALUMINUM; A U 6 CONCRETE; A U 7 STEEL W/ COATING; A U 8 100% METHANOL COMPATIBLE W/FRP; A U 9 GALVANIZED STEEL; A U 10 CATHODIC PROTECTION; A U 95 UNKNOWN; A U 99 OTHER

D. LEAK DETECTION: [ ] 1 AUTOMATIC LINE LEAK DETECTOR [ ] 2 LINE TIGHTNESS TESTING [ ] 3 INTERSTITIAL MONITORING [X] 99 OTHER NONE

V. TANK LEAK DETECTION

[ ] 1 VISUAL CHECK [X] 2 INVENTORY RECONCILIATION [ ] 3 VADOZE MONITORING [ ] 4 AUTOMATIC TANK GAUGING [ ] 5 GROUND WATER MONITORING [ ] 6 TANK TESTING [ ] 7 INTERSTITIAL MONITORING [ ] 91 NONE [ ] 95 UNKNOWN [ ] 99 OTHER

VI. TANK CLOSURE INFORMATION

1. ESTIMATED DATE LAST USED (MO/DAY/YR): 11/95

2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING: 15 GALLONS

3. WAS TANK FILLED WITH INERT MATERIAL ? YES [ ] NO [X]

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

APPLICANT'S NAME (PRINTED & SIGNATURE):

DATE: 1-5-96

LOCAL AGENCY USE ONLY

THE STATE I.D. NUMBER IS COMPOSED OF THE FOUR NUMBERS BELOW

STATE I.D.# COUNTY # JURISDICTION # FACILITY # TANK #

PERMIT NUMBER | PERMIT APPROVED BY/DATE | PERMIT EXPIRATION DATE

THIS FORM MUST BE ACCOMPANIED BY A PERMIT APPLICATION - FORM A, UNLESS A CURRENT FORM A HAS BEEN FILED.
FILE THIS FORM WITH THE LOCAL AGENCY IMPLEMENTING THE UNDERGROUND STORAGE TANK REGULATIONS

FORM B (12-91)

#84331

STATE OF CALIFORNIA—CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

PETE WILSON, *Governor*

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION
3737 MAIN STREET, SUITE 500
RIVERSIDE, CA 92501-3339
PHONE: (909) 782-4130
FAX: (909) 781-6288

Please file with UST info. Thanks

March 17, 1997

Mr. Jim McCune
Flamingo Dairy
14970 Chandler Road
Corona, CA

SUBJECT: REVIEW OF LETTER
FLAMINGO DAIRY
14970 CHANDLER ROAD
CORONA, RIVERSIDE COUNTY
REGIONAL BOARD CASE NO. 083302926T

Dear Mr. McCune:

We have reviewed the February 5, 1997, letter that was submitted to us from the County of Riverside, Department of Environmental Health. On January 17, 1996, an underground storage tank (UST) was removed from the above location. Soil samples were collected beneath the tank and soil contamination was detected beneath the former location of UST.

The letter from the County of Riverside, Department of Environmental states that because this underground storage tank was a former farm tank, it is not eligible to be under the jurisdiction of the Local Oversite Program's contract. Therefore, this case was referred by the County of Riverside, Department of Environmental to this agency and we are overseeing this investigation.

A unauthorized release has occurred from an underground storage tank located at the abovementioned site. The soil contamination has not been fully defined. It is your responsibility under the California Code of Regulations, Title 23 Waters, Division 3, Chapter 16, Article 11 to take corrective action for the unauthorized release.

At this time, we are requesting that additional investigation be conducted at this site to delineate the vertical and lateral extent of contamination. We request that the investigation extend a minimum of 20 feet beyond the last detectable concentration of contamination or to groundwater, whichever is shallower. We request that the soil samples be analyzed for total petroleum hydrocarbons as gasoline, benzene, toluene, ethylbenzene, total xylenes and methyl tertiary butyl ether. If groundwater is encountered, we request that at least one monitoring well is installed.

Results of the investigation must be prepared by a qualified professional who is registered as an engineer or geologist in the State of California. Please submit a work plan to this office by April 30, 1997.

California Regional Water Quality Control Board

Santa Ana Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov
3737 Main Street, Suite 500, Riverside, California 92501-3339
Phone (909) 782-4130 • FAX (909) 781-6288

Gray Davis
Governor

File in Closed UST file - non LOP Cleanup

April 7, 1999

Mr. Jim McCune
Flamingo Dairy
14970 Chandler Road
Corona, CA 91718-1295

SUBJECT: NO FURTHER ACTION
FLAMINGO DAIRY
14970 CHANDLER STREET
CORONA, CALIFORNIA
REGIONAL BOARD CASE NO. 083302926T

Dear Mr. McCune:

This letter confirms the completion of the site investigation and remedial action for the underground storage tank formerly located at the above-described location. Your willingness and promptness in responding to our inquires concerning the former underground storage tank is greatly appreciated. Enclosed is the Case Summary for the referenced site for your records.

Based upon the available information, including current land use, and with the provisions that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank removal is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of regulations, Division 3, Chapter 16, Section 2721(e).

Please contact Leslie J. Alford of our office at (909)-782-4903 if you have any questions regarding this matter.

Sincerely,

Gerard J. Thibeault
Executive Officer

Enclosure: Case Closure Summary

cc: Ms. Dori Malloy – County of Riverside, Department of Environmental
Mr. Jeremy Russell – Giles Engineering Associates, Inc.
Ms. Nancy Camacho – State Cleanup Fund

C:/...flamcls3.doc

CASE SUMMARY

I. AGENCY INFORMATION Date: April 1, 1999

Agency Name: California Regional Water Quality Control Board, Santa Ana Region	Address: 3737 Main Street, Suite 500
city/state/zip: Riverside, CA 92501-3339	Phone: (909) 782-4903 or (909)-782-4130
Staff: Leslie J. Alford	Title: Associate Engineering Geologist

II. CASE INFORMATION

Site Name:	Flamingo Dairy
Location:	14970 Chandler Street, Corona, California
RB Case #	083302926T

Responsible Parties	Address	Phone Number
Mr. James McCune	14970 Chandler Street, Corona, California	909-737-7251

Tank No.	Size In Gallons	Contents	Closed in-place Removed?	Date
1	500	gasoline	Removed	1/17/96

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause & type of release: underground tanks	
Site characterization complete: YES [x] NO	Closure report dated: March 26, 1999
Monitoring Wells installed: YES [ ] NO [x]	Proper screened interval: YES [ ] NO [ ] NA [x]
Highest depth: 30 feet	Lowest depth: 30 feet

Flow Direction: variable, but anticipated to be to the southwesterly direction towards Mill Creek	
Most sensitive current groundwater use: Municipal	
Groundwater Sub-Basin: Chino Groundwater Basin	Reports(s) filed: California Regional Water Quality Control Board
Report(s) on file? yes	3737 Main Street, Suit 500, Riverside, CA 92501-3339

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL	

MATERIAL	AMOUNT	ACTION TREATMENT OR DISPOSAL W/DESTINATION	Date
SOIL Tank –steel	unknown 500 gallons	unknown unknown	

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS - BEFORE & AFTER CLEANUP				
CONTAMINANT	SOIL (mg/kg)		WATER (µg/l)	
	Before	After	Before	
Total Petroleum Hydrocarbons – (TPH) gasoline	1,730	ND	NA	NA
Benzene (B)	16	ND	NA	NA
Toluene (T)	102	ND	NA	NA
Ethylbenzene (E)	33	ND	NA	NA
Total Xylenes (X)	173	0.035	NA	NA
Methyl Tertiary Butyl Ether (MtBE)	NA	ND	NA	NA

IV. CLOSURE

Does completed corrective action protect beneficial uses per the regional board basin plan?
YES [x] NO [ ]

Does the corrective action protect public health for current land use? YES [x] NO [ ]

SITE MANAGEMENT REQUIREMENTS
Should corrective action be reviewed if land use changes?
YES [x] NO [ ]

Monitoring or vapor wells decommissioned: YES [ ] NO [ ] N/A [x]
Number decommissioned: none

List of enforcement actions taken: none
List enforcement action rescinded: none

VII. ADDITIONAL COMMENTS, DATA, ETC.

Additional investigation was conducted to further define the soil contamination. Three borings were drilled and soil samples were collected and analyzed. With the exception of one soil sample, all the soil samples were none detected for TPH, BTEX and MtBE. One sample revealed concentrations of total xylenes of 35 mg/kg. Groundwater was encountered at 30 feet below ground surface. If groundwater was encountered, Regional Board staff requested the installation of one monitoring well. A monitoring well was not installed at the time of the investigation. However, since significant soil contamination was not encountered during the investigation, we are not requiring additional groundwater investigation. Therefore, Regional Board staff is recommending no further action be conducted at this site.

VIII. RWQCB AGENCY RESPONSE

Regional Board Staff:

Name: Leslie Alford	Title: Associate Engineering Geologist
Signature: Leslie Alford	Date: 4/6/99

Name: Kenneth R. Williams - Senior Engineering Geologist	Response: Concurs w/ Closure
Signature: Kenneth R Williams	Date: 4-6-99

RECEIVED
APR 00 1999
COUNTY OF [illegible]
HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL H...
HAZARDOUS MATERIALS MANAGEMENT Div...

If you have any questions or need further information, please contact me at 909-782-4903.

Sincerely,

Leslie Alford

Leslie J. Alford
Associate Engineering Geologist
Pollutant Investigation Section

cc: Dori Malloy - County of Riverside, Department of Environmental Health

LJA\d:\l.flamgo1.ltr

(3) - CAL OR CAT - (909) 737-2002 FAX

BUSINESS PLAN
GENERAL FACILITY INFORMATION

BID# 2593
DIST 23
CAT B

#84331

BUSINESS NAME FLAMINGO DAIRY

BUSINESS ADDRESS 14970 CHANDLER STREET
Number Street Suite
CORONA CALIFORNIA 91720
City State Zip

MAILING ADDRESS P.O. BOX 1295
Number Street Suite
CORONA CALIFORNIA 91718
City State Zip

BUSINESS TELEPHONE (909) 737-7251 - Office (909)737-0532 - Barn

OWNER'S NAME

OWNER ADDRESS
Number Street Suite
City State Zip

OWNER TELEPHONE ( )

PRIMARY BUSINESS CONTACT JIM McCUNE MANAGER
Name Title

CONTACT TELEPHONE (909) 737-3100

DESCRIPTION OF MAIN BUSINESS OPERATION (i.e. manufacture microelectronics, retail sales gasoline, etc.)
Production of milk from approximately 800 lactating cows.

HOURS OF OPERATION 24 NUMBER OF EMPLOYEES 7

SHIFT HOURS 5-AM-11PM, 3-PM-5PM EMPLOYEES ON SHIFT 3
SHIFT HOURS 8 AM to 5 PM EMPLOYEES ON SHIFT 2
SHIFT HOURS 8 PM to 5 AM EMPLOYEES ON SHIFT 2

STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODE 0241
(If you do not know this number for your business contact Cal OSHA Consultation Service (213) ~~861-9993~~ 909 383-4257 for information.)

Dunn & Bradstreet Number 072495195
(You may obtain a Dunn & Bradstreet Number by contacting the Regional Office of Dunn & Bradstreet, consult your telephone directory.)

ENTERED 3-18-96

5

Effective August

BUSINESS PLAN
GENERAL FACILITY INFORMATION

BUSINESS LICENSE NUMBER FARM LOT SIZE 58 ACRES +-
(If applicable)

EPA ID NUMBER _____

BUSINESS IDENTIFICATION (BID) NUMBER _____
(If you do not know the BID Number for your facility you may leave this blank and it will be added by this office.)

EMERGENCY CONTACT PERSON

THE EMERGENCY CONTACT PERSON AND ALTERNATE CONTACT PERSON MUST BE REPRESENTATIVES FOR THE BUSINESS AND BE ABLE TO PROVIDE TECHNICAL INFORMATION AND ASSISTANCE IN THE EVENT OF AN EMERGENCY DURING BUSINESS AND NON-BUSINESS HOURS. THE EMERGENCY CONTACT PERSON AND ALTERNATE MUST HAVE FULL FACILITY ACCESS, SITE FAMILIARITY, AND AUTHORITY TO MAKE DECISIONS FOR THE BUSINESS IN THE EVENT OF AN EMERGENCY.

EMERGENCY CONTACT PERSON Steven McCune

TITLE HERDSMAN

BUSINESS TELEPHONE (909) 737-0532

24-HOUR TELEPHONE ( ) _____

ALTERNATE CONTACT PERSON Jim McCune

TITLE Manager

BUSINESS TELEPHONE (909) 737-7251

24-HOUR TELEPHONE (909) 737-3100

S T A T E M E N T O F E X E M P T I O N
(ONLY TO BE SIGNED IF YOU DO NOT HAVE TO PREPARE A PLAN)

I UNDERSTAND THE REQUIREMENTS FOR SUBMITTING A BUSINESS PLAN AND I DECLARE THAT A BUSINESS PLAN IS NOT REQUIRED FOR THIS FACILITY.

FLAMINGO DAIRY James D. McCune MANAGER
Facility Owner/Operator Name Title

Signature 2-28-93
Date

BUSINESS PLAN
EMERGENCY PROCEDURES

Emergency response plans and procedures are an integral part of the Business Plan. By taking the time to develop plans and procedures for your facility you will avoid complications resulting from inaction or misguided action during an emergency. Once the plans and procedures are developed your employees will have an informative guide to follow in the event of an emergency. You must address each of the following items, however the amount of detail you provide will depend upon the size and nature of the facility, the damage potential of the hazardous materials handled and the location of the facility with respect to residential or other populated areas.

Person responsible for making immediate notification to emergency response agencies, the local Administering Agency, and the California Office of Emergency Services in the event of a release or threatened release.

NAME: Steve mccune OR Jim mccune

TITLE: HERDSMAN

TELEPHONE: (909)737-0532 (909)270-0366. (909) 737-3100

Provide information on the nearest hospital or medical care facility that will be able to provide treatment, including decontamination, to victims of exposure to the hazardous materials found at your facility.

NAME OF FACILITY: CORONA COMMUNITY HOSPITAL
ADDRESS: 800 SOUTH MAIN

CITY: CORONA, CA 91720

TELEPHONE: (909) 737-4343

SPECIAL CONTACT PERSON (if any): EMERGENCY

Provide information on the steps taken at this facility or the policies or procedures now in place to help prevent an accidental release of a hazardous material at this facility (i.e. tell us what you have done to help prevent problems at this facility). You may use additional sheets or addendum if necessary.

MOUNTED FUEL TANKS ON ELEVATED CONCRETE SLABS WITH CONCRETE CURBS TO PREVENT ANY VEHICLES FROM DAMAGING TANKS. SHOULD A SPILL OCCUR AND

BUSINESS PLAN
EMERGENCY PROCEDURES

PREVENTION cont.
ESCAPE FROM THE ENCLOSED CONCRETE CURB AREA. THE CONTENTS WILL GRAVITY FLOW INTO A DRAIN LEADING TO A 2ND PIT TO PREVENT ANY CONTENTS FROM LEAVING THE PREMISES OR ENTERING THE SOIL.

Describe the procedures to be followed to reduce the severity of a release or threatened release of a hazardous material at this facility. The procedures should detail the actions to be taken by employees to stop a release, contain a release, or to reduce the problems associated with a release (i.e. tell us what you are going to do when you discover a release). Please remember not to write procedures that exceed the capabilities of employees or equipment at this facility. You may use additional sheets or addendum if necessary.

IN THE EVENT OF A RELEASE OF HAZARDOUS MATERIAL ALL EMPLOYEES HAVE BEEN INSTRUCTED TO STOP THE RELEASE ONLY IF IT CAN BE STOPPED WITHOUT INHALING OR TOUCHING A HARMFUL PRODUCT. IF THE RELEASE IS SUBSTANTIAL AND CANNOT BE SAFELY CLEANED UP BY OUR EMPLOYEES THE INSTRUCTIONS ARE TO FIRST CONTACT THE HERDSMAN/MANAGER IN CASE OF ANY SPILL AND TO CONTACT

BUSINESS PLAN
EMERGENCY PROCEDURES

Describe the procedures that will be followed to restore this facility to a safe condition after a release of a hazardous material (i.e. tell us what you will do to get your facility back into operation after an emergency). You may want to consider how the area will be isolated to prevent exposure to employees or visitors, how the hazardous waste will be containerized and removed (whether or not you have employees qualified to work with hazardous waste or whether you will hire a contractor), and how you will conduct an after the incident review to determine causes and preventative measures that can be taken in the future. You may use additional sheets or addendum if necessary.

IN THE EVENT OF A RELEASE WHICH CANNOT BE SAFELY STOPPED AND OR CLEANED UP BY OUR EMPLOYEES THE EMPLOYEES ARE INSTRUCTED TO IMMEDIATELY SHUT DOWN ANY POWER IN THE VACINITY OF A FLAMABLE SPILL, VACATE THE IMMEDIATE AREA TO A SAFE DISTANCE, CONTACT ONE OF THE TWO SUPERVISORS, AND PREVENT ANY UNAUTHORIZED PERSONAL FROM ENTERING THE AREA. THEN, CONTACT HAZPAK INC. (909) 822-7667 (800) 326-1011 @ 9980 CHERRY AVE FONTANA CA. TO CLEAN UP THE RELEASE.

ALSO CONTACT THE DEPT OF ENVIRONMENTAL HEALTH AT (909) 358-5055.

BUSINESS PLAN
EMERGENCY PROCEDURES

Describe the procedures that will be followed to restore this facility to a safe condition after a release of a hazardous material (i.e. tell us what you will do to get your facility back into operation after an emergency). You may want to consider how the area will be isolated to prevent exposure to employees or visitors, how the hazardous waste will be containerized and removed (whether or not you have employees qualified to work with hazardous waste or whether you will hire a contractor), and how you will conduct an after the incident review to determine causes and preventative measures that can be taken in the future. You may use additional sheets or addendum if necessary.

IN THE EVENT OF A RELEASE WHICH CANNOT BE SAFELY STOPPED AND OR CLEANED UP BY OUR EMPLOYEES THE EMPLOYEES ARE INSTRUCTED TO IMMEDIATELY SHUT DOWN ANY POWER IN THE VACINITY OF A FLAMABLE SPILL, VACATE THE IMMEDIATE AREA TO A SAFE DISTANCE, CONTACT ONE OF THE TWO SUPERVISORS, AND PREVENT ANY UNAUTHORIZED PERSONAL FROM ENTERING THE AREA. THEN, CONTACT HAZPAK INC. (909) 822-7667 (800) 326-1011 @ 9980 CHERRY AVE FONTANA CA. TO CLEAN UP THE RELEASE.

ALSO CONTACT THE DEPT OF ENVIRONMENTAL HEALTH AT (909) 358-5055.

BUSINESS PLAN
EMERGENCY PROCEDURES

List the type and location of equipment that can or will be used for response to hazardous materials incidents at this facility. (Use additional sheets if necessary)

TYPE OF EQUIPMENT	LOCATION

Are there any specially trained hazardous materials emergency response personnel at this facility? Yes _____ No X

If yes, how many personnel and what are their levels of training or capabilities? _____

Do you have decontamination capabilities for victims of exposure to hazardous materials at this facility? Yes _____ No X

If yes, what type of decontamination can be performed at this facility? _____

Do you have personnel that will provide site security at this facility during and after a hazardous materials incident?
Yes X No ___

ARE THERE ANY SCHOOLS, HOSPITALS, REST HOMES, RESIDENTIAL NEIGHBORHOODS, OR OTHER TYPES OF POPULATIONS LOCATED WITHIN A THOUSAND FOOT RADIUS OF THIS FACILITY THAT MAY BE ADVERSELY AFFECTED BY A RELEASE OF A HAZARDOUS MATERIAL FROM THIS FACILITY?

YES ___ NO X

IF YES, PLEASE IDENTIFY: _____

Would you be willing to participate in a joint emergency training exercise with other facilities and the County of Riverside?
Yes _____ No X

BUSINESS PLAN
EMERGENCY NOTIFICATION

During an emergency involving a release or a threatened release of a hazardous material you must notify appropriate agencies. Information you should be prepared to supply includes:

1. Name and telephone number of reporter;
2. Name and address of facility;
3. Time and type of release (e.g. damaged containers, malfunctioning equipment, etc.);
4. Name and quantity of material(s) involved;
5. Extent and number of injuries;
6. Actions taken or being taken to mitigate or reduce emergency;
7. Potential hazards to human health or the environment surrounding the facility.

TELEPHONE ROSTER

AGENCY	TELEPHONE NUMBER
FIRE DEPARTMENT	737-5541
AMBULANCE/PARAMEDIC	911
POLICE/SHERIFF	275-2600 or 275-2400
HOSPITAL	737-4343

PRIMARY FACILITY EMERGENCY CONTACT PERSON: _____ _____
(Name/Title)

* RIVERSIDE COUNTY HAZARDOUS MATERIALS BRANCH	(714) 358-5055
(AFTER HOURS TELEPHONE NUMBER)	(714) 275-8980
* CALIFORNIA OFFICE OF EMERGENCY SERVICES	(800) 852-7550
NATIONAL RESPONSE CENTER	(800) 544-4404
POISON CONTROL CENTER	

HAZARDOUS MATERIALS CLEAN UP CONTRACTOR:
HAZPAK INC. FONTANA, CA (909)822-7667 (800)-326-10
(Name of Contractor)

* YOU MUST NOTIFY THESE TWO AGENCIES TO REPORT ANY RELEASE OR THREATENED RELEASE AT YOUR FACILITY.

EMERGENCY RELEASE FOLLOW-UP NOTICE

Some types of hazardous materials releases require a written follow-up report to be prepared and submitted to the State Chemical Emergency Planning and Response Commission. Information for written follow-up reports is contained on the next two pages of this packet.

Disclosure Packet for Riverside County

I certify, under penalty of perjury, that the above information is true and correct to the best of my knowledge.

Signature _____ Date 12-6-95

Name _____

Title _____

Please submit the Business Emergency Plan in triplicate to the office in your local area. Keep one copy for your records.

County of Riverside
Health Services Agency
Department of Environmental Health
Hazardous Materials Management Division

Riverside Office
P.O. Box 7600
Riverside, CA 92513-7600

Indio Office
46209 Oasis Rm. #203
Indio, CA 92201

San Jacinto Office
1370 S. State St. Rm. #115
San Jacinto, CA 92583

CHEMICAL INVENTORY DISCLOSURE PACKET

for:

Business Name: FLAMINGO DAIRY

Business Address: 14970 CHANDLER CORONA CA 91720

Total # of Pages: 5

Total # of Trade Secret Chemicals Reported: _____

Total # of non Trade Secret Chemicals Reported: 10

Total # of Chemicals Reported: 10

ADMINISTERING AGENCY USE ONLY

Inspector's Initials: _____ **Date:** _____

Data Entry: _____ **Date:** _____

CHEMICAL INVENTORY DISCLOSURE FORM

Please, Carefully Read Attached Instructions

Please Use Typewriter or Print Clearly

Date 12-6-95 B.I.D. _____ / Page 1 of 5

CAS # 8006-61-9 NAME GASOLINE Fuel MOBILE DOT # _____

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ Material Type: _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME	%
1)			
2)			
3)			

Storage & Quantity	CODES C P T D	LOC Matrix Page Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	C		GALLONS	1800 GALLONS	1000 GALLONS		365	1000 GAL

LOCATION: _____

USAGE: _____

LIST CITATIONS

CAS # 7,8,9,12,17. NAME Diesel Fuel MOBILE DOT # _____

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ Material Type: _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME	%
1)			
2)			
3)			

Storage & Quantity	CODES C P T D	LOC Matrix Page Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	C		GALLONS	7000	650	19 GALLONS	365	650

CHEMICAL INVENTORY DISCLOSURE FORM

Please, Carefully Read Attached Instructions

Please Use Typewriter or Print Clearly

Date 12-6-95 B.I.D. _____ / Page 4 of 5

CAS # _____ NAME _____ DOT # _____

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ Material Type: _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME
1)		
2)		
3)		

Storage & Quantity	CODES (C) P T D	LOC Matrix Page	LOC Matrix Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	— — — —	—	—	POUNDS		200LBS	1/2	365	100LBS

LOCATION:

USAGE:

CAS # 1310-73-2 NAME DYNAMITE FAST DISSOLVING SOAP DOT # _____

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ Material Type: _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME
1)		
2)		
3)		

Storage & Quantity	CODES (C) P T D	LOC Matrix Page	LOC Matrix Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	— — — —	—	—	POUNDS		350 ~~150~~ LBS	40	365	350 LB

LOCATION: _____

USAGE: _____

CHEMICAL INVENTORY DISCLOSURE FORM

Please, Carefully Read Attached Instructions

Please Use Typewriter or Print Clearly

Date 12-6-95 B.I.D. _____ / Page 3 of 5

CAS # _____ NAME BOVADINE 250 GALLON. TEAT DIP. DOT # _____

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ Material Type: _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME	%
1)			
2)			
3)			

Storage & Quantity	CODES (C) P T D	LOC Matrix Page	LOC Matrix Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	C — — —	—	—	GALLONS		250 GALLON	2.6	365	55 GALL

LOCATION: _____

USAGE: _____

CAS # 7664382 NAME FOAM CHECK ACID CLEANER DOT # _____

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ Material Type: _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME	%
1)			
2)			
3)			

Storage & Quantity	CODES (C) P T D	LOC Matrix Page	LOC Matrix Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	C — — —	—	—	GALLONS.		110 GALLON	1 1/2	365	55 GALL

LOCATION: _____

USAGE: _____

CHEMICAL INVENTORY DISCLOSURE FORM

Please, Carefully Read Attached Instructions

Please Use Typewriter or Print Clearly

Date 12-6-95 B.I.D. _____ / Page 2 of 5

CAS # 7440-66-6 NAME MOTOR OIL DELVAC 1230 MOBILE DOT # _____

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ Material Type: _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME	%
1)			
2)			
3)			

Storage & Quantity	CODES C P T D	LOC Matrix Page Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	C		GALLONS	120	110 2 DRUMS	.32	365	55 GALLON

LOCATION: _____

USAGE: _____

CAS # _____ NAME QUARTERMATE W/GLYCERIN 250 GALLON. TEAT DIP DOT # _____

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ Material Type: _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME	%
1)			
2)			
3)			

Storage & Quantity	CODES C P T D	LOC Matrix Page Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	C		GALLONS		300	2	365	15

LOCATION: _____

CHEMICAL INVENTORY DISCLOSURE FORM

Please, Carefully Read Attached Instructions

Please Use Typewriter or Print Clearly

Date 12-6-95 B.I.D. _____ / Page 5 of 5

CAS # _____ NAME SUPER KLEEN ITE MANUAL CLEANER 100#

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ DOT # _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Material Type: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME	%
1)			
2)			
3)			

Storage & Quantity	CODES C P T D	LOC Matrix Page Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	— — — —	— —	GALLONS		75 GALLONS	2	365	15 GALLON

LOCATION: _____

USAGE: _____

CAS # 7681-52-9 NAME SANI-CLOR 12.5% -53 GALLON-

HAZARD INFORMATION: Physical: _____ Health: _____ General: _____ Material Form: _____ DOT # _____

WASTE INFORMATION: EPA Code: _____ State Code: _____ Class: _____ Min %: _____ Max %: _____ Material Type: _____ Radioactive Amount: _____

MIXTURES (List the three most hazardous ingredients)

	CAS #	CHEMICAL NAME	%
1)			
2)			
3)			

Storage & Quantity	CODES C P T D	LOC Matrix Page Grid	Units of Measure	Max Used Thru Year	Max On Site On Any Day	Avg Daily Quantity	# Days On Site	Size of Largest Container
	— — — —	— —	GALLONS	110 GALLONS	110 GALLONS	3	365	55 GAL

LOCATION: _____

USAGE: _____

HAZARDOUS MATERIALS MANAGEMENT
4065 COUNTY CIRCLE DRIVE
PO BOX 7600
RIVERSIDE CA 92513-7600
(909) 358-5055

OFFICIAL NOTICE OF VIOLATION No. 021911

County of Riverside, Department of Health
ENVIRONMENTAL HEALTH SERVICES DIVISION

(OFFICE ADDRESS)

DATE 9-13-93

TO Flamingo Dairy ADDRESS 14970 Chandler Corona 91718

SUBJECT Tim McCune ADDRESS 14970 Chandler Corona 91718

Our records indicate that the above named facility is operating without a current Health Permit from the Department of Environmental Health, Hazardous Materials Management Division. This facility has been identified as handling, generating or storing hazardous materials and/or waste in an underground storage tank or on-site in other containers. The following applications and appropriate fees must be filed with the County of Riverside, Department of Environmental Health, Hazardous Materials Management Division:

- ☑ Hazardous Waste Generator Application (Riv. Co. Ord. 615)
- ☑ Underground Storage Tank Application (Riv. Co. Ord. 617)
- ☑ Disclosure Information Application (Riv. Co. Ord. 651)

ARATED

All applicable operating fees & application must be submitted within 10 days upon receipt of this notice. If you have any questions regarding this notice, contact this office at (909) 358-5055.

This notice shall be complied with as required by: ☑ State Health and Safety Code, ☑ California Administrative Code, ☑ Riverside County Ordinance No 657.1 ☑ 615.1 City Ordinance No. _____, Other Code _____

CORRECTION DATE 9-24-93

RECEIVED BY Tim McCune

MAIL SERVICE ☐ FIRST CLASS ☐ CERTIFIED

RIVERSIDE COUNTY HEALTH OFFICER

BY Roy Bryant Hazmat Spec. TITLE

DH SAN 1661 (New 3'84) (WHITE-Violator, YELLOW-Supervisor, PINK-Sanitarian)

(2) 55 GAL. DRUMS TCRT DI

(1) 30 GAL. DRUM CHLORINE

(1) 30 GAL. DRUM PHOSPHORIC ACID.

(2) 55 GAL. DRUM USED OIL

ENTERED JUL 12 1993

N.O.V. # 021911 WAS ISSUED AND THE INCOMPLETE BEOP RETURNED. A HAZARDOUS WASTE REPORT WAS LEFT.

— HAZARDOUS WASTE GENERATOR

— (1) EXEMPT FARM TANK.

Inspector B.L. / R B Received by _____

DISTRIBUTION: ORIGINAL-Specialist; COPY-Su

HH-EH-002 (Rev 1/92)

COUNTY OF RIVERSIDE HEALTH SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS MANAGEMENT BRANCH

No.

SUPPLEMENTAL REPORT

Page 1 of 1 pages

Reference Date SEPT. 13, 1993

Name FLAMINGO DAIRY

Address 14970 CHANDLER City CORONA

Topic PERMIT INVESTIGATION

REMARKS:

SCHLEICHER AND BRYANT MET WITH JIM McCUNE THE OWNER OF FLAMINGO DAIRY. THE FOLLOWING HAZARDOUS MATERIALS INVENTORY WAS NOTED.

"EXEMPT" (1) 550 GAL. UST (ABANDONED) LEFT FORMS A & B
(2) 55 GAL. DRUMS TEAT DIP
(1) 30 GAL. DRUM CHLORINE
(1) 30 GAL. DRUM PHOSPHORIC ACID.
(2) 55 GAL. DRUM USED OIL

ENTERED JUL 12 1993

N.O.V. # 021911 WAS ISSUED AND THE INCOMPLETE BEOP RETURNED. A HAZARDOUS WASTE REPORT WAS LEFT.

- HAZARDOUS WASTE GENERATOR
- (1) EXEMPT FARM TANK.

Inspector BL. / RB

Received by

DOH-HEH-002 (Rev1/92)

DISTRIBUTION: ORIGINAL-Specialist; COPY-Superv

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

July 24, 2013

Santa Ana Regional Water Quality Control Board
Attention File Review Request
3737 Main Street, Suite 500
Riverside, California 92501-3348
VIA FACSIMILE: (951) 781-6288

Subject: **File Review**

To Whom It May Concern:

Leighton and Associates is requesting information for the property located at:

- **14970 Chandler Street, Eastvale, California 92880**

The Assessor's Parcel Number is: **130-020-001**

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or incidents. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.



Brian Pierce
Senior Staff Geologist
(858) 300-8495
bpierce@leightongroup.com

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

August 13, 2013

Santa Ana Regional Water Quality Control Board
Attention File Review Request
3737 Main Street, Suite 500
Riverside, California 92501-3348
VIA FACSIMILE: (951) 781-6288

Subject: **File Review**

To Whom It May Concern:

Leighton and Associates is requesting information for the property located at:

- **14958 and 14982 Chandler Street, Eastvale, California 92880**

The Assessor's Parcel Number is: **130-020-001**

We are requesting information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks, cleanups, inspections, violations, or any other environmental sensitive spills, responses or incidents. Thank you for your assistance.

Sincerely,

LEIGHTON AND ASSOCIATES, INC.



Brian Pierce
Senior Staff Geologist
(858) 300-8495
bpierce@leightongroup.com

Brian Pierce

From: Brian Pierce
Sent: Wednesday, July 24, 2013 4:05 PM
To: 'WB-RB8-FileReview8'
Subject: RE: Public Records Request

Yes, please. Let me know when you receive the file and I will setup an appointment to review.

Thanks,

Brian Pierce
Senior Staff Geologist
Leighton and Associates
3934 Murphy Canyon Road, B205
San Diego, California 92123
Telephone: (858) 300-8495
Cell: (619) 666-5800
Fax: (858) 292-0771
bpierce@leightongroup.com



Please don't print this e-mail unless you really need to.

From: WB-RB8-FileReview8 [mailto:FileReview8@waterboards.ca.gov]
Sent: Wednesday, July 24, 2013 4:02 PM
To: Brian Pierce
Subject: RE: Public Records Request

Hello,

I show that we have one file in storage for the address listed below. Would you like me to request the file? If so, we should receive in 7-10 business days.

From: Brian Pierce [mailto:bpierce@leightongroup.com]
Sent: Wednesday, July 24, 2013 3:08 PM
To: WB-RB8-FileReview8
Subject: Public Records Request

Hello,

Please see the attached public information request for a property in Eastvale, California.

Thank you,

Brian Pierce
Senior Staff Geologist
Leighton and Associates
3934 Murphy Canyon Road, B205

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

Information Management
Public Records Unit

Direct Dial: (909) 396-3700
FAX: (909) 396-3330

PUBLIC RECORDS REQUEST FORM

PRU Office Use Only
CONTROL NUMBER

ATTENTION REQUESTOR: To expedite your request for District records, please fill out this form completely, and identify specifically the type of records you are requesting. Please limit your request to one facility or one site address for each request form filed, and three requested items per form. Additional forms or pages can be used if requesting information for more than one facility or for records not identified on this form. Requests should reasonably describe identifiable records prepared, owned, used, or retained by the District. Public Records Unit staff is available to assist you in identifying those records in the District's possession. The District is not required by law to create a new record or list from an existing record.

REQUESTOR INFORMATION

NAME: Brian Pierce		DATE: 7/24/13
COMPANY: Leighton and Associates		
MAILING ADDRESS: 3934 Murphy Canyon Road, B-205		
CITY: San Diego	STATE: CA	ZIP CODE: 92123
PHONE NUMBER: 858-300-8495	FAX NUMBER: 858-292-0771	
EMAIL ADDRESS: bpierce@leightongroup.com		

REQUESTED RECORDS (*3 items per form*)

☐ Applications (APPLS)	☐ Complaints	☐ Asbestos Notifications/Records
☒ Permits to Operate (P/O)	☐ Site Inspection Reports (I/R)	☐ Facility Potential to Emit (PTE)
☐ Equipment List Report (EQL)	☐ Emissions Summary	☐ Facility Positive Balance (NSR)
☒ Notices of Violation (NOV)	☐ Source Test Reports (S/T RPTS)	☐ Toxic-Health Risk Assessment (HRA)
☒ Notices to Comply (N/C)	☐ Air Monitoring Data	☐ Other (describe below or on additional pages):

TIME PERIOD OF DOCUMENTS REQUESTED From: 1940 To: Present

REQUESTED FACILITY INFORMATION (If Applicable)

FACILITY NAME: APN: 130-020-001		
FACILITY ADDRESS: 14970 Chandler Street		
CITY: Eastvale	STATE: CA	ZIP CODE: 92880
FACILITY I.D. NO. (if known):	APPL. AND/OR PERMIT NO. (if known):	

***Direct cost of duplication**: $.15 per page for paper copies (first 10 pages free) and $5.00 per copied audio tape. No charge for copied Diskettes or CDs. Transfer of gathered electronic records onto CD or Diskette typically costs $10.00 each, but costs will vary (see Instructions for Requesting Records).*

- ■ I wish to inspect the requested records, where applicable, or receive the requested records electronically at no charge. I do not want copies produced at this time.
- ☐ I request that the SCAQMD contact me prior to copying the requested records if the cost exceeds $20.00.
- ☐ I would like copies of the requested records and I hereby agree to reimburse the SCAQMD for the direct cost of duplicationin accordance with Gov. Code Sec. 6253(b).

Signature of Requestor

Note: After a preliminary estimate, advance payment may be required.

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

Information Management
Public Records Unit

Direct Dial: (909) 396-3700
FAX: (909) 396-3330

PUBLIC RECORDS REQUEST FORM

PRU Office Use Only
CONTROL NUMBER

ATTENTION REQUESTOR: To expedite your request for District records, please fill out this form completely, and identify specifically the type of records you are requesting. Please limit your request to one facility or one site address for each request form filed, and three requested items per form. Additional forms or pages can be used if requesting information for more than one facility or for records not identified on this form. Requests should reasonably describe identifiable records prepared, owned, used, or retained by the District. Public Records Unit staff is available to assist you in identifying those records in the District's possession. The District is not required by law to create a new record or list from an existing record.

REQUESTOR INFORMATION

NAME: Brian Pierce		DATE: 7/24/13
COMPANY: Leighton and Associates		
MAILING ADDRESS: 3934 Murphy Canyon Road, B-205		
CITY: San Diego	STATE: CA	ZIP CODE: 92123
PHONE NUMBER: 858-300-8495	FAX NUMBER: 858-292-0771	
EMAIL ADDRESS: bpierce@leightongroup.com		

REQUESTED RECORDS (*3 items per form*)

☐ Applications (APPLS)	☒ Complaints	☐ Asbestos Notifications/Records
☐ Permits to Operate (P/O)	☒ Site Inspection Reports (I/R)	☐ Facility Potential to Emit (PTE)
☐ Equipment List Report (EQL)	☐ Emissions Summary	☐ Facility Positive Balance (NSR)
☐ Notices of Violation (NOV)	☒ Source Test Reports (S/T RPTS)	☐ Toxic-Health Risk Assessment (HRA)
☐ Notices to Comply (N/C)	☐ Air Monitoring Data	☐ Other (describe below or on additional pages):

TIME PERIOD OF DOCUMENTS REQUESTED From: 1940 To: Present

REQUESTED FACILITY INFORMATION (If Applicable)

FACILITY NAME: APN: 130-020-001		
FACILITY ADDRESS: 14970 Chandler Street		
CITY: Eastvale	STATE: CA	ZIP CODE: 92880
FACILITY I.D. NO. (if known):	APPL. AND/OR PERMIT NO. (if known):	

***Direct cost of duplication**: $.15 per page for paper copies (first 10 pages free) and $5.00 per copied audio tape. No charge for copied Diskettes or CDs. Transfer of gathered electronic records onto CD or Diskette typically costs $10.00 each, but costs will vary (see Instructions for Requesting Records).*

■ I wish to inspect the requested records, where applicable, or receive the requested records electronically at no charge. I do not want copies produced at this time.
☐ I request that the SCAQMD contact me prior to copying the requested records if the cost exceeds $20.00.
☐ I would like copies of the requested records and I hereby agree to reimburse the SCAQMD for the direct cost of duplicationin accordance with Gov. Code Sec. 6253(b).

Signature of Requestor

Note: After a preliminary estimate, advance payment may be required.

South Coast
Air Quality Management District
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TIME PERIOD OF DOCUMENTS REQUESTED From: 1940 To: Present

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FACILITY ADDRESS: 14970 Chandler Street		
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FACILITY I.D. NO. (if known):	APPL. AND/OR PERMIT NO. (if known):	

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Signature of Requestor

Note: After a preliminary estimate, advance payment may be required.

Information Management
Public Records Unit

Direct Dial (909) 396-3700
Fax:(909) 396-3330

COMPLETION LETTER

August 16, 2013

BRIAN PIERCE
LEIGHTON CONSULTING INC
3934 MURPHY CANYON DR.# B-205
SAN DIEGO, CA 92123

Ref.: CONTROL NO. 73649
Received 8/14/2013

Re: P/O'S, NOV'S, NC'S.COMPLAINTS, IR'S, AER, ASBESTOS NOTIFICATIONS & HRA FOR 14958 CHANDLER STREET (APN 130-020-001), EASTVALE, CA 92880

After a thorough search of this agency's records:

NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE-REFERENCED FACILITY OR FACILITY SITE.

If you have any questions, please do not hesitate to contact me, Tuesday through Friday, **8:00 a.m**. to **4:30 p.m.**

Sincerely,

LISA RAMOS x3211
For Colleen Paine
Public Records Coordinator

:lr

Information Management
Public Records Unit

Direct Dial (909) 396-3700
Fax:(909) 396-3330

COMPLETION LETTER

August 16, 2013

BRIAN PIERCE
LEIGHTON CONSULTING INC
3934 MURPHY CANYON DR.# B-205
SAN DIEGO, CA 92123

Ref.: CONTROL NO. 73650
Received 8/14/2013

Re: P/O'S, NOV'S, NC'S, COMPLAINTS, IR'S, AER, ASBESTOS NOTIFICATIONS & HRA FOR 14982 CHANDLER STREET (APN 130-020-001), EASTVALE, CA 92880.

After a thorough search of this agency's records:

NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE-REFERENCED FACILITY OR FACILITY SITE.

If you have any questions, please do not hesitate to contact me, Tuesday through Friday, **8:00 a.m**. to **4:30 p.m.**

Sincerely,

LISA RAMOS x3211
For Colleen Paine
Public Records Coordinator

:lr

Information Management
Public Records Unit

Direct Dial (909) 396-3700
Fax:(909) 396-3330

COMPLETION LETTER

August 30, 2013

BRIAN PIERCE
LEIGHTON CONSULTING INC
3934 MURPHY CANYON DR.# B-205
SAN DIEGO, CA 92123

Ref.: CONTROL NO. 73474
Received 7/25/2013

Re: P/O'S, NOV'S, NC'S, COMPLAINTS, I/R'S, S/T RPTS, AIR MONITORING DATA, PTE & HRA FOR 14970 CHANDLER ST., EASTVALE, CA 92880

After a thorough search of this agency's records, the following records were found:
P/O'S & PTE'S

The following records were not found:
AIR MONITORING DATA, S/T RPTS, NOV'S, NC'S, I/R'S, HRA & COMPLAINTS

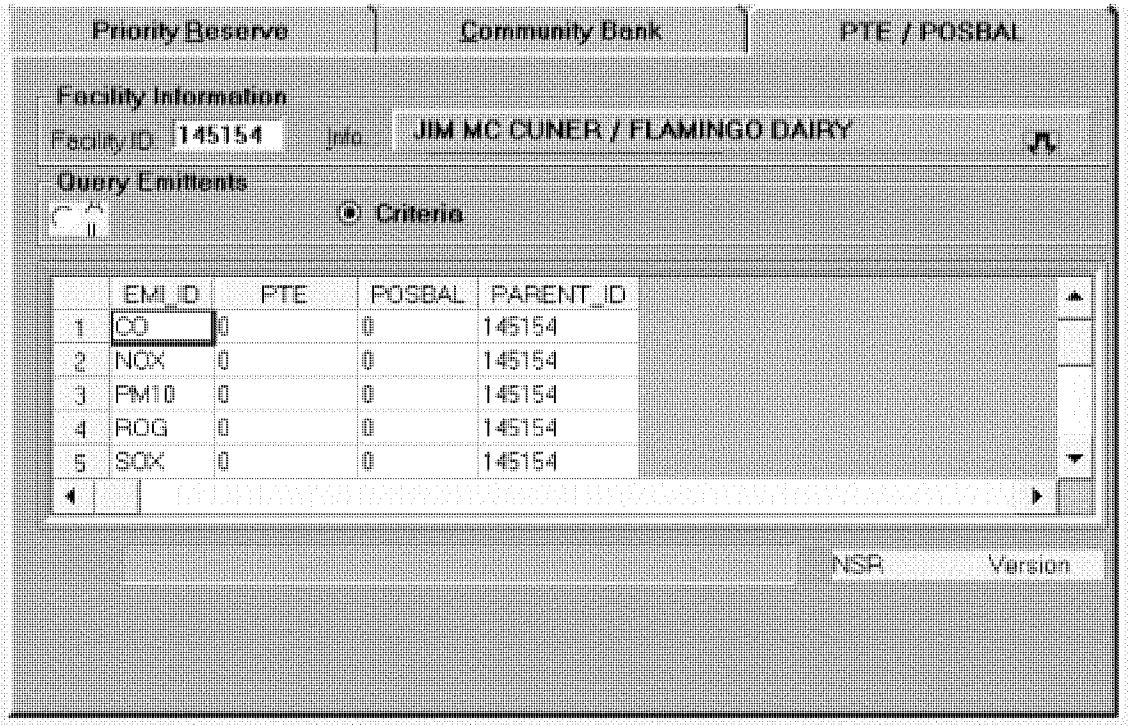
YOUR REQUESTED RECORDS WERE PROVIDED ELECTRONICALLY ON 08/30/2013

If you have any questions, please do not hesitate to contact me, Tuesday through Friday, **8:00 a.m**. to **4:30 p.m.**

Sincerely,

JACOB ALLEN x2282
For Colleen Paine
Public Records Coordinator

:ja


Priority Reserve
Community Bank
PTE / POSBAL
Facility Information
Facility ID: 145154
Info
JIM MC CUNER / FLAMINGO DAIRY
Query Emittents
Criteria
EMI_ID PTE POSBAL PARENT_ID
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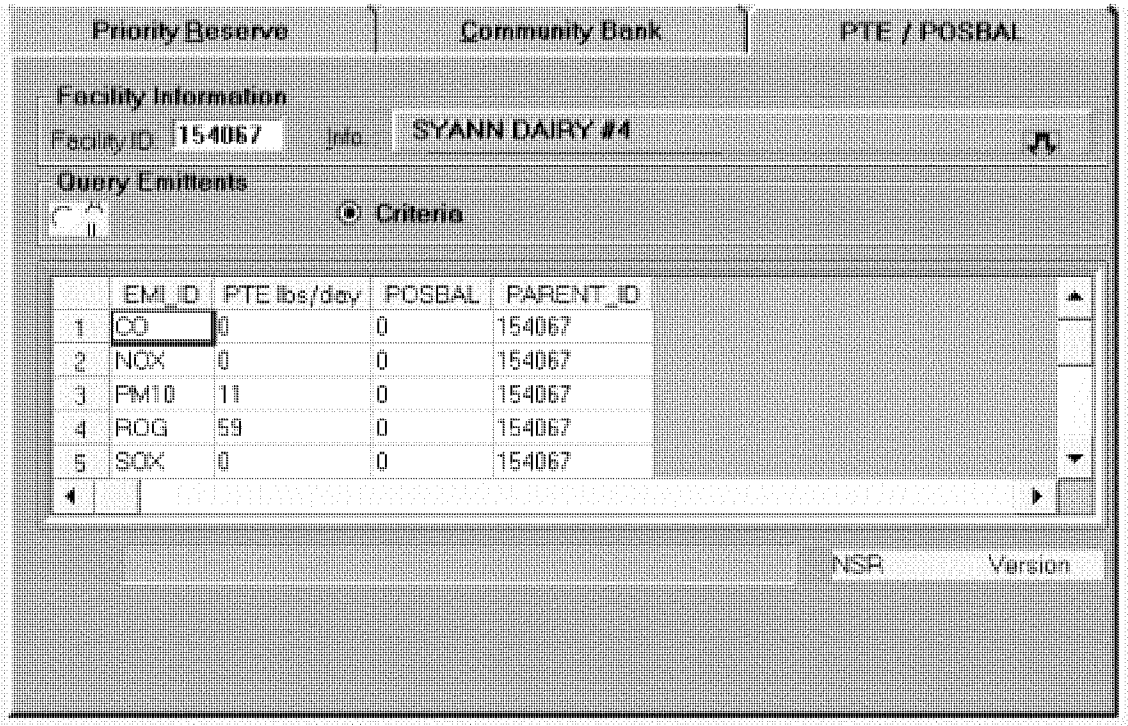
2 NOX 0 0 145154
3 PM10 0 0 145154
4 ROG 0 0 145154
5 SOX 0 0 145154
NSR Version


Priority Reserve
Community Bank
PTE / POSBAL
Facility Information
Facility ID: 154067
Info
SYANN DAIRY #4
Query Emittents
Criteria
EMI_ID
PTE lbs/day
POSBAL
PARENT_ID
1 CO 0 0 154067
2 NOX 0 0 154067
3 PM10 11 0 154067
4 ROG 59 0 154067
5 SOX 0 0 154067
NSR
Version

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

Permit No
F85672
A/N 446111

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership
If the billing for the annual renewal fee (Rule 301 f) is not received by the expiration date, contact the District

Legal Owner
or Operator

ID 145154

JIM MC CUNER / FLAMINGO DAIRY
P O BOX 1295
CORONA, CA 92878

Equipment Location. 14970 CHANDLER CORONA, CA 92880

Equipment Description :

INTERNAL COMBUSTION ENGINE, CATERPILLAR, MODEL NO H3406 DI, SERIAL NO 90U15292, DIESEL FUELED, 282 HP DRIVING AN EMERGENCY ELECTRICAL GENERATOR

Conditions :

1 OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW

2 THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES

3 THIS EQUIPMENT IS SUBJECT TO THE APPLICABLE REQUIREMENTS OF RULE 431 2-SULFUR CONTENT OF LIQUID FUELS

4 THIS ENGINE SHALL NOT BE OPERATED MORE THAN 200 HOURS IN ANY ONE YEAR, WHICH INCLUDES NO MORE THAN 20 HOURS IN ANY ONE YEAR FOR MAINTENANCE AND TESTING PURPOSES

5 THE OPERATOR SHALL INSTALL AND MAINTAIN A NON-RESETTABLE ELAPSED TIME METER TO ACCURATELY INDICATE THE ELAPSED OPERATING TIME OF THE ENGINE

6 THE OPERATOR SHALL ONLY USE DIESEL FUEL WITH A SULFUR CONTENT THAT DOES NOT EXCEED 15PPM BY WEIGHT, UNLESS THE OPERATOR DEMONSTRATES IN WRITING TO THE EXECUTIVE OFFICER THAT SPECIFIC ADDITIONAL TIME IS NECESSARY

7 AN ENGINE OPERATING LOG SHALL BE KEPT AND MAINTAINED ON FILE TO RECORD WHEN THIS ENGINE IS STARTED MANUALLY THE LOG SHALL LIST THE DATE OF OPERATION, THE TIMER READING IN HOURS AT THE BEGINNING AND END OF OPERATION, AND THE REASON FOR OPERATION THE LOG SHALL BE KEPT FOR A MINIMUM OF THE THREE CALENDAR YEARS PRIOR TO THE CURRENT YEAR AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST THE TOTAL HOURS OF OPERATION (INCLUDE HOURS FOR MANUAL AND AUTOMATIC OPERATION) SHALL BE RECORDED SOMETIME DURING THE FIRST 15 DAYS OF JANUARY OF EACH YEAR

FILE COPY

8 NOTIFICATION OF LOSS OF EXEMPTION FROM AQMD RULE 1470

A IN-USE STATIONARY COMPRESSION IGNITION (CI) ENGINES USED IN AGRICULTURAL OPERATIONS ARE CURRENTLY EXEMPT FROM THE REQUIREMENTS OF RULE 1470 OWNERS OR OPERATORS OF THESE ENGINES SHALL NOTIFY THE EXECUTIVE OFFICER IMMEDIATELY AFTER THEY BECOME AWARE THAT THE EXEMPTION NO LONGER APPLIES

B NO LATER THAN 180 DAYS AFTER NOTIFYING THE EXECUTIVE OFFICER, THE OWNER OR OPERATOR SHALL DEMONSTRATE COMPLIANCE WITH THE REQUIREMENTS AND SHALL PROVIDE EMISSION DATA IN ACCORDANCE WITH 1470(F) FOR THE PURPOSES OF DEMONSTRATING COMPLIANCE

9 RECORDS SHALL BE MAINTAINED TO DEMONSTRATE COMPLIANCE WITH CONDITION NOS 4, AND 6 THE RECORDS SHALL BE RETAINED AT THE FACILITY FOR AT LEAST THREE YEARS AND MADE AVAILABLE TO AQMD PERSONNEL UPON REQUEST

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES

EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M Bailey/CL02
11/17/2006

FILE COPY

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 Copley Drive, Diamond Bar, CA 91765

Permit No.
F95929
~~A/N 478318~~

PERMIT TO OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

ID 154067

Legal Owner
or Operator:

SYANN DAIRY #4
14950 RIVER RD
CORONA, CA 92880

Equipment Location: 14970 CHANDLER CORONA, CA 92880

Equipment Description :

INTERNAL COMBUSTION ENGINE, CATERPILLAR, MODEL NO. H3406 DI, SERIAL NO. 90U15292; DIESEL FUELED, 282 HP DRIVING AN EMERGENCY ELECTRICAL GENERATOR

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3. THIS EQUIPMENT IS SUBJECT TO THE APPLICABLE REQUIREMENTS OF RULE 431.2-SULFUR CONTENT OF LIQUID FUELS.

4. THIS ENGINE SHALL NOT BE OPERATED MORE THAN 200 HOURS IN ANY ONE YEAR, WHICH INCLUDES NO MORE THAN 20 HOURS IN ANY ONE YEAR FOR MAINTENANCE AND TESTING PURPOSES.

5. THE OPERATOR SHALL INSTALL AND MAINTAIN A NON-RESETTABLE ELAPSED TIME METER TO ACCURATELY INDICATE THE ELAPSED OPERATING TIME OF THE ENGINE.

6. THE OPERATOR SHALL ONLY USE DIESEL FUEL WITH A SULFUR CONTENT THAT DOES NOT EXCEED 15PPM BY WEIGHT, UNLESS THE OPERATOR DEMONSTRATES IN WRITING TO THE EXECUTIVE OFFICER THAT SPECIFIC ADDITIONAL TIME IS NECESSARY.

7. AN ENGINE OPERATING LOG SHALL BE KEPT AND MAINTAINED ON FILE TO RECORD WHEN THIS ENGINE IS STARTED MANUALLY. THE LOG SHALL LIST THE DATE OF OPERATION, THE TIMER READING IN HOURS AT THE BEGINNING AND END OF OPERATION, AND THE REASON FOR OPERATION. THE LOG SHALL BE KEPT FOR A MINIMUM OF THE THREE CALENDAR YEARS PRIOR TO THE CURRENT YEAR AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST. THE TOTAL HOURS OF OPERATION (INCLUDE HOURS FOR MANUAL AND AUTOMATIC OPERATION) SHALL BE RECORDED SOMETIME DURING THE FIRST 15 DAYS OF JANUARY OF EACH YEAR.

FILE COPY

PERMIT TO OPERATE

8. NOTIFICATION OF LOSS OF EXEMPTION FROM AQMD RULE 1470:

   A. IN-USE STATIONARY COMPRESSION IGNITION (CI) ENGINES USED IN AGRICULTURAL OPERATIONS ARE CURRENTLY EXEMPT FROM THE REQUIREMENTS OF RULE 1470. OWNERS OR OPERATORS OF THESE ENGINES SHALL NOTIFY THE EXECUTIVE OFFICER IMMEDIATELY AFTER THEY BECOME AWARE THAT THE EXEMPTION NO LONGER APPLIES.

   B. NO LATER THAN 180 DAYS AFTER NOTIFYING THE EXECUTIVE OFFICER, THE OWNER OR OPERATOR SHALL DEMONSTRATE COMPLIANCE WITH THE REQUIREMENTS AND SHALL PROVIDE EMISSION DATA IN ACCORDANCE WITH 1470(F) FOR THE PURPOSES OF DEMONSTRATING COMPLIANCE.

9. RECORDS SHALL BE MAINTAINED TO DEMONSTRATE COMPLIANCE WITH CONDITION NOS. 4, AND 6. THE RECORDS SHALL BE RETAINED AT THE FACILITY FOR AT LEAST THREE YEARS AND MADE AVAILABLE TO AQMD PERSONNEL UPON REQUEST.

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EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M.Bailey/JT03
3/18/2008

FILE COPY

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT,
21865 Copley Drive, Diamond Bar, CA 91765

PERMIT TO OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
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ID 154067

Legal Owner
or Operator:

SYANN DAIRY #4
14950 RIVER RD
CORONA, CA 92880

Equipment Location: 14970 CHANDLER CORONA, CA 92880

Equipment Description :

CONFINED ANIMAL FEED OPERATION CONSISTING OF:

1. MILKING COWS, DRY COWS, AND HEIFERS
2. MILKING PARLOR
3. SCRAPE TYPE MANURE HANDLING SYSTEM
4. OPEN CORRALS WITH IN-CORRAL MOUNDS
5. TWO (2) AEROBIC LAGOONS/ SETTLING BASINS
6. FIVE (5) STORAGE PONDS
7. MANURE STOCK PILES
8. FEED STORAGE/ COMMODITY BARNS
9. MIXER FEED WAGON

Conditions :

1. OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.
2. THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.
3. THE MAXIMUM NUMBER OF MILKING COWS, DRY COWS, AND HEIFERS AT THIS FACILITY SHALL NOT EXCEED 2,159 ANIMALS IN ANY ONE DAY.
4. THE MAXIMUM NUMBER OF MILK-PRODUCING COWS AT THIS FACILITY SHALL NOT EXCEED 1,100 IN ONE DAY.

FILE COPY

PERMIT TO OPERATE

5. THIS EQUIPMENT IS SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE FOLLOWING RULES AND REGULATIONS:

   RULE 223 EMISSSION REDUCTION PERMITS FOR LARGE CONFINED ANIMAL FACILITIES
   RULE 1127 EMISSION REDUCTION FROM LIVESTOCK WASTE
   RULE 1186 PM10 EMISSIONS FROM PAVED AND UNPAVED ROADS, AND LIVESTOCK OPERATIONS.

6. THIS OPERATOR SHALL USE BEST MANAGEMENT PRACTICES AT ALL TIMES IN ACCORDANCE WITH RULE 1127.

7. MANURE DISPOSED OF WITHIN THE JURISDICTION OF THE DISTRICT SHALL ONLY BE REMOVED OR CONTRACTED TO BE REMOVED FROM THIS DAIRY TO:

   A. AN APPROVED MANURE PROCESSING OPERATION; OR

   B. AGRICULTURAL LAND WITHIN THE DISTRICT APPROVED BY LOCAL ORDINANCE, AND/OR REGIONAL WATER QUALITY BOARD FOR THE SPREADING OF MANURE; OR

   C. COMBINATION OF DESTINATIONS IN A AND B.

8. THE OPERATOR SHALL MAINTAIN COPIES OF ALL MANURE MANIFESTS, TIPPING FEE INVOICES, MANURE MOISTURE TEST RECORDS, CORRAL CLEARING RECORDS, AND STOCKPILE REMOVAL RECORDS

9. THE OPERATOR SHALL SUBMIT A WRITTEN ANNUAL REPORT BY JANUARY 15TH OF EACH YEAR AFTER JANUARY 1, 2007 PER THE REQUIREMNTS OF RULE 1127. THE REPORT SHALL BE SENT TO: SCAQMD, COMPLIANCE DIVISION, PO BOX 4941, DIAMOND BAR, CA 91765-0941.

10. THE OPERATOR SHALL:

    A. CEASE ALL HAY GRINDING ACTIVITIES BETWEEN 2-5 PM IF VISIBLE EMISSIONS EXTEND MORE THAN 50 FT FROM A HAY GRINDING SOURCE, AND

    B. TREAT UNPAVED ACCESS CONNECTIONS AND UNPAVED FEED LANE ACCESS AREAS WITH EITHER PAVEMENT, GRAVEL (MAINTAINED TO A DEPTH OF 4 INCHES), OR ASPHALTIC ROAD-BASE.

11. THE OPERATOR SHALL IMPLEMENT THE RULE 223 CONTROL MEASURES IDENTIFIED IN THE LCAF EMISSIONS MITIGATION PRIOR TO JANUARY 12, 2008.

12. THE OPERATOR SHALL SUBMIT A WRITTEN ANNUAL REPORT BY JANUARY 15TH OF EACH YEAR AFTER JANUARY 1, 2008 PER THE REQUIREMENTS OF RULE 223. THE REPORT SHALL BE SENT TO: SCAQMD, COMPLIANCE DIVISION, PO BOX 4941, DIAMOND BAR, CA 91765-0941

FILE COPY

PERMIT TO OPERATE

13. THE OPERATOR MAY TEMPORARILY SUSPEND IMPLEMENTATION OF PORTIONS OF THE DAIRY LCAF EMISSIONS MITIGATION PLAN PROVIDED REQUIREMENTS OF RULE 223 (J)(2) ARE MET. NOTIFICATION TO THE DISTRICT SHALL BE MADE BY CALLING 1-800-CUT-SMOG.

14. THE OPERATOR SHALL MAINTAIN RECORDS THAT SPECIFY THE MONTHLY AVERAGE NUMBER OF ANIMALS MAINTAINED AT THIS FACILITY.

15. THE OPERATOR SHALL MAINTAIN AND OPERATE AT LEAST ONE AEROBIC TREATMENT LAGOON AT ALL TIMES IN ACCORDANCE WITH NRCS PRACTICE STANDARD 359 OR MORE RECENT APPLICABLE STANDARD.

16. THE OPERATOR SHALL MAINTAIN RECORDS, IN A MANNER APPROVED BY THE DISTRICT, TO DEMONSTRATE COMPLIANCE WITH CONDITIONS NOS. 3, 4, 7, 8 AND 14. THE RECORDS SHALL BE RETAINED AT THE FACILITY FOR AT LEAST THREE YEARS AND BE MADE AVAILABLE TO AQMD PERSONNEL UPON REQUEST.

NOTICE

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EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M.Bailey/JT03
3/18/2008

FILE COPY

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 Copley Drive, Diamond Bar, CA 91765

Permit No.
F86915
A/N 446110

PERMIT TO OPERATE

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for the annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

ID 145154

Legal Owner
or Operator: JIM MC CUNER / FLAMINGO DAIRY
P.O. BOX 1295
CORONA, CA 92878

Equipment Location: 14970 CHANDLER CORONA, CA 92880

Equipment Description :

CONFINED ANIMAL FEED OPERATION CONSISTING OF:

1. MILKING COWS, DRY COWS, AND HEIFERS
2. MILIKING PARLOR
3. SCRAPE TYPE MANURE HANDLING SYSTEM
4. OPEN CORRALS WITH IN-CORRAL MOUNDS
5. TWO (2) AEROBIC LAGOONS / SETTLING BASINS
6. FIVE (5) STORAGE PONDS
7. MANURE STOCK PILES
8. FEED STORAGE / COMMODITY BARNS
9. MIXER FEED WAGON

Conditions :

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FILE COPY

5. THIS EQUIPMENT IS SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE FOLLOWING RULES AND REGULATIONS:

   RULE 223 EMISSSION REDUCTION PERMITS FOR LARGE CONFINED ANIMAL FACILITIES
   RULE 1127 EMISSION REDUCTION FROM LIVESTOCK WASTE
   RULE 1186 PM10 EMISSIONS FROM PAVED AND UNPAVED ROADS, AND LIVESTOCK OPERATIONS.

6. THIS OPERATOR SHALL USE BEST MANAGEMENT PRACTICES AT ALL TIMES IN ACCORDANCE WITH RULE 1127.

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   B. AGRICULTURAL LAND WITHIN THE DISTRICT APPROVED BY LOCAL ORDINANCE, AND/OR REGIONAL WATER QUALITY BOARD FOR THE SPREADING OF MANURE; OR

   C. COMBINATION OF DESTINATIONS IN A AND B.

8. THE OPERATOR SHALL MAINTAIN COPIES OF ALL MANURE MANIFESTS, TIPPING FEE INVOICES, MANURE MOISTURE TEST RECORDS, CORRAL CLEARING RECORDS, AND STOCKPILE REMOVAL RECORDS

9. THE OPERATOR SHALL SUBMIT A WRITTEN ANNUAL REPORT BY JANUARY 15TH OF EACH YEAR AFTER JANUARY 1, 2007 PER THE REQUIREMENTS OF RULE 1127. THE REPORT SHALL BE SENT TO: SCAQMD, COMPLIANCE DIVISION, PO BOX 4941, DIAMOND BAR, CA 91765-0941.

10. THE OPERATOR SHALL:

    A. CEASE ALL HAY GRINDING ACTIVITIES BETWEEN 2-5 PM IF VISIBLE EMISSIONS EXTEND MORE THAN 50 FT FROM A HAY GRINDING SOURCE, AND

    B. TREAT UNPAVED ACCESS CONNECTIONS AND UNPAVED FEED LANE ACCESS AREAS WITH EITHER PAVEMENT, GRAVEL (MAINTAINED TO A DEPTH OF 4 INCHES), OR ASPHALTIC ROAD-BASE.

11. THE OPERATOR SHALL IMPLEMENT THE RULE 223 CONTROL MEASURES IDENTIFIED IN THE LCAF EMISSIONS MITIGATION PRIOR TO JANUARY 12, 2008.

12. THE OPERATOR SHALL SUBMIT A WRITTEN ANNUAL REPORT BY JANUARY 15TH OF EACH YEAR AFTER JANUARY 1, 2008 PER THE REQUIREMENTS OF RULE 223. THE REPORT SHALL BE SENT TO: SCAQMD, COMPLIANCE DIVISION, PO BOX 4941, DIAMOND BAR, CA 91765-0941.

FILE COPY

13. THE OPERATOR MAY TEMPORARILY SUSPEND IMPLEMENTATION OF PORTIONS OF THE DAIRY LCAF EMISSIONS MITIGATION PLAN PROVIDED REQUIREMENTS OF RULE 223(J)(2) ARE MET. NOTIFICATION TO THE DISTRICT SHALL BE MADE BY CALLING 1 800 CUT SMOG.

14. THE OPERATOR SHALL MAINTAIN RECORDS THAT SPECIFY THE MONTHLY AVERAGE NUMBER OF ANIMALS MAINTAINED AT THIS FACILITY.

15. THE OPERATOR SHALL MAINTAIN AND OPERATE AT LEAST ONE AEROBIC TREATMENT LAGOON AT ALL TIMES IN ACCORDANCE WITH NRCS PRACTICE STANDARD 359 OR MORE RECENT APPLICABLE STANDARD.

16. THE OPERATOR SHALL MAINTAIN RECORDS, IN A MANNER APPROVED BY THE DISTRICT, TO DEMONSTRATE COMPLIANCE WITH CONDITION NOS. 3, 4, 7, 8 AND 14. THE RECORDS SHALL BE RETAINED AT THE FACILITY FOR AT LEAST THREE YEARS AND BE MADE AVAILABLE TO AQMD PERSONNEL UPON REQUEST.

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M.Bailey/CL02
1/12/2007

FILE COPY

Brian Pierce

From: DO_NOT_REPLY_TO@rctlma.org
Sent: Thursday, August 22, 2013 11:28 AM
To: Brian Pierce
Subject: ARCHIVED RECORDS REQUEST

PLEASE DO NOT RESPOND TO THIS EMAIL

At 8/22/2013 11:28:21 AM the following 'ARCHIVED RECORDS REQUEST' was submitted via the website.

Requestor's Name: Brian Pierce
Company: Leighton and Associates
Requestor's Phone Number: 858-300-8495
Current Mailing Address: 3934 Murphy Canyon Rd, B-205
City: San Diego
State: CA
Zip: 92123
Email: bpierce@leightongroup.com

Address to be researched: 14970 Chandler Street

Assessor's Parcel No.: APN 130020001
Year Built:

Requesting All Permits: Yes
If not, specify type of Permit(s):

Additional Comments: This review is for a Phase I ESA, there are 3 addresses associated with the parcel 14958, 14970, and 14982 Chandler Street, in the City of Eastvale.

Building Permit Information | Conditions Of Approval | Inspection History | Plan Check Status

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

BUILDING PERMIT INFORMATION FOR BGR050606 Online Services

Results for BGR050606 as of 8/29/2013 3:49:56 PM

Basic Case Information

PERMIT NUMBER:	BGR050606
PERMIT STATUS:	EXPIRED
APPLIED DATE:	04/13/2005
ISSUED DATE:	
CLOSED DATE:	
EXPIRATION DATE:	10/31/2007
DESCRIPTION:	ROUGH GRADE FOR TR29997 122 LOTS
TYPE DESCRIPTION:	GRADING: ROUGH OR ROUGH/PRECIS
SITUS CITY:	COR
SITUS:	CHANDLER ST 014970
GENERAL LOCATION:	S/CHANDLER E/HELLMAN W/HALL
APN:	130020001 **Click to view in RCLIS**
APPLICANT:	MCCUNE ROBERT M
ADDRESS 1:	P O BOX 1295
ADDRESS 2:	CORONA CA
ADDRESS 3:	
ZIP:	92878

Fee Information

TOTAL FEES	$10,902.78
TOTAL PAYMENTS:	$6,897.24
BALANCE DUE:	$4,005.54

Valuation Information

Search Another Building Permit

Enter Permit Number:

Submit Clear Form

Go Back To Previous Page

Building Permit Information | Conditions Of Approval | Inspection History | Plan Check Status

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

BUILDING PERMIT INFORMATION FOR BXX982205 Online Services

Results for BXX982205 as of 8/29/2013 3:50:50 PM

Basic Case Information

PERMIT NUMBER:	BXX982205
PERMIT STATUS:	FINAL
APPLIED DATE:	10/19/1998
ISSUED DATE:	10/19/1998
CLOSED DATE:	11/04/1998
EXPIRATION DATE:	04/21/1999
DESCRIPTION:	REROOF OFFICE BUILDING
TYPE DESCRIPTION:	RE-ROOF PERMIT
SITUS CITY:	COR
SITUS:	CHANDLER ST 014970
GENERAL LOCATION:	TG
APN:	130020001 **Click to view in RCLIS**
APPLICANT:	PRIDE ROBERT
ADDRESS 1:	230 E TRANSIT
ADDRESS 2:	ONTARIO
ADDRESS 3:	CA
ZIP:	91762

Fee Information

TOTAL FEES	$175.09
TOTAL PAYMENTS:	$175.09
BALANCE DUE:	$0.00

Valuation Information

OCCUPANCY	TYPE	FACTOR	SQ.FT.	VALUATION
			Total Valuation	**$0.00**

Search Another Building Permit

Enter Permit Number:

Submit Clear Form

Planning Case Conditions Of Approval | Planning Case Information | Planning Case LDC Status

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

PLANNING CASE LDC STATUS FOR TR29997

Online Services

Results for: TR29997 as of 8/29/2013 3:53:14 PM

DEPARTMENT	STATUS	RECEIVED	ASSIGNED	COMPLETED
TRANS. DEV. REVIEW	Approved-wConditions	09/21/2001	09/21/2001	11/14/2001
TRANS. TRAFFIC STUDY	Approved-wConditions	09/21/2001	09/21/2001	09/21/2001
ENV. HEALTH	Approved-wConditions	09/06/2001	09/21/2001	09/21/2001
FIRE	Approved-wConditions	09/06/2001	09/11/2001	09/18/2001
B&S: GRADING	Approved-wConditions	09/06/2001	09/25/2001	09/25/2001
PARKS & REC.	Approved	09/06/2001	09/24/2001	09/24/2001
PLANNING	Approved-wConditions	09/06/2001	09/06/2001	11/14/2001
PLANNING	DENIED	09/06/2001	09/06/2001	09/06/2001
RIVERSIDE FLOOD	Approved-wConditions	09/06/2001	09/28/2001	11/07/2001
TRANSPORTATION	Passed	09/06/2001		09/21/2001
TRANS. DEV. REVIEW	STOPPED	06/11/2001		09/06/2001
TRANS. TRAFFIC STUDY	STOPPED	06/11/2001		09/06/2001
ENV. HEALTH	Approved-wConditions	01/25/2001	02/01/2001	02/06/2001
FIRE	DENIED	01/25/2001	01/31/2001	01/31/2001
B&S: GRADING	DENIED	01/25/2001	02/07/2001	02/07/2001
PARKS & REC.	Approved	01/25/2001	02/01/2001	02/01/2001
PLANNING	Approved-wConditions	01/25/2001	01/25/2001	02/06/2001
RIVERSIDE FLOOD	DENIED	01/25/2001	02/07/2001	02/12/2001
TRANSPORTATION	DENIED	01/25/2001	02/06/2001	02/06/2001

Department Legend

- B&S - Building & Safety Department
- ENV. HEALTH - Environmental Health Department
- EPD - Environmental Programs
- TRANS. DEV. REVIEW - Transportation Dept. Development Review

Status Legend

- Approved - Approved by specific dept.
- Approved-wConditions - Approved by specific dept. with conditions
- Assigned - Currently in review by specific dept.
- DENIED - Denied by specific dept.
- Passed - No review required by specific dept.
- Pending - Plans not yet in review process
- Waiting - Not yet reviewed by specific dept.

Search Another Planning Case LDC Status

Enter Case Number:

Submit | Clear Form

Go Back To Previous Page

Building Permit Information | Conditions Of Approval | Inspection History | Plan Check Status

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

BUILDING PERMIT INFORMATION FOR BXX982205 Online Services

Results for BXX982205 as of 8/29/2013 3:50:50 PM

Basic Case Information

PERMIT NUMBER:	BXX982205
PERMIT STATUS:	FINAL
APPLIED DATE:	10/19/1998
ISSUED DATE:	10/19/1998
CLOSED DATE:	11/04/1998
EXPIRATION DATE:	04/21/1999
DESCRIPTION:	REROOF OFFICE BUILDING
TYPE DESCRIPTION:	RE-ROOF PERMIT
SITUS CITY:	COR
SITUS:	CHANDLER ST 014970
GENERAL LOCATION:	TG
APN:	130020001 **Click to view in RCLIS**
APPLICANT:	PRIDE ROBERT
ADDRESS 1:	230 E TRANSIT
ADDRESS 2:	ONTARIO
ADDRESS 3:	CA
ZIP:	91762

Fee Information

TOTAL FEES	$175.09
TOTAL PAYMENTS:	$175.09
BALANCE DUE:	$0.00

Valuation Information

OCCUPANCY	TYPE	FACTOR	SQ.FT.	VALUATION
			Total Valuation	**$0.00**

Search Another Building Permit

Enter Permit Number:

Submit Clear Form

Building Permit Information | Conditions Of Approval | Inspection History | Plan Check Status

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

BUILDING PERMIT INFORMATION FOR BGR050606 Online Services

Results for BGR050606 as of 8/29/2013 3:49:56 PM

Basic Case Information

PERMIT NUMBER:	BGR050606
PERMIT STATUS:	EXPIRED
APPLIED DATE:	04/13/2005
ISSUED DATE:	
CLOSED DATE:	
EXPIRATION DATE:	10/31/2007
DESCRIPTION:	ROUGH GRADE FOR TR29997 122 LOTS
TYPE DESCRIPTION:	GRADING: ROUGH OR ROUGH/PRECIS
SITUS CITY:	COR
SITUS:	CHANDLER ST 014970
GENERAL LOCATION:	S/CHANDLER E/HELLMAN W/HALL
APN:	130020001 **Click to view in RCLIS**
APPLICANT:	MCCUNE ROBERT M
ADDRESS 1:	P O BOX 1295
ADDRESS 2:	CORONA CA
ADDRESS 3:	
ZIP:	92878

Fee Information

TOTAL FEES	$10,902.78
TOTAL PAYMENTS:	$6,897.24
BALANCE DUE:	$4,005.54

Valuation Information

Search Another Building Permit

Enter Permit Number:

Submit Clear Form

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Building Permit Information | Conditions Of Approval | Inspection History | Plan Check Status

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

BUILDING PERMIT INFORMATION FOR BEL990632 Online Services

Results for BEL990632 as of 8/29/2013 3:48:28 PM

Basic Case Information

PERMIT NUMBER:	BEL990632
PERMIT STATUS:	FINAL
APPLIED DATE:	06/29/1999
ISSUED DATE:	06/29/1999
CLOSED DATE:	06/30/1999
EXPIRATION DATE:	12/27/1999
DESCRIPTION:	REPLACE ELSECTRICAL SERVICE FOR WELL PUMP
TYPE DESCRIPTION:	ELECTRICAL WORK ONLY
SITUS CITY:	COR
SITUS:	CHANDLER ST 014970
GENERAL LOCATION:	TG 712 H3
APN:	130020001 **Click to view in RCLIS**
APPLICANT:	FLAMINGO DAIRY
ADDRESS 1:	P O BOX 1295
ADDRESS 2:	CORONA CA
ADDRESS 3:	
ZIP:	91718

Fee Information

TOTAL FEES	$102.01
TOTAL PAYMENTS:	$102.01
BALANCE DUE:	$0.00

Valuation Information

Search Another Building Permit

Enter Permit Number:

Submit Clear Form

Go Back To Previous Page

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
Elect Service	Sq. Ft. @ Cost	150.-

ESTIMATED VALUATION $ 150.-

MECHANICAL FEES

NO.		
	HEAT APPLIANCE	
	OUTLETS — OUTLETS	
	M. SQ. FT. — UNIT HEATER	
	M. SQ. FT. — PERF. CEILING MAT.	
	APPLIANCE VENT	
	GAS PIPE	
	REPAIR OR ALTER.	
	VENT SYSTEM ☐ HOOD ☐ EVAP. COOL ☐	
	COMPRESSOR	
	COMPRESSOR	
	COMPRESSOR	
	PERMIT FEE	

ELECTRICAL FEES

NO.			
	POLES		
	BLDGS		
	TRANS. AND/OR T. CLR.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
1	SERVICE ENTRANCE	1	00
	RESID. ¢ SQ. FT.		
	GARAGE ¢ SQ. FT.		
1	PERMIT FEE	1	00

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	RES.	COM.	PLN CHK FEE	CONSTR. FEE	HEAT & VENT	ELECT. FEE	PLUMB. FEE	TOTAL FEES	PLAN CHECKER
157515						2.00	—	2.00	

J F M A M J J A S O N D

BUILDING INFORMATION

WOOD			CONCRETE		FIREPLACE	
CONCRETE			PIERS		MEMBRANE	

BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER

PLASTER	DRY WALL	ROOF COVERING	SQ. FMS.

ZONE	ZONING CHECKED BY	PERMIT USE NO.
A-2-5	JB	819

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	—	—	—	

PLAN CHECK FEE	$ —
MECHANICAL FEE	$ —
CONSTRUCTION FEE	$ —
ELECTRICAL FEE	$ 2 00
PLUMBING FEE	$ —
TOTAL FEE	$ 2 00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY A Lange

PLAN FILE #

WATER VOLUME SEPTIC TANK	LEACH LINE	SEEPAGE PIT
GAL.	SQ. FT.	GAL.

LETTER ☐ FILE ☐

JOB ADDRESS 14970 CHANDLER

OWNER FLAMINGO DAIRY

USE OF BUILDING NEW SERVICE TO DAIRY BLDG.

DATE 4-22-69

COMMUNITY	DISTRICT	F.C.	UNITS	VALUATION	OFFICE
CORONA	N	35	1	150.-	2

LEGAL DESCRIPTION Por LOT A BLK 3 RCHO JURUPA RANCHO

PERMIT NUMBER 157515

SUPPLEMENT TO PERMIT

FINALED DATE	INSPECTOR	GROUP	TYPE	BOND #	BOND	CASH

CONTRACTOR

LICENSE-TYPE ☐ #

RELEASE BOND DATE

In accordance with Sec. 302-D of the Uniform Building Code, this permit shall expire if work is not commenced within 60 days. If work is suspended or abandoned for a period of 120 days, this permit shall automatically become null and void.

This permit is issued, and shall continue in effect, pursuant to the terms and conditions of Sec. 3800 of the Business and Professions Code and as a condition of the issuance hereof the following certificate is executed.

OWNER-BUILDER

I hereby certify that in performance of the work for which this permit is issued I shall not employ any person in any manner whatsoever as to become subject to the Workmen's Compensation Laws of the State of California.

Owner _____

Address _____

Telephone _____

CONTRACTOR

I hereby certify that in performance of the work for which this permit is issued I have complied with Title 8, Article 3, Sec. 3800 of the Labor Code, and a certificate or certified copy is on file with the Riverside County Building Department.

Contractor Lou Grubb

Address 201-21 Grand Ave

Tel 737-1450 Lic. # _____

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD ✓

CONSTRUCTION ESTIMATE

	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Util.	Sq. Ft. @	
Elect Service	Sq. Ft. @ Cost	150 -

ESTIMATED VALUATION $ 150 -

MECHANICAL FEES

GAS APPLIANCE	
OUTLETS — OUTLETS	
SQ. FT. — UNIT HEATER	
SQ. FT. — PERF. CEILING MAT.	
APPLIANCE VENT	
GAS PIPE	
REPAIR OR ALTER	
VENT SYSTEM ☐ HOOD ☐ EVAP. COOL ☐	
COMPRESSOR	
COMPRESSOR	
COMPRESSOR	
PERMIT FEE	

ELECTRICAL FEES

NO.		
	POLES	
	SIGNS	
	TRANS. AND/OR T. CLK.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	FIXTURES	
	OUTLETS	
	SUB-PANEL	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
1	SERVICE ENTRANCE	1 00
	RESID. 1¢ SQ. FT.	
	GARAGE ½¢ SQ. FT.	
1	PERMIT FEE	1 00

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	REV.	OBS.	PLN CHK FEE	CONSTR. FEE	HEAT & VENT	ELECT. FEE	PLUMB. FEE	TOTAL FEES	PLAN CHECKER
157515			—			2.00	—	2.00	

TYP	FS	M	A	M	A	E	J	A	S	O	H	O

BUILDING INFORMATION

WOOD		CONCRETE		FIREPLACE		
CONCRETE		PIERS		MEMBRANE		
BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER
PLASTER	DRY WALL	ROOF COVERING				SQ. RMS.

ZONE	ZONING CHECKED BY	PERMIT USE NO.
A-2-5	JB.	814

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	—	—	—	

PLAN CHECK FEE	$ —
MECHANICAL FEE	$ —
CONSTRUCTION FEE	$ —
ELECTRICAL FEE	$ 2 00
PLUMBING FEE	$ —
TOTAL FEE	$ 2 00

CASH	CHECK	M.O.	N.C.
RECEIVED Lange			

PLAN FILE # ✓

WATER	VOLUME SEPTIC TANK	LEACH LINE	SEEPAGE PIT
	GAL.	SQ. FT.	GAL.

LETTER ☐ FILE ☐ ✓ 8-17-70

JOB ADDRESS: 14970 CHANDLER

OWNER: FLAMINGO DAIRY

USE OF BUILDING: NEW SERVICE TO DAIRY BLDG

DATE: 8-22-69

COMMUNITY	DISTRICT	F.C.	UNITS	VALUATION	OFFICE
CORONA	N	35	1	150 -	2

LEGAL DESCRIPTION: POR LOT A BLK 3 RL JURUPA RANCHO

PERMIT NUMBER: 157515

SUPPLEMENT TO PERMIT:

ENGINEER	INSPECTOR	GROUP	TYPE	BOND	BOND	CASH
	8-20-70 Hughes			$		

CONTRACTOR:

LICENSE-TYPE ☐

RELEASE BOND DATE:

In accordance with Sec. 302-D of the Uniform Building Code, this permit shall expire if work is not commenced within 60 days. If work is suspended or abandoned for a period of 120 days, this permit shall automatically become null and void.

This permit is issued, and shall continue in effect, pursuant to the terms and conditions of Sec. 3800 of the Business and Professions Code and as a condition of the issuance hereof the following certificate is executed.

OWNER-BUILDER

I hereby certify that in performance of the work for which this permit is issued I shall not employ any person in any manner whatsoever as to become subject to the Workmen's Compensation Laws of the State of California.

Owner: _____

Address: _____

Telephone: _____

CONTRACTOR

I hereby certify that in performance of the work for which this permit is issued I have complied with Title 8, Article 3, Sec. 3800 of the Labor Code, and a certificate or certified copy is on file with the Riverside County Building Department.

Contractor: Underwood

Address: 421 W 6th St Corona

Tel: [illegible] Lic. #: _____

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Piles & Piers		
3	Steel		
4	Grade Blocks		
5	Sand Drains		
6	Rock Drain		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Internal Lath		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ovens		
34	Plenums & Duct		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Comb. & Ret. Air		
38	Compressor		
39	Appl. Clearance		
40	Final		

OPTN NO.	PROGRESS CHECKS

Route

Land Use Div. ✓
Road Dept.
Health Dept.
Other Dept.
Building Dept. ✓

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Corona
Permit No.
Del. Date

OWNER

Owner Flamingo Lanes
Address 14970 Chandler
City Corona
Phone 737-7251

Architect
Address
City
Phone

Contractor Ward Smith
Address 701 W. 6th St
City Corona
Phone 737-1450

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 4-22-69 SIGNATURE OF OWNER Flamingo Lanes

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit. Ward Smith

LAND USE DIVISION BUILDING AND SAFETY

Location of Job 14970 Chandler
Legal Description of Property Por Lot A, Blk 3
Por Jurupa Rancho
NO. OF SUBMITTED PLANS —
ADDITIONAL PLOT PLANS
CASE NO Var 814
Community Corona
TYPE OF CONSTRUCTION Electrical

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☐
COMMERCIAL	☒	INDUSTRIAL	☐
ALTERATIONS	☐		

NO. OF PARKING SPACES REQUIRED Note drawings NO. OF BUILDINGS NOW EXISTING Several
ZONE A-2-5 SETBACKS: — FRONT — SIDE — REAR —
IF 1 - 10 GRADE OR MORE, TOPOGRAPHIC PLOT PLAN REQUIRED. YES ☐ NO ☒ RECEIVED yes ☐ no ☒
SETBACK ORDINANCE # — OF — FEET REQUIRED ON — STREET
DATE 4-22-69 SIGNATURE OF LAND USE OFFICIAL J Ramsey

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☒ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☒ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

RESIDENTIAL SEWAGE DISPOSAL
COMMERCIAL SEWAGE
FOOD ESTABLISHMENT SWIMMING POOLS PUBLIC

OTHER DEPARTMENTS

BLDG. DEPT. GRADING PERMIT REQUIRED PLAN CHECK
FLOOD CONTROL WATER POLLUTION
AIR POLLUTION DIV OF HWY.

REMARKS:

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

PLATE # 284-199, 9/67

WHITE — ROAD DEPT., CANARY — FILE, PINK — APPLICANT

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

DST 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES			NO.	PLUMBING FEES	
1ST FL.	SQ.FT. @			UNITS					
2ND FL.	SQ. FT. @							BOILER ☐ B.T.U.	
POR.	SQ. FT. @			MOBILEHOME SVC				BAR SINK	
GAR.	SQ. FT. @			POWER OUTLET				ROOF DRAINS	
CAR P.	SQ.FT. @							DRAINAGE PIPING	
WALL	SQ. FT. @							DRINKING FOUNTAIN	
	SQ. FT. @							URINAL	
ESTIMATED CONSTRUCTION VALUATION	$							WATER PIPING	
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT				FLOOR DRAIN	
				SWIM POOL, COMM				WATER SOFTENER	
				SIGN				WASHER (AUTO) (DISH)	
								GARBAGE DISPOSAL	
								LAUNDRY TRAY	
				IDLE METER				KITCHEN SINK	
				TEMP USE PERM SVC				WATER CLOSET	
				POLE, TEMP/PERM				LAVATORY	
			1	AMPERES SERV ENT	1	00		SHOWER	
				SQ FT @ ¢				BATH TUB	
				SQ FT @ ¢				WATER HEATER	
				SQ FT RESID @ 1¢				SEWAGE DISPOSAL	
				SQ FT GARAGE @ ½¢				HOUSE SEWER	
PERMIT FEE				TEMP ELEC SVC				GAS PIPING	
MOBILE HOME PERMIT FEE	$		1	PERMIT FEE	4	00		PERMIT FEE	

PERMIT NO.	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	DBL	PL CK FEE	CONST FEE	DBL	ELECT FEE	DBL	SMI FEE	FEE	PLUMB FEE	DBL
251748	5.00								5.00					

	J	F	M	A	M	J	J	A	S	O	N	D
73												
74												
75												

JOB ADDRESS: 1497 OL CHANDLER — SP NO — OWNER: FLAMINGO DAIRY

USE OF PERMIT: 100 AMP SERVICE FOR PUMP — F.C. — DATE: 11-8-74 — PERMIT NO: 251748

COMMUNITY	DST	UNITS	ROOMS	VALUATION	SUPP. TO PERMIT	OFFICE
MIRA LOMA	2					R

LEGAL DESCRIPTION: PAR LOT A FULLER RANCHO

SET BACK F	S	R	LOT SIZE	ZONE	USE NO	GRP	TYPE	CK BY
N	—	—		A-2-5				HS

BOND AMT	PLAN NO.	PLAN CHECKER	FINAL DATE	INSPECTOR

NAME OF CONST. LENDER	BRANCH OFFICE	NO LENDER INVOLVED

ADDRESS	CITY	STATE

M H PERMIT FEE		$
MICROFILM FEE	COPIES	$
MECHANICAL FEE	DBL	$
PLAN CHECK FEE		$
CONSTRUCTION FEE	DBL	$
ELECTRICAL FEE	DBL	$ 5 00
SMI FEE		$
FEE		$
PLUMBING FEE	DBL	$
TOTAL FEES		$ 5 00

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY: [signature] TREES REQUIRED

SEWAGE SYSTEM INFORMATION: LL P

284-208 (Rev. 9-73)

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

OWNER/AGENT'S SIGNATURE	CONTRACTOR
Delwin Vanderdyn	R.T. Lee Const. Co. Inc.
ADDRESS	ADDRESS
	7200 Hellman
CITY ZIP CODE	CITY ZIP CODE
	Corona
TEL. NO.	TEL. NO. LICENSE
	737-7530 177574

BUILDING PERMIT

FIELD

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

DST 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL.	SQ.FT. @			UNITS						
2ND FL.	SQ. FT. @							BOILER B.T.U.		
POR.	SQ. FT. @			MOBILEHOME SVC				BAR SINK		
GAR.	SQ. FT @			POWER OUTLET				ROOF DRAINS		
CAR P.	SQ.FT. @							DRAINAGE PIPING		
WALL	SQ. FT. @							DRINKING FOUNTAIN		
	SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION	$							WATER PIPING		
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT				FLOOR DRAIN		
				SWIM POOL, COMM				WATER SOFTENER		
MECHANICAL FEES				SIGN				WASHER (AUTO) DISH)		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD								GARBAGE DISPOSAL		
APPLIANCE								LAUNDRY TRAY		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED				IDLE METER				KITCHEN SINK		
AIR HANDLING UNIT CFM				TEMP USE PERM SVC				WATER CLOSET		
ABSORPTION SYSTEM B.T.U.				POLE TEMP/PERM				LAVATORY		
COMPRESSOR HP			1	AMPERES SERV ENT	1	5.00		SHOWER		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				SQ FT @ ¢				BATH TUB		
				SQ FT @ ¢				WATER HEATER		
				SQ FT RESID @ ¢				SEWAGE DISPOSAL		
				SQ FT GARAGE @ ¢				HOUSE SEWER		
PERMIT FEE				TEMP ELEC SVC				GAS PIPING		
MOBILE HOME PERMIT FEE	$			PERMIT FEE	4	00		PERMIT FEE		

PERMIT NO.	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	DBL	PL CK FEE	CONST FEE	DBL	ELECT. FEE	DBL	SMI FEE	FEE	PLUMB. FEE	DBL
251748	5.00								5.00					

	J	F	M	A	M	J	J	A	S	O	N	D
73												
74												
75												

JOB NO. 1970 (HANDWRITTEN) SP NO. OWNER (HANDWRITTEN)

USE OF PERMIT (HANDWRITTEN) | TYPE | DATE 11-5-74 | PERMIT NO. 251748

M H PERMIT FEE		$					
MICROFILM FEE	COPIES	$					
MECHANICAL FEE	DBL	$					
PLAN CHECK FEE		$					
CONSTRUCTION FEE	DBL	$					
ELECTRICAL FEE	DBL	$	5	00			
SMI FEE		$					
FEE		$					
PLUMBING FEE	DBL	$					
TOTAL FEES		$	5	00			

COMMUNITY	DST	UNITS	ROOMS	VALUATION	SUPP. TO PERMIT	OFFICE
(HANDWRITTEN)	2			—		R

LEGAL DESCRIPTION: (HANDWRITTEN) Por Lot A Fuller Rancho

SET BACK F	S	R	LOT SIZE	ZONE	USE NO.	GRP	TYPE	CK BY
			(HANDWRITTEN)	A-2-4				HS

BOND AMT	PLAN NO	PLAN CHECKER	FINAL DATE	INSPECTOR
			11/25/74	FET

NAME OF CONST. LENDER | BRANCH OFFICE | NO LENDER INVOLVED

ADDRESS | CITY (HANDWRITTEN) | STATE

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5537 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA

OWNER/AGENT'S SIGNATURE	CONTRACTOR (HANDWRITTEN)
ADDRESS	ADDRESS (HANDWRITTEN)
CITY ZIP CODE	CITY ZIP CODE (HANDWRITTEN)
TEL. NO	TEL. NO. LICENSE (HANDWRITTEN)

CASH ☐ CHECK ☑ M.O. ☐ N.C. ☐

RECEIVED BY (HANDWRITTEN) TREES REQUIRED

SEWAGE SYSTEM ✓ T LL P

INFORMATION

FORM 284-208 (Rev. 9-73)

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit	11/25/24	Howard
28	Service Entrance	11/25/24	Howard
29	Wiring	11/25/24	Howard
29A	Grounding Wire	11/25/24	Howard
29B	Bonding	11/25/24	Howard
30	Fixtures		
31	Service	11/25/24	Howard
32	Final	11/25/24	Howard

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

CP # NO	ADDITIONAL INFORMATION

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L. Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME:

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

DISTRICT #2
Permit No 251748

OWNER

Owner Flamingo Dairy
Address 14970 Chandler
City Corona
Phone

Architect
Address
City
Phone

Contractor R. T. L-- Const. Co.
Address 7200 Hellman
City Corona
Phone 737-7530

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 11-8-74 SIGNATURE OF OWNER AND/OR AGENT Dickman Vanderburg

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

JOB ADDRESS 14-970 CHANDLER SPACE NO.
LEGAL DESCRIPTION OF PROPERTY POR LOT A FULLER RANCHO
COMMUNITY MIRA LOMA
NO. OF SUBMITTED PLANS —
CASE NO. —
USE OF PERMIT ELECTRIC FOR SUMP PUMP 100 AMP
NO. OF PARKING SPACES REQUIRED — NO. OF BUILDINGS NOW EXISTING 1
ZONE A-2-5 SETBACKS: FRONT N SIDE REAR
GRADING PERMIT REQUIRED? YES ☐ NO ☐ LOT SIZE
SETBACK ORDINANCE # No OF FEET REQUIRED ON STREET
DATE 11-8-74 SIGNATURE OF LAND USE OFFICIAL 9-24

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☐
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC
SEWAGE DISPOSAL
FOOD ESTABLISHMENT

OTHER DEPARTMENTS

WATER POLLUTION
FLOOD CONTROL
AIR POLLUTION
DIV OF HWY
REMARKS

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD

284 199A 9/73

CANARY — FILE, PINK — APPLICANT

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT

PERMIT NO. 79112

PAGE 1

CONSTRUCTION ESTIMATE				NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL. 640	SQ. FT. @ 17.75	$ 11366			UNITS						
2ND FL.	SQ. FT. @								YARD SPKLR SYSTEM		
POR.	SQ. FT. @				MOBILEHOME SVC.				BAR SINK		
GAR.	SQ. FT. @				POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @								DRAINAGE PIPING		
WALL	SQ. FT. @								DRINKING FOUNTAIN		
	SQ. FT. @								URINAL		
ESTIMATED CONSTRUCTION VALUATION	$								WATER PIPING		
NOTE: Not to be used as property tax valuation					SWIM POOL, PVT				FLOOR DRAIN		
					SWIM POOL, COMM				WATER SOFTENER		
MECHANICAL FEES					SIGN				WASHER (AUTO) (DISH)		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD									GARBAGE DISPOSAL		
APPLIANCE ☐ DRYER									LAUNDRY TRAY		
FURNACE ☐ UNIT ☒ WALL ☐ FLOOR ☐ SUSPENDED									KITCHEN SINK		
AIR HANDLING UNIT CFM					IDLE METER				WATER CLOSET		
ABSORPTION SYSTEM B.T.U.					TEMP USE PERM SVC				LAVATORY		
COMPRESSOR HP					POLE, TEMP/PERM				SHOWER		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY					AMPERES SERV ENT				BATH TUB		
BOILER B.T.U.					SQ.FT. @ ¢				WATER HEATER		
					SQ.FT. @ ¢				SEWAGE DISPOSAL		
					SQ.FT.RESID @ 1¼¢				HOUSE SEWER		
					SQ.FT.GAR @ ¾¢				GAS PIPING		
PERMIT FEE					PERMIT FEE				PERMIT FEE		

DBL	TOTAL FEES	MOB.HM.FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT. FEE	SMI FEE	FEE	PLUMB. FEE
	39.00				39.00					

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

JOB ADDRESS: 14770 CHANDLER RD. SP NO:

OWNER: BOB McEWEN & ASSOC

COMMUNITY: MIRA LOMA

VALUATION: $

DATE: 1-25-77 DST: 2 OFFICE: R

USE OF PERMIT: PLAN CHECK OFFICE ADD. TO DAIRY F.C.:

SUPP. TO PERMIT:

PERMIT NO.: 79112

BOOK / PAGE / PARCEL: 130-020-001

LEGAL DESCRIPTION: P. LOT A FULLER RANCHO

USE NO.:

ZONE: A-2-5

SET BACK: F 74 S 40 S/100 R/100

LOT SIZE:

GRP:

TYPE:

CK BY: HS

BOND AMT.:

PLAN NO.: 7330

FLOW CHECKER:

FINAL DATE:

INSPECTOR:

NAME OF CONST. LENDER:

BRANCH OFFICE:

NO LENDER INVOLVED

ADDRESS:

CITY:

STATE:

OWNER/AGENT'S SIGNATURE: Robert Lee Owen

CONTRACTOR:

ADDRESS: P.O. Box "C"

ADDRESS:

CITY: CORONA ZIP CODE: CALIF 91720

CITY: ZIP CODE:

TEL. NO.: 714-597-1855 AREA CODE: 714

TEL. NO: AREA CODE: LICENSE #:

M H PERMIT FEE		$	
MICROFILM FEE	COPIES	$	
MECHANICAL FEE	DBL	$	
PLAN CHECK FEE		$ 39	00
CONSTRUCTION FEE	DBL	$	
ELECTRICAL FEE	DBL	$	
STRONG MOTION INSTRUMENTATION FEE		$	
SPECIAL INSP. ☐ DEMOLITION ☐ REGISTRATION ☐ FEE		$	
PLUMBING FEE	DBL	$	
TOTAL FEES →		$ 39	00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY: Thomas

TREES REQUIRED: 1

SEWAGE SYSTEM: T. LL P.

FORM 284-208 (REV. 6-76)

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA

790

NO	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Figs & Frats		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION / Thick / "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softner		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
	Final		

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO

ADDITIONAL INFORMATION

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Cut Back		
2	Ftgs & Frns		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION — Thick — "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softner		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO. **ADDITIONAL INFORMATION**

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE
HEADQUARTERS

BUILDING INFORMATION

NEW ✓ | ENLARGE | RELOCATE | MOVE ON
ALTER | REPAIR | DEMOLISH | SPECIAL

OWNER | ARCHITECT | MEMBRANE
BUILDER | ENGINEER

WOOD | CONCRETE | FIREPLACE
CONCRETE | PIERS

FRAME: BLOCK | FRAME ✓ | STUCCO | BRICK | CONC. | METAL | OTHER

PLASTER | DRY WALL | ROOF COVERING: Mtl | SQ. FTS.

ZONE: A-2-5 | ZONING CHECKED BY: B.H. | VARIANCE APPROVED

	FRONT	SIDE	REAR	LOT SIZE
SET BACK	150	10'	10'	Acres

1st Fl. 2576 Sq. Ft. @ Comp 14000
2nd Fl. _____ Sq. Ft. @
Por. _____ Sq. Ft. @
Gar. _____ Sq. Ft. @
Car P. _____ Sq. Ft. @
Walk _____ Sq. Ft. @

ESTIMATED VALUATION $ 14000

ELECTRICAL FEES

NO. 65 103720 R

SIGNS
TRANS. AND/OR T. CLR.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
FIXTURES
OUTLETS
RANGE AND/OR OVEN
WATER HEATER
SPACE HEATER
CONSTRUCTION HOUR
SERVICE ENTRANCE
RESID. 1¢ SQ. FT.
GARAGE ½¢ SQ. FT.
PERMIT FEE

PLANS CHECKED BY | FEE $

PLUMBING FEES

NO. C - 11 GAL 15.50

DRAINAGE PIPING
DRINKING FOUNTAIN
URINAL
WATER PIPING
FLOOR DRAIN
WATER SOFTENER
WASHER (AUTO) (DISH)
GARBAGE DISPOSAL
LAUNDRY TRAY
KITCHEN SINK
WATER CLOSET
LAVATORY
SHOWER
BATH TUB
WATER HEATER
SEWAGE DISPOSAL
HOUSE SEWER
GAS PIPING
PERMIT FEE

PLANS CHECKED BY | FEE $

J J | F F | M M | A A | M M | J J | J J | A A | S S | O O | N N | D D

	$
PLAN CHECK FEE	$ 16.50
CONSTRUCTION FEE	$
ELECTRICAL FEE	$
PLUMBING FEE	$
TOTAL FEE	$ 16.50

CASH | CHECK ✓ | M.O. | B.C.

RECEIVED BY: Terry | DATE: 7-7-65

SEPTIC TANK: GAL. | LEACH LINE: SQ. FT. | SEEPAGE PIT: GAL.

REMARKS:

JOB ADDRESS: 14882 CHANDLER | OWNER: FLAMINGO DAIRY

COMMUNITY: PRADO DAM | SCHOOL DISTRICT: CORONA | DATE: 7-7-65

USE OF PERMIT: ADD. TO DAIRY BARN 40' x 60'

SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE
N	17	20		—	2

PERMIT NUMBER: 132021

DESCRIPTIVE ADDRESS | 'M' PERMIT NO.

LEGAL DESCRIPTION | BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	MAP BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE | INSPECTOR | CERTIFICATE OF COMPLIANCE | CERT. SENT DATE

CONTRACTOR | LICENSE-TYPE | PLAN FILE 4042

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 180 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR R. T. LEE CONST. CO.
MAILING ADD. [illegible]	MAILING ADD. 7200 JELLAIF AVE
POST OFFICE	POST OFFICE CORONA
TEL.	BY TEL. 737-7630 BY

Cs

S

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING INFORMATION

NEW	ENLARGE	RELOCATE	REGISTER
ALTER	REPAIR	DEMOLISH	SPECIAL

OWNER | ARCHITECT | ENGINEER

WOOD	CONCRETE	FIREPLACE	
CONCRETE	PIERS		

BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER

PLASTER	DRY WALL	ROOF COVERING	SD. RMS

ZONE	LINING CHECKED BY	VARIANCE APPROVED

SET BACK	FRONT	SIDE	REAR	LOT SIZE

1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
Por.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	

ESTIMATED VALUATION $

PLANS CHECKED BY | FEE $

ELECTRICAL FEES

NO.		
SIGNS		
TRANS. AND/OR T. CT.		
MOTOR	H.P.	
MOTOR	H.P.	
MOTOR	H.P.	
MOTOR	H.P.	
MOTOR	H.P.	
FIXTURES		
OUTLETS		
RANGE AND/OR OVEN		
WATER HEATER		
SPACE HEATER		
CONSTRUCTION POLE		
SERVICE ENTRANCE		
RESID. 1/2 SQ. FT.		
GARAGE 1/4 SQ. FT.		
PERMIT FEE		

PLANS CHECKED BY | FEE $

PLUMBING FEES

NO.		
GARBAGE PIPING		
DRINKING FOUNTAIN		
URINAL		
WATER PIPING		
FLOOR DRAIN		
WATER SOFTENER		
WASHER (AUTO) (DISH)		
GARBAGE DISPOSAL		
LAUNDRY TRAY		
KITCHEN SINK		
WATER CLOSET		
LAVATORY		
SHOWER		
BATH TUB		
WATER HEATER		
SEWAGE DISPOSAL		
HOUSE SEWER		
GAS PIPING		
PERMIT FEE		

PLANS CHECKED BY | FEE $

PLAN CHECK FEE	$ 16.50
CONSTRUCTION FEE	$ 33.—
ELECTRICAL FEE	$
PLUMBING FEE	$
TOTAL FEE	$ 16.50

CASH | CHECK 70 | M.O. | N.C.

RECEIVED BY | DATE 12 7 65

WATER VOLUME | SEPTIC TANK GAL. | LEACH LINE SQ. FT. | SEEPAGE PIT GAL.

REMARKS:

JOB ADDRESS 14852 Crandell St. | OWNER Florindo Davey

COMMUNITY Bravo Vista | SCHOOL DISTRICT Corona | DATE 12-7-65

USE OF PERMIT Add To Dairy Barn #2 | SUPPLEMENT TO PERMIT

DISTRICT	LOPE AREA	F.C.	UNITS	VALUATION	OFFICE	PERMIT NUMBER
		20			Z	132021

DESCRIPTIVE ADDRESS | 'M' PERMIT NO.

LEGAL DESCRIPTION | BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE 2-13-66 | INSPECTOR Hanson | CERTIFICATE OF COMPLIANCE T S | R | # | CERT. SENT DATE

CONTRACTOR | LICENSE-TYPE | PLAN FILE Dairy

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR St. Lee Jones
MAILING ADD.	MAILING ADD. Box 4644 Norco
POST OFFICE	POST OFFICE Corona
TEL. BY	TEL. 737-7430 BY

APPROVALS

	DATE	INSPECTOR
SET BACKS		
FND. FORMS		
REIN. STEEL		
BOND BEAM		
FRAMING		
VENTS		
ROOF DECK		
LATH EXT.		
LATH INT.		
FINAL		

BUILDING NOTICES

APPROVALS

		DATE	INSPECTOR
	TEMP. SERVICE POL.		
ROUGH	CONDUIT		
ROUGH	SERVICE ENT.		
ROUGH	WIRING		
FINAL	FIXTURES		
FINAL	SERVICE ENT.		
FINAL	GROUNDING		
	UTIL. CO. NOTIF.		

ELECTRICAL NOTICES

APPROVALS

		DATE	
	GROUND PLUMBING		
	ROUGH PLUMBING		
	SEWER		
	SEWAGE DISPOSAL		
FINAL	GAS		
FINAL	WATER		
FINAL	FIXTURES		
	UTIL. CO. NOTIF.		

PLUMBING NOTICES

BACK

FRONT

795

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

BUILDING INFORMATION

NEW | ENLARGE | RELOCATE | REGISTER
ADD | REPAIR | DEMOLISH | SPECIAL

OWNER | ARCHITECT | MEMBRANE
BUILDER | ENGINEER

FOUND: WOOD | CONCRETE | FIRE-PLACE
CONCRETE | PIERS

WALLS: BLOCK | FRAME | STUCCO | BRICK | CONC. | METAL | OTHER

INT: PLASTER | DRY WALL | ROOF COVERING | BD. RMS.

ZONE | ZONING CHECKED BY | VARIANCE APPROVED #

REV | FRONT | SIDE | REAR | LOT SIZE
BACK

1st Fl. _____ Sq. Ft. @ _____
2nd Fl. _____ Sq. Ft. @ _____
Por. _____ Sq. Ft. @ _____
Gar. _____ Sq. Ft. @ _____
Car P. _____ Sq. Ft. @ _____
Wall _____ Sq. Ft. @ _____
_____ Sq. Ft. @ _____

ESTIMATED VALUATION $

PLANS CHECKED BY | FEE $

ELECTRICAL FEES

NO. 1 | $ 20.00 | $ 119956

SIGNS
TRANS. AND/OR T. C.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
FIXTURES
OUTLETS
RANGE AND/OR OVEN
WATER HEATER
SPACE HEATER
CONSTRUCTION POLE
SERVICE ENTRANCE
RESID. ½¢ SQ. FT.
GARAGE ½¢ SQ. FT.
PERMIT FEE

PLANS CHECKED BY | FEE $

PLUMBING FEES

NO. 1 | $ 20.00 | $ 119956

DRAINAGE PIPING
DRINKING FOUNTAIN
URINAL
WATER PIPING
FLOOR DRAIN
WATER SOFTENER
WASHER (AUTO) (DISH)
GARBAGE DISPOSAL
LAUNDRY TRAY
KITCHEN SINK
WATER CLOSET
LAVATORY
SHOWER
BATH TUB
WATER HEATER
1 SEWAGE DISPOSAL 2 —
HOUSE SEWER
GAS PIPING
1 PERMIT FEE 2 —

PLANS CHECKED BY | FEE $ 7 00

	$
PLAN CHECK FEE	$
CONSTRUCTION FEE	$
ELECTRICAL FEE	$
PLUMBING FEE	$ 7 00
TOTAL FEE	$ 7 00

CASH | CHECK | M.O. | N.C.

RECEIVED BY Helen | DATE 8/28/64

WATER VOLUME SEPTIC TANK _____ GAL. | LEACH LINE 150 SQ. FT. | SEEPAGE PIT _____ GAL.

REMARKS:

JOB ADDRESS 14-982 CHANDLER | OWNER FLAMINCO DAIRY

COMMUNITY EAST VALE | SCHOOL DISTRICT CORONA | DATE 8/28/64

USE OF BUILDING REPLACE FEARING | SUPPLEMENT TO PERMIT

DISTRICT	COOP AREA	F.C.	UNITS	VALUATION	OFFICE	PERMIT NUMBER
N	17	20		200 —	Z	119956

DESCRIPTIVE ADDRESS | 'M' PERMIT NO.

LEGAL DESCRIPTION | BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE	INSPECTOR	CERTIFICATE OF COMPLIANCE T.S.	S.S.	R.S.	CERT. SENT DATE

CONTRACTOR | PLAN FILE

LICENSE TYPE _____ # _____ | #

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER | CONTRACTOR Bill F. Miller

MAILING ADD. | MAILING ADD.

POST OFFICE | POST OFFICE

TEL. _____ BY _____ | TEL. _____ BY _____

$

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

FIELD

BUILDING INFORMATION

ERECT	ENLARGE	RELOCATE	REGISTER
ALTER	REPAIR	DEMOLISH	SPECIAL

OWNER | ARCHITECT | MEMBRANE

DRAFTSMAN | ENGINEER

FOUND. WOOD		PIERS CONCRETE		FIREPLACE		
FOUND. CONCRETE		PIERS				
BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER

PLASTER	DRY WALL	ROOF COVERING	SD. RMS.

ZONE	ZONING CHECKED BY	VARIANCE APPROVED #

SET BACK	FRONT	SIDE	REAR	LOT SIZE

1st Fl. _____ Sq. Ft. @ _____

2nd Fl. _____ Sq. Ft. @ _____

For. _____ Sq. Ft. @ _____

Gar. _____ Sq. Ft. @ _____

Car P. _____ Sq. Ft. @ _____

Wall _____ Sq. Ft. @ _____

_____ Sq. Ft. @ _____

ESTIMATED VALUATION $

PLANS CHECKED BY

FEE $

ELECTRICAL FEES

NO.

SIGNS		
TRANS. AND/OR T. CLY.		
MOTOR	H.P.	
MOTOR	H.P.	
MOTOR	H.P.	
MOTOR	H.P.	
MOTOR	H.P.	
FIXTURES		
OUTLETS		
RANGE AND/OR OVEN		
WATER HEATER		
SPACE HEATER		
CONSTRUCTION POLE		
SERVICE ENTRANCE		
RESID. 1¢ SQ. FT.		
GARAGE ½¢ SQ. FT.		
PERMIT FEE		

PLANS CHECKED BY

FEE $

PLUMBING FEES

NO.

DRAINAGE PIPING		
DRINKING FOUNTAIN		
URINAL		
WATER PIPING		
FLOOR DRAIN		
WATER SOFTENER		
WASHER (AUTO) (DISH)		
GARBAGE DISPOSAL		
LAUNDRY TRAY		
KITCHEN SINK		
WATER CLOSET		
LAVATORY		
SHOWER		
BATH TUB		
WATER HEATER		
1 SEWAGE DISPOSAL		5 —
HOUSE SEWER		
GAS PIPING		
1 PERMIT FEE		2 —

PLANS CHECKED BY

FEE $ 7 00

J F M A M J J A S O N D

	$
PLAN CHECK FEE	$
CONSTRUCTION FEE	$
ELECTRICAL FEE	$
PLUMBING FEE	$ 7 00
TOTAL FEE	$ 7 00

CASH | CHECK | M.O. | N.C.

RECEIVED BY: [illegible]

DATE: 8/27/64

WATER VOLUME SEPTIC TANK GAL | LEACH LINE 120 FT. | SEEPAGE PIT GAL

REMARKS:

JOB ADDRESS: 14-992 MAXOLEY

OWNER: FIRMINO DIAZ

COMMUNITY: [illegible] VALLE

SCHOOL DISTRICT: COMMON

DATE: 8/27/64

USE OF BUILDING: RESIDENCE 1 FAMILY

SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.P.	UNITS	VALUATION	OFFICE
N	17	20		100 —	2

PERMIT NUMBER: 119956

DESCRIPTIVE ADDRESS

"H" PERMIT NO.

LEGAL DESCRIPTION

BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FIELD DATE: 8-27-64 | INSPECTOR: Hughes | CERTIFICATE OF COMPLIANCE T S | R O X

CERT. SENT DATE

CONTRACTOR

LICENSE-TYPE # | PLAN FILE #

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA GOVERNING CONTRACTORS IS ALSO GUARANTEED.

OWNER

MAILING ADD.

POST OFFICE

TEL. BY

CONTRACTOR [illegible]

MAILING ADD.

POST OFFICE

TEL. BY

APPROVALS		
	DATE	INSPECTOR
SET BACKS		
FND. FORMS		
REIN. STEEL		
BOND BEAM		
FRAMING		
VENTS		
ROOF DECK		
LATH EXT.		
LATH INT.		
FINAL		

BUILDING NOTICES

APPROVALS			
		DATE	INSPECTOR
TEMP. SERVICE POLE			
ROUGH	CONDUIT		
	SERVICE ENT.		
	WIRING		
FINAL	FIXTURES		
	SERVICE ENT.		
	GROUNDING		
UTIL. CO. NOTIF.			

ELECTRICAL NOTICES

APPROVALS			
		DATE	
GROUND PLUMBING			
ROUGH PLUMBING			
SEWER			
SEWAGE DISPOSAL		7-28-67	
FINAL	GAS		
	WATER		
	FIXTURES		
UTIL. CO. NOTIF.			

PLUMBING NOTICES

BACK

FRONT

☐ INSIDE ☐ CORNER ☐ KEY

6

798

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

BUILDING INFORMATION

ERECT X | ENLARGE | RELOCATE | REGISTER
ALTER | REPAIR | DEMOLISH | SPECIAL

OWNER | ARCHITECT | MEMBRANE
DRAFTSMAN | ENGINEER X

WOOD | CONCRETE X | FIREPROOF
CONCRETE X | PIERS

BLOCK | FRAME | Stucco | BRICK | CONC. | METAL | OTHER
X X

PLASTER | DRY WALL | ROOF COVERING Built-Up | SQ. RMS.
X

SCALE | ZONING CHECK'D BY | VARIANCE APPROVED
9-2-10 | Farrell | 814

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	50	43	1320	20 Acres

1st Fl. 3385 Sq. Ft. @
2nd Fl. ____ Sq. Ft. @
Por. ____ Sq. Ft. @
Gar. ____ Sq. Ft. @
Car P. ____ Sq. Ft. @
Wall ____ Sq. Ft. @
____ Sq. Ft. @
Cont. Bldg. 33466

ESTIMATED VALUATION $

PLANS CHECKED BY | FEE $

ELECTRICAL FEES

NO.

TRANS. AND/OR T. CLR.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
FIXTURES
OUTLETS
RANGE AND/OR OVEN
WATER HEATER
SPACE HEATER
CONSTRUCTION POLE
SERVICE ENTRANCE
RESID 1st 50 FT.
GARAGE 1st 50 FT.
PERMIT FEE

PLANS CHECKED BY | FEE $

PLUMBING FEES

NO.

DRAINAGE PIPING
DRINKING FOUNTAIN
URINAL
WATER PIPING
FLOOR DRAIN
WATER SOFTENER
WASHER (AUTO) (DISH)
GARBAGE DISPOSAL
LAUNDRY TRAY
KITCHEN SINK
WATER CLOSET
LAVATORY
SHOWER
BATH TUB
WATER HEATER
SEWAGE DISPOSAL
HOUSE SEWER
GAS PIPING
PERMIT FEE

PLANS CHECKED BY | FEE $

J F M A M J J A S O N D

	$
PLAN CHECK FEE	$ 45.25
CONSTRUCTION FEE	$
ELECTRICAL FEE	$
PLUMBING FEE	$
TOTAL FEE	$ 45.25

CASH | CHECK ✓ | M.O. | M.C.

RECEIVED BY Kilburn | DATE 6-8-66

WATER VOLUME SEPTIC TANK	LEACH LINE	SEEPAGE PIT
1500 GAL.	450 SQ. FT.	GAL.

REMARKS:

JOB ADDRESS 14982 CHANDLER | OWNER FLAMINGO DAIRY

COMMUNITY Fuller Rancho | SCHOOL DISTRICT | DATE 6-8-66

USE OF PERMIT OFFICE BLDG | SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE	PERMIT NUMBER
M		20		—	2	142703

DESCRIPTIVE ADDRESS | 'M' PERMIT NO.

LEGAL DESCRIPTION Por. Lot A Fuller Rancho | BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE	INSPECTOR	CERTIFICATE OF COMPLIANCE T C	H U D	X O

CERT. SENT DATE

CONTRACTOR | LICENSE-TYPE | $ | PLAN FILE # 4272

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER Flamingo Dairy	CONTRACTOR R.T. Lee Const. Co.
MAILING ADD 14982 Chandler	MAILING ADD. 13592 Yockey St.
POST OFFICE Corona	POST OFFICE Garden Grove
TEL 737-7836 BY	737-7530 BY Harold Lee

S

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING INFORMATION

PERMIT [X] ENLARGE [ ] RELOCATE [ ] REGISTER [ ]
ALTER [ ] REPAIR [ ] DEMOLISH [ ] SPECIAL [ ]

PLANS BY: OWNER [ ] ARCHITECT [ ] MEMBRANE [ ]
DRAFTSMAN [ ] ENGINEER [X]

FOUNDATION: WOOD [ ] CONCRETE [X] FIREPLACE [ ]
CONCRETE [X] PIERS [ ]

EXTERIOR: BLOCK [ ] FRAME [X] STUCCO [X] BRICK [ ] CONC. [ ] METAL [ ] OTHER [ ]

INTERIOR: PLASTER [X] DRY WALL [ ] ROOF COVERING Built-Up BD. RMS.

SCALE 1-2-10 ZONING CHECK'D BY VARIANCE APPROVED 814

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	50	313	1000	20 ACRES

1st Fl. 3385 Sq. Ft. @
2nd Fl. Sq. Ft. @
Por. Sq. Ft. @
Gar. Sq. Ft. @
Car P. Sq. Ft. @
Wall Sq. Ft. @
Sq. Ft. @
Cont. ft. 3200

ESTIMATED VALUATION $

PLANS CHECKED BY FEE $

ELECTRICAL FEES

NO.				
	SIGNS			
	TRANS. AND/OR T. CLK.			
2	MOTOR 5 H.P.	✓	4	00
	MOTOR H.P.			
	MOTOR H.P.			
	MOTOR H.P.			
	MOTOR H.P.			
65	FIXTURES	✓	32	50
120	OUTLETS	✓	14	00
2	SUB PANEL	✓	2	—
1	FLOOR FURN.	✓	1	—
1	RANGE AND OR OVEN	✓	1	—
	WATER HEATER			
	SPACE HEATER			
	CONSTRUCTION POLE			
1	SERVICE ENTRANCE	✓	1	00
	RESID. 1¢ 50. FT.			
	GARAGE ½¢ 50. FT.			
1	PERMIT FEE	✓	1	00

PLANS CHECKED BY ✓ FEE $32 50

PLUMBING FEES

NO.			
	DRAINAGE PIPING		
1	DRINKING FOUNTAIN	1	50
1	URINAL	1	50
	WATER PIPING		
1	FLOOR DRAIN	1	50
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
1	KITCHEN SINK	1	50
3	WATER CLOSET	4	50
3	LAVATORY	4	50
	SHOWER		
	BATH TUB		
1	WATER HEATER	1	50
1	SEWAGE DISPOSAL	10	00
	HOUSE SEWER		
1	GAS PIPING	1	50
1	PERMIT FEE	2	—

PLANS CHECKED BY FEE $30 00

J F M A M J J A S O N D

PLAN CHECK FEE ✓	$	45 25
CONSTRUCTION FEE ✓	$	90 50
ELECTRICAL FEE ✓	$	32 50
PLUMBING FEE ✓	$	30 00
TOTAL FEE 153 00	$	45 25

CASH [ ] CHECK [✓] M.O. [ ] N.C. [ ]

RECEIVED BY Kilburn DATE 6-8-66

WATER VOLUME SEPTIC YARD: 1500 GAL. LEACH LINE: 450 SQ. FT. SEEPAGE PIT: GAL.

REMARKS: BEGLEY

Called 6-20-66 Q

JOB ADDRESS 14982 CHANDLER OWNER FLAMINGO DAIRY

COMMUNITY FULLER RANCHO SCHOOL DISTRICT DATE 6-8-66

USE OF PERMIT OFFICE BLDG SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE	PERMIT NUMBER
M		75		—	2	142703

DESCRIPTIVE ADDRESS 'M' PERMIT NO.

LEGAL DESCRIPTION Por. LOT A FULLER RANCHO BOND $ BOND CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE
F-2	X	3				

RELEASE BOND DATE

FINALED DATE 6-17-66 INSPECTOR Leamon CERTIFICATE OF COMPLIANCE Y N/S N O

CERT. SENT DATE

CONTRACTOR PLAN FILE 4272

LICENSE-TYPE $

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER Flamingo Dairy CONTRACTOR R. J. McCourt Co.
MAILING ADD. 14982 Chandler MAILING ADD. 13592 Yockey St.
POST OFFICE Corona POST OFFICE Garden Grove
TEL 737-7836 BY TEL 537-7530 BY Howard Lee

APPROVALS

	DATE	INSPECTOR
SET BACKS		
FND. FORMS		
REIN. STEEL		
BOND BEAM		
FRAMING		
VENTS		
ROOF DECK		
LATH EXT.		
LATH INT.		
FINAL		

BUILDING NOTICES

APPROVALS

		DATE	INSPECTOR
TEMP. SERVICE POLE			
ROUGH	CONDUIT		
	SERVICE ENT.		
	WIRING		
FINAL	FIXTURES		
	SERVICE ENT.		
	GROUNDING		
UTIL. CO. NOTIF.			

ELECTRICAL NOTICES

APPROVALS

		DATE	INSPECTOR
GROUND PLUMBING			
ROUGH PLUMBING			
SEWER			
SEWAGE DISPOSAL			
FINAL	GAS		
	WATER		
	FIXTURES		
UTIL. CO. NOTIF.			

PLUMBING NOTICES

BACK

FRONT

☐ INSIDE ☐ CORNER ☐ KEY

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT
PERMIT NO. 283523

DST 2

CONSTRUCTION ESTIMATE				NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL.	1200	SQ. FT. @ 9.35	$ 11,220		UNITS						
2ND FL.		SQ. FT. @							YARD SPKLR SYSTEM		
POR.		SQ. FT. @			MOBILEHOME SVC.				BAR SINK		
GAR.		SQ. FT. @			POWER OUTLET				ROOF DRAINS		
CAR P.		SQ. FT. @							DRAINAGE PIPING		
WALL		SQ. FT. @							DRINKING FOUNTAIN		
		SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION			$						WATER PIPING		
NOTE: Not to be used as property tax valuation					SWIM POOL, PVT				FLOOR DRAIN		
MECHANICAL FEES					SWIM POOL, COMM				WATER SOFTENER		
VENT SYSTEM ☐ FAN ☐ EVAP COOL ☐ HOOD					SIGN				WASHER(AUTO)(DISH)		
APPLIANCE ☐ DRYER									GARBAGE DISPOSAL		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED									LAUNDRY TRAY		
AIR HANDLING UNIT		CFM			IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM		B.T.U.			TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR		HP			POLE, TEMP/PERM				LAVATORY		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY					AMPERES SERV ENT				SHOWER		
BOILER		B.T.U.			SQ.FT. @ ¢				BATH TUB		
					SQ.FT. @ ¢				WATER HEATER		
					SQ FT.RESID @ 1¼¢				SEWAGE DISPOSAL		
					SQ.FT.GAR @ ¼¢				HOUSE SEWER		
									GAS PIPING		
PERMIT FEE					PERMIT FEE				PERMIT FEE		

DBL	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	PL CK FEE	CONST FEE	ELECT FEE	SMI FEE	FEE	PLUMB FEE
	39.00				39.00					

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

JOB ADDRESS: 14-982 C HANDLER | SP NO | OWNER: FLAMINGO DAIRY
COMMUNITY: Corona | VALUATION $ | DATE: 9-31-76 | DST: 2 | OFFICE: K
USE OF PERMIT: Milk House | F.C | SUPP TO PERMIT | PERMIT NO: 283523
BOOK 130 | PAGE 020 | PARCEL 001 | LEGAL DESCRIPTION: Por Lot A Fuller Ranchos
USE NO: Min Low Agr Unit #15 | ZONE: A-2-5 | SET BACK: I S S R | LOT SIZE | GRP | TYPE | CK BY: HS
BOND AMT | PLAN NO | PLAN CHECKER | FINAL DATE | INSPECTOR
NAME OF CONST. LENDER | BRANCH OFFICE | NO LENDER INVOLVED
ADDRESS | CITY | STATE
OWNER/AGENT'S SIGNATURE: C. A VAN DAM | CONTRACTOR
ADDRESS: 1257 N. 1ST | ADDRESS
CITY: UPLAND | ZIP CODE | CITY | ZIP CODE
TEL NO: 985-4390 | AREA CODE | TEL NO | AREA CODE | LICENSE #

M H PERMIT FEE			$
MICROFILM FEE	COPIES		$
MECHANICAL FEE	DBL		$
PLAN CHECK FEE			$ 39.00
CONSTRUCTION FEE	DBL		$
ELECTRICAL FEE	DBL		$
STRONG MOTION INSTRUMENTATION FEE			$
SPECIAL INSP ☐ DEMOLITION ☐ REGISTRATION ☐	FEE		$
PLUMBING FEE	DBL		$
TOTAL FEES →			$ 39.00

CASH ☐ CHECK NO. ☐ N.C. ☐

RECEIVED BY: [signature] | TREES REQUIRED

SEWAGE SYSTEM: T | LL | P

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I (WE) AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA REGARDING CONTRACTORS IS ALSO GUARANTEED.

I (WE) HAVE PREPARED THE PLANS AND SPECIFICATIONS IN CONFORMANCE WITH THE BUSINESS AND PROFESSIONS CODE OF THE STATE

FORM 284-208 (REV. 6-76)

FIELD

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT
PERMIT NO 283523

DST 2

CONSTRUCTION ESTIMATE				NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL. 1200	SQ. FT. @ 93	$ 11,220			UNITS						
2ND FL.	SQ. FT. @								YARD SPKLR SYSTEM		
POR.	SQ. FT. @				MOBILEHOME SVC				BAR SINK		
GAR.	SQ. FT. @				POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @								DRAINAGE PIPING		
WALL	SQ. FT. @								DRINKING FOUNTAIN		
	SQ. FT. @								URINAL		
ESTIMATED CONSTRUCTION VALUATION		$							WATER PIPING		
NOTE: Not to be used as property tax valuation					SWIM POOL, PVT				FLOOR DRAIN		
MECHANICAL FEES					SWIM POOL, COMM				WATER SOFTENER		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD					SIGN				WASHER (AUTO) (DISH)		
APPLIANCE ☐ DRYER									GARBAGE DISPOSAL		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED									LAUNDRY TRAY		
AIR HANDLING UNIT CFM					IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM B.T.U					TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR HP					POLE, TEMP/PERM				LAVATORY		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY					AMPERES SERV ENT				SHOWER		
BOILER B.T.U.					SQ.FT @ ¢				BATH TUB		
					SQ FT. @ ¢				WATER HEATER		
					SQ FT RESID @ 1¼¢				SEWAGE DISPOSAL		
					SQ FT GAR @ ¼¢				HOUSE SEWER		
									GAS PIPING		
PERMIT FEE					PERMIT FEE				PERMIT FEE		

DBL	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	PL CK FEE	CONST FEE	ELECT FEE	SMI FEE	FEE	PLUMB FEE
	39.00				39.00					

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

JOB ADDRESS 14-982 CHANDLER | SP NO | OWNER Thomas Urrey
COMMUNITY Corona | VALUATION $ | DATE 8-24-76 | DST 2 | OFFICE K
USE OF PERMIT Single Family Dwelling | FC ✓ | SUPP TO PERMIT | PERMIT NO 283523
BOOK | PAGE | PARCEL | LEGAL DESCRIPTION 130-051-001 Lot 14 Tract Foothill Ranch No 2
USE NO Single Family Dwelling | ZONE R-2-5 | SET BACK F S S R | LOT SIZE | GRP | TYPE | CK BY KS
BOND AMT | PLAN NO 775 | PLAN CHECKER [illegible] | FINAL DATE 10-4-76 | INSPECTOR [illegible]

M H PERMIT FEE		$	NAME OF CONST LENDER	BRANCH OFFICE	NO LENDER INVOLVED
MICROFILM FEE	COPIES	$	ADDRESS	CITY	STATE
MECHANICAL FEE	DBL	$	OWNER AGENT'S SIGNATURE	CONTRACTOR	
PLAN CHECK FEE		$ 39.00	ADDRESS	ADDRESS	
CONSTRUCTION FEE	DBL	$	CITY ZIP CODE	CITY ZIP CODE	
ELECTRICAL FEE	DBL	$	TEL NO / AREA CODE	TEL NO / AREA CODE	LICENSE #
STRONG MOTION INSTRUMENTATION FEE		$			
SPECIAL INSP ☐ DEMOLITION ☐ REGISTRATION ☐ FEE		$			
PLUMBING FEE	DBL	$			
TOTAL FEES ➡		$ 39.00			

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐
RECEIVED BY [signature] TREES REQUIRED
SEWAGE SYSTEM T LL P

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

FORM 284 208 (REV. 6 76)

NO	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		

	INSULATION	Thick	"R" Value
7A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		

14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final		

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OPN NO	**ADDITIONAL INFORMATION**

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
	1600	

ESTIMATED VALUATION $1,500.00

MECHANICAL FEES

GAS APPLIANCE		
HEATER - OUTLETS		
M. BTU. FT. - UNIT HEATER		
M. BTU. FT. - PERF. CEILING MAT.		
APPLIANCE VENT		
GAS PIPE		
REPAIR OR ALTER		
VENT SYSTEM ☐ NON ☐ EVAP. COOL ☐		
COMPRESSOR		
COMPRESSOR		
COMPRESSOR		
PERMIT FEE		

ELECTRICAL FEES

NO.			
6	Outlet	6.00	
	POLES		
	SIGNS		
	TRANS. AND/OR SPEC. APP.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE		
	REMOD. 1st 30 SQ. FT.		
	GARAGE 1st 30 SQ. FT.		
1	PERMIT FEE	1.00	

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	2.00
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	BLDG.	ELEC.	PLUMB. FEE	CONSTR. FEE	HEAT & VENT	ELECT. FEE	PLUMB. FEE	TOTAL FEES	PLAN CHECKER
143663			2.00	9.00		7.00			

J F M A M J J A S O N D

BUILDING INFORMATION

WOOD		CONCRETE		FIREPLACE		
CONCRETE		PIERS		FOUNDATION		
BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	STACK

PLASTER	DRY WALL	ROOF COVERING	SQ. MTRS.

ZONE A-2-S | ZONING CHECKED BY B.H | PERMIT USE NO. 814

SET BACK	FRONT	SIDE	REAR	LOT SIZE

PLAN CHECK FEE	$ 4.50
MECHANICAL FEE	$
CONSTRUCTION FEE	$ 9.00
ELECTRICAL FEE	$ 7.00
PLUMBING FEE	$
TOTAL FEE	$ 20.50

CASH | CHECK ☑ | M.O. | N.C.

RECEIVED BY Kilbourn

PLAN FILE

WATER VOLUME SEPTIC TANK GAL. | LEACH LINE SQ. FT. | SEEPAGE PIT GAL.

LETTER ☐ FILE ☐

JOB ADDRESS 14982 CHANDLER | OWNER McCune Bros

USE OF BUILDING On Site Sign | DATE 9-26-66

COMMUNITY Edgar | DISTRICT N | F.C. 22 | UNITS | VALUATION 150.00 | OFFICE 2

LEGAL DESCRIPTION | PERMIT NUMBER 143663

SUPPLEMENT TO PERMIT

FINALED DATE	INSPECTOR	GROUP	TYPE	BOND $	BOND	CASH

CONTRACTOR | RELEASE BOND

LICENSE-TYPE ☐ & 812-A | DATE

In accordance with Sec. 302-D of the Uniform Building Code, this permit shall expire if work is not commenced within 60 days. If work is suspended or abandoned for a period of 120 days, this permit shall automatically become null and void.

This permit is issued, and shall continue in effect, pursuant to the terms and conditions of Sec. 3800 of the Business and Professions Code and as a condition of the issuance hereof the following certificate is executed.

OWNER-BUILDER

I hereby certify that in performance of the work for which this permit is issued I shall not employ any person in any manner whatsoever as to become subject to the Workmen's Compensation Laws of the State of California.

Owner _____

Address _____

Telephone _____

CONTRACTOR

I hereby certify that in performance of the work for which this permit is issued I have complied with Title 8, Article 3, Sec. 3800 of the Labor Code, and a certificate or certified copy is on file with the Riverside County Building Department.

Contractor Valley Neon

Address 435 N. Arrowhead

Tel. 886 Lic. # _____

San Bernardino

By: Dooley

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD ✓

CONSTRUCTION ESTIMATE

1st Flr.	Sq. Ft. @	
2nd Flr.	Sq. Ft. @	
Flr.	Sq. Ft. @	
Flr.	Sq. Ft. @	
Garage	Sq. Ft. @	
Carport 2 x 6	Sq. Ft. @	
12 x 12	Sq. Ft. @	1500

ESTIMATED VALUATION 1500

MECHANICAL FEES

HEAT APPLIANCES	
INLETS — OUTLETS	
M. SQ. FT. — UNIT HEATER	
M. SQ. FT. — PERF. CEILING MAT.	
APPLIANCE VENT	
GAS PIPE	
REPAIR OR ALTER	
VENT SYSTEM: ☐ HOOD ☐ EVAP. COOL ☐	
COMPRESSOR	
COMPRESSOR	
COMPRESSOR	
PERMIT FEE	

ELECTRICAL FEES

NO.		
6	Outlet	6.00
	POLES	
	SIGNS	
	TRANS. AND/OR V. CLR.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	FIXTURES	
	OUTLETS	
	KVA-PANEL	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
	SERVICE ENTRANCE	
	RESID. 1¢ SQ. FT.	
	GARAGE 1¢ SQ. FT.	
	PERMIT FEE	1.00

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	RES.	COM.	PLN CHK FEE	CONSTR. FEE	HEAT & VENT	ELECT. FEE	PLUMB. FEE	TOTAL FEES	PLAN CHECKER
143663			4.50	9.00		7.00		20.50	

BUILDING INFORMATION

WOOD			CONCRETE		FIREPLACE	
CONCRETE			FIBRE		MEMBRANE	
BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER

PLASTER	DRY WALL	ROOF COVERING	SD. RMS.

USE R-2-S | ZONING CHECKED BY B.H. | PERMIT USE NO. 814

SET BACK	FRONT	SIDE	REAR	LOT SIZE

PLAN CHECK FEE	$ 4.50
MECHANICAL FEE	$
CONSTRUCTION FEE	$ 9.00
ELECTRICAL FEE	$ 7.00
PLUMBING FEE	$
TOTAL FEE	$ 20.50

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY Kathleen

PLAN FILE #

SEPTIC TANK VOLUME ____ GAL. | LEACH LINE ____ SQ. FT. | SEEPAGE PIT ____ GAL.

JOB ADDRESS 14782 CHANDLER | OWNER McCUNE, Bob

USE OF BUILDING ON SITE SIGN | DATE 9-26-66

COMMUNITY	DISTRICT	P.C.	UNITS	VALUATION	ORDER
Perris	N	22		1500	2

LEGAL DESCRIPTION

PERMIT NUMBER 143663

SUPPLEMENT TO PERMIT

FINALED DATE	INSPECTOR	GROUP	TYPE	BOND $	BOND	CASH

CONTRACTOR [illegible] | RELEASE BOND DATE

LICENSE-TYPE ☐ &

In accordance with Sec. 302-D of the Uniform Building Code, this permit shall expire if work is not commenced within 60 days. If work is suspended or abandoned for a period of 120 days, this permit shall automatically become null and void.

This permit is issued, and shall continue in effect, pursuant to the terms and conditions of Sec. 3800 of the Business and Professions Code and as a condition of the issuance hereof the following certificate is executed.

OWNER-BUILDER

I hereby certify that in performance of the work for which this permit is issued I shall not employ any person in any manner whatsoever as to become subject to the Workmen's Compensation Laws of the State of California.

Owner _____

Address _____

Telephone _____

CONTRACTOR

I hereby certify that in performance of the work for which this permit is issued I have complied with Title 8, Article 3, Sec. 3800 of the Labor Code, and a certificate or certified copy is on file with the Riverside County Building Department.

Contractor [illegible]

Address [illegible]

Tel. [illegible] Lic. # [illegible]

By [illegible]

LETTER ☐ FILE ☐

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	PIERS & PADS		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Internal Lath		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ovens		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Comb. & Ret. Air		
38	Compressor		
39	Appl. Clearance		
40	Final		

OPN NO.	PROGRESS CHECKS

SEWER DISPOSAL LOCATION

BACK

FRONT

☐ INSIDE ☐ OUTSIDE ☐ KEY

Route

Land Use Div. ✓
Road Dept.
Health Dept.
Other Dept.
Building Dept. ✓

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Mira Loma

Permit No. 413663

Del. Date

OWNER

Owner _____ Address _____ Phone _____

Architect _____ Address San Bernardino Phone _____

Contractor Valley Doors Address 435 S. Arrowhead Phone TU-9612

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 9/26/66 SIGNATURE OF OWNER [signature]

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

Location of Job 14-982 Chandler

Legal Description of Property

Ouarte Lizzi

TYPE OF CONSTRUCTION: APARTMENTS ☐ DUPLEX ☐ SINGLE FAMILY ☐ AGRIC. ☐

Var 818 USE PERMIT NO. ☐ COMMERCIAL ☐ INDUSTRIAL ☐ ALTERATIONS ☐

NO. OF SUBMITTED PLANS 2 ADDITIONAL PLOT PLANS 0

NO. OF PARKING SPACES REQUIRED 0 NO OF BUILDINGS NOW EXISTING 1

ZONE M-2-5 SETBACKS FRONT — SIDE — REAR —

IF 1 - 10 GRADE OR MORE, TOPOGRAPHIC PLOT PLAN REQUIRED. RECEIVED: YES ____ NO —

SETBACK ORDINANCE # None OF ____ FEET REQUIRED ON ____ STREET

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ ____ STREET

DATE 9/26/66 SIGNATURE OF LAND USE OFFICIAL [signature]

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET ____

IF YES, WILL THE DEED BE SECURED WITHIN 90 DAYS PRIOR TO COMPLETION OF THE ABOVE CONSTRUCTION? YES ☐ NO ☐

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE ____ SIGNATURE OF ROAD DEPT. OFFICIAL ____

HEALTH DEPT.

RESIDENTIAL SEWAGE DISPOSAL ____

COMMERCIAL SEWAGE ____

FOOD ESTABLISHMENT ____ SWIMMING POOLS PUBLIC ____

BLDG. DEPT.

GRADING PERMIT REQUIRED ____

PLAN CHECK ____

OTHER DEPTS.

FLOOD CONTROL ____

AIR POLLUTION ____

FILE COPY

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @ 168	1400	
Sq. Ft. @		
VALUATION	$	1400

MECHANICAL FEES

Type: ☐ Floor ☐ Wall ☐ Unit ☐ Other		
Fuel: ☐ Gas ☐ Oil ☐ Elec.		
H.P.		
B.T.U.		
Refrig. Wt.		
Duct Work: ☐ Supply ☐ Return		
Flues: ☐ Vented ☐ Direct		
B.T.U.		
Other		
Sq. Ft.	#	

ELECTRICAL FEES

NO.			
	POLES		
	SIGNS		
	TRANS. 4KV/ OR T. C.E.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE		
	RESID. (1 SQ. FT.		
	GARAGE (1 SQ. FT.		
	PERMIT FEE		

PLUMBING FEES

NO.			
	DRAINAGE PIPING		
	DRINKING FOUNTAIN		
	URINAL		
	WATER PIPING		
	FLOOR DRAIN		
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
	KITCHEN SINK		
	WATER CLOSET		
	LAVATORY		
	SHOWER		
	BATH TUB		
	WATER HEATER		
	SEWAGE DISPOSAL		
	HOUSE SEWER		
	GAS PIPING		
	PERMIT FEE		

BLDG. PERMIT FEE	14 00	BLDG.	BSC.	TOTAL FEES	14 00	PLAN & MISC. FEE		PLN. CK. FEE		ACOUST. FEE	14 00	ELEC. FEE		PLUMB. FEE	
M		A		D		J		S		D		H		D	

SET BACK | LOT SIZE | USE D

ZONE: R-2-5

PLAN CHECK FEE

MECHANICAL FEE

CONSTRUCTION FEE: 14 00

ELECTRICAL FEE

PLUMBING FEE

JOB ADDRESS: 14-982 Holt Ave

OWNER: STANLEY Eob

USE OF BUILDING: 4' V 350' Block Wall

DATE: 4-15

CONTRACTOR: Owner

DISTRICT: N | P.C.: 20 | UNITS: 1 | VALUATION: 1400 | OFFICE: 2

LEGAL DESCRIPTION: Por. Blk 3 Lot 4 - Fuller Rancho

PERMIT NUMBER: 168839

SUPP. TO PERMIT

BOND # | BOOK | CASH | PLAN FILE # | FINAL DATE | INSPECTOR

TOTAL FEES $ 14 00

CASH ☐ CHECK ☑ M.O. ☐ N.C. ☐

RECEIVED: Virginia

SEWAGE SYSTEM

INFORMATION

Name of Construction:

Branch Office

Address

City State

No Letter Involved ✓

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
	G L Mayfield
ADDRESS	ADDRESS
TEL. NO.	TEL. NO.
	LICENSE NO. 148308

284-208 11/67

809

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

CONSTRUCTION ESTIMATE

	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @ 1400	1400
	Sq. Ft. @	

ESTIMATED VALUATION $ 1400

MECHANICAL FEES

FAN	☐ EVAP. COOL ☐ ROOF
AIR COND.	
FURNACE	☐ FLOOR ☐ WALL ☐ FLOOR ☐ GARAGE
	☐ C.F.M. ☐ BTU
COMPRESSOR	H.P.
APPLIANCE VENT	
EXHAUST SYSTEM	C.F.M.
INCINERATOR DOMESTIC	☐ RESID. ☐ COMM.
HEATING SYSTEM	☐ FORCED ☐ GRAVITY
BOILER	B.T.U.
REFRIGER. PLT.	SQ. FT.
PERMIT FEE	

ELECTRICAL FEES

NO.		
	POLES	
	SIGNS	
	TRANS. AND/OR SWITCH GR.	
	MOTOR	H.P.
	MOTOR	H.P.
	MOTOR	H.P.
	MOTOR	H.P.
	MOTOR	H.P.
	FIXTURES	
	OUTLETS	
	SUB-PANEL	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
	SERVICE ENTRANCE	
	RESID. TO 60 SQ. FT.	
	GARAGE TO 20 SQ. FT.	
	PERMIT FEE	

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (WATER) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PLAN CHK. FEE	PERMIT FEE	MECH. FEE	TOTAL FEES	HEAT & VENT FEE	PLB. CH. FEE	CONST. FEE	ELEC. FEE	PLUMB. FEE
13.00	13.00					14.00		

BAY SHEET | LOT SIZE | ONE # | ZONE: R-2-5

PLAN CHECK FEE | CHECKED BY | GROUP | TYPE | OCC. | DIV.

MECHANICAL FEE

CONSTRUCTION FEE 14.00

ELECTRICAL FEE

PLUMBING FEE | PLAN CHECKER

JOB ADDRESS: CHANDLER AVE 14-982 Chandler Ave

OWNER: STANLAKE-BY b

TYPE OF BUILDING: #V350 1 Block w all

DATE: 4-15

COMMUNITY	DISTRICT	T.R.	UNITS	VALUATION	SQ FEET
Corona	N	20	1	1400	

LEGAL DESCRIPTION: Por. Blk 3 Lot 9 - Fullerton

PERMIT NUMBER: 168839

SUPP. TO PERMIT:

BOND $	BOND	CASH	PLAN FILE #	ISSUED	INSPECTOR
				8-20-50	Hughes

TOTAL FEES $ 14.00

CASH | CHECK ✓ | M.O. | N.C.

RECEIVED: [illegible]

SEWAGE SYSTEM: T. | LL | P.

INFORMATION

Name of Construction:

Address:

City: State:

Name of Lender Involved:

8-17-50

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS, CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES, CONFORMANCE WITH LAWS OF THE STATE OF CALIFORNIA, COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER

CONTRACTOR: E. K. Wood Co.

ADDRESS

ADDRESS

TEL. NO.

TEL. NO.

LIC. NO. 149308

844-208 11/67

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
	Set Back	4-29-69	Wilson L Yale
	Footing Insp.	6-5-69	Wilson L Yale
	Final	6-25-69	Wilson L Yale
	Set Blocks		
	Piers Inspect		
	Sub Floor		
	Framing		
	Roof		
	Garage Fire Wall		
	Fireplace F/L ☐ T/O ☐		
	Exterior Lath		
	Interior Lath		
	Chimney Inspect		
	Final		
	PLUMBING APPROVALS		
	Drain / Flush		
	Water Piping		
	Gauge Piping		
	Vents		
	Sewage Disposal		
	Sewer		
	Water Heater		
	Water Softener		
	Water Service		
	Gas Test		
	Final		
	ELECTRICAL APPROVALS		
	Power Pole		
	Conduit		
	Service Entrance		
	Wiring		
	Fixtures		
	Service		
	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
	Ventilation System		
	Plenums & Ducts		
	Furnace Compart.		
	Inlets & Outlets		
	Combustion Air		
	Compressor		
	Appl. Clearance		
	Fire Damper		
	Smoke Detection Device		
	Commercial Hood		
	Final		
	PROGRESS CHECKS		

Tank Fit L. Line

SEWER DISPOSAL LOCATION

BACK FRONT

☐ INSIDE ☐ OUTSIDE ☒ KEY

2 350 4' 70
4
1400 #

Route

Land Use Div. ✓
Road Dept.
Health Dept.
Other Dept.
Building Dept. ✓

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Corona
Permit No.
Del. Date

OWNER

Owner Bob Stanley
Address 14[illegible]
City Corona Calif
Phone 737-2836

ARCHITECT

Architect
Address
City
Phone

CONTRACTOR

Contractor E. L. Maxwell
Address P.O. Box 666
City Corona Calif
Phone 737-4963 - 681-4111

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a final inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 4-15-69 SIGNATURE OF OWNER E L Maxwell

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

Location of Job 14252 Grenfell Ave.
Legal Description of Property Por Blk 3, Lot 4, Fuller Rancho, Por Jurupa Rancho
NO. OF SUBMITTED PLANS
ADDITIONAL PLOT PLANS
CASE NO.
Community Corona
TYPE OF CONSTRUCTION Block Wall

USE OF STRUCTURE

SINGLE FAMILY	X	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☐
COMMERCIAL	☐	INDUSTRIAL	☐
ALTERATIONS	☐		

NO. OF PARKING SPACES REQUIRED — NO. OF BUILDINGS NOW EXISTING 1
ZONE A-2-5 SETBACKS — FRONT — SIDE — REAR
IF 1 - 10 GRADE OR MORE, TOPOGRAPHIC PLOT PLAN REQUIRED. YES ☐ NO ☑ RECEIVED yes ☐ no ☑
SETBACK ORDINANCE # — OF — FEET REQUIRED ON — STREET
DATE 4-15-69 SIGNATURE OF LAND USE OFFICIAL [signature]

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☑ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☑ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

RESIDENTIAL SEWAGE DISPOSAL
COMMERCIAL SEWAGE
FOOD ESTABLISHMENT SWIMMING POOLS PUBLIC

OTHER DEPARTMENTS

BLDG. DEPT. GRADING PERMIT REQUIRED PLAN CHECK
FLOOD CONTROL WATER POLLUTION
AIR POLLUTION DIV OF HWY

REMARKS:

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

PLATE # 284-199, 9/67 CANARY — FILE, PINK — APPLICANT

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT
PERMIT NO. 283964

DST 2

CONSTRUCTION ESTIMATE		
1ST FL.	SQ. FT. @	$
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ. FT. @	
CAR P.	SQ. FT. @	
WALL	SQ. FT. @	
	SQ. FT. @	
ESTIMATED CONSTRUCTION VALUATION		$
NOTE: Not to be used as property tax valuation		

MECHANICAL FEES		
VENT SYSTEM ☒ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE ☒ DRYER		
FURNACE ☐ UNIT ☒ WALL ☐ FLOOR ☒ SUSPENDED		
AIR HANDLING UNIT CFM		
ABSORPTION SYSTEM B.T.U.		
COMPRESSOR HP		
HEATING SYSTEM ☐ FORCED ☒ GRAVITY		
BOILER B.T.U.		
PERMIT FEE		

NO.	ELECTRICAL FEES		
	UNITS		
	MOBILEHOME SVC.		
	POWER OUTLET		
	SWIM POOL, PVT		
	SWIM POOL, COMM		
	SIGN		
	IDLE METER		
	TEMP USE PERM SVC		
	POLE, TEMP/PERM		
	AMPERES SERV ENT		
	SQ.FT. @ ¢		
	SQ.FT. @ ¢		
	SQ.FT.RESID @ 1¼¢		
	SQ.FT.GAR @ ¾¢		
	PERMIT FEE		

NO.	PLUMBING FEES		
	YARD SPKLR SYSTEM		
	BAR SINK		
	ROOF DRAINS		
	DRAINAGE PIPING		
	DRINKING FOUNTAIN		
	URINAL		
	WATER PIPING		
	FLOOR DRAIN		
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
	KITCHEN SINK		
	WATER CLOSET		
	LAVATORY		
	SHOWER		
	BATH TUB		
	WATER HEATER		
	SEWAGE DISPOSAL		
	HOUSE SEWER		
	GAS PIPING		
	PERMIT FEE		

DBL.	TOTAL FEE	MOB. HM. FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT FEE	SMI FEE	PLUMB. FEE
	5.00						REGISTRATION 5.00		

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

M H PERMIT FEE			$
MICROFILM FEE	COPIES		$
MECHANICAL FEE	DBL		$
PLAN CHECK FEE			$
CONSTRUCTION FEE	DBL		$
ELECTRICAL FEE	DBL		$
STRONG MOTION INSTRUMENTATION FEE			$
SPECIAL INSP DEMOLITION REGISTRATION ☒ FEE			$ 5.00
PLUMBING FEE	DBL		$
TOTAL FEES ➡			$ 5.00

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY Dem TREES REQUIRED

SEWAGE SYSTEM T LL P

JOB ADDRESS: 14982 CHANDLER | SP NO | OWNER: FLAMINGO DAIRY
COMMUNITY: CORONA | VALUATION $ | DATE: 10-6-76 | DST: 2 | OFFICE: R
USE OF PERMIT: BARN REGISTRATION | F.C. 09 | SUPP. TO PERMIT: 283963 | PERMIT NO: 283964
BOOK: 130 PAGE: 020 PARCEL: 001 | LEGAL DESCRIPTION: P. LOT 14 FULLER RANCHO
USE NO: VAR 814 | ZONE: A-2-5 | SET BACK: 100 100 100 100 | LOT SIZE: 39.65 ACR. | GRP | TYPE | CK BY: R.L.
BOND AMT. | PLAN NO | PLAN CHECKER | FINAL DATE | INSPECTOR
NAME OF CONST LENDER | BRANCH OFFICE | NO LENDER INVOLVED
ADDRESS | CITY | STATE

OWNER/AGENT'S SIGNATURE: Harold Lee PRES
ADDRESS | CITY | ZIP CODE | TEL. NO. | AREA CODE

CONTRACTOR: R.T. LEE CONST. CO.
ADDRESS: 7200 HELLMAN AVE
CITY: CORONA | ZIP CODE
TEL. NO. 737-7530 | AREA CODE 714 | LICENSE # 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5537 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

FORM 284-208 (REV. 6-76)

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING PERMIT

PERMIT NO. 283964

DST 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL	SQ. FT. @	$		UNITS						
2ND FL	SQ. FT. @							YARD SPKLR SYSTEM		
POR.	SQ. FT. @			MOBILEHOME SVC.				BAR SINK		
GAR.	SQ. FT. @			POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @							DRAINAGE PIPING		
WALL	SQ. FT. @							DRINKING FOUNTAIN		
	SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION		$						WATER PIPING		
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT				FLOOR DRAIN		
				SWIM POOL, COMM				WATER SOFTENER		
MECHANICAL FEES				SIGN				WASHER(AUTO)(DISH)		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD								GARBAGE DISPOSAL		
APPLIANCE ☐ DRYER								LAUNDRY TRAY		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED										
AIR HANDLING UNIT CFM				IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM B.T.U.				TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR HP				POLE, TEMP/PERM				LAVATORY		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				AMPERES SERV ENT				SHOWER		
BOILER B.T.U.				SQ.FT. @ ¢				BATH TUB		
				SQ.FT. @ ¢				WATER HEATER		
				SQ.FT.RESID @ 1¼¢				SEWAGE DISPOSAL		
				SQ.FT.GAR @ ¼¢				HOUSE SEWER		
								GAS PIPING		
PERMIT FEE				PERMIT FEE				PERMIT FEE		

DBL	TOTAL FEES	MOB.HM FEE	MICRO FEE	MECH. FEE	PL. CK FEE	CONST FEE	ELECT FEE	SMI FEE	PLUMB FEE
	5-00						REGISTRATION 5-00		

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

JOB ADDRESS: 14782 CHANDLER — SP NO — OWNER: FLAMINGO DAIRY

COMMUNITY: CORONA — VALUATION $ — DATE: 10-6-76 — DST: 2 — OFFICE: R

USE OF PERMIT: BARN REGISTRATION ✓ — FC: OH — SUPP. TO PERMIT: X63763 — PERMIT NO: 283964

BOOK: 80-020 — PAGE: 001 — PARCEL: — LEGAL DESCRIPTION: P. LOT 14 FULLER RANCHO

USE NO: VAR 814 — ZONE: A-2-5 — SET BACK: 100 / 100 / 100 / 100 — LOT SIZE: 39.5 NET — GRP: — TYPE: — CK BY: RK

BOND AMT. — PLAN NO — PLAN CHECKER — FINAL DATE: 3-9-77 — INSPECTOR

NAME OF CONST. LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ADDRESS — CITY — STATE

OWNER/AGENT'S SIGNATURE: Harold Lee DBA — CONTRACTOR: R.T. LEE CONST. CO.

ADDRESS — ADDRESS: 2700 HELMAN AVE

CITY — ZIP CODE — CITY: CORONA — ZIP CODE

TEL. NO — AREA CODE — TEL. NO: 737-7530 — AREA CODE: 714 — LICENSE #: 177574

M.H PERMIT FEE		$	
MICROFILM FEE	COPIES	$	
MECHANICAL FEE	DBL	$	
PLAN CHECK FEE		$	
CONSTRUCTION FEE	DBL	$	
ELECTRICAL FEE	DBL	$	
STRONG MOTION INSTRUMENTATION FEE		$	
SPECIAL INSP DEMOLITION REGISTRATION ☐ FEE		$	5-00
PLUMBING FEE	DBL	$	
TOTAL FEES ➡		$	5-00

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY [signature] — TREES REQUIRED

SEWAGE SYSTEM — T — LL — P

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

FORM 284-208 (REV 6-76)

814

NO	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Soil Test	3-16-77	
2	Floor & Frms		
2A	Slab Grade		
3	Steel		
4	Grout, Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION / Thick / "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	3-16-77	
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final		

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO. **ADDITIONAL INFORMATION**

3-16-77

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

NOTICE: THIS IS NOT A BUILDING PERMIT

DISTRICT #2

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Permit No.

OWNER

Owner FLAMINGO DAIRY	Architect C. A. VANDAM	Contractor R T LEE CONST
Address 14982 CHANDLER	Address 1371 N. "H" ST	Address
City CORONA	City UPLAND	City
Phone 737-1863	Phone 985-4370	Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE Sept 21 '76 SIGNATURE OF OWNER AND/OR AGENT

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

SPACE NO.

JOB ADDRESS CORONA. 14982 CHANDLER

LEGAL DESCRIPTION OF PROPERTY 130-020-001

COMMUNITY COR LOT A FULLER RANCHO

NO. OF SUBMITTED PLANS 2

CASE NO. VC 814

USE OF PERMIT 48 x 28 MILK HOUSE

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☑
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

NO. OF PARKING SPACES REQUIRED NO. OF BUILDINGS NOW EXISTING 1

ZONE A-2-5 SETBACKS: FRONT SIDE REAR

GRADING PERMIT REQUIRED? YES ☐ NO ☒ LOT SIZE

SETBACK ORDINANCE # KA OF FEET REQUIRED ON STREET

DATE 9-21-76 SIGNATURE OF LAND USE OFFICIAL

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC Must have room for 100% [illegible] 9/16/76

SEWAGE DISPOSAL 750 gal septic tank 432 sq ft leach line.

FOOD ESTABLISHMENT 200'/100 gal rate.

OTHER DEPARTMENTS

WATER POLLUTION

FLOOD CONTROL

AIR POLLUTION

DIV OF HWY

REMARKS

* MIRA LOMA AG. PROS. #15

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD

284 199 9/74

CANARY — FILE, PINK — APPLI

816

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT
PERMIT NO. 283963

DIST 2

CONSTRUCTION ESTIMATE

1ST FL.	1200	SQ. FT. @ 9.35	$ 11220
2ND FL.		SQ. FT. @	
POR.		SQ. FT. @	
GAR.		SQ. FT. @	
CAR P.		SQ. FT. @	
WALL		SQ. FT. @	
		SQ. FT. @	
ESTIMATED CONSTRUCTION VALUATION			$ 11220

NOTE: Not to be used as property tax valuation

MECHANICAL FEES

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD	
APPLIANCE ☐ DRYER	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED	
AIR HANDLING UNIT ____ CFM	
ABSORPTION SYSTEM ____ B.T.U.	
COMPRESSOR ____ HP	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY	
BOILER ____ B.T.U.	
PERMIT FEE	

NO.	ELECTRICAL FEES	
	UNITS	
	MOBILEHOME SVC.	
	POWER OUTLET	
1	7½ HP.	4 —
4	1½ HP.	8 —
3	20 HP.	18 00
	SWIM POOL, PVT	
	SWIM POOL, COMM	
	SIGN	
	IDLE METER	
	TEMP USE PERM SVC	
	POLE, TEMP/PERM	
825	AMPERES SERV ENT	15 —
	SQ.FT @ ¢	
	SQ.FT. @ ¢	
	SQ FT RESID @ 1¼¢	
	SQ.FT GAR @ ¼¢	
1	PERMIT FEE	3 —

NO.	PLUMBING FEES	
2	FLOOR SINKS	4 —
	YARD SPKLR SYSTEM	
	BAR SINK	
	ROOF DRAINS	
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
1	WATER PIPING	2 50
10	FLOOR DRAIN	20 00
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
1	WATER CLOSET	3 —
1	LAVATORY	2 —
	SHOWER	
	BATH TUB	
1	WATER HEATER	2 —
1	SEWAGE DISPOSAL	10 —
	HOUSE SEWER	
	GAS PIPING	
1	PERMIT FEE	3 —

DBL	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	PL CK FEE	CONST FEE	ELECT FEE	SMI FEE	FEE	PLUMB FEE
	156 99		2 20			60 —	48 —	.79		45 50

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

M H PERMIT FEE $

MICROFILM FEE COPIES 9 $ 2 20

MECHANICAL FEE DBL $

PLAN CHECK FEE $

CONSTRUCTION FEE DBL $ 60 00

ELECTRICAL FEE DBL $ 48 00

STRONG MOTION INSTRUMENTATION FEE $ .79

SPECIAL INSP DEMOLITION REGISTRATION FEE $

PLUMBING FEE DBL $ 45 50

TOTAL FEES $ 156 99

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY Dana

TREES REQUIRED

SEWAGE SYSTEM 750 LL 150 P BODY

JOB ADDRESS: 14982 CHANDLER — SP NO — OWNER: FLAMINGO DAIRY

COMMUNITY: CORONA — VALUATION: $ 11220 — DATE: 10-6-76 — DIST: 2 — OFFICE: R

USE OF PERMIT: MILK HOUSE — FC: 019 — SUPP TO PERMIT: 283523 — PERMIT NO: 283963

BOOK 130 PAGE 020 PARCEL 001 — LEGAL DESCRIPTION: P. LOT A FULLER RANCHO

USE NO: YAR 814 — ZONE: A-2-5 — SET BACK: 20 F, 5 S, 5 R, 10 H — LOT SIZE — GRP — TYPE — CK BY: HS

PLAN NO: 7751 — PLAN CHECKER: OLSEN — FINAL DATE — INSPECTOR

NAME OF CONST. LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ADDRESS — CITY — STATE

OWNER AGENT'S SIGNATURE: Harold Lee PRES. — CONTRACTOR: R. T. LEE CONST. CO.

ADDRESS — ADDRESS: 7200 HELLMAN AVE.

CITY — ZIP CODE — CITY: CORONA — ZIP CODE

TEL. NO — AREA CODE — TEL. NO: 737-7530 — AREA CODE: 714 — LICENSE #: 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA REGULATING BUILDING CONSTRUCTION.

FORM 284.208 (REV. 1-76)

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING PERMIT
PERMIT NO. 283963

DST 2

CONSTRUCTION ESTIMATE

1ST FL.	1200	SQ. FT. @ .935	$ 11220
2ND FL.		SQ. FT. @	
POR.		SQ. FT. @	
GAR.		SQ. FT. @	
CAR P.		SQ. FT. @	
WALL		SQ. FT. @	
		SQ. FT. @	
ESTIMATED CONSTRUCTION VALUATION			$ 11220

NOTE: Not to be used as property tax valuation

MECHANICAL FEES

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD								
APPLIANCE ☐ DRYER								
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED								
AIR HANDLING UNIT ____ CFM								
ABSORPTION SYSTEM ____ B.T.U.								
COMPRESSOR ____ HP								
HEATING SYSTEM ☐ FORCED ☐ GRAVITY								
BOILER ____ B.T.U.								
PERMIT FEE								
DBL	TOTAL FEES 156.99	MOB HM FEE	MICRO FEE 1.20	MECH FEE	PL. CK FEE	CONST FEE 60.00	ELECT FEE 48.00	SMI FEE .79

NO.	ELECTRICAL FEES		
	UNITS		
	MOBILEHOME SVC.		
	POWER OUTLET		
1	½ H.P.	4	-
4	1½ H.P.	8	-
3	20 H.P.	16	00
	SWIM POOL, PVT		
	SWIM POOL, COMM		
	SIGN		
	IDLE METER		
	TEMP USE PERM SVC		
	POLE, TEMP/PERM		
625	AMPERES SERV ENT	15	-
	SQ.FT. @ ¢		
	SQ.FT. @ ¢		
	SQ.FT.RESID @ 1¼¢		
	SQ.FT.GAR @ ¾¢		
1	PERMIT FEE	3	-

NO.	PLUMBING FEES		
2	FLUSH SINKS	4	-
	YARD SPKLR SYSTEM		
	BAR SINK		
	ROOF DRAINS		
	DRAINAGE PIPING		
	DRINKING FOUNTAIN		
	URINAL		
1	WATER PIPING	2	50
10	FLOOR DRAIN	20	00
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
	KITCHEN SINK		
1	WATER CLOSET	2	-
1	LAVATORY	2	-
	SHOWER		
	BATH TUB		
1	WATER HEATER	2	-
1	SEWAGE DISPOSAL	10	-
	HOUSE SEWER		
	GAS PIPING		
1	PERMIT FEE	3	-

SMI FEE .79 | FEE | PLUMB FEE 45.50

	J	F	M	A	M	J	J	A	S	O	N	D
76										X	X	X
77	X											
78												

M H PERMIT FEE		$	
MICROFILM FEE	COPIES 9	$ 2	20
MECHANICAL FEE	DBL	$	
PLAN CHECK FEE		$	
CONSTRUCTION FEE	DBL	$ 60	00
ELECTRICAL FEE	DBL	$ 48	00
STRONG MOTION INSTRUMENTATION FEE		$	79
SPECIAL INSP DEMOLITION REGISTRATION ☐ FEE		$	
PLUMBING FEE	DBL	$ 45	50
TOTAL FEES →		$ 156	99

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY Rena ✓ TREES REQUIRED

SEWAGE SYSTEM T 750 LL 150 P Bodily

JOB ADDRESS 14962 CHANDLER	SP NO
OWNER FLAMINGO DAIRY	
COMMUNITY CORONA	VALUATION $ 11220
DATE 10-6-76	DST 2
OFFICE R	
USE OF PERMIT MILK HOUSE	F C
SUPP TO PERMIT 26323	PERMIT NO 283963
BOOK PAGE PARCEL LEGAL DESCRIPTION 130-030-001 W ½ LOT H FULLER RANCHO	
USE NO VAR 814	ZONE M-2-5
SET BACK 20 5 5 R 10	LOT SIZE
GRP	TYPE
CK BY HS	
BOND AMT 7751	PLAN NO
PLAN CHECKER OLSEN	FINAL DATE 5-26-77
INSPECTOR	
NAME OF CONST LENDER	BRANCH OFFICE
NO LENDER INVOLVED	
ADDRESS	CITY CORONA
STATE	
OWNER/AGENTS SIGNATURE Howard Lee PRES.	CONTRACTOR R.T. LEE CONST. CO.
ADDRESS	ADDRESS 7200 HELMAN AVE.
CITY ZIP CODE	CITY CORONA ZIP CODE
TEL NO AREA CODE	TEL NO 737-7530 AREA CODE 714
LICENSE # 177574	

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA

FORM 284-208 (REV 6-76)

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back	10-8-76	Warn
2	Fgs & Frms	10-8-76	Warn
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck	12-16-76	Asde
7	Framing	12-16-76	Asde
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath	12-23-76	Jck
12	Internal Lath	12-23-76	Jck
12A	Drywall		
13	Finish Grade	5-26-77	Warn
	INSULATION / Thick / "R" Value		
7A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	5-26-77	Warn
	PLUMBING APPROVALS		
(15)	Ground Plumb		
16	Water Piping		
17	Rough Plumb *	12-16-76	Asde
18	Vents		
X 19	Sewage Disposal	11-1-76	Warn
20	Sewer *		
21	Water Heater	5-26-77	Warn
22	Water Softener		
23	Water Service	5-26-77	Warn
* 24	Gas Test	1-26-77	Asde
25	Final	5-26-77	Warn
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit	12-16-76	Asde
28	Service Entrance		
29	Wiring	12-16-76	Asde
29A	Grounding Wire	12-16-76	Asde
29B	Bonding	1-28-77	Warn
30	Fixtures	5-26-77	Warn
31	Service	1-28-77	Warn
32	Final	5-26-77	Warn

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO. **ADDITIONAL INFORMATION**

PLANS NOT ON JOB
Warn 10/7/76

(15) EMPLOYEE REST RM ONLY, 10-13-76, Warn

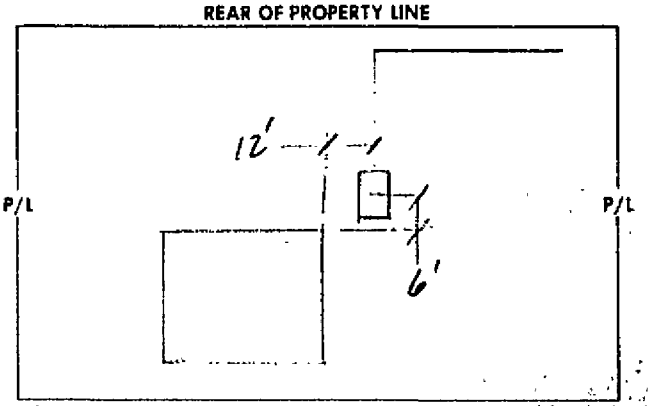
X LEACH LINE OK TO COVER
Warn 10/22/76

* GAS TANK - 1-26-77 Asde

SEWAGE SYSTEM SIZE & LOCATION

Tank 750 Pit L.Line 150 ft

REAR OF PROPERTY LINE

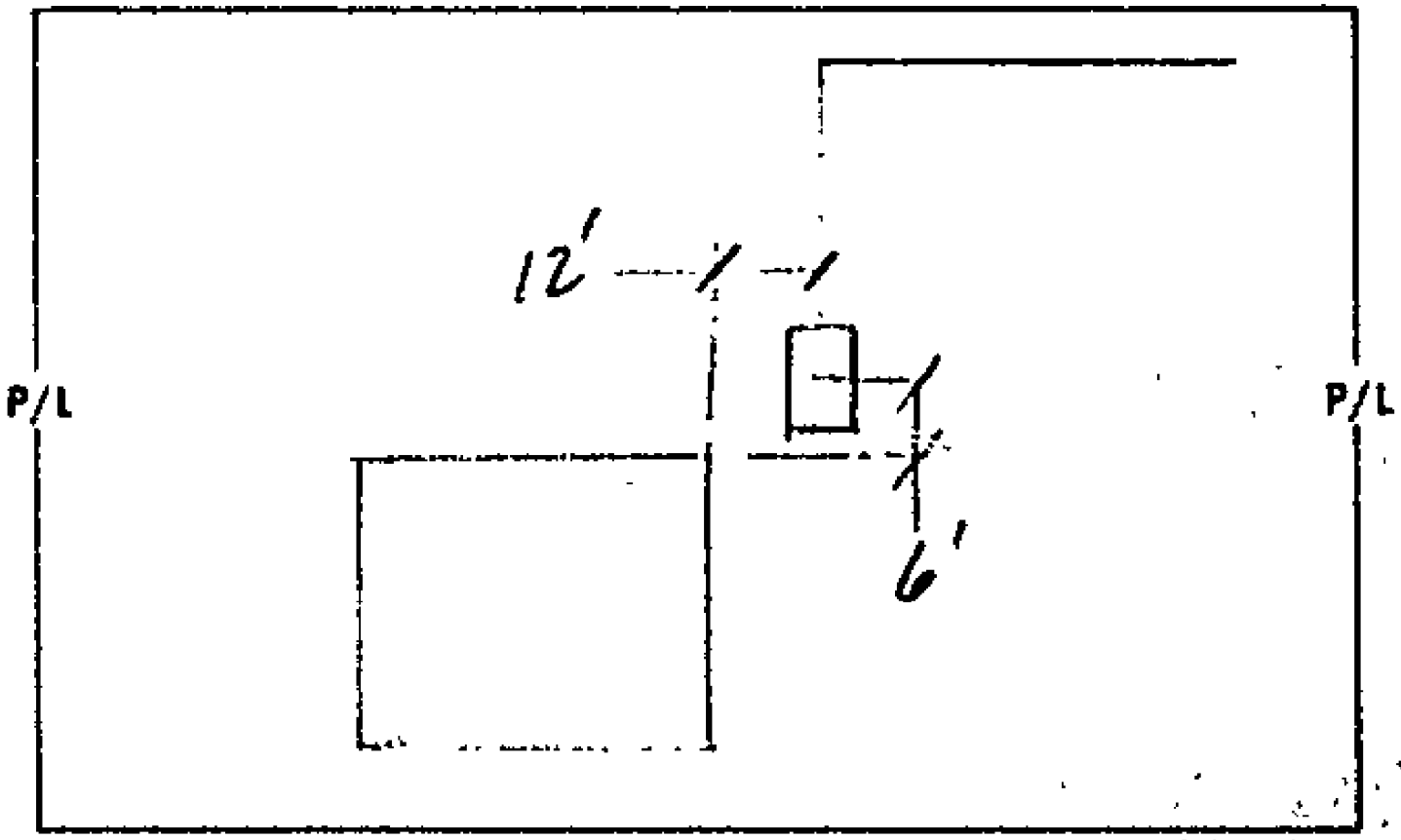


STREET NAME

SEWAGE SYSTEM SIZE & LOCATION

Tank 750 Pit L.Line 150 f

REAR OF PROPERTY LINE



STREET NAME

NOTICE: THIS IS NOT A BUILDING PERMIT

DISTRICT 2

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Permit No.

OWNER

Owner FLAMINGO DAIRY	Architect	Contractor R.T. LEE CONST CO.
Address 14970 CHANDLER	Address	Address 7200 HELLMAN
City CORONA	City	City CORONA
Phone 737-7863	Phone	Phone 737-7530

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 10-6-76 SIGNATURE OF OWNER AND/OR AGENT Harold Lee

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

SPACE NO.

JOB ADDRESS 14970 CHANDLER

LEGAL DESCRIPTION OF PROPERTY 130-020-001
POR LOT "A" FULLER RANCHO

COMMUNITY MIRA LOMA

NO. OF SUBMITTED PLANS —

USE OF PERMIT AGRICULTURAL

CASE NO. M-S #325 REGISTRATION - DAIRY BARN

NO. OF PARKING SPACES REQUIRED — NO. OF BUILDINGS NOW EXISTING 6

ZONE A-2-5 A-2-10 SETBACKS: FRONT 100+ SIDE 100+/100+ REAR 100+

GRADING PERMIT REQUIRED? YES ☐ NO ☒ LOT SIZE 39.85± ACRES

SETBACK ORDINANCE # NA OF — FEET REQUIRED ON — STREET

DATE 10/6/76 SIGNATURE OF LAND USE OFFICIAL

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☒
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET —

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ — STREET

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE — SIGNATURE OF ROAD DEPT. OFFICIAL —

HEALTH DEPT.

SWIMMING POOLS PUBLIC —

SEWAGE DISPOSAL —

FOOD ESTABLISHMENT —

OTHER DEPARTMENTS

WATER POLLUTION — REMARKS —

FLOOD CONTROL —

AIR POLLUTION —

DIV OF HWY —

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

284 199A 9/74

CANARY — FILE, PINK — APPLICANT

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

BUILDING INFORMATION

ERECT.		ENLARGE	✓	RELOCATE		REGISTER	
ALTER		REPAIR		DEMOLISH		SPECIAL	

OWNER | ARCHITECT | MEMBRANE
DRAFTSMAN | ENGINEER

WOOD		CONCRETE	✓	FIREPLACE			
CONCRETE	✓	PIERS					

BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER
	✓				✓	

PLASTER	DRY WALL	ROOF COVERING	ED. RMS
✓		METAL	

ZONE	ZONING CHECK'D BY	VARIANCE APPROVED
A-2-5	B.H.	

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	150	10'	10+	½ ACRE+

1st Fl. 2250 Sq. Ft. @ Cont. 10,000
2nd Fl. _____ Sq. Ft. @
Por. _____ Sq. Ft. @
Gar. _____ Sq. Ft. @
Car P. _____ Sq. Ft. @
Wall _____ Sq. Ft. @
_____ Sq. Ft. @

ESTIMATED VALUATION $ 10,000

PLANS CHECKED BY | FEE $ 33 50

ELECTRICAL FEES

NO. 2065 105404 & 2112069 — 11 SRL 3925

SIGNS			
TRANS. AND/OR T. CLR.			
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
10 FIXTURES		2	00
10 OUTLETS		3	20
RANGE AND/OR OVEN			
WATER HEATER			
SPACE HEATER			
CONSTRUCTION POLE			
SERVICE ENTRANCE			
RESID. 1¢ SQ. FT.			
GARAGE ½¢ SQ. FT.			
PERMIT FEE		1	00

PLANS CHECKED BY | FEE $ 6 20

PLUMBING FEES

NO.

DRAINAGE PIPING	
DRINKING FOUNTAIN	
URINAL	
WATER PIPING	
FLOOR DRAIN	
WATER SOFTENER	
WASHER (AUTO) (DISH)	
GARBAGE DISPOSAL	
LAUNDRY TRAY	
KITCHEN SINK	
WATER CLOSET	
LAVATORY	
SHOWER	
BATH TUB	
WATER HEATER	
SEWAGE DISPOSAL	
HOUSE SEWER	
GAS PIPING	
PERMIT FEE	

PLANS CHECKED BY | FEE $

	$	
PLAN CHECK FEE	$	
CONSTRUCTION FEE	$ 33	50
ELECTRICAL FEE	$ 6	20
PLUMBING FEE	$	
TOTAL FEE	$ 39	70

CASH | CHECK ✓ | M.O. | N.C.

RECEIVED BY [signature] P | DATE 9-28-65

WATER SOURCE | SEWER YARD | SEWER LINE | SEEPAGE PIT
GAL. | 30 FT. | GAL.

REMARKS:

JOB ADDRESS 14982 CHANDLER | OWNER FLAMINGO DAIRY

COMMUNITY PRADO DAM | SCHOOL DISTRICT CORONA | DATE 9-28-65

USE OF PERMIT ADD. - 40'x80' MILK BARN | SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE
N	17	22		10,000	2

PERMIT NUMBER 132069
"H" PERMIT NO.

DESCRIPTIVE ADDRESS

LEGAL DESCRIPTION

BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE | INSPECTOR | CERTIFICATE OF COMPLIANCE T.C.P. | C.O. | R.O.

CERT. SENT DATE

CONTRACTOR

LICENSE-TYPE | $

PLAN FILE # 4042

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT SHALL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER | CONTRACTOR KITLER CONST. CO

MAILING ADD. | MAILING ADD. 9200 HELLMAN AVE.

POST OFFICE Same | POST OFFICE CORONA

TEL. | BY | TEL. 521-2381 | BY

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING INFORMATION

AREA		ENLARGE	✓	RELOCATE		REGISTER	
PLAN		REPAIR		DEMOLISH		SPECIAL	
OWNER		ARCHITECT		MEMBRANE			
CONTRACTOR	✓	ENGINEER					

WOOD		CONCRETE	✓	FIREPLACE	
CONCRETE	✓	FIRE			

	BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER
		✓				✓	

PLASTER	DRY WALL	ROOF COVERING	SQ. FEET
✓		METAL	

ZONE	ZONING CHECKED BY	VARIANCE APPROVED
A-2-5	B.H.	

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	150	10'	10'	4 acres

1st Fl. 2544 Sq. Ft. @ Cost 10,000
2nd Fl. _____ Sq. Ft. @
Por. _____ Sq. Ft. @
Gar. _____ Sq. Ft. @
Car P. _____ Sq. Ft. @
Wall _____ Sq. Ft. @

ESTIMATED VALUATION $ 10,000

PLANS CHECKED BY | FEE $ 33.00

ELECTRICAL FEES

NO.			
	SIGNS		
	TRANS. AND/OR Y. CLR.		
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
10	FIXTURES		2.00
16	OUTLETS		3.20
	RANGE AND/OR OVER		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE		
	RESID. 1¢ SQ. FT.		
	GARAGE ½¢ SQ. FT.		
	PERMIT FEE		1.00

PLANS CHECKED BY | FEE $ 6.20

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	AIR PIPING	
	PERMIT FEE	

PLANS CHECKED BY | FEE $

	$	
PLAN CHECK FEE	$	
CONSTRUCTION FEE	$ 33	00
ELECTRICAL FEE	$ 6	20
PLUMBING FEE	$	
TOTAL FEE	$ 39	20

CASH | CHECK ✓ | M.O. | M.C.

RECEIVED BY [signature] DATE 9-30-15

WATER VOLUME SEPTIC TANK: GAL. | LEACH LINE: SQ. FT. | SEEPAGE PIT: GAL.

REMARKS:

JOB ADDRESS 14952 CHANDLER | OWNER FLAMINGO DAILY

COMMUNITY PRADO DAM | SCHOOL DISTRICT CORONA | DATE 9-30-15

USE OF PERMIT ADD. — HOLSTEIN MILK BARN.

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE
N	17	22		10,000	2

PERMIT NUMBER 132069

DESCRIPTIVE ADDRESS | PERMIT NO.

LEGAL DESCRIPTION | BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASED BOND DATE

FINALED DATE | INSPECTOR | CERTIFICATE OF COMPLIANCE | CERT. SENT DATE

CONTRACTOR | PLAN FILE

LICENSE TYPE

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
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OWNER | CONTRACTOR

MAILING ADD. | MAILING ADD.

POST OFFICE | POST OFFICE

TEL. | BY | TEL. 521-7721 | BY

APPROVALS

	DATE	INSPECTOR
SET BACKS		
FND. FORMS	9-22-65	Hughes
REIN. STEEL		
BOND BEAM		
FRAMING	10-15-65	Kennedy
VENTS		
ROOF DECK	10-18-65	Kennedy
LATH EXT.	10-22-65	Hughes
LATH INT.	10-22-65	Hughes
FINAL	12-2-65	Kennedy

BUILDING NOTICES

OK to pour East Fnd 2nd
Fts. Hughes 9-3-65

APPROVALS

		DATE	INSPECTOR
TEMP. SERVICE POLE			
ROUGH	CONDUIT	10-15-65	Kennedy
	SERVICE ENT.		
	WIRING	12-2-65	Kennedy
FINAL	FIXTURES		
	SERVICE ENT.		
	GROUNDING		
UTIL. CO. NOTIF.			

ELECTRICAL NOTICES

APPROVALS

		DATE	INSPECTOR
GROUND PLUMBING			
ROUGH PLUMBING			
SEWER			
SEWAGE DISPOSAL			
FINAL	GAS		
	WATER		
	FIXTURES		
UTIL. CO. NOTIF.			

PLUMBING NOTICES

BACK

FRONT

☐ CORNER ☐ KEY

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

PERMIT NO. 294209 — DST 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL. 646	SQ. FT. @ 17.75	$ 11466		UNITS						
2ND FL.	SQ. FT. @							YARD SPKLR SYSTEM		
POR.	SQ. FT. @			MOBILEHOME SVC.				BAR SINK		
GAR.	SQ. FT. @			POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @							DRAINAGE PIPING		
WALL	SQ. FT. @							DRINKING FOUNTAIN		
	SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION		$					1	WATER PIPING	2	—
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT				FLOOR DRAIN		
				SWIM POOL, COMM				WATER SOFTENER		
MECHANICAL FEES				SIGN				WASHER (AUTO) (DISH)		
VENT SYSTEM: ☒ FAN ☐ EVAP. COOL ☐ HOOD		2 —	1	MISC.		8 00		GARBAGE DISPOSAL		
APPLIANCE ☐ DRYER								LAUNDRY TRAY		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED										
AIR HANDLING UNIT CFM				IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM B.T.U.				TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR HP				POLE, TEMP/PERM			1	LAVATORY	2	—
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				AMPERES SERV ENT				SHOWER		
BOILER B.T.U.				SQ.FT. @ ¢				BATH TUB		
			646	SQ.FT. @ 1¼¢		8 07		WATER HEATER		
				SQ.FT.RESID @ 1¼¢			1	SEWAGE DISPOSAL	18	—
				SQ.FT.GAR @ ¾¢				HOUSE SEWER		
								GAS PIPING		
PERMIT FEE		3 —	1	PERMIT FEE		3 —	1	PERMIT FEE	3	—

DBL	TOTAL FEES	MOB.HM FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT FEE	SMI FEE	FEE	PLUMB. FEE
	103 07		4-1 20	5 00		60 00	19 07	80		17 00

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

JOB ADDRESS: 14970 CHANDLER RD — SP NO — OWNER: BOB McCLUEN ASSOC

COMMUNITY: MIRA LOMA — VALUATION $: 11,466 — DATE: 3-21-77 — DST: 2 — OFFICE: R

M.H. PERMIT FEE — $

USE OF PERMIT: OFFICE ADD. TO DAIRY — F.C.: 022 — SUPP. TO PERMIT: 292112 — PERMIT NO.: 294209

MICROFILM FEE 1 — COPIES 4 — $ 1 20 — BOOK PAGE PARCEL: 130-220-001 — LEGAL DESCRIPTION: R. LOTS FULLER RANCHO

MECHANICAL FEE 1 — DBL — $ 5 00 — USE NO. — ZONE: M-2-5 — SET BACK: 74 40 100 100 — LOT SIZE — GRP — TYPE — CK BY: HS

PLAN CHECK FEE — $ — BOND AMT. — PLAN NO: 7830 — PLAN CHECKER: OLSEN TIMM YATES — FINAL DATE — INSPECTOR

CONSTRUCTION FEE 1 — DBL — $ 60 00 — NAME OF CONST. LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ELECTRICAL FEE 1 — DBL — $ 19 07 — ADDRESS — CITY — STATE

STRONG MOTION INSTRUMENTATION FEE 1 — $ 80 — OWNER/AGENT'S SIGNATURE — CONTRACTOR: R.T. LEE CONST. CO. BY Ronald Lee

SPECIAL INSP. ☐ DEMOLITION ☐ REGISTRATION ☐ FEE — $ — ADDRESS — ADDRESS: 7200 HELLMAN AVE 91720

PLUMBING FEE 1 — DBL — $ 17 00 — CITY ZIP CODE — CITY: CORONA ZIP CODE

TOTAL FEES → $ 103 07 — TEL. NO. AREA CODE — TEL. NO.: 737-7330 — AREA CODE: 714 — LICENSE #: 177574

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐ — RECEIVED BY: Diane — TREES REQUIRED 1

SEWAGE SYSTEM: PSC 1188 — TVTS PAID

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA, I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA

FORM 284-208 (REV. 6-70)

825

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING PERMIT

PERMIT NO. 294209

DIST. 2

CONSTRUCTION ESTIMATE				NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL.	646	SQ. FT. @ 17.75	$ 114.66		UNITS						
2ND FL.		SQ. FT. @							YARD SPKLR SYSTEM		
POR.		SQ. FT. @			MOBILEHOME SVC.				BAR SINK		
GAR.		SQ. FT. @			POWER OUTLET				ROOF DRAINS		
CAR P.		SQ. FT. @							DRAINAGE PIPING		
WALL		SQ. FT. @							DRINKING FOUNTAIN		
		SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION		$						1	WATER PIPING	2	—
NOTE: Not to be used as property tax valuation					SWIM POOL, PVT				FLOOR DRAIN		
MECHANICAL FEES					SWIM POOL, COMM				WATER SOFTENER		
VENT. SYSTEM ☒ FAN ☐ EVAP. COOL ☐ HOOD			2 —		SIGN				WASHER (AUTO)(DISH)		
APPLIANCE ☐ DRYER				1	MISC.	8	00		GARBAGE DISPOSAL		
FURNACE ☐ UNIT ☒ WALL ☐ FLOOR ☐ SUSPENDED									LAUNDRY TRAY		
AIR HANDLING UNIT		CFM			IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM		B.T.U.			TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR		HP			POLE, TEMP/PERM			1	LAVATORY	2	—
HEATING SYSTEM ☒ FORCED ☐ GRAVITY					AMPERES SERV ENT				SHOWER		
BOILER		B.T.U.			SQ.FT. @ ¢				BATH TUB		
				646	SQ.FT. @ 1¼¢	8	07		WATER HEATER		
					SQ.FT.RESID @ 1¼¢			1	SEWAGE DISPOSAL	10	—
					SQ.FT.GAR @ ¾¢				HOUSE SEWER		
									GAS PIPING		
PERMIT FEE			3 —	1	PERMIT FEE	3	—	1	PERMIT FEE	3	—

DBL	TOTAL FEES	MOB.HM.FEE	MICRO FEE	MECH. FEE	PL. CK FEE	CONST FEE	ELECT. FEE	SMI FEE	FEE	PLUMB. FEE
	103 07		4-1 20	5 00		60 00	19 07	80		17 00

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77			X	X	\							
78												

H PERMIT FEE		$
MICROFILM FEE	COPIES 4	$ 1 20
MECHANICAL FEE	DBL	$ 5 00
PLAN CHECK FEE		$
CONSTRUCTION FEE	DBL	$ 60 00
ELECTRICAL FEE	DBL	$ 19 07
STRONG MOTION INSTRUMENTATION FEE		$ 80
SPECIAL INSP ☐ DEMOLITION ☐ REGISTRATION ☐ FEE		$
PLUMBING FEE	DBL	$ 17 00
TOTAL FEES →		$ 103 07

CASH ☒ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY

TREES REQUIRED

GRADE SYSTEM | LL 188 | P TUTLAND

JOB ADDRESS: 14970 CHANDLER RD — SP NO — OWNER: BOB McCLENNAHAN

COMMUNITY: MIRA LOMA — VALUATION $ — DATE: 2-21-77 — DST: 2 — OFFICE: R

USE OF PERMIT: OFFICE ADD TO DAIRY — F.C. 022 — SUPP. TO PERMIT: 292112 — PERMIT NO. 294209

BOOK	PAGE	PARCEL	LEGAL DESCRIPTION
130	020	001	A LOT A FULLER RANCHO

USE NO.	ZONE	SET BACK	LOT SIZE	GRP	TYPE	CK BY
	R-A-5	F 74 S 40 S 100 R 100				HS.

BOND AMT.	PLAN NO	PLAN CHECKER	FINAL DATE	INSPECTOR
	7830	GLEN YATES	5-14-77	

NAME OF CONST. LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ADDRESS — CITY — STATE

OWNER/AGENT'S SIGNATURE

CONTRACTOR: R.T. LEE CONST. CO. BY Ronald Lee

ADDRESS: 7200 HELLMAN AVE. 91720

CITY: CORONA — ZIP CODE

TEL. NO. — AREA CODE

TEL. NO: 737-7530 — AREA CODE: 714 — LICENSE #: 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

FORM 284-208 (REV. 6-78)

826

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back	3-24-77	Wagner
2	Figs & Frms	3-24-77	Wagner
2A	Slab Grade	3-24-77	Wagner
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck	4-11-77	Wagner
7	Framing	4-11-77	Wagner
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath	4-22-77	Wagner
12	Internal Lath		
12A	Drywall	4-22-77	Wagner
13	Finish Grade	7-14-77	Wagner
	INSULATION / Thick / "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	7-14-77	Wagner
	PLUMBING APPROVALS		
15	Ground Plumb	3-24-77	Wagner
16	Water Piping	4-11-77	Wagner
17	Rough Plumb	4-11-77	Wagner
18	Vents		
19	Sewage Disposal	6-6-77	Wagner
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final	7-14-77	Wagner
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring	4-11-77	Wagner
29A	Grounding Wire		
29B	Bonding	7-14-77	Wagner
30	Fixtures	7-14-77	Wagner
31	Service		
32	Final	7-14-77	Wagner

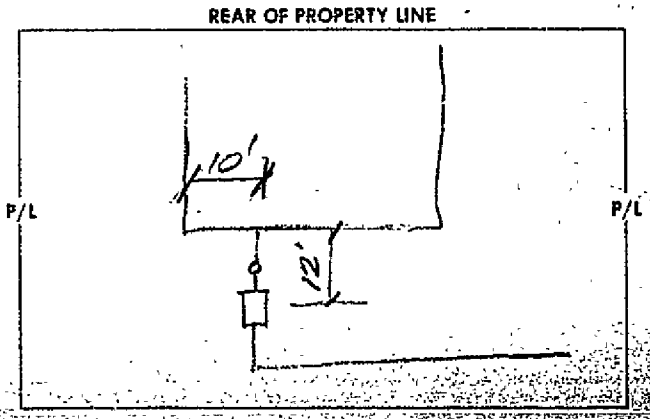
NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts EXTENSIONS	4-11-77	Wagner
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final	7-14-77	Wagner

OP'N NO.	ADDITIONAL INFORMATION

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

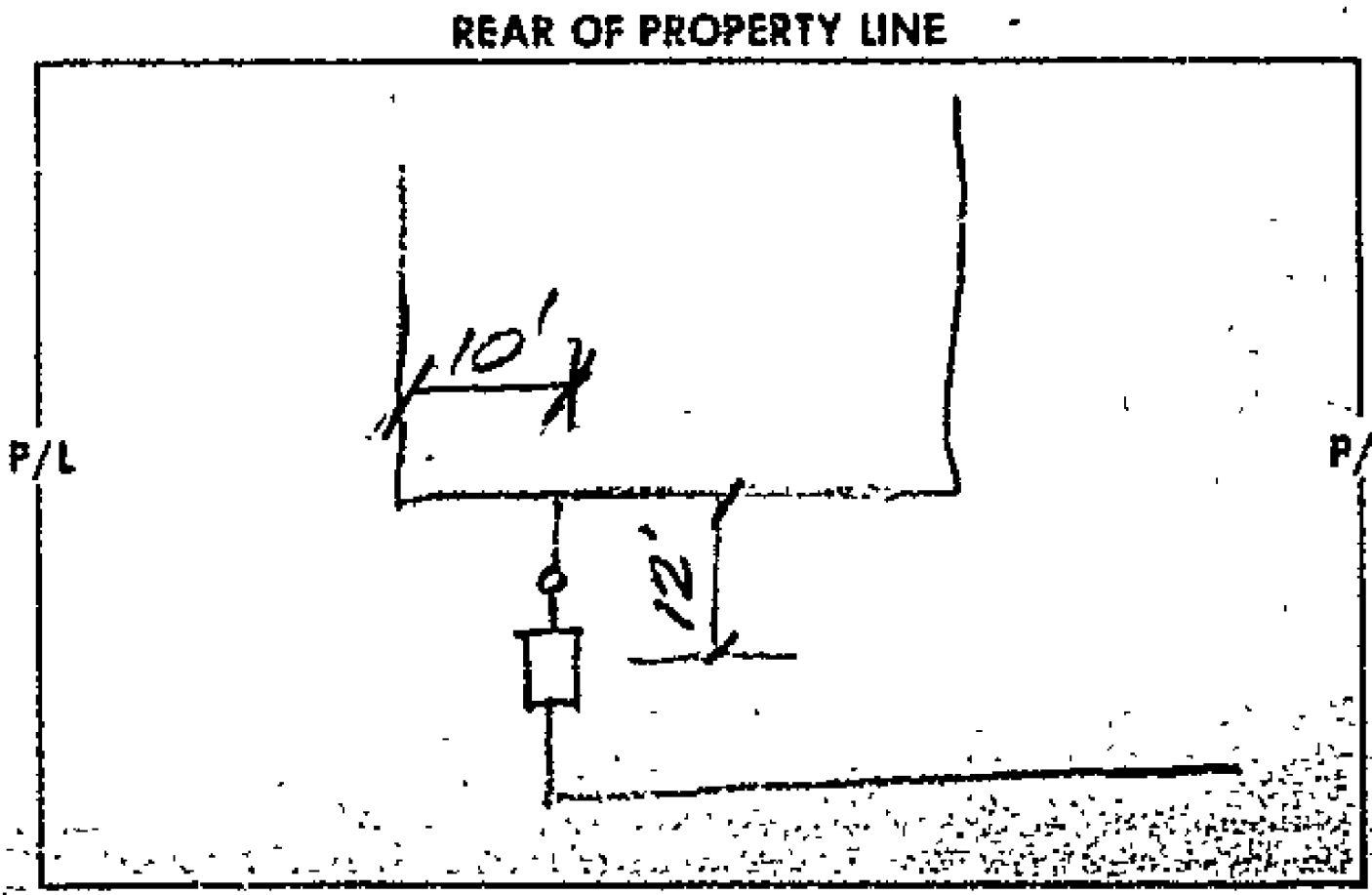
REAR OF PROPERTY LINE



STREET NAME

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line



19
34

NOTICE: THIS IS NOT A BUILDING PERMIT

DISTRICT #2

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Permit No.

call

OWNER

Owner BOB McCUNE + ASSOC. Architect HAROLD LEE Contractor R.T. LEE CONSTRUCTION
Address 14970 CHANDLER AVE Address Address HELL MAH AVE
City CORONA, CA. City SAME City CORONA
Phone (714) 597-1855 Phone Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 1/25/77 SIGNATURE OF OWNER AND/OR AGENT Edward Vanderveen

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

JOB ADDRESS 14-970 CHANDLER Rd. SPACE NO.
LEGAL DESCRIPTION OF PROPERTY 130-020-001
Por Lot A Fuller Rancho
COMMUNITY MIRA LOMA
NO. OF SUBMITTED PLANS 1 USE OF PERMIT OFFICE ADDITION TO EXIST. DAIRY
CASE NO. —
NO. OF PARKING SPACES REQUIRED — NO. OF BUILDINGS NOW EXISTING Several
ZONE A-2-5 SETBACKS: FRONT 74'+ SIDE 40'+100' REAR 100'+
GRADING PERMIT REQUIRED? YES ☐ NO ☒ LOT SIZE
SETBACK ORDINANCE # NA OF FEET REQUIRED ON STREET
DATE 1-25-77 SIGNATURE OF LAND USE OFFICIAL

USE OF STRUCTURE
SINGLE FAMILY ☐ DUPLEX ☐
APARTMENTS ☐ AGRIC. ☒
COMMERCIAL ☒ INDUSTRIAL ☐
ALTERATIONS ☐

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC 750 gal tank - 188 sq ft leach line. Allow for
SEWAGE DISPOSAL ~~existing plumbing~~ 1/25/77 10% expansion.
FOOD ESTABLISHMENT
Earl E. Jeffers, RS

OTHER DEPARTMENTS

WATER POLLUTION
FLOOD CONTROL
AIR POLLUTION
DIV. OF HWY

REMARKS
* Need one more set of drawings
HEALTH Dept.
OK

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD

9/74

CANARY — FILE, PINK — APPLICANT

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT
PERMIT NO. 292196

DST 2

CONSTRUCTION ESTIMATE		
1ST FL	SQ. FT. @	$
2ND FL	SQ. FT. @	
POR	SQ. FT. @	
GAR	SQ. FT. @	
~~CPR~~	~~SQ. FT. @~~	
WALL	SQ. FT. @	
	SQ. FT. @	
ESTIMATED CONSTRUCTION VALUATION		$
NOTE: Not to be used as property tax valuation		

MECHANICAL FEES	
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD	
APPLIANCE ☐ DRYER	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED	
AIR HANDLING UNIT ____ CFM	
ABSORPTION SYSTEM ____ B.T.U.	
COMPRESSOR ____ HP	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY	
BOILER ____ B.T.U.	
PERMIT FEE	

NO.	ELECTRICAL FEES	
	UNITS	
	MOBILEHOME SVC.	
	POWER OUTLET	
	SWIM POOL, PVT	
	SWIM POOL, COMM	
	SIGN	
	IDLE METER	
	TEMP USE PERM SVC	
	POLE, TEMP/PERM	
	AMPERES SERV ENT	
	SQ.FT. @ ¢	
	SQ.FT. @ ¢	
	SQ.FT.RESID @ 1¼¢	
	SQ.FT.GAR @ ¼¢	
	PERMIT FEE	

NO.	PLUMBING FEES	
	YARD SPKLR SYSTEM	
	BAR SINK	
	ROOF DRAINS	
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

DBL	TOTAL FEES	MOB.HM.FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT. FEE	SMI FEE	PLUMB. FEE
	5 00					REGISTRATION		5 00	

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

M.H. PERMIT FEE $

MICROFILM FEE COPIES $

MECHANICAL FEE DBL $

PLAN CHECK FEE $

CONSTRUCTION FEE DBL $

ELECTRICAL FEE DBL $

STRONG MOTION INSTRUMENTATION FEE $

SPECIAL INSP DEMOLITION REGISTRATION FEE $ 5 00

PLUMBING FEE DBL $

TOTAL FEES $ 5 00

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY Damon TREES REQUIRED /

SEWAGE SYSTEM T. U. P. /

JOB ADDRESS 14970 CHANDLER | SP NO | OWNER FLAMINGO DAIRY

COMMUNITY MIRA LOMA | VALUATION $ 5000 | DATE 1-27-77 | DST 2 | OFFICE R

USE OF PERMIT AGRIC. REG. TRACTOR SHED | F.C. OF | SUPP. TO PERMIT | PERMIT NO. 292196

BOOK 130 PAGE 020 PARCEL 001 | LEGAL DESCRIPTION P. LOT A FULLER RANCHO

USE NO. | ZONE A-2-5 | SET BACK F S S R | LOT SIZE 39.55 AC. | GRP | TYPE | CK BY RL

BOND AMT. | PLAN NO. | PLAN CHECKER | FINAL DATE | INSPECTOR

NAME OF CONST. LENDER | BRANCH OFFICE | NO LENDER INVOLVED

ADDRESS | CITY | STATE

OWNER/AGENT'S SIGNATURE | CONTRACTOR R. J. LEE & ASSOC. CO. BY Harold Lee

ADDRESS | ADDRESS 7200 HELLMAN AVE

CITY ZIP CODE | CITY CORONA ZIP CODE 91720

TEL. NO. AREA CODE | TEL. NO. 737-7530 | AREA CODE 714 | LICENSE # 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS, CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5041 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA

FORM 284-208 (REV. 5-76) Damon

BUILDING PERMIT

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

PERMIT NO. 292196

DST. 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES		NO.	PLUMBING FEES	
1ST FL	SQ. FT. @	$		UNITS				
2ND FL	SQ. FT. @						YARD SPKLR SYSTEM	
POR	SQ. FT. @			MOBILEHOME SVC.			BAR SINK	
GAR	SQ. FT. @			POWER OUTLET			ROOF DRAINS	
CAR P	SQ. FT. @						DRAINAGE PIPING	
WALL	SQ. FT. @						DRINKING FOUNTAIN	
	SQ. FT. @						URINAL	
ESTIMATED CONSTRUCTION VALUATION		$					WATER PIPING	
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT			FLOOR DRAIN	
MECHANICAL FEES				SWIM POOL, COMM			WATER SOFTENER	
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD				SIGN			WASHER (AUTO) (DISH)	
APPLIANCE ☐ DRYER							GARBAGE DISPOSAL	
FURNACE ☐ UNIT ☒ WALL ☐ FLOOR ☐ SUSPENDED							LAUNDRY TRAY	
AIR HANDLING UNIT CFM				IDLE METER			KITCHEN SINK	
ABSORPTION SYSTEM B.T.U.				TEMP USE PERM SVC			WATER CLOSET	
COMPRESSOR HP				POLE, TEMP/PERM			LAVATORY	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				AMPERES SERV ENT			SHOWER	
BOILER B.T.U.				SQ.FT. @ ¢			BATH TUB	
				SQ.FT. @ ¢			WATER HEATER	
				SQ.FT.RESID @ 1¼¢			SEWAGE DISPOSAL	
				SQ.FT.GAR @ ¼¢			HOUSE SEWER	
							GAS PIPING	
PERMIT FEE				PERMIT FEE			PERMIT FEE	

DBL.	TOTAL FEES	MOB.HM.FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT. FEE	SMI FEE	PLUMB. FEE
	5.00					REGISTRATION		5.00 FEE	

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77A												
78												

JOB ADDRESS: 14920 CHANDLER — SP NO — OWNER: FLAMINGO DAIRY

COMMUNITY: MIRA LOMA — VALUATION: $5000 — DATE: 1-27-77 — DST: 2 — OFFICE: R

M.H. PERMIT FEE — $

USE OF PERMIT: AGRIC. REG. TOILET IN SHED — F.C.: OFF — BLDG. PERMIT NO.: 292196

MICROFILM FEE — COPIES — $ — BOOK — PAGE — PARCEL: 130-220-001 — LEGAL DESCRIPTION: PT LOT 14 FULLER RANCHO

MECHANICAL FEE — DBL — $ — USE NO. — ZONE: A-2-5 — SET BACK: I — S — S — R — LOT SIZE: 39.8 AC — GRP — TYPE — CK BY: RL

PLAN CHECK FEE — $ — BOND AMT. — PLAN NO — PLAN CHECKER — FINAL DATE: 2-21-77 — INSPECTOR

CONSTRUCTION FEE — DBL — $ — NAME OF CONST. LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ELECTRICAL FEE — DBL — $ — ADDRESS — CITY — STATE

STRONG MOTION INSTRUMENTATION FEE — $ — OWNER/AGENT'S SIGNATURE — CONTRACTOR: R.T. LEE & ASSOC. CO. BY Richard Lee

SPECIAL INSP. DEMOLITION REGISTRATION ☐ FEE — $ 5.00 — ADDRESS — ADDRESS: 7200 HELLMAN AVE

PLUMBING FEE — DBL — $ — CITY — ZIP CODE — CITY: CORONA — ZIP CODE: 91720

TOTAL FEES → $ 5.00 — TEL. NO. — AREA CODE — TEL. NO.: 737-7130 — AREA CODE: 714 — LICENSE #: 177574

CASH ☐ CHECK ☐ M.O. ☒ N.C. ☐ NO.

RECEIVED BY: [illegible] — TREES REQUIRED

SEWAGE SYSTEM — T — R — P

I THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

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FORM 284-208 (REV. 6-76)

831

NO	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Pigs & Fros		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Panel Beams		
6	Roof Decl.		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION / Thick / "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	7-21-72	
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
	Final		

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Comport.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO.	ADDITIONAL INFORMATION

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

NOTICE: THIS IS NOT A BUILDING PERMIT

DISTRICT 2

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Permit No.

OWNER

Owner FLAMINGO DAIRY | Architect | Contractor R.T. LEE CONST. CO.
Address 14970 CHANDLER | Address | Address 1900 A STREET
City CORONA | City | City CORONA
Phone 737-1863 | Phone | Phone 737-2530

I (we), the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 1-27-77 SIGNATURE OF OWNER AND/OR AGENT Harold Lee

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

JOB ADDRESS 14970 CHANDLER | SPACE NO.
LEGAL DESCRIPTION OF PROPERTY 130-0[redacted]20-001 PAR. LOT "A" FULLER RANCHO
COMMUNITY EL CERRITO

USE OF STRUCTURE
SINGLE FAMILY ☐ DUPLEX ☐
APARTMENTS ☐ AGRIC. ☒
COMMERCIAL ☐ INDUSTRIAL ☐
ALTERATIONS ☐

NO. OF SUBMITTED PLANS — USE OF PERMIT AGRICULTURAL SHED
CASE NO. M-3 #325 REGISTRATION-TRACTOR
NO. OF PARKING SPACES REQUIRED — / NO. OF BUILDINGS NOW EXISTING /
ZONE A-2-5 SETBACKS: FRONT — SIDE — REAR —
GRADING PERMIT REQUIRED? YES ☐ NO ☒ LOT SIZE 37.85± ACRES
SETBACK ORDINANCE # N.A. OF — FEET REQUIRED ON — STREET
DATE 1-27-77 SIGNATURE OF LAND USE OFFICIAL

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC
SEWAGE DISPOSAL
FOOD ESTABLISHMENT

OTHER DEPARTMENTS

WATER POLLUTION — REMARKS
FLOOD CONTROL
AIR POLLUTION
DIV. OF HWY.

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

284 199A 9/74

CANARY — FILE, PINK — APPLICANT

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT
PERMIT NO. 292196

DST 2

CONSTRUCTION ESTIMATE		
1ST FL	SQ. FT. @	$
2ND FL	SQ. FT. @	
POR	SQ. FT. @	
GAR	SQ. FT. @	
~~CPR~~	~~SQ. FT. @~~	
WALL	SQ. FT. @	
	SQ. FT. @	
ESTIMATED CONSTRUCTION VALUATION		$
NOTE: Not to be used as property tax valuation		

MECHANICAL FEES		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE ☐ DRYER		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED		
AIR HANDLING UNIT ____ CFM		
ABSORPTION SYSTEM ____ B.T.U.		
COMPRESSOR ____ HP		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY		
BOILER ____ B.T.U.		
PERMIT FEE		

NO.	ELECTRICAL FEES		
	UNITS		
	MOBILEHOME SVC.		
	POWER OUTLET		
	SWIM POOL, PVT		
	SWIM POOL, COMM		
	SIGN		
	IDLE METER		
	TEMP USE PERM SVC		
	POLE, TEMP/PERM		
	AMPERES SERV ENT		
	SQ.FT. @ ¢		
	SQ.FT. @ ¢		
	SQ.FT.RESID @ 1¼¢		
	SQ.FT.GAR @ ¼¢		
	PERMIT FEE		

NO.	PLUMBING FEES		
	YARD SPKLR SYSTEM		
	BAR SINK		
	ROOF DRAINS		
	DRAINAGE PIPING		
	DRINKING FOUNTAIN		
	URINAL		
	WATER PIPING		
	FLOOR DRAIN		
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
	KITCHEN SINK		
	WATER CLOSET		
	LAVATORY		
	SHOWER		
	BATH TUB		
	WATER HEATER		
	SEWAGE DISPOSAL		
	HOUSE SEWER		
	GAS PIPING		
	PERMIT FEE		

DBL	TOTAL FEES	MOB.HM.FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT. FEE	SMI FEE	PLUMB. FEE
	5 00					REGISTRATION		5 00	

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

M.H. PERMIT FEE $

MICROFILM FEE COPIES $

MECHANICAL FEE DBL $

PLAN CHECK FEE $

CONSTRUCTION FEE DBL $

ELECTRICAL FEE DBL $

STRONG MOTION INSTRUMENTATION FEE $

SPECIAL INSP DEMOLITION REGISTRATION FEE $ 5 00

PLUMBING FEE DBL $

TOTAL FEES $ 5 00

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY Harmon TREES REQUIRED /

SEWAGE SYSTEM T. U. P. /

JOB ADDRESS: 14970 CHANDLER | SP NO | OWNER: FLAMINGO DAIRY

COMMUNITY: MIRA LOMA | VALUATION: $ 5000 | DATE: 1-27-77 | DST: 2 | OFFICE: R

USE OF PERMIT: AGRIC. REG. TRACTOR SHED | F.C. OF | SUPP. TO PERMIT | PERMIT NO. 292196

BOOK 130 PAGE 020 PARCEL 001 | LEGAL DESCRIPTION: P. LOT A FULLER RANCHO

USE NO. | ZONE: A-2-5 | SET BACK: F S S R | LOT SIZE: 39.55 AC. | GRP | TYPE | CK BY: RL

BOND AMT. | PLAN NO. | PLAN CHECKER | FINAL DATE | INSPECTOR

NAME OF CONST. LENDER | BRANCH OFFICE | NO LENDER INVOLVED

ADDRESS | CITY | STATE

OWNER/AGENT'S SIGNATURE | CONTRACTOR: R. J. LEE & ASSOC. CO. BY Harold Lee

ADDRESS | ADDRESS: 7200 HELLMAN AVE

CITY ZIP CODE | CITY: CORONA | ZIP CODE: 91720

TEL. NO. AREA CODE | TEL. NO.: 737-7530 | AREA CODE: 714 | LICENSE #: 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS, CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5041 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA

FORM 284-208 (REV. 5-76)

BUILDING PERMIT

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

PERMIT NO. 292196

DST. 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES		NO.	PLUMBING FEES	
1ST FL	SQ. FT. @	$		UNITS				
2ND FL	SQ. FT. @						YARD SPKLR SYSTEM	
PCH	SQ. FT. @			MOBILEHOME SVC.			BAR SINK	
GAR	SQ. FT. @			POWER OUTLET			ROOF DRAINS	
CAR P	SQ. FT. @						DRAINAGE PIPING	
WALL	SQ. FT. @						DRINKING FOUNTAIN	
	SQ. FT. @						URINAL	
ESTIMATED CONSTRUCTION VALUATION		$					WATER PIPING	
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT			FLOOR DRAIN	
MECHANICAL FEES				SWIM POOL, COMM			WATER SOFTENER	
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD				SIGN			WASHER (AUTO) (DISH)	
APPLIANCE ☐ DRYER							GARBAGE DISPOSAL	
FURNACE ☐ UNIT ☒ WALL ☐ FLOOR ☐ SUSPENDED							LAUNDRY TRAY	
AIR HANDLING UNIT CFM				IDLE METER			KITCHEN SINK	
ABSORPTION SYSTEM B.T.U.				TEMP USE PERM SVC			WATER CLOSET	
COMPRESSOR HP				POLE, TEMP/PERM			LAVATORY	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				AMPERES SERV ENT			SHOWER	
BOILER B.T.U.				SQ.FT. @ ¢			BATH TUB	
				SQ.FT. @ ¢			WATER HEATER	
				SQ.FT.RESID @ 1¼¢			SEWAGE DISPOSAL	
				SQ.FT.GAR @ ¼¢			HOUSE SEWER	
							GAS PIPING	
PERMIT FEE				PERMIT FEE			PERMIT FEE	

DBL.	TOTAL FEES	MOB.HM.FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT. FEE	SMI FEE	PLUMB. FEE
	5.00					REGISTRATION		5.00	

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77A												
78												

M.H. PERMIT FEE $

MICROFILM FEE COPIES $

MECHANICAL FEE DBL $

PLAN CHECK FEE $

CONSTRUCTION FEE DBL $

ELECTRICAL FEE DBL $

STRONG MOTION INSTRUMENTATION FEE $

SPECIAL INSP. DEMOLITION REGISTRATION ☐ FEE $ 5.00

PLUMBING FEE DBL $

TOTAL FEES → $ 5.00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐ #

RECEIVED BY

TREES REQUIRED

SEWAGE SYSTEM T R P

JOB ADDRESS: 4970 CHANDLER — SP NO — OWNER: FLAMINGO DAIRY

COMMUNITY: MIRA LOMA — VALUATION: $5000 — DATE: 1-27-77 — DST: 2 — OFFICE: R

USE OF PERMIT: AGRIC. REG. TOILET IN SHED — F.C.: OFF — BLDG. PERMIT TO PERMIT — PERMIT NO.: 292196

BOOK: 130 PAGE: 29 PARCEL: 001 — LEGAL DESCRIPTION: PT LOT 14 FULLER RANCHO

USE NO. — ZONE: A-2-5 — SET BACK: I S S R — LOT SIZE: 39.85 AC. — GRP — TYPE — CK BY: RL

BOND AMT. — PLAN NO — PLAN CHECKER — FINAL DATE: 2-21-77 — INSPECTOR

NAME OF CONST. LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ADDRESS — CITY — STATE

OWNER/AGENT'S SIGNATURE

CONTRACTOR: R.T. LEE & ASSOC. CO. BY Ronald Lee

ADDRESS: 7200 HELLMAN AVE

CITY: CORONA — ZIP CODE: 91720

TEL. NO. — AREA CODE

TEL. NO.: 737-7136 — AREA CODE: 714 — LICENSE #: 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

FORM 284-206 (REV. 6-76)

835

NO	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Pigs & Fros		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Panel Beams		
6	Roof Decl.		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION / Thick / "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	7-21-72	
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final		

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Comport.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO. **ADDITIONAL INFORMATION**

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

NOTICE: THIS IS NOT A BUILDING PERMIT

DISTRICT 2

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Permit No.

OWNER

Owner FLAMINGO DAIRY | Architect | Contractor R.T. LEE CONST. CO.
Address 14970 CHANDLER | Address | Address 1707 N. MAIN
City CORONA | City | City CORONA
Phone 737-1863 | Phone | Phone 737-2530

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 1-27-77 SIGNATURE OF OWNER AND/OR AGENT Harold Lee

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

JOB ADDRESS 14970 CHANDLER | SPACE NO.

USE OF STRUCTURE

LEGAL DESCRIPTION OF PROPERTY 130-020-001 PR. LOT "A" FULLER RANCHO

SINGLE FAMILY ☐ DUPLEX ☐
APARTMENTS ☐ AGRIC. X
COMMERCIAL ☐ INDUSTRIAL ☐
ALTERATIONS ☐

COMMUNITY EL RIA LOMA

NO. OF SUBMITTED PLANS — USE OF PERMIT AGRICULTURAL SHED

CASE NO. M-3 #325 REGISTRATION-TRACTOR

NO. OF PARKING SPACES REQUIRED — / NO. OF BUILDINGS NOW EXISTING /

ZONE A-2-5 SETBACKS: FRONT — SIDE — REAR —

GRADING PERMIT REQUIRED? YES ☐ NO X LOT SIZE 37.85± ACRES

SETBACK ORDINANCE # N.A. OF — FEET REQUIRED ON — STREET

DATE 1-27-77 SIGNATURE OF LAND USE OFFICIAL

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC
SEWAGE DISPOSAL
FOOD ESTABLISHMENT

OTHER DEPARTMENTS

WATER POLLUTION — REMARKS
FLOOD CONTROL
AIR POLLUTION
DIV. OF HWY.

YOUR PROPERTY MAY BE SUBJECT TO FLOOD - RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD

284 199A 9/74

CANARY — FILE, PINK — APPLICANT

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

PERMIT NO. 294209 — DST 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL. 646	SQ. FT. @ 17.75	$ 11466		UNITS						
2ND FL.	SQ. FT. @							YARD SPKLR SYSTEM		
POR.	SQ. FT. @			MOBILEHOME SVC.				BAR SINK		
GAR.	SQ. FT. @			POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @							DRAINAGE PIPING		
WALL	SQ. FT. @							DRINKING FOUNTAIN		
	SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION		$					1	WATER PIPING	2	—
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT				FLOOR DRAIN		
MECHANICAL FEES				SWIM POOL, COMM				WATER SOFTENER		
VENT SYSTEM: ☒ FAN ☐ EVAP. COOL ☐ HOOD		2 —		SIGN				WASHER (AUTO) (DISH)		
APPLIANCE ☐ DRYER			1	MISC.	8	00		GARBAGE DISPOSAL		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED								LAUNDRY TRAY		
AIR HANDLING UNIT CFM				IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM B.T.U.				TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR HP				POLE, TEMP/PERM			1	LAVATORY	2	—
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				AMPERES SERV ENT				SHOWER		
BOILER B.T.U.				SQ.FT. @ ¢				BATH TUB		
			646	SQ.FT. @ 1¼¢	8	07		WATER HEATER		
				SQ.FT.RESID @ 1¼¢			1	SEWAGE DISPOSAL	18	—
				SQ.FT.GAR @ ¾¢				HOUSE SEWER		
								GAS PIPING		
PERMIT FEE		3 —	1	PERMIT FEE	3	—	1	PERMIT FEE	3	—

DBL	TOTAL FEES	MOB.HM FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT FEE	SMI FEE	FEE	PLUMB. FEE
	103 07		4-1 20	5 00		60 00	19 07	80		17 00

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

JOB ADDRESS: 14970 CHANDLER RD — SP NO — OWNER: BOB McCLUEN ASSOC

COMMUNITY: MIRA LOMA — VALUATION $: 11,466 — DATE: 3-21-77 — DST: 2 — OFFICE: R

M.H. PERMIT FEE — $

USE OF PERMIT: OFFICE ADD. TO DAIRY — F.C.: 022 — SUPP. TO PERMIT: 292112 — PERMIT NO.: 294209

MICROFILM FEE: 1 — COPIES: 4 — $ 1 20

BOOK / PAGE / PARCEL: 130-220-001 — LEGAL DESCRIPTION: P. LOTS FULLER RANCHO

MECHANICAL FEE: 1 — DBL — $ 5 00

USE NO. — ZONE: M-2-5 — SET BACK: 74 40 100 100 — LOT SIZE — GRP — TYPE — CK BY: HS

PLAN CHECK FEE — $

BOND AMT. — PLAN NO: 7830 — PLAN CHECKER: OLSEN TAMM YATES — FINAL DATE — INSPECTOR

CONSTRUCTION FEE: 1 — DBL — $ 60 00

NAME OF CONST. LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ELECTRICAL FEE: 1 — DBL — $ 19 07

ADDRESS — CITY — STATE

STRONG MOTION INSTRUMENTATION FEE: 1 — $ 80

OWNER/AGENT'S SIGNATURE — CONTRACTOR: R.T. LEE CONST. CO. BY Ronald Lee

SPECIAL INSP. ☐ DEMOLITION ☐ REGISTRATION ☐ FEE — $

ADDRESS — ADDRESS: 7200 HELLMAN AVE 91720

PLUMBING FEE: 1 — DBL — $ 17 00

CITY / ZIP CODE — CITY: CORONA / ZIP CODE

TOTAL FEES ▶ — $ 103 07

TEL. NO. / AREA CODE — TEL. NO.: 737-7330 — AREA CODE: 714 — LICENSE #: 177574

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY: Dan — TREES REQUIRED: 1

SEWAGE SYSTEM: 1250 — 188 — TVTL PAID

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA

FORM 284-208 (REV. 8-76)

838

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING PERMIT

PERMIT NO. 294209

DIST. 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL. 646	SQ. FT. @ 17.75	$ 114.66		UNITS						
2ND FL.	SQ. FT. @							YARD SPKLR SYSTEM		
POR.	SQ. FT. @			MOBILEHOME SVC.				BAR SINK		
GAR.	SQ. FT. @			POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @							DRAINAGE PIPING		
WALL	SQ. FT. @							DRINKING FOUNTAIN		
	SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION	$						1	WATER PIPING	2	—
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT				FLOOR DRAIN		
MECHANICAL FEES				SWIM POOL, COMM				WATER SOFTENER		
VENT. SYSTEM ☒ FAN ☐ EVAP. COOL ☐ HOOD		2 —		SIGN				WASHER (AUTO)(DISH)		
APPLIANCE ☐ DRYER			1	MISC.	8	00		GARBAGE DISPOSAL		
FURNACE ☐ UNIT ☒ WALL ☐ FLOOR ☐ SUSPENDED								LAUNDRY TRAY		
AIR HANDLING UNIT CFM				IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM B.T.U.				TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR HP				POLE, TEMP/PERM			1	LAVATORY	2	—
HEATING SYSTEM ☒ FORCED ☐ GRAVITY				AMPERES SERV ENT				SHOWER		
BOILER B.T.U.				SQ.FT. @ ¢				BATH TUB		
			646	SQ.FT. @ 1¼¢	8	07		WATER HEATER		
				SQ.FT.RESID @ 1¼¢			1	SEWAGE DISPOSAL	12	—
				SQ.FT.GAR @ ¾¢				HOUSE SEWER		
								GAS PIPING		
PERMIT FEE		3 —	1	PERMIT FEE	3	—	1	PERMIT FEE	3	—

DBL	TOTAL FEES	MOB.HM.FEE	MICRO FEE	MECH. FEE	PL. CK FEE	CONST FEE	ELECT. FEE	SMI FEE	FEE	PLUMB. FEE
	103 07		4-1 20	5 00		60 00	19 07	80		17 00

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77			X	X	\							
78												

H PERMIT FEE		$	
MICROFILM FEE	COPIES 4	$ 1	20
MECHANICAL FEE	DBL	$ 5	00
PLAN CHECK FEE		$	
CONSTRUCTION FEE	DBL	$ 60	00
ELECTRICAL FEE	DBL	$ 19	07
STRONG MOTION INSTRUMENTATION FEE		$	80
SPECIAL INSP ☐ DEMOLITION ☐ REGISTRATION ☐ FEE		$	
PLUMBING FEE	DBL	$ 17	00
TOTAL FEES →		$ 103	07

CASH ☒ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY

TREES REQUIRED

GRADE SYSTEM 150 LL 188 P TUTLAND

JOB ADDRESS: 14970 CHANDLER RD — SP NO — OWNER: BOB McCLENNAHAN ASSOC.

COMMUNITY: MIRA LOMA — VALUATION $ — DATE: 2-21-77 — DST: 2 — OFFICE: R

USE OF PERMIT: OFFICE ADD TO DAIRY — F.C. 022 — SUPP. TO PERMIT: 292112 — PERMIT NO. 294209

BOOK 130 PAGE 020 PARCEL 001 — LEGAL DESCRIPTION: A LOT A FULLER RANCHO

USE NO. — ZONE: M-2-5 — SET BACK: F 74 S 40 S 100 R 100 — LOT SIZE — GRP — TYPE — CK BY: HS

BOND AMT. — PLAN NO: 7830 — PLAN CHECKER: GLEN TIMMONS — FINAL DATE: 5-14-77 — INSPECTOR: [signature]

NAME OF CONST. LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ADDRESS — CITY — STATE

OWNER/AGENT'S SIGNATURE

CONTRACTOR: R.T. LEE CONST. CO. BY Harold Lee

ADDRESS: 7200 HELLMAN AVE. 91720

CITY: CORONA — ZIP CODE

TEL. NO. — AREA CODE

TEL. NO: 737-7530 — AREA CODE: 714 — LICENSE #: 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

FORM 284-508 (REV. 6-76)

839

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back	3-24-77	Wagner
2	Figs & Frms	3-24-77	Wagner
2A	Slab Grade	3-24-77	Wagner
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck	4-11-77	Wagner
7	Framing	4-11-77	Wagner
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath	4-22-77	Wagner
12	Internal Lath		
12A	Drywall	4-22-77	Wagner
13	Finish Grade	7-14-77	Wagner
	INSULATION / Thick / "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	7-14-77	Wagner
	PLUMBING APPROVALS		
15	Ground Plumb	3-24-77	Wagner
16	Water Piping	4-11-77	Wagner
17	Rough Plumb	4-11-77	Wagner
18	Vents		
19	Sewage Disposal	6-6-77	Wagner
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final	7-14-77	Wagner
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring	4-11-77	Wagner
29A	Grounding Wire		
29B	Bonding	7-14-77	Wagner
30	Fixtures	7-14-77	Wagner
31	Service		
32	Final	7-14-77	Wagner

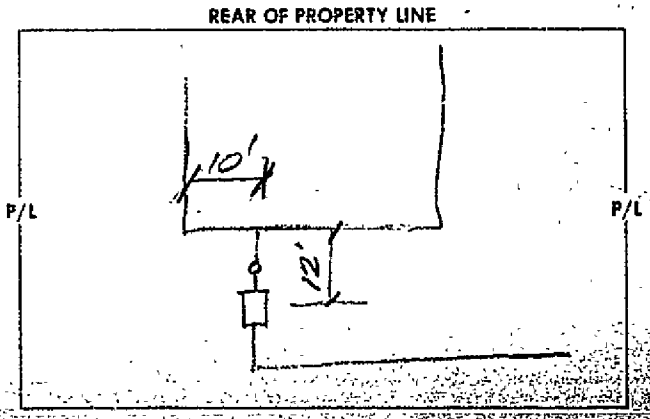
NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts EXTENSIONS	4-11-77	Wagner
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final	7-14-77	Wagner

OP'N NO. **ADDITIONAL INFORMATION**

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

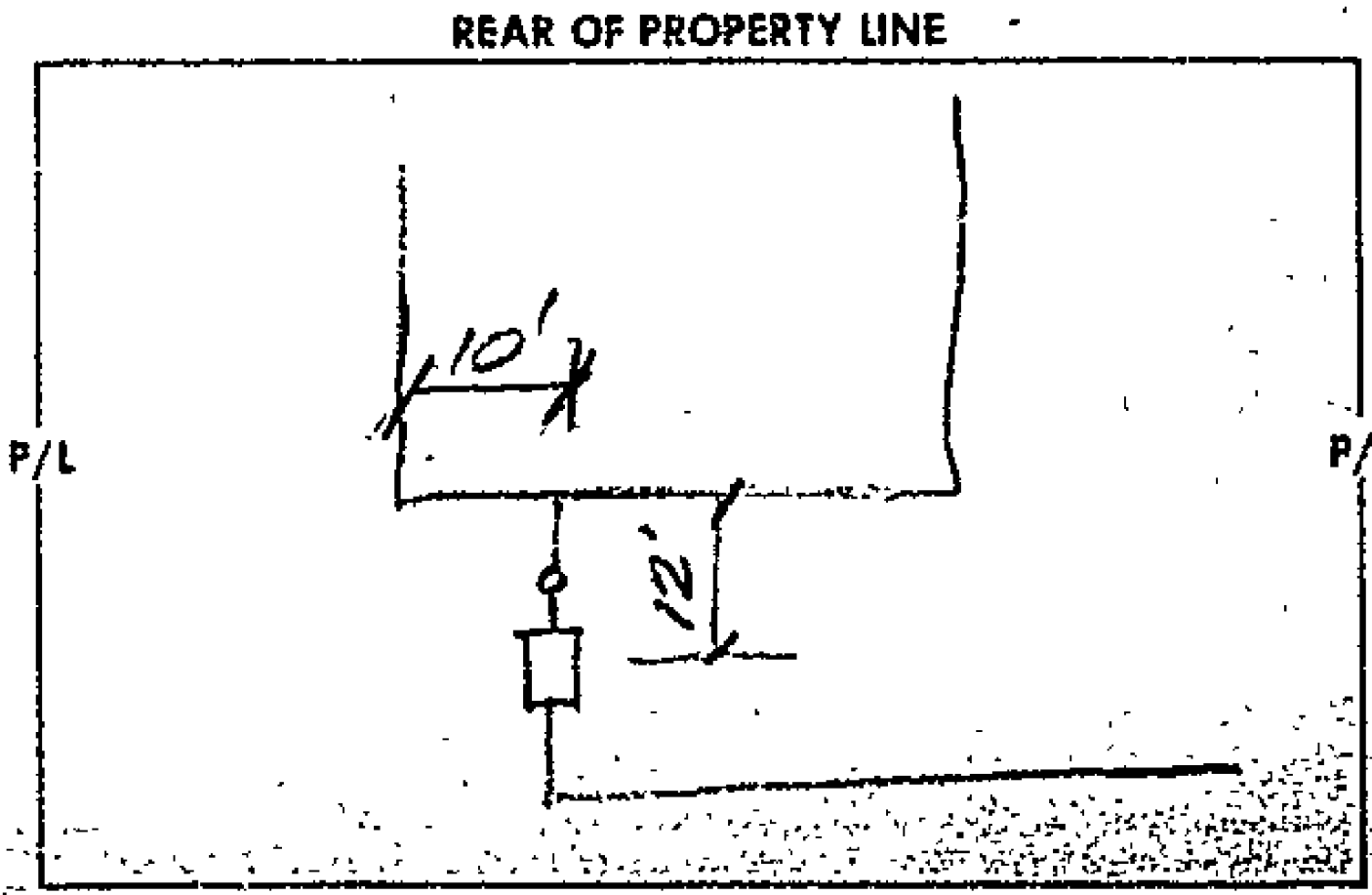
REAR OF PROPERTY LINE



STREET NAME

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line



19
34

NOTICE: THIS IS NOT A BUILDING PERMIT

DISTRICT #2

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Permit No.

call

OWNER

Owner BOB McCUNE + ASSOC. Architect HAROLD LEE Contractor R.T. LEE CONSTRUCTION
Address 14970 CHANDLER AVE Address Address HELLMAN AVE
City CORONA, CA. City SAME City CORONA
Phone (714) 597-1855 Phone Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 1/25/77 SIGNATURE OF OWNER AND/OR AGENT Edward Vanderveen

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

JOB ADDRESS 14-970 CHANDLER Rd. SPACE NO.
LEGAL DESCRIPTION OF PROPERTY 130-020-001
Por Lot A Fuller Rancho
COMMUNITY MIRA LOMA
NO. OF SUBMITTED PLANS 1 USE OF PERMIT OFFICE ADDITION TO EXIST. DAIRY
CASE NO. —
NO. OF PARKING SPACES REQUIRED — NO. OF BUILDINGS NOW EXISTING Several
ZONE A-2-5 SETBACKS: FRONT 74'+ SIDE 40'+100' REAR 100'+
GRADING PERMIT REQUIRED? YES ☐ NO ☒ LOT SIZE
SETBACK ORDINANCE # NA OF FEET REQUIRED ON STREET
DATE 1-25-77 SIGNATURE OF LAND USE OFFICIAL

USE OF STRUCTURE
SINGLE FAMILY ☐ DUPLEX ☐
APARTMENTS ☐ AGRIC. ☒
COMMERCIAL ☐ INDUSTRIAL ☐
ALTERATIONS ☐

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC 750 gal tank - 188 sq ft leach line. Allow for
SEWAGE DISPOSAL ~~existing plumbing~~. 1/25/77
FOOD ESTABLISHMENT 10% expansion.
Earl E. Fellers, RS

OTHER DEPARTMENTS

WATER POLLUTION
FLOOD CONTROL
AIR POLLUTION
DIV. OF HWY

REMARKS
* Need one more set of drawings
HEALTH Dept.
OK

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD

9/74

CANARY — FILE, PINK — APPLICANT

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

BUILDING INFORMATION

ERECT [ ] ENLARGE [✓] RELOCATE [ ] REGISTER [ ]
ALTER [ ] REPAIR [ ] DEMOLISH [ ] SPECIAL [ ]

OWNER [ ] ARCHITECT [ ] MEMBRANE [ ]
DRAFTSMAN [✓] ENGINEER [ ]

WOOD			CONCRETE	✓	FIREPLACE				
CONCRETE	✓		PIERS						
BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER			
	✓				✓				
PLASTER	DRY WALL	ROOF COVERING				2D. RMS			
✓		METAL							

ZONE: A-2-5 | ZONING CHECK'D BY: B.H. | VARIANCE APPROVED: 3

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	150	10'	10+	10+ ACRES

1st Fl. 2224 Sq. Ft. @ Cont. 10,000
2nd Fl. ____ Sq. Ft. @
Por. ____ Sq. Ft. @
Gar. ____ Sq. Ft. @
Car P. ____ Sq. Ft. @
Wall ____ Sq. Ft. @

ESTIMATED VALUATION $ 10,000

PLANS CHECKED BY | FEE $ 33 80

ELECTRICAL FEES

NO. 2065 109404 & 2112069 — 11 SRL 3925

SIGNS			
TRANS. AND/OR T. CLR.			
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
18 FIXTURES		2	00
16 OUTLETS		3	20
RANGE AND/OR OVEN			
WATER HEATER			
SPACE HEATER			
CONSTRUCTION POLE			
SERVICE ENTRANCE			
RESID. 1¢ SQ. FT.			
GARAGE ½¢ SQ. FT.			
PERMIT FEE		1	00

PLANS CHECKED BY | FEE $ 6 20

PLUMBING FEES

NO.

DRAINAGE PIPING	
DRINKING FOUNTAIN	
URINAL	
WATER PIPING	
FLOOR DRAIN	
WATER SOFTENER	
WASHER (AUTO) (DISH)	
GARBAGE DISPOSAL	
LAUNDRY TRAY	
KITCHEN SINK	
WATER CLOSET	
LAVATORY	
SHOWER	
BATH TUB	
WATER HEATER	
SEWAGE DISPOSAL	
HOUSE SEWER	
GAS PIPING	
PERMIT FEE	

PLANS CHECKED BY | FEE $

	$	
PLAN CHECK FEE	$	
CONSTRUCTION FEE	$ 33	80
ELECTRICAL FEE	$ 6	20
PLUMBING FEE	$	
TOTAL FEE	$ 39	20

CASH [ ] CHECK [✓] M.O. [ ] N.C. [ ]

RECEIVED BY: [signature] P | DATE: 9-28-65

WATER CLOSETS | SEPTIC TANK | LEACH LINE | SEEPAGE PIT
GAL. | 30 FT. | GAL.

REMARKS:

JOB ADDRESS: 14982 CHANDLER | OWNER: FLAMINGO DAIRY
COMMUNITY: PRADO DAM | SCHOOL DISTRICT: CORONA | DATE: 9-28-65
USE OF PERMIT: ADD. - 40'x80' MILK BARN. | SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE
N	17	22		10,000	2

PERMIT NUMBER: 132069
DESCRIPTIVE ADDRESS | "H" PERMIT NO.
LEGAL DESCRIPTION | BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE
FINALED DATE | INSPECTOR | CERTIFICATE OF COMPLIANCE (T.C.P. / D.D. / R.O.)
CERT. SENT DATE
CONTRACTOR
LICENSE-TYPE [ ] #
PLAN FILE # 4042

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT SHALL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR KITLER CONST. CO
MAILING ADD.	MAILING ADD. 9200 HELLMAN AVE
POST OFFICE Same	POST OFFICE CORONA
TEL. BY	TEL. 521-2381 BY

$

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING INFORMATION

AREA		ENLARGE	✓	RELOCATE		REGISTER	
ALTER		REPAIR		DEMOLISH		SPECIAL	
BY:	OWNER		ARCHITECT		MEMBRANE		
	CONTRACTOR	✓	ENGINEER				

WOOD		CONCRETE		FIREPLACE	
CONCRETE	✓	FIRE			

	BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER
		✓				✓	

	PLASTER	DRY WALL	ROOF COVERING	SQ. FEET
	✓		METAL	

ZONE	ZONING CHECKED BY	VARIANCE APPROVED
A-2-5	B.H.	

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	150	10'	10'	5 ACRES

1st Fl. 2544 Sq. Ft. @ Cost 10,000
2nd Fl. _____ Sq. Ft. @
Por. _____ Sq. Ft. @
Gar. _____ Sq. Ft. @
Car P. _____ Sq. Ft. @
Wall _____ Sq. Ft. @

ESTIMATED VALUATION $ 10,000

PLANS CHECKED BY _____ FEE $ 33.00

ELECTRICAL FEES

NO.			
	SIGNS		
	TRANS. AND/OR Y. CLR.		
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
10	FIXTURES		2.00
16	OUTLETS		3.20
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE		
	RESID. 12 SQ. FT.		
	GARAGE 1/2 SQ. FT.		
	PERMIT FEE		1.00

PLANS CHECKED BY _____ FEE $ 6.20

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PLANS CHECKED BY _____ FEE $ _____

	$	
PLAN CHECK FEE	$	
CONSTRUCTION FEE	$	33 00
ELECTRICAL FEE	$	6 20
PLUMBING FEE	$	
TOTAL FEE	$	39 20

CASH	CHECK	M.O.	M.C.

RECEIVED BY _____ DATE 9-30-15

WATER VOLUME SEPTIC TANK	LEACH LINE	SEEPAGE PIT
GAL	SQ. FT.	GAL

REMARKS:

JOB ADDRESS 14952 CHANDLER
OWNER FLAMINGO DAIRY

COMMUNITY	SCHOOL DISTRICT	DATE
PRADO DAM	CORONA	9-30-15

USE OF PERMIT: ADD. — HOUSE MILK BARN.
SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE
N	17	22		10,000	2

PERMIT NUMBER 132069
PERMIT NO.

DESCRIPTIVE ADDRESS

LEGAL DESCRIPTION

BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE	INSPECTOR	CERTIFICATE OF COMPLIANCE	CERT. SENT
3-2-16			DATE

CONTRACTOR
LICENSE TYPE
PLAN FILE 3-04-2

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
MAILING ADD.	MAILING ADD.
POST OFFICE	POST OFFICE
TEL. BY	TEL. BY

APPROVALS

	DATE	INSPECTOR
SET BACKS		
FND. FORMS	9-22-65	Hughes
REIN. STEEL		
BOND BEAM		
FRAMING	10-15-65	Kennedy
VENTS		
ROOF DECK	10-18-65	Kennedy
LATH EXT.	10-22-65	Hughes
LATH INT.	10-22-65	Hughes
FINAL	2-2-66	Reeves

BUILDING NOTICES

OK to pour East Fnd 2nd
Fts. Hughes 9-3-65

APPROVALS

		DATE	INSPECTOR
TEMP. SERVICE POLE			
ROUGH	CONDUIT	10-7-65	Kennedy
	SERVICE ENT.		
	WIRING	2-2-66	Reeves
FINAL	FIXTURES		
	SERVICE ENT.		
	GROUNDING		
UTIL. CO. NOTIF.			

ELECTRICAL NOTICES

APPROVALS

		DATE	INSPECTOR
GROUND PLUMBING			
ROUGH PLUMBING			
SEWER			
SEWAGE DISPOSAL			
FINAL	GAS		
	WATER		
	FIXTURES		
UTIL. CO. NOTIF.			

PLUMBING NOTICES

BACK

FRONT

☐ MARKS ☐ CORNER ☐ KEY

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT
PERMIT NO. 283963

DST 2

CONSTRUCTION ESTIMATE

1ST FL.	1200	SQ. FT. @ 9.35	$ 11220
2ND FL.		SQ. FT. @	
POR.		SQ. FT. @	
GAR.		SQ. FT. @	
CAR P.		SQ. FT. @	
WALL		SQ. FT. @	
		SQ. FT. @	
ESTIMATED CONSTRUCTION VALUATION			$ 11220

NOTE: Not to be used as property tax valuation

MECHANICAL FEES

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD	
APPLIANCE ☐ DRYER	
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED	
AIR HANDLING UNIT ____ CFM	
ABSORPTION SYSTEM ____ B.T.U.	
COMPRESSOR ____ HP	
HEATING SYSTEM ☐ FORCED ☐ GRAVITY	
BOILER ____ B.T.U.	
PERMIT FEE	

NO.	ELECTRICAL FEES	
	UNITS	
	MOBILEHOME SVC.	
	POWER OUTLET	
1	7½ HP.	4 —
4	1½ HP.	8 —
3	20 HP.	18 00
	SWIM POOL, PVT	
	SWIM POOL, COMM	
	SIGN	
	IDLE METER	
	TEMP USE PERM SVC	
	POLE, TEMP/PERM	
825	AMPERES SERV ENT	15 —
	SQ.FT @ ¢	
	SQ.FT. @ ¢	
	SQ FT RESID @ 1¼¢	
	SQ.FT GAR @ ¼¢	
1	PERMIT FEE	3 —

NO.	PLUMBING FEES	
2	FLOOR SINKS	4 —
	YARD SPKLR SYSTEM	
	BAR SINK	
	ROOF DRAINS	
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
1	WATER PIPING	2 50
10	FLOOR DRAIN	20 00
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
1	WATER CLOSET	2 —
1	LAVATORY	2 —
	SHOWER	
	BATH TUB	
1	WATER HEATER	2 —
1	SEWAGE DISPOSAL	10 —
	HOUSE SEWER	
	GAS PIPING	
1	PERMIT FEE	3 —

DBL	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	PL CK FEE	CONST FEE	ELECT FEE	SMI FEE	FEE	PLUMB FEE
	156 99		2 20			60 —	48 —	.79		45 50

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

M H PERMIT FEE $

MICROFILM FEE COPIES 9 $ 2 20

MECHANICAL FEE DBL $

PLAN CHECK FEE $

CONSTRUCTION FEE DBL $ 60 00

ELECTRICAL FEE DBL $ 48 00

STRONG MOTION INSTRUMENTATION FEE $ 79

SPECIAL INSP DEMOLITION REGISTRATION FEE $

PLUMBING FEE DBL $ 45 50

TOTAL FEES $ 156 99

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY Diana

TREES REQUIRED

SEWAGE SYSTEM 750 LL 150 P BOOK

JOB ADDRESS: 14982 CHANDLER — SP NO — OWNER: FLAMINGO DAIRY

COMMUNITY: CORONA — VALUATION: $ 11220 — DATE: 10-6-76 — DST: 2 — OFFICE: R

USE OF PERMIT: MILK HOUSE — FC: 019 — SUPP TO PERMIT: 283523 — PERMIT NO: 283963

BOOK 130 PAGE 020 PARCEL 001 — LEGAL DESCRIPTION: P. LOT A FULLER RANCHO

USE NO: YAR 814 — ZONE: A-2-5 — SET BACK: 20 F, 5 S, 5 R, 10 H — LOT SIZE — GRP — TYPE — CK BY: HS

COMMENT: 7751 — PLAN NO — PLAN CHECKER: OLSEN — FINAL DATE — INSPECTOR

NAME OF CONST LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ADDRESS — CITY — STATE

OWNER AGENT'S SIGNATURE: Harold Lee PRES. — CONTRACTOR: R.T. LEE CONST. CO.

ADDRESS — ADDRESS: 7200 HELLMAN AVE.

CITY — ZIP CODE — CITY: CORONA — ZIP CODE

TEL NO — AREA CODE — TEL NO: 737-7530 — AREA CODE: 714 — LICENSE #: 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA REGULATING BUILDING CONSTRUCTION AND I HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION PURPOSES.

SIGNATURE

FORM 284 208 (REV. 1-76)

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

DST 2

BUILDING PERMIT
PERMIT NO. 283963

CONSTRUCTION ESTIMATE

1ST FL.	1200	SQ. FT. @ .95	$ 1120
2ND FL.		SQ. FT. @	
POR.		SQ. FT. @	
GAR.		SQ. FT. @	
CAR P.		SQ. FT. @	
WALL		SQ. FT. @	
		SQ. FT. @	
ESTIMATED CONSTRUCTION VALUATION			$ 1120

NOTE: Not to be used as property tax valuation

MECHANICAL FEES

VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD									
APPLIANCE ☐ DRYER									
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED									
AIR HANDLING UNIT CFM									
ABSORPTION SYSTEM B.T.U.									
COMPRESSOR HP									
HEATING SYSTEM ☐ FORCED ☐ GRAVITY									
BOILER B.T.U.									
PERMIT FEE									
DBL	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	PL. CK FEE	CONST FEE	ELECT FEE	SMI FEE	PLUMB FEE
	156 99		1 20			60 00	48 00	79	45 50

NO.	ELECTRICAL FEES		
	UNITS		
	MOBILEHOME SVC.		
	POWER OUTLET		
1	¾ H.P.	4	—
4	1½ H.P.	8	—
3	20 H.P.	18	00
	SWIM POOL, PVT		
	SWIM POOL, COMM		
	SIGN		
	IDLE METER		
	TEMP USE PERM SVC		
	POLE, TEMP/PERM		
625	AMPERES SERV ENT	15	—
	SQ.FT. @ ¢		
	SQ.FT. @ ¢		
	SQ.FT.RESID @ 1¼¢		
	SQ.FT.GAR @ ¾¢		
1	PERMIT FEE	3	—

NO.	PLUMBING FEES		
2	FLUSH SINKS	4	—
	YARD SPKLR SYSTEM		
	BAR SINK		
	ROOF DRAINS		
	DRAINAGE PIPING		
	DRINKING FOUNTAIN		
	URINAL		
1	WATER PIPING	2	50
10	FLOOR DRAIN	20	00
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
	KITCHEN SINK		
1	WATER CLOSET	2	—
1	LAVATORY	2	—
	SHOWER		
	BATH TUB		
1	WATER HEATER	2	—
1	SEWAGE DISPOSAL	10	—
	HOUSE SEWER		
	GAS PIPING		
1	PERMIT FEE	3	—

	J	F	M	A	M	J	J	A	S	O	N	D
76										X	X	X
77	X											
78												

M H PERMIT FEE		$	
MICROFILM FEE	COPIES 9	$ 2	20
MECHANICAL FEE	DBL	$	
PLAN CHECK FEE		$	
CONSTRUCTION FEE	DBL	$ 60	00
ELECTRICAL FEE	DBL	$ 48	00
STRONG MOTION INSTRUMENTATION FEE		$	79
SPECIAL INSP DEMOLITION REGISTRATION ☐ FEE		$	
PLUMBING FEE	DBL	$ 45	50
TOTAL FEES →		$ 156	99

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY Rena ✓ TREES REQUIRED

SEWAGE SYSTEM T 750 LL 150 P Bodily

JOB ADDRESS 14962 CHANDLER	SP NO
OWNER FLAMINGO DAIRY	
COMMUNITY CORONA	VALUATION $ 1120
DATE 10-6-76	DST 2
OFFICE R	
USE OF PERMIT MILK HOUSE	F C
SUPP TO PERMIT 26323	PERMIT NO 283963
BOOK PAGE PARCEL LEGAL DESCRIPTION 130-030-001 W. LOT H FULLER RANCHO	
USE NO VAR 814	ZONE M-2-5
SET BACK 20 5 5 R 10	LOT SIZE
GRP	TYPE
CK BY HS	
BOND AMT 7751	PLAN NO
PLAN CHECKER OLSEN	FINAL DATE 5-26-77
INSPECTOR LRT	
NAME OF CONST LENDER	BRANCH OFFICE
NO LENDER INVOLVED	
ADDRESS	CITY CORONA
STATE	
OWNER/AGENTS SIGNATURE Howard Lee PRES.	CONTRACTOR R.T. LEE CONST. CO.
ADDRESS	ADDRESS 7200 HELMAN AVE.
CITY ZIP CODE	CITY CORONA ZIP CODE
TEL NO AREA CODE	TEL NO 737-7530 AREA CODE 714
LICENSE # 177574	

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA

FORM 284-208 (REV 6-76)

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back	10-8-76	Warn
2	Fgs & Frms	10-8-76	Warn
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck	12-16-76	Arnold
7	Framing	12-16-76	Arnold
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath	12-23-76	Jack
12	Internal Lath	12-23-76	Jack
12A	Drywall		
13	Finish Grade	5-26-77	Warn
	INSULATION / Thick / "R" Value		
7A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	5-26-77	Warn
	PLUMBING APPROVALS		
(15)	Ground Plumb		
16	Water Piping		
17	Rough Plumb *	12-16-76	Arnold
18	Vents		
X 19	Sewage Disposal	11-1-76	Warn
20	Sewer *		
21	Water Heater	5-26-77	Warn
22	Water Softener		
23	Water Service	5-26-77	Warn
* 24	Gas Test	1-26-77	Arnold
25	Final	5-26-77	Warn
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit	12-16-76	Arnold
28	Service Entrance		
29	Wiring	12-16-76	Arnold
29A	Grounding Wire	12-16-76	Arnold
29B	Bonding	1-28-77	Warn
30	Fixtures	5-26-77	Warn
31	Service	1-28-77	Warn
32	Final	5-26-77	Warn

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO. — **ADDITIONAL INFORMATION**

PLANS NOT ON JOB
Warn 10/7/76

(15) EMPLOYEE REST RM ONLY, 10-13-76, Warn

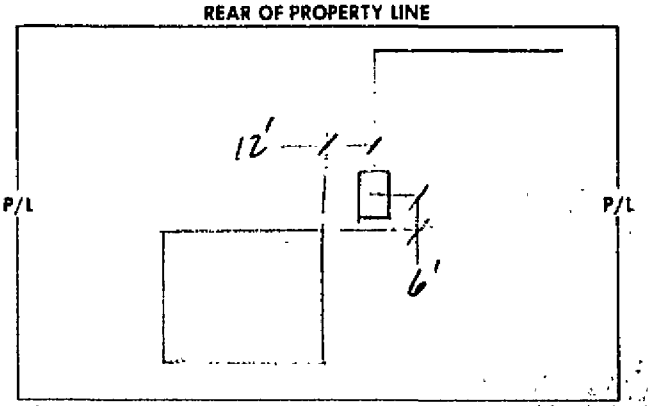
X LEACH LINE OK TO COVER
Warn 10/22/76

* GAS TANK - 1-26-77 Arnold

SEWAGE SYSTEM SIZE & LOCATION

Tank 750 Pit L.Line 150 ft

REAR OF PROPERTY LINE

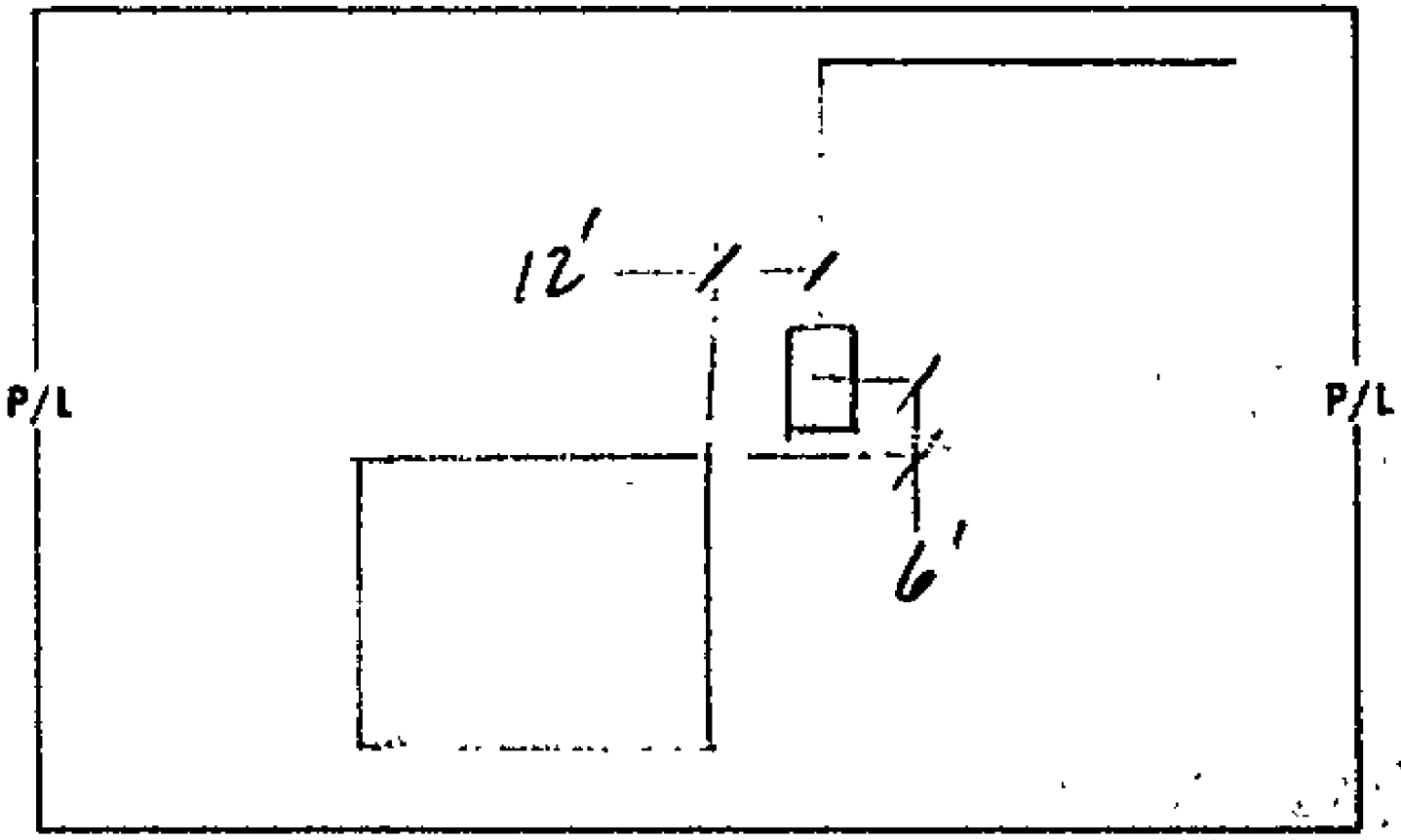


STREET NAME

SEWAGE SYSTEM SIZE & LOCATION

Tank 750 Pit L.Line 150 f

REAR OF PROPERTY LINE



STREET NAME

NOTICE: THIS IS NOT A BUILDING PERMIT

DISTRICT 2

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Permit No.

OWNER

Owner FLAMINGO DAIRY	Architect	Contractor R.T. LEE CONST CO.
Address 14970 CHANDLER	Address	Address 7200 HELLMAN
City CORONA	City	City CORONA
Phone 737-7863	Phone	Phone 737-7530

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 10-6-76 SIGNATURE OF OWNER AND/OR AGENT Harold Lee

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

SPACE NO.

JOB ADDRESS 14970 CHANDLER

LEGAL DESCRIPTION OF PROPERTY 130-020-001 POR LOT "A" FULLER RANCHO

COMMUNITY MIRA LOMA

NO. OF SUBMITTED PLANS — USE OF PERMIT AGRICULTURAL

CASE NO. M-S #325 REGISTRATION - DAIRY BARN

NO. OF PARKING SPACES REQUIRED — NO. OF BUILDINGS NOW EXISTING 6

ZONE A-2-5 A-2-10 SETBACKS: FRONT 100+ SIDE 100+/100+ REAR 100+

GRADING PERMIT REQUIRED? YES ☐ NO ☒ LOT SIZE 39.85± ACRES

SETBACK ORDINANCE # NA OF — FEET REQUIRED ON — STREET

DATE 10/6/76 SIGNATURE OF LAND USE OFFICIAL

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☒
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC

SEWAGE DISPOSAL

FOOD ESTABLISHMENT

OTHER DEPARTMENTS

WATER POLLUTION REMARKS

FLOOD CONTROL

AIR POLLUTION

DIV OF HWY

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

284 199A 9/74

CANARY — FILE, PINK — APPLICANT

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT DOCUMENT NO. 283964

DST 2

CONSTRUCTION ESTIMATE		
1ST FL.	SQ. FT. @	$
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ. FT. @	
CAR P.	SQ. FT. @	
WALL	SQ. FT. @	
	SQ. FT. @	
ESTIMATED CONSTRUCTION VALUATION		$
NOTE: Not to be used as property tax valuation		

MECHANICAL FEES		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD		
APPLIANCE ☐ DRYER		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED		
AIR HANDLING UNIT CFM		
ABSORPTION SYSTEM B.T.U.		
COMPRESSOR HP		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY		
BOILER B.T.U.		
PERMIT FEE		

NO.	ELECTRICAL FEES		
	UNITS		
	MOBILEHOME SVC.		
	POWER OUTLET		
	SWIM POOL, PVT		
	SWIM POOL, COMM		
	SIGN		
	IDLE METER		
	TEMP USE PERM SVC		
	POLE, TEMP/PERM		
	AMPERES SERV ENT		
	SQ.FT. @ ¢		
	SQ.FT. @ ¢		
	SQ.FT.RESID @ 1¼¢		
	SQ.FT.GAR @ ¾¢		
	PERMIT FEE		

NO.	PLUMBING FEES		
	YARD SPKLR SYSTEM		
	BAR SINK		
	ROOF DRAINS		
	DRAINAGE PIPING		
	DRINKING FOUNTAIN		
	URINAL		
	WATER PIPING		
	FLOOR DRAIN		
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
	KITCHEN SINK		
	WATER CLOSET		
	LAVATORY		
	SHOWER		
	BATH TUB		
	WATER HEATER		
	SEWAGE DISPOSAL		
	HOUSE SEWER		
	GAS PIPING		
	PERMIT FEE		

DBL.	TOTAL FEE	MOB. HM. FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT FEE	SMI FEE	PLUMB. FEE
	5.00						REGISTRATION 5.00		

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

M H PERMIT FEE			$
MICROFILM FEE	COPIES		$
MECHANICAL FEE	DBL		$
PLAN CHECK FEE			$
CONSTRUCTION FEE	DBL		$
ELECTRICAL FEE	DBL		$
STRONG MOTION INSTRUMENTATION FEE			$
SPECIAL INSP DEMOLITION REGISTRATION ☐ FEE			$ 5.00
PLUMBING FEE	DBL		$
TOTAL FEES ➡			$ 5.00

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY Dem TREES REQUIRED

SEWAGE SYSTEM T LL P

JOB ADDRESS: 14982 CHANDLER — SP NO — OWNER: FLAMINGO DAIRY

COMMUNITY: CORONA — VALUATION $ — DATE: 10-6-76 — DST: 2 — OFFICE: R

USE OF PERMIT: BARN REGISTRATION — F.C. 019 — SUPP. TO PERMIT: 283963 — PERMIT NO: 283964

BOOK	PAGE	PARCEL	LEGAL DESCRIPTION
130	020	001	P. LOT 14 FULLER RANCHO

USE NO	ZONE	SET BACK				LOT SIZE	GRP	TYPE	CK BY
VAR 814	A-2-5	100	100	100	100	39.65 AC.			R.L.

BOND AMT. — PLAN NO — PLAN CHECKER — FINAL DATE — INSPECTOR

NAME OF CONST LENDER — BRANCH OFFICE — NO LENDER INVOLVED

ADDRESS — CITY — STATE

OWNER/AGENT'S SIGNATURE: Harold Lee PRES

ADDRESS — CITY — ZIP CODE

CONTRACTOR: R.T. LEE CONST. CO.

ADDRESS: 7200 HELLMAN AVE

CITY: CORONA — ZIP CODE

TEL. NO. — AREA CODE

TEL. NO: 737-7530 — AREA CODE: 714 — LICENSE #: 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5537 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

FORM 284-208 (REV. 6-76)

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING PERMIT

PERMIT NO. 283964

DIST. 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL	SQ. FT. @	$		UNITS						
2ND FL	SQ. FT. @							YARD SPKLR SYSTEM		
POR.	SQ. FT. @			MOBILEHOME SVC.				BAR SINK		
GAR.	SQ. FT. @			POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @							DRAINAGE PIPING		
WALL	SQ. FT. @							DRINKING FOUNTAIN		
	SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION		$						WATER PIPING		
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT				FLOOR DRAIN		
				SWIM POOL, COMM				WATER SOFTENER		
MECHANICAL FEES				SIGN				WASHER(AUTO)(DISH)		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD								GARBAGE DISPOSAL		
APPLIANCE ☐ DRYER								LAUNDRY TRAY		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED										
AIR HANDLING UNIT CFM				IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM B.T.U.				TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR HP				POLE, TEMP/PERM				LAVATORY		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				AMPERES SERV ENT				SHOWER		
BOILER B.T.U.				SQ.FT. @ ¢				BATH TUB		
				SQ.FT. @ ¢				WATER HEATER		
				SQ.FT.RESID @ 1¼¢				SEWAGE DISPOSAL		
				SQ.FT.GAR @ ¼¢				HOUSE SEWER		
								GAS PIPING		
PERMIT FEE				PERMIT FEE				PERMIT FEE		

DBL	TOTAL FEES	MOB.HM FEE	MICRO FEE	MECH. FEE	PL. CK FEE	CONST FEE	ELECT FEE	SMI FEE	PLUMB FEE
	5-00						REGISTRATION 5-00		

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

M.H PERMIT FEE		$	
MICROFILM FEE	COPIES	$	
MECHANICAL FEE	DBL	$	
PLAN CHECK FEE		$	
CONSTRUCTION FEE	DBL	$	
ELECTRICAL FEE	DBL	$	
STRONG MOTION INSTRUMENTATION FEE		$	
SPECIAL INSP DEMOLITION REGISTRATION ☐ FEE		$	5 —
PLUMBING FEE	DBL	$	
TOTAL FEES ➡		$	5 —

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY [signature]

TREES REQUIRED

SEWAGE SYSTEM | T | LL | P

JOB ADDRESS: 14782 CHANDLER	SP NO	OWNER: FLAMINGO DAIRY	
COMMUNITY: CORONA	VALUATION $	DATE: 10-6-76	DST: 2 OFFICE: R
USE OF PERMIT: BARN REGISTRATION ✓	FC: OH	SUPP. TO PERMIT: X63763	PERMIT NO: 283964
BOOK: 80-020 PAGE: 001 PARCEL: LEGAL DESCRIPTION: P. LOT 14 FULLER RANCHO			
OSE NO: VAR 814 ZONE: A-2-5 SET BACK: 100 / 100 / 100 / 100 LOT SIZE: 39.6 AC. GRP: TYPE: CK BY: RK			
BOND AMT.	PLAN NO	PLAN CHECKER	FINAL DATE: 3-9-77 INSPECTOR
NAME OF CONST. LENDER		BRANCH OFFICE	NO LENDER INVOLVED
ADDRESS		CITY	STATE
OWNER/AGENT'S SIGNATURE: Harold Lee DBA		CONTRACTOR: R.T. LEE CONST. CO.	
ADDRESS		ADDRESS: 2700 HELMAN AVE	
CITY	ZIP CODE	CITY: CORONA	ZIP CODE
TEL. NO	AREA CODE	TEL. NO: 737-7530 AREA CODE: 714	LICENSE #: 177574

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS, CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

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FORM 284-208 (REV 6-76)

852

NO	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Soil Test	3-16-77	
2	Floor & Frms		
3	Slab Grade		
4	Steel		
5	Grout, Blocks		
6	Bond Beams		
7	Roof Deck		
8	Framing		
9	Vents		
10	Garage Fire Wall		
10A	Fireplace P.L. ☐		
10B	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION / Thick / "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final	3-16-77	
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final		

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO. **ADDITIONAL INFORMATION**

3-16-77

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

NOTICE: THIS IS NOT A BUILDING PERMIT

DISTRICT #2

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Permit No.

OWNER

Owner FLAMINGO DAIRY | Architect C. A. VANDAM | Contractor R. T. LEE CONST

Address 14982 CHANDLER | Address 1371 W. 1st | Address

City CORONA | City UPLAND | City

Phone 737-1863 | Phone 985-4370 | Phone

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE Sept 21 '76 SIGNATURE OF OWNER AND/OR AGENT

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

SPACE NO.

JOB ADDRESS 14982 CHANDLER CORONA.

LEGAL DESCRIPTION OF PROPERTY 130-020-001

COMMUNITY COR LOT A FULLER RANCHO

NO. OF SUBMITTED PLANS 2

CASE NO. VC 814

USE OF STRUCTURE

SINGLE FAMILY ☐ DUPLEX ☐

APARTMENTS ☐ AGRIC. ☑

COMMERCIAL ☐ INDUSTRIAL ☐

ALTERATIONS ☐

USE OF PERMIT 48 x 28 MILK HOUSE

NO. OF PARKING SPACES REQUIRED ____ NO. OF BUILDINGS NOW EXISTING 1

ZONE A-2-5 SETBACKS: FRONT ____ SIDE ____ REAR ____

GRADING PERMIT REQUIRED? YES ☐ NO ☒ LOT SIZE ____

SETBACK ORDINANCE # KA OF ____ FEET REQUIRED ON ____ STREET

DATE 9-21-76 SIGNATURE OF LAND USE OFFICIAL

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET ____

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ ____ STREET

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE ____ SIGNATURE OF ROAD DEPT. OFFICIAL ____

HEALTH DEPT.

SWIMMING POOLS PUBLIC Must have room for 100% expansion 9/16/76

SEWAGE DISPOSAL 750 gal septic tank 432 sq ft leach line.

FOOD ESTABLISHMENT 200/1000 gal rate.

OTHER DEPARTMENTS

WATER POLLUTION ____ REMARKS ____

FLOOD CONTROL ____ * MIRA LOMA AG. PROS. #15

AIR POLLUTION ____

DIV OF HWY ____

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD

284 199 9/74

CANARY — FILE, PINK — APPLI

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @	168	1400 —
Sq. Ft. @		
VALUATION	$	1400 —

MECHANICAL FEES

Type: ☐ Floor ☐ Wall ☐ Unit ☐ Other		
Fuel: ☐ Gas ☐ Oil ☐ Electric		
H.P.		
B.T.U.		
Type: ☐ Duct ☐ Gravity		
B.T.U.		
Sq. Ft.	#	

ELECTRICAL FEES

NO.			
POLES			
SIGNS			
TRANS. 4KV/ OR T. C.E.			
MOTOR H.P.			
MOTOR H.P.			
MOTOR H.P.			
MOTOR H.P.			
MOTOR H.P.			
FIXTURES			
OUTLETS			
SUB-PANEL			
RANGE AND/OR OVEN			
WATER HEATER			
SPACE HEATER			
CONSTRUCTION POLE			
SERVICE ENTRANCE			
RESID. (1 SQ. FT.			
GARAGE (1 SQ. FT.			
PERMIT FEE			

PLUMBING FEES

NO.			
DRAINAGE PIPING			
DRINKING FOUNTAIN			
URINAL			
WATER PIPING			
FLOOR DRAIN			
WATER SOFTENER			
WASHER (AUTO) (DISH)			
GARBAGE DISPOSAL			
LAUNDRY TRAY			
KITCHEN SINK			
WATER CLOSET			
LAVATORY			
SHOWER			
BATH TUB			
WATER HEATER			
SEWAGE DISPOSAL			
HOUSE SEWER			
GAS PIPING			
PERMIT FEE			

Dist. 3																	
M																	

BLDG. | ELEC. | TOTAL FEES 14.00 | PLAN & INSP. FEE | PLN. CK. FEE | ACOUST. FEE 14.00 | ELEC. FEE | PLUMB. FEE

SET BACK | LOT SIZE | USE D | ZONE R-2-5 | CHECKED BY S.B. | DATE 4-15

PLAN CHECK FEE

MECHANICAL FEE

CONSTRUCTION FEE 14.00

ELECTRICAL FEE

PLUMBING FEE

JOB ADDRESS 14-982 Holt Ave | OWNER STANLEY Erb

USE OF BUILDING 4' V 350' Block W all

COMMUNITY Corona | DISTRICT N | P.C. 20 | UNITS 1 | VALUATION 1400 — | OFFICE 2

LEGAL DESCRIPTION Por. Blk 3 Lot 4 - Fuller Rancho

PERMIT NUMBER 168839

SUPP. TO PERMIT

BOND # | BOOK | CASH | PLAN FILE # | FINAL DATE | INSPECTOR

TOTAL FEES $ 14.00

CASH ☐ CHECK ☐ M.O. ☐ N.S. ☐

RECEIVED BY Virginia

SEWAGE SYSTEM: Y | LL | P

INFORMATION

Name of Construction:

Branch Office

Address

City State

No Letter Invoiced /

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR
	G L Mayall
ADDRESS	ADDRESS
TEL. NO.	TEL. NO.
	LICENSE NO. 148308

284-208 11/67

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

CONSTRUCTION ESTIMATE

	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @ 1.12	1400.-
	Sq. Ft. @	

ESTIMATED VALUATION $ 1400.-

MECHANICAL FEES

FAN	☐ EVAP. COOL ☐ ROOF	
AIR COND.		
FURNACE	☐ FLOOR ☐ WALL ☐ FLOOR ☐ CLEARANCE	
VENT		
BOILER	☐ H.P. ☐ BTU	
COMPRESSOR	H.P.	
REFRIGERANT LINES		
REFRIGERATION SYSTEM	S.T.V.	
INCINERATOR	☐ DOMESTIC ☐ INDUS. ☐ COMM.	
HEATING SYSTEM	☐ FORCED ☐ GRAVITY	
DUCTWORK	S.T.V.	
REFRIGERATION FEE	SQ. FT. #	
PERMIT FEE		

ELECTRICAL FEES

NO.		
POLES		
SIGNS		
TRANS. AND/OR SWITCH GR.		
MOTOR	H.P.	
MOTOR	H.P.	
MOTOR	H.P.	
MOTOR	H.P.	
MOTOR	H.P.	
FIXTURES		
OUTLETS		
SWITCHES		
RANGE AND/OR OVEN		
WATER HEATER		
SPACE HEATER		
CONSTRUCTION POLE		
SERVICE ENTRANCE		
REMOD. TO SQ. FT.		
GARAGE & SQ. FT.		
PERMIT FEE		

PLUMBING FEES

NO.		
DRAINAGE PIPING		
DRINKING FOUNTAIN		
URINAL		
WATER PIPING		
FLOOR DRAIN		
WATER SOFTENER		
WASHER (WATER) (DISH)		
GARBAGE DISPOSAL		
LAUNDRY TRAY		
KITCHEN SINK		
WATER CLOSET		
LAVATORY		
SHOWER		
BATH TUB		
WATER HEATER		
SEWAGE DISPOSAL		
HOUSE SEWER		
GAS PIPING		
PERMIT FEE		

PLAN CHK. FEE	CONST. TAX	ELEC. TAX	PLUMB. FEE
1.50	14.00		

| | | |

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
	Set Back	4-29-69	Wilson L Yale
	Footing Insp.	6-5-69	Wilson L Yale
	Found.	6-25-69	Wilson L Yale
	Set Blocks		
	Under Floor		
	Sub Floor		
	Framing		
	Roof		
	Garage Fire Wall		
	Fireplace P/L ☐ T/O ☐		
	Exterior Lath		
	Interior Lath		
	Chimney Liners		
	Final		
	PLUMBING APPROVALS		
	Drain / Flush		
	Water Piping		
	Range Flues		
	Vents		
	Sewage Disposal		
	Sewer		
	Water Heater		
	Water Softener		
	Water Service		
	Gas Test		
	Final		
	ELECTRICAL APPROVALS		
	Power Pole		
	Conduit		
	Service Entrance		
	Wiring		
	Fixtures		
	Service		
	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
	Ventilation System		
	Plenums & Ducts		
	Furnace Compart.		
	Inlets & Outlets		
	Combustion Air		
	Compressor		
	Appl. Clearance		
	Fire Damper		
	Smoke Detection Device		
	Commercial Hood		
	Final		
	PROGRESS CHECKS		

Tank Fit L. Line

SEWER DISPOSAL LOCATION

BACK FRONT

☐ INSIDE ☐ OUTSIDE ☒ KEY

2
350 4' 70
4
1400 #

Route

Land Use Div. ✓
Road Dept.
Health Dept.
Other Dept.
Building Dept. ✓

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Corona
Permit No.
Del. Date

OWNER

Owner Bob Stanley
Address 14[illegible]
City Corona Calif
Phone 737-2836

ARCHITECT

Architect
Address
City
Phone

CONTRACTOR

Contractor B.L. Maxwell
Address P.O. Box 666
City Corona Calif
Phone 737-4963 - 681-4111

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a final inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 4-15-69 SIGNATURE OF OWNER B L Maxwell

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

Location of Job 14252 Grenfell Ave.
Legal Description of Property Por Blk 3, Lot 4, Fuller Rancho, Por Sec 9, T3S, R6W
NO. OF SUBMITTED PLANS
ADDITIONAL PLOT PLANS
CASE NO.
Community Corona
TYPE OF CONSTRUCTION Block Wall

USE OF STRUCTURE

SINGLE FAMILY	X	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☐
COMMERCIAL	☐	INDUSTRIAL	☐
ALTERATIONS	☐		

NO. OF PARKING SPACES REQUIRED — NO. OF BUILDINGS NOW EXISTING 1
ZONE A-2-5 SETBACKS — FRONT — SIDE — REAR
IF 1 - 10 GRADE OR MORE, TOPOGRAPHIC PLOT PLAN REQUIRED. YES ☐ NO ☑ RECEIVED yes ☐ no ☑
SETBACK ORDINANCE # — OF — FEET REQUIRED ON — STREET
DATE 4-15-69 SIGNATURE OF LAND USE OFFICIAL

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☑ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☑ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

RESIDENTIAL SEWAGE DISPOSAL
COMMERCIAL SEWAGE
FOOD ESTABLISHMENT SWIMMING POOLS PUBLIC

OTHER DEPARTMENTS

BLDG. DEPT. GRADING PERMIT REQUIRED PLAN CHECK
FLOOD CONTROL WATER POLLUTION
AIR POLLUTION DIV OF HWY

REMARKS:

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

PLATE # 284-199, 9/67

CANARY — FILE, PINK — APPLICANT

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
Sq. Ft. @		
ESTIMATED VALUATION	1500	

MECHANICAL FEES

GAS APPLIANCE		
HEATER - OUTLETS		
SQ. FT. - UNIT HEATER		
SQ. FT. - FURN. CEILING MAT.		
APPLIANCE VENT		
GAS PIPE		
REPAIR OR ALTER		
VENT SYSTEM ☐ NON ☐ EVAP. COOL ☐		
COMPRESSOR		
COMPRESSOR		
COMPRESSOR		
PERMIT FEE		

ELECTRICAL FEES

NO.			
6	Outlet	6	00
	POLES		
	SIGNS		
	TRANS. AND/OR GEN.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
	SERVICE ENTRANCE		
	REMOD. 1st 30 SQ. FT.		
	GARAGE 1st 30 SQ. FT.		
1	PERMIT FEE	1	00

PLUMBING FEES

NO.			
	DRAINAGE PIPING		
	DRINKING FOUNTAIN	2	00
	URINAL		
	WATER PIPING		
	FLOOR DRAIN		
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
	KITCHEN SINK		
	WATER CLOSET		
	LAVATORY		
	SHOWER		
	BATH TUB		
	WATER HEATER		
	SEWAGE DISPOSAL		
	HOUSE SEWER		
	GAS PIPING		
	PERMIT FEE		

PERMIT NUMBER	BLDG.	MECH.	PLUMB. FEE	CONSTR. FEE	HEAT & VENT	ELECT. FEE	PLUMB. FEE	TOTAL FEES	PLAN CHECKER
143663			4.50	9.00		7.00			

J F M A M J J A S O N D

BUILDING INFORMATION

WOOD		CONCRETE		FIREPLACE		
CONCRETE		PIERS		UNDERPINNING		
BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	STACK

PLASTER | DRY WALL | ROOF COVERING | SQ. MTRS.

ZONE: A-2-S | ZONING CHECKED BY: B.H | PERMIT USE NO.: 814

	FRONT	SIDE	REAR	LOT SIZE
REQ.				
EACH				

PLAN CHECK FEE	$ 4.50
MECHANICAL FEE	$
CONSTRUCTION FEE	$ 9.00
ELECTRICAL FEE	$ 7.00
PLUMBING FEE	$
TOTAL FEE	$ 20.50

CASH | CHECK ☑ | M.O. | N.C.

RECEIVED BY: Kilbourn

PLAN FILE

WATER VOLUME SEPTIC TANK: GAL. | LEACH LINE: SQ. FT. | SEEPAGE PIT: GAL.

LETTER ☐ FILE ☐

JOB ADDRESS: 41-982 CHANDLER | OWNER: McCune Bros

USE OF BUILDING: On Site Sign | DATE: 9-26-66

COMMUNITY: Indio | DISTRICT: N | F.C.: 22 | UNITS | VALUATION: 1500 | OFFICE: 2

LEGAL DESCRIPTION | PERMIT NUMBER: 143663 | SUPPLEMENT TO PERMIT

FINALED DATE	INSPECTOR	GROUP	TYPE	BOND $	BOND	CASH

CONTRACTOR | RELEASE BOND

LICENSE-TYPE ☐ 812-A | DATE

In accordance with Sec. 302-D of the Uniform Building Code, this permit shall expire if work is not commenced within 60 days. If work is suspended or abandoned for a period of 120 days, this permit shall automatically become null and void.

This permit is issued, and shall continue in effect, pursuant to the terms and conditions of Sec. 3800 of the Business and Professions Code and as a condition of the issuance hereof the following certificate is executed.

OWNER-BUILDER

I hereby certify that in performance of the work for which this permit is issued I shall not employ any person in any manner whatsoever as to become subject to the Workmen's Compensation Laws of the State of California.

Owner _____

Address _____

Telephone _____

CONTRACTOR

I hereby certify that in performance of the work for which this permit is issued I have complied with Title 8, Article 3, Sec. 3800 of the Labor Code, and a certificate or certified copy is on file with the Riverside County Building Department.

Contractor Valley Neon

Address 435 N. Arnold

Tel. 6486 Lic. # 359 Banning

P.A. Dooley

859

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

FIELD ✓

CONSTRUCTION ESTIMATE

1st Flr.	Sq. Ft. @	
2nd Flr.	Sq. Ft. @	
Flr.	Sq. Ft. @	
Flr.	Sq. Ft. @	
Garage	Sq. Ft. @	
Carport 2 x 24	Sq. Ft. @	
1 x 12	Sq. Ft. @	1500

ESTIMATED VALUATION 1500

MECHANICAL FEES

HEAT APPLIANCES	
INLETS — OUTLETS	
M. SQ. FT. — UNIT HEATER	
M. SQ. FT. — PERF. CEILING MAT.	
APPLIANCE VENT	
GAS PIPE	
REPAIR OR ALTER	
VENT SYSTEM: ☐ HOOD ☐ EVAP. COOL ☐	
COMPRESSOR	
COMPRESSOR	
COMPRESSOR	
PERMIT FEE	

ELECTRICAL FEES

NO.		
6	Outlet	6.00
	POLES	
	SIGNS	
	TRANS. AND/OR V. CLR.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	FIXTURES	
	OUTLETS	
	SUB-PANEL	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
	SERVICE ENTRANCE	
	RESID. 1¢ SQ. FT.	
	GARAGE 1¢ SQ. FT.	
	PERMIT FEE	1.00

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	RES.	COM.	PLN CHK FEE	CONSTR. FEE	HEAT & VENT	ELECT. FEE	PLUMB. FEE	TOTAL FEES	PLAN CHECKER
143663			4.50	9.00		7.00		20.50	

BUILDING INFORMATION

WOOD		CONCRETE		FIREPLACE	
CONCRETE		PIERS		SHEETROCK	

BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER

PLASTER	DRY WALL	ROOF COVERING	SQ. RMS.

USE R-2-S | ZONING CHECKED BY B.H. | PERMIT USE NO. 814

SET BACK	FRONT	SIDE	REAR	LOT SIZE

PLAN CHECK FEE	$ 4.50
MECHANICAL FEE	$
CONSTRUCTION FEE	$ 9.00
ELECTRICAL FEE	$ 7.00
PLUMBING FEE	$
TOTAL FEE	$ 20.50

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY Kathleen

PLAN FILE #

SEPTIC TANK VOLUME	LEACH LINE	SEEPAGE PIT
GAL.	SQ. FT.	GAL.

JOB ADDRESS 14782 CHANDLER | OWNER McCUNE, Bob

TYPE OF BUILDING ON SITE SIGN | DATE 9-26-66

COMMUNITY	DISTRICT	P.C.	UNITS	VALUATION	ORDER
Perris	N	22		1500	2

LEGAL DESCRIPTION

PERMIT NUMBER 143663

SUPPLEMENT TO PERMIT

FINALED DATE	INSPECTOR	GROUP	TYPE	BOND $	BOND	CASH

CONTRACTOR Owner-Builder | RELEASE BOND DATE

LICENSE-TYPE ☐ #

In accordance with Sec. 302-D of the Uniform Building Code, this permit shall expire if work is not commenced within 60 days. If work is suspended or abandoned for a period of 120 days, this permit shall automatically become null and void.

This permit is issued, and shall continue in effect, pursuant to the terms and conditions of Sec. 3800 of the Business and Professions Code and as a condition of the issuance hereof the following certificate is executed.

OWNER-BUILDER

I hereby certify that in performance of the work for which this permit is issued I shall not employ any person in any manner whatsoever as to become subject to the Workmen's Compensation Laws of the State of California.

Owner _____

Address _____

Telephone _____

CONTRACTOR

I hereby certify that in performance of the work for which this permit is issued I have complied with Title 8, Article 3, Sec. 3800 of the Labor Code, and a certificate or certified copy is on file with the Riverside County Building Department.

Contractor [illegible]

Address [illegible]

Tel. _____ Lic. # _____

By [illegible]

LETTER ☐ FILE ☐

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	PIERS & PILES		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Internal Lath		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ovens		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Comb. & Ret. Air		
38	Compressor		
39	Appl. Clearance		
40	Final		

OPN NO.	PROGRESS CHECKS

Route

Land Use Div. ✓
Road Dept.
Health Dept.
Other Dept.
Building Dept. ✓

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Mira Loma

Permit No. 413663

Del. Date

OWNER

Owner _____ Address _____ Phone _____

Architect _____ Address San Bernardino Phone _____

Contractor Valley Doors Address 435 S. Arrowhead Phone TU-9612

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 9/26/66 SIGNATURE OF OWNER [signature]

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

Location of Job 14-982 Chandler

Legal Description of Property

Ouanette Lizzy

TYPE OF CONSTRUCTION: APARTMENTS ☐ DUPLEX ☐ SINGLE FAMILY ☐ AGRIC. ☐

Var 818 USE PERMIT NO. ☐ COMMERCIAL ☑ INDUSTRIAL ☐ ALTERATIONS ☐

NO. OF SUBMITTED PLANS 2 ADDITIONAL PLOT PLANS 0

NO. OF PARKING SPACES REQUIRED 0 NO OF BUILDINGS NOW EXISTING 1

ZONE M-2-5 SETBACKS FRONT — SIDE — REAR —

IF 1 - 10 GRADE OR MORE, TOPOGRAPHIC PLOT PLAN REQUIRED. RECEIVED: YES ____ NO —

SETBACK ORDINANCE # None OF ____ FEET REQUIRED ON ____ STREET

CURB AND GUTTER REQUIRED: YES ☐ NO ☑ ____ STREET

DATE 9/26/66 SIGNATURE OF LAND USE OFFICIAL [signature]

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☑ NO. OF FEET ____

IF YES, WILL THE DEED BE SECURED WITHIN 90 DAYS PRIOR TO COMPLETION OF THE ABOVE CONSTRUCTION? YES ☐ NO ☐

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE ____ SIGNATURE OF ROAD DEPT. OFFICIAL ____

HEALTH DEPT.

RESIDENTIAL SEWAGE DISPOSAL ____

COMMERCIAL SEWAGE ____

FOOD ESTABLISHMENT ____ SWIMMING POOLS PUBLIC ____

BLDG. DEPT.

GRADING PERMIT REQUIRED ____

PLAN CHECK ____

OTHER DEPTS.

FLOOD CONTROL ____

AIR POLLUTION ____

FILE COPY

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT
PERMIT NO. 283523

DST 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL. 1200	SQ. FT. @ 9.35	$ 11,220		UNITS						
2ND FL.	SQ. FT. @							YARD SPKLR SYSTEM		
POR.	SQ. FT. @			MOBILEHOME SVC.				BAR SINK		
GAR.	SQ. FT. @			POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @							DRAINAGE PIPING		
WALL	SQ. FT. @							DRINKING FOUNTAIN		
	SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION		$						WATER PIPING		
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT				FLOOR DRAIN		
MECHANICAL FEES				SWIM POOL, COMM				WATER SOFTENER		
VENT SYSTEM ☐ FAN ☐ EVAP COOL ☐ HOOD				SIGN				WASHER(AUTO)(DISH)		
APPLIANCE ☐ DRYER								GARBAGE DISPOSAL		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED								LAUNDRY TRAY		
AIR HANDLING UNIT CFM				IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM B.T.U.				TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR HP				POLE, TEMP/PERM				LAVATORY		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				AMPERES SERV ENT				SHOWER		
BOILER B.T.U.				SQ.FT. @ ¢				BATH TUB		
				SQ.FT. @ ¢				WATER HEATER		
				SQ FT.RESID @ 1¼¢				SEWAGE DISPOSAL		
				SQ.FT.GAR @ ¼¢				HOUSE SEWER		
								GAS PIPING		
PERMIT FEE				PERMIT FEE				PERMIT FEE		

DBL	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	PL CK FEE	CONST FEE	ELECT FEE	SMI FEE	FEE	PLUMB FEE
	39.00				39.00					

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

JOB ADDRESS 14-982 C HANDLER | SP NO | OWNER FLAMINGO DAIRY

COMMUNITY Corona | VALUATION $ | DATE 9-31-76 | DST 2 | OFFICE K

USE OF PERMIT Plan Check | F.C | SUPP TO PERMIT | PERMIT NO 283523

BOOK 130 PAGE 020 PARCEL 001 | LEGAL DESCRIPTION Por Lot A Fuller Ranchos

USE NO Mun Low Agri #15 | ZONE A-2-5 | SET BACK I S S R | LOT SIZE | GRP | TYPE | CK BY MS

BOND AMT | PLAN NO | PLAN CHECKER | FINAL DATE | INSPECTOR

NAME OF CONST LENDER | BRANCH OFFICE | NO LENDER INVOLVED

ADDRESS | CITY | STATE

OWNER/AGENT'S SIGNATURE C. A VAN DAM | CONTRACTOR

ADDRESS 1257 N. 1ST | ADDRESS

CITY UPLAND ZIP CODE | CITY ZIP CODE

TEL NO 985-4390 | AREA CODE | TEL NO | AREA CODE | LICENSE #

M H PERMIT FEE		$	
MICROFILM FEE	COPIES	$	
MECHANICAL FEE	DBL	$	
PLAN CHECK FEE		$ 39.00	
CONSTRUCTION FEE	DBL	$	
ELECTRICAL FEE	DBL	$	
STRONG MOTION INSTRUMENTATION FEE		$	
SPECIAL INSP ☐ DEMOLITION ☐ REGISTRATION ☐ FEE		$	
PLUMBING FEE	DBL	$	
TOTAL FEES →		$ 39.00	

CASH ☐ CHECK NO. ☐ N.C. ☐

RECEIVED BY [signature] | TREES REQUIRED

SEWAGE SYSTEM T | LL | P

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I (WE) AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA REQUIRING CONTRACTORS IS ALSO GUARANTEED.

I (WE) HAVE PREPARED THE PLANS AND SPECIFICATIONS AS TO CONFORM WITH THE BUILDING LAWS AND ORDINANCES AND PROFESSIONS CODE OF THE STATE

FORM 284-208 (REV. 6-76)

FIELD

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT
PERMIT NO 283523

DST 2

CONSTRUCTION ESTIMATE				NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL.	1200 SQ. FT. @	9.35	$ 11,220		UNITS						
2ND FL.	SQ. FT. @								YARD SPKLR SYSTEM		
POR.	SQ. FT. @				MOBILEHOME SVC				BAR SINK		
GAR.	SQ. FT. @				POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @								DRAINAGE PIPING		
WALL	SQ. FT. @								DRINKING FOUNTAIN		
	SQ. FT. @								URINAL		
ESTIMATED CONSTRUCTION VALUATION			$						WATER PIPING		
NOTE: Not to be used as property tax valuation					SWIM POOL, PVT				FLOOR DRAIN		
MECHANICAL FEES					SWIM POOL, COMM				WATER SOFTENER		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD					SIGN				WASHER (AUTO) (DISH)		
APPLIANCE ☐ DRYER									GARBAGE DISPOSAL		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED									LAUNDRY TRAY		
AIR HANDLING UNIT	CFM				IDLE METER				KITCHEN SINK		
ABSORPTION SYSTEM	B.T.U				TEMP USE PERM SVC				WATER CLOSET		
COMPRESSOR	HP				POLE, TEMP/PERM				LAVATORY		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY					AMPERES SERV ENT				SHOWER		
BOILER	B.T.U.				SQ.FT @ ¢				BATH TUB		
					SQ FT. @ ¢				WATER HEATER		
					SQ FT RESID @ 1¢				SEWAGE DISPOSAL		
					SQ FT GAR @ 1¢				HOUSE SEWER		
									GAS PIPING		
PERMIT FEE					PERMIT FEE				PERMIT FEE		

DBL	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	PL CK FEE	CONST FEE	ELECT FEE	SMI FEE	FEE	PLUMB FEE
	34.00				34.00					

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

JOB ADDRESS: 14-982 CHANDLER — SP NO — OWNER: Hemmings Harley
COMMUNITY: Corona — VALUATION: $ — DATE: 8-24-16 — DST: 2 — OFFICE: K
USE OF PERMIT: Shop Check — FC: ✓ — SUPP TO PERMIT — PERMIT NO: 283523
BOOK — PAGE — PARCEL — LEGAL DESCRIPTION: 130-050-001 Por. Lot A Parcel Map
USE NO: Manufacturing — ZONE: M-2-S — SET BACK — LOT SIZE — GRP — TYPE — CK BY: KS
BOND AMT — PLAN NO: 775 — PLAN CHECKER: [illegible] — FINAL DATE: 10-4-16 — INSPECTOR
NAME OF CONST. LENDER — BRANCH OFFICE — NO LENDER INVOLVED
ADDRESS — CITY — STATE
OWNER AGENT'S SIGNATURE — CONTRACTOR
ADDRESS — ADDRESS
CITY — ZIP CODE — CITY — ZIP CODE
TEL NO — AREA CODE — TEL NO — AREA CODE — LICENSE #

M H PERMIT FEE		$	
MICROFILM FEE	COPIES	$	
MECHANICAL FEE	DBL	$	
PLAN CHECK FEE		$	34.00
CONSTRUCTION FEE	DBL	$	
ELECTRICAL FEE	DBL	$	
STRONG MOTION INSTRUMENTATION FEE		$	
SPECIAL INSP ☐ DEMOLITION ☐ REGISTRATION ☐ FEE		$	
PLUMBING FEE	DBL	$	
TOTAL FEES ➡		$	34.00

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY: [signature] TREES REQUIRED

SEWAGE SYSTEM | T | LL | P

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5537 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

FORM 284 208 (REV. 6 76)

NO	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		

	INSULATION	Thick	"R" Value
7A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		

14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final		

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Comport		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OPN NO **ADDITIONAL INFORMATION**

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

BUILDING INFORMATION

ERECT X | ENLARGE | RELOCATE | REGISTER
ALTER | REPAIR | DEMOLISH | SPECIAL

OWNER | ARCHITECT | MEMBRANE
DRAFTSMAN | ENGINEER X

WOOD | CONCRETE X | FIREPROOF
CONCRETE X | PIERS

BLOCK | FRAME | Stucco | BRICK | CONC. | METAL | OTHER
X X

PLASTER | DRY WALL | ROOF COVERING Built-Up | SQ. FTS.
X

ZONE 6-2-10 | ZONING CHECK'D BY Farwell | VARIANCE APPROVED 814

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	50	43	1320	20 ACRES

1st Fl. 3385 Sq. Ft. @
2nd Fl. Sq. Ft. @
Por. Sq. Ft. @
Gar. Sq. Ft. @
Car P. Sq. Ft. @
Wall Sq. Ft. @
Sq. Ft. @
Cont. Bldg. 33466

ESTIMATED VALUATION $

PLANS CHECKED BY | FEE $

ELECTRICAL FEES

NO.

TRANS. AND/OR T. CLR.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
FIXTURES
OUTLETS
RANGE AND/OR OVEN
WATER HEATER
SPACE HEATER
CONSTRUCTION POLE
SERVICE ENTRANCE
RESID 1st 50. FT.
GARAGE 1st 50. FT.
PERMIT FEE

PLANS CHECKED BY | FEE $

PLUMBING FEES

NO.

DRAINAGE PUMP
DRINKING FOUNTAIN
URINAL
WATER PIPING
FLOOR DRAIN
WATER SOFTENER
WASHER (AUTO) (DISH)
GARBAGE DISPOSAL
LAUNDRY TRAY
KITCHEN SINK
WATER CLOSET
LAVATORY
SHOWER
BATH TUB
WATER HEATER
SEWAGE DISPOSAL
HOUSE SEWER
GAS PIPING
PERMIT FEE

PLANS CHECKED BY | FEE $

45.25

J | F | M | A | M | J | J | A | S | O | N | D

	$
PLAN CHECK FEE	$ 45 25
CONSTRUCTION FEE	$
ELECTRICAL FEE	$
PLUMBING FEE	$
TOTAL FEE	$ 45 25

CASH | CHECK ✓ | M.O. | H.C.

RECEIVED BY Kilburn | DATE 6-8-66

WATER VOLUME SEPTIC TANK	LEACH LINE	SEEPAGE PIT
1500 GAL.	450 SQ. FT.	GAL.

REMARKS:

JOB ADDRESS 14982 CHANDLER | OWNER FLAMINGO DAIRY

COMMUNITY FULLER RANCHO | SCHOOL DISTRICT | DATE 6-8-66

USE OF PERMIT OFFICE BLDG | SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE	PERMIT NUMBER
M		20		—	2	142703

DESCRIPTIVE ADDRESS | 'M' PERMIT NO.

LEGAL DESCRIPTION Por. LOT A FULLER RANCHO | BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE	INSPECTOR	CERTIFICATE OF COMPLIANCE T C	H U D	X O

CERT. SENT DATE

CONTRACTOR | LICENSE-TYPE | $ | PLAN FILE 4272

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER Flamingo Dairy
MAILING ADD 14982 Chandler
POST OFFICE Corona
TEL 737-7836 BY

CONTRACTOR R.J. Lee Const. Co.
MAILING ADD. 13592 Yockey St.
POST OFFICE Garden Grove
737-7530 BY Harold Lee

S

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING INFORMATION

PERMIT [X] ENLARGE [ ] RELOCATE [ ] REGISTER [ ]
ALTER [ ] REPAIR [ ] DEMOLISH [ ] SPECIAL [ ]

TYPE: OWNER [ ] ARCHITECT [ ] MEMBRANE [ ]
DRAFTSMAN [ ] ENGINEER [X]

FLOOR: WOOD [ ] CONCRETE [X] FIREPLACE [ ]
CONCRETE [X] PIERS [ ]

EXT: BLOCK [ ] FRAME [X] STUCCO [X] BRICK [ ] CONC. [ ] METAL [ ] OTHER [ ]

INT: PLASTER [X] DRY WALL [ ] ROOF COVERING Built-Up BD. RMS.

SCALE 1-2-10 ZONING CHECK'D BY VARIANCE APPROVED 814

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	50	313	1000	20 ACRES

1st Fl. 3385 Sq. Ft. @
2nd Fl. Sq. Ft. @
Por. Sq. Ft. @
Gar. Sq. Ft. @
Car P. Sq. Ft. @
Wall Sq. Ft. @
Sq. Ft. @
Cont. ft. 3200

ESTIMATED VALUATION $

PLANS CHECKED BY FEE $

ELECTRICAL FEES

NO.			
2	MOTOR 5 H.P.	4	00
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
	MOTOR H.P.		
65	FIXTURES ✓	32	50
120	OUTLETS ✓	14	00
2	SWITCH ✓	2	—
1	FLOOR TROL ✓	1	—
1	RANGE AND OR OVEN ✓	1	—
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
1	SERVICE ENTRANCE ✓	1	00
	RESID. 1¢ 50. FT.		
	GARAGE ½¢ 50. FT.		
1	PERMIT FEE ✓	1	00

PLANS CHECKED BY ✓ FEE $32 50

PLUMBING FEES

NO.			
	DRAINAGE PIPING		
1	DRINKING FOUNTAIN	1	50
1	URINAL	1	50
	WATER PIPING		
1	FLOOR DRAIN	1	50
	WATER SOFTENER		
	WASHER (AUTO) (DISH)		
	GARBAGE DISPOSAL		
	LAUNDRY TRAY		
1	KITCHEN SINK	1	50
3	WATER CLOSET	4	50
3	LAVATORY	4	50
	SHOWER		
	BATH TUB		
1	WATER HEATER	1	50
1	SEWAGE DISPOSAL	10	00
	HOUSE SEWER		
1	GAS PIPING	1	50
1	PERMIT FEE	2	—

PLANS CHECKED BY FEE $30 00

J F M A M J J A S O N D

PLAN CHECK FEE	✓	$ 45 25
CONSTRUCTION FEE	✓	$ 90 00
ELECTRICAL FEE	✓	$ 32 50
PLUMBING FEE	✓	$ 30 00
TOTAL FEE		$ 45 25

CASH [ ] CHECK [✓] M.O. [ ] N.C. [ ]

RECEIVED BY Kilburn DATE 6-8-66

WATER VOLUME SEPTIC YARD: 1500 GAL. LEACH LINE: 450 SQ. FT. SEEPAGE PIT: GAL.

REMARKS: BEGLEY

Called 6-20-66 Q

JOB ADDRESS 14982 CHANDLER OWNER FLAMINGO DAIRY

COMMUNITY FULLER RANCHO SCHOOL DISTRICT DATE 6-8-66

USE OF PERMIT OFFICE BLDG SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE	PERMIT NUMBER
M		75		—	2	142703

DESCRIPTIVE ADDRESS 'M' PERMIT NO.

LEGAL DESCRIPTION Por. LOT A FULLER RANCHO BOND $ BOND CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE
F-2	X	3				

RELEASE BOND DATE

FINALED DATE 6-17-66 INSPECTOR Leamon CERTIFICATE OF COMPLIANCE Y N/S N O CERT. SENT DATE

CONTRACTOR PLAN FILE 4272

LICENSE-TYPE $

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER Flamingo Dairy CONTRACTOR R.J. DeCourt Co.
MAILING ADD. 14982 Chandler MAILING ADD. 13592 Yockey St.
POST OFFICE Corona POST OFFICE Garden Grove
TEL 737-7836 BY TEL 537-7530 BY Howard Lee

S

APPROVALS

	DATE	INSPECTOR
SET BACKS		
FND. FORMS		
REIN. STEEL		
BOND BEAM		
FRAMING		
VENTS		
ROOF DECK		
LATH EXT.		
LATH INT.		
FINAL		

BUILDING NOTICES

APPROVALS

		DATE	INSPECTOR
TEMP. SERVICE POLE			
ROUGH	CONDUIT		
	SERVICE ENT.		
	WIRING		
FINAL	FIXTURES		
	SERVICE ENT.		
	GROUNDING		
UTIL. CO. NOTIF.			

ELECTRICAL NOTICES

APPROVALS

		DATE	INSPECTOR
GROUND PLUMBING			
ROUGH PLUMBING			
SEWER			
SEWAGE DISPOSAL			
FINAL	GAS		
	WATER		
	FIXTURES		
UTIL. CO. NOTIF.			

PLUMBING NOTICES

BACK

FRONT

☐ INSIDE ☐ CORNER ☐ KEY

868

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

BUILDING INFORMATION

NEW | ENLARGE | RELOCATE | ADDITION
ALTER | REPAIR | DEMOLISH | SPECIAL

OWNER | ARCHITECT | ENGINEER
DRAFTSMAN

FOUNDATION: WOOD | CONCRETE | FIRE-PLACE; CONCRETE | PIERS

WALLS: BLOCK | FRAME | STUCCO | BRICK | CONC. | METAL | OTHER

ROOF: PLASTER | DRY WALL | ROOF COVERING | BD. RMS.

ZONE | ZONING CHECKED BY | VARIANCE APPROVED #

KEY BACK | FRONT | SIDE | REAR | LOT SIZE

1st Fl. _____ Sq. Ft. @ _____
2nd Fl. _____ Sq. Ft. @ _____
Por. _____ Sq. Ft. @ _____
Gar. _____ Sq. Ft. @ _____
Car P. _____ Sq. Ft. @ _____
Wall _____ Sq. Ft. @ _____
_____ Sq. Ft. @ _____

ESTIMATED VALUATION $

PLANS CHECKED BY | FEE $

ELECTRICAL FEES

NO. [illegible] 82093 & 82094

SIGNS
TRANS. AND/OR T. & C.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
MOTOR H.P.
FIXTURES
OUTLETS
RANGE AND/OR OVEN
WATER HEATER
SPACE HEATER
CONSTRUCTION POLE
SERVICE ENTRANCE
RESID. ½¢ SQ. FT.
GARAGE ½¢ SQ. FT.
PERMIT FEE

PLANS CHECKED BY | FEE $

PLUMBING FEES

NO. [illegible] 1 sewer PW 700

DRAINAGE PIPING
DRINKING FOUNTAIN
URINAL
WATER PIPING
FLOOR DRAIN
WATER SOFTENER
WASHER (AUTO) (DISH)
GARBAGE DISPOSAL
LAUNDRY TRAY
KITCHEN SINK
WATER CLOSET
LAVATORY
SHOWER
BATH TUB
WATER HEATER
1 SEWAGE DISPOSAL 2 —
HOUSE SEWER
GAS PIPING
1 PERMIT FEE 2 —

PLANS CHECKED BY | FEE $ 7 00

J	F	M	A	M	J	J	A	S	O	N	D

$

PLAN CHECK FEE $

CONSTRUCTION FEE $

ELECTRICAL FEE $

PLUMBING FEE $ 7 00

TOTAL FEE $ 7 00

CASH | CHECK | M.O. | N.C.

RECEIVED BY Helen | DATE 8/28/64

WATER VOLUME SEPTIC TANK GAL. | LEACH LINE 150 SQ. FT. | SEEPAGE PIT GAL.

REMARKS:

JOB ADDRESS 14-982 CHANDLER | OWNER FLAMINCO DAIRY

COMMUNITY EAST VALE | SCHOOL DISTRICT CORONA | DATE 8/28/64

USE OF BUILDING REPLACE FEARING | SUPPLEMENT TO PERMIT

DISTRICT	COOP AREA	F.C.	UNITS	VALUATION	OFFICE	PERMIT NUMBER
N	17	20		200 —	Z	119956

DESCRIPTIVE ADDRESS | "M" PERMIT NO.

LEGAL DESCRIPTION | BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE	INSPECTOR	CERTIFICATE OF COMPLIANCE T	S	R	CERT. SENT DATE

CONTRACTOR | PLAN FILE

LICENSE TYPE [ ] # | #

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

Bill F. Miller

OWNER | CONTRACTOR

MAILING ADD. | MAILING ADD.

POST OFFICE | POST OFFICE

TEL. BY | TEL. BY

$

DEPARTMENT OF BUILDING & SAFETY

COUNTY OF RIVERSIDE

FIELD

BUILDING INFORMATION

ERECT	ENLARGE	RELOCATE	REGISTER
ALTER	REPAIR	DEMOLISH	SPECIAL

OWNER	ARCHITECT	MEMBRANE
DRAFTSMAN	ENGINEER	

ROOF: WOOD / CONCRETE		FOUNDATION: CONCRETE / PIERS			FIREPLACE	
BASIC: BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER

PLASTER	DRY WALL	ROOF COVERING	SD. RMS.

ZONE	ZONING CHECKED BY	VARIANCE APPROVED #

SET BACK	FRONT	SIDE	REAR	LOT SIZE

1st Fl.	Sq. Ft. @	
2nd Fl.	Sq. Ft. @	
For.	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Wall	Sq. Ft. @	
	Sq. Ft. @	

ESTIMATED VALUATION $

PLANS CHECKED BY

FEE $

ELECTRICAL FEES

NO.		
	SIGNS	
	TRANS. AND/OR T. CLK.	
	MOTOR	H.P.
	MOTOR	H.P.
	MOTOR	H.P.
	MOTOR	H.P.
	MOTOR	H.P.
	FIXTURES	
	OUTLETS	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
	SERVICE ENTRANCE	
	RESID. 1¢ SQ. FT.	
	GARAGE ½¢ SQ. FT.	
	PERMIT FEE	

PLANS CHECKED BY

FEE $

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
1	SEWAGE DISPOSAL	5 —
	HOUSE SEWER	
	GAS PIPING	
1	PERMIT FEE	2 —

PLANS CHECKED BY

FEE $ 7 00

J	F	M	A	M	J	J	A	S	O	N	D
J	F	M	A	M	J	J	A	S	O	N	D

	$
PLAN CHECK FEE	$
CONSTRUCTION FEE	$
ELECTRICAL FEE	$
PLUMBING FEE	$ 7 00
TOTAL FEE	$ 7 00

CASH	CHECK	M.O.	N.C.

RECEIVED BY: [signature]

DATE: 8/27/64

WATER VOLUME SEPTIC TANK	LEACH LINE	SEEPAGE PIT
GAL.	120 FT.	GAL.

REMARKS:

JOB ADDRESS: 14-992 MAXOLEX

OWNER: FIRMINO DIAZ

COMMUNITY: [illegible] VALLE

SCHOOL DISTRICT: [illegible] COMM 1

DATE: 8/27/64

USE OF BUILDING: REPLACE LEACHLINE

SUPPLEMENTS TO PERMIT:

DISTRICT	CODE AREA	F.P.	UNITS	VALUATION	OFFICE
N	17	20		100 —	2

PERMIT NUMBER: 119956

DESCRIPTIVE ADDRESS:

"H" PERMIT NO.:

LEGAL DESCRIPTION:

BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE:

FIELD DATE: 8-27-64

INSPECTOR: [signature]

CERTIFICATE OF COMPLIANCE: T.S. | T.C. | S.O. X

CERT. SENT DATE:

CONTRACTOR:

LICENSE-TYPE: # PLAN FILE #

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 60 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA GOVERNING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR [signature]
MAILING ADD.	MAILING ADD.
POST OFFICE	POST OFFICE
TEL. BY	TEL. BY

S

APPROVALS		
	DATE	INSPECTOR
SET BACKS		
FND. FORMS		
REIN. STEEL		
BOND BEAM		
FRAMING		
VENTS		
ROOF DECK		
LATH EXT.		
LATH INT.		
FINAL		

BUILDING NOTICES

APPROVALS			
		DATE	INSPECTOR
TEMP. SERVICE POLE			
ROUGH	CONDUIT		
	SERVICE ENT.		
	WIRING		
FINAL	FIXTURES		
	SERVICE ENT.		
	GROUNDING		
UTIL. CO. NOTIF.			

ELECTRICAL NOTICES

APPROVALS			
		DATE	
GROUND PLUMBING			
ROUGH PLUMBING			
SEWER			
SEWAGE DISPOSAL		7-28-67	
FINAL	GAS		
	WATER		
	FIXTURES		
UTIL. CO. NOTIF.			

PLUMBING NOTICES

BACK

FRONT

☐ INSIDE ☐ CORNER ☐ KEY

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

BUILDING INFORMATION

NEW ✓ | ENLARGE | RELOCATE | MOVE ON
ALTER | REPAIR | DEMOLISH | SPECIAL

OWNER | ARCHITECT | MEMBRANE
ENGINEER

WOOD | CONCRETE | FIREPLACE
CONCRETE | PIERS

BLOCK | FRAME | STUCCO | BRICK | CONC. | METAL | OTHER
✓

PLASTER | DRY WALL | ROOF COVERING | SQ. FTS.
Mtl

ZONE A-2-5 | ZONING CHECKED BY B.H. | VARIANCE APPROVED

	FRONT	SIDE	REAR	LOT SIZE
SETBACK	150	100	100	Acres

1st Fl. 2576 Sq. Ft. @ Comp 14000
2nd Fl. _____ Sq. Ft. @
Fire _____ Sq. Ft. @
Gar. _____ Sq. Ft. @
Car P. _____ Sq. Ft. @
Walk _____ Sq. Ft. @

ESTIMATED VALUATION $ 14000

PLANS CHECKED BY | FEE $

ELECTRICAL FEES

NO. 65 103720 | $ | ¢

SIGNS			
TRANS. AND/OR T. CLR.			
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
FIXTURES			
OUTLETS			
RANGE AND/OR OVEN			
WATER HEATER			
SPACE HEATER			
CONSTRUCTION POLE			
SERVICE ENTRANCE			
RESID. 1¢ SQ. FT.			
GARAGE ½¢ SQ. FT.			
PERMIT FEE			

PLANS CHECKED BY | FEE $

PLUMBING FEES

NO. C - 11 GAL | 15.50

DRAINAGE PIPING	
DRINKING FOUNTAIN	
URINAL	
WATER PIPING	
FLOOR DRAIN	
WATER SOFTENER	
WASHER (AUTO) (DISH)	
GARBAGE DISPOSAL	
LAUNDRY TRAY	
KITCHEN SINK	
WATER CLOSET	
LAVATORY	
SHOWER	
BATH TUB	
WATER HEATER	
SEWAGE DISPOSAL	
HOUSE SEWER	
GAS PIPING	
PERMIT FEE	

PLANS CHECKED BY | FEE $

J J | F F | M M | A A | M M | J J | J J | A A | S S | O O | N N | D D

	$
PLAN CHECK FEE	$ 16.50
CONSTRUCTION FEE	$
ELECTRICAL FEE	$
PLUMBING FEE	$
TOTAL FEE	$ 16.50

CASH | CHECK ✓ | M.O. | B.C.

RECEIVED BY Terry Lee | DATE 7-7-65

SEWER TO [illegible] SEPTIC TANK | LEACH LINE | SEEPAGE PIT
GAL. | SQ. FT. | GAL.

REMARKS:

JOB ADDRESS 1482 CHANDLER | OWNER FLAMINGO DAIRY

COMMUNITY PRADO DAM | SCHOOL DISTRICT CORONA | DATE 7-7-65

USE OF PERMIT ADD. TO DAIRY BARN 40 COW | SUPPLEMENT TO PERMIT

DISTRICT	CODE AREA	F.C.	UNITS	VALUATION	OFFICE
VN	17	20		—	2

PERMIT NUMBER 132021

DESCRIPTIVE ADDRESS | 'M' PERMIT NO.

LEGAL DESCRIPTION | BOND $ | BOND | CASH

GROUP	TYPE	FIRE ZONE	MAP BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE | INSPECTOR | CERTIFICATE OF COMPLIANCE | CERT. SENT DATE

CONTRACTOR | LICENSE-TYPE | PLAN FILE 4042

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 180 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER | CONTRACTOR R. T. LEE CONST. CO.
MAILING ADD. [illegible] | MAILING ADD. 720 JELLICO AVE
POST OFFICE [illegible] | POST OFFICE CORONA
TEL. | BY | TEL. 737-7630 | BY

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD

BUILDING INFORMATION

NEW ☐ ENLARGE ☐ RELOCATE ☐ REGISTER ☐
ALTER ☐ REPAIR ☐ DEMOLISH ☐ SPECIAL ☐
OWNER ☐ ARCHITECT ☐ SEMBRANCE ☐

WOOD		CONCRETE		FIREPLACE		
CONCRETE		PIERS				
BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER
	X					

PLASTER	DRY WALL	ROOF COVERING		SD. RMS
		Mtl		

ZONE	LINING CHECKED BY	VARIANCE APPROVED
R-2-5		

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	30'	10'	10'	M.L.C.

1st Fl. 2,256 Sq. Ft. @ Cost 16 = 36,096.00
2nd Fl. ____ Sq. Ft. @
Por. ____ Sq. Ft. @
Gar. ____ Sq. Ft. @
Car P. ____ Sq. Ft. @
Was ____ Sq. Ft. @

ESTIMATED VALUATION $ 16,000

PLANS CHECKED BY ____ FEE $ ____

ELECTRICAL FEES

NO.			
SIGNS			
TRANS. AND/OR T. CT.			
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
MOTOR	H.P.		
FIXTURES			
OUTLETS			
RANGE AND/OR OVEN		2	
WATER HEATER		1	
SPACE HEATER			
CONSTRUCTION POLE			
SERVICE ENTRANCE			
RESID. 1¢ SQ. FT.			
GARAGE 1½¢ SQ. FT.			
PERMIT FEE			

PLANS CHECKED BY ____ FEE $ ____

PLUMBING FEES

NO.			
WASHING MACHINE			
DRINKING FOUNTAIN			
URINAL			
WATER PIPING			
FLOOR DRAIN			
WATER SOFTENER			
WASHER (AUTO) (DISH)			
GARBAGE DISPOSAL			
LAUNDRY TRAY			
KITCHEN SINK			
WATER CLOSET			
LAVATORY			
SHOWER			
BATH TUB			
WATER HEATER			
SEWAGE DISPOSAL			
HOUSE SEWER			
GAS PIPING			
PERMIT FEE			

PLANS CHECKED BY ____ FEE $ ____

	$	
PLAN CHECK FEE	$	11.20
CONSTRUCTION FEE	$	33.—
ELECTRICAL FEE	$	
PLUMBING FEE	$	
TOTAL FEE	$	16.50

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY [signature] DATE 12-7-65

WATER VOLUME	SEPTIC TANK	LEACH LINE	SEEPAGE PIT
	GAL.	SQ. FT.	GAL.

REMARKS:

JOB ADDRESS 14852 Crandell Ct. OWNER Florindo Daney

COMMUNITY Bravo Vista SCHOOL DISTRICT Corona DATE 12-7-65

USE OF PERMIT Add To Dwlg Panel 200 SUPPLEMENT TO PERMIT

DISTRICT	ZONE AREA	F.C.	UNITS	VALUATION	OFFICE	PERMIT NUMBER
111		20			Z	132021

DESCRIPTIVE ADDRESS 'M' PERMIT NO.

LEGAL DESCRIPTION BOND $ BOND ☐ CASH ☐

GROUP	TYPE	FIRE ZONE	BOOK	MAP	PAGE	LINE

RELEASE BOND DATE

FINALED DATE 2-13-65 INSPECTOR [signature] CERTIFICATE OF COMPLIANCE T.S. ☐ R.S. ☐ B.O. ☐

CERT. SENT DATE

CONTRACTOR

LICENSE-TYPE ☐ #

PLAN FILE

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.
I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

OWNER	CONTRACTOR [illegible]
MAILING ADD.	MAILING ADD [illegible]
POST OFFICE	POST OFFICE Corona
TEL. BY	TEL 737-7430 BY [signature]

APPROVALS	DATE	INSPECTOR
SET BACKS		
FND. FORMS		
REIN. STEEL		
BOND BEAM		
FRAMING		
VENTS		
ROOF DECK		
LATH EXT.		
LATH INT.		
FINAL		

BUILDING NOTICES

APPROVALS		DATE	INSPECTOR
TEMP. SERVICE POL.			
ROUGH	CONDUIT		
	SERVICE ENT.		
	WIRING		
FINAL	FIXTURES		
	SERVICE ENT.		
	GROUNDING		
UTIL. CO. NOTIF.			

ELECTRICAL NOTICES

APPROVALS		DATE	
GROUND PLUMBING			
ROUGH PLUMBING			
SEWER			
SEWAGE DISPOSAL			
FINAL	GAS		
	WATER		
	FIXTURES		
UTIL. CO. NOTIF.			

PLUMBING NOTICES

BACK

FRONT

HEADQUARTERS

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

BUILDING PERMIT

PERMIT NO. 79112

PAGE 1

CONSTRUCTION ESTIMATE				NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL. 640	SQ. FT. @ 17.75	$ 11466			UNITS						
2ND FL.	SQ. FT. @								YARD SPKLR SYSTEM		
POR.	SQ. FT. @				MOBILEHOME SVC.				BAR SINK		
GAR.	SQ. FT. @				POWER OUTLET				ROOF DRAINS		
CAR P.	SQ. FT. @								DRAINAGE PIPING		
WALL	SQ. FT. @								DRINKING FOUNTAIN		
	SQ. FT. @								URINAL		
ESTIMATED CONSTRUCTION VALUATION	$								WATER PIPING		
NOTE: Not to be used as property tax valuation					SWIM POOL, PVT				FLOOR DRAIN		
					SWIM POOL, COMM				WATER SOFTENER		
MECHANICAL FEES					SIGN				WASHER (AUTO) (DISH)		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD									GARBAGE DISPOSAL		
APPLIANCE ☐ DRYER									LAUNDRY TRAY		
FURNACE ☐ UNIT ☒ WALL ☐ FLOOR ☐ SUSPENDED									KITCHEN SINK		
AIR HANDLING UNIT CFM					IDLE METER				WATER CLOSET		
ABSORPTION SYSTEM B.T.U.					TEMP USE PERM SVC				LAVATORY		
COMPRESSOR HP					POLE, TEMP/PERM				SHOWER		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY					AMPERES SERV ENT				BATH TUB		
BOILER B.T.U.					SQ.FT. @ ¢				WATER HEATER		
					SQ.FT. @ ¢				SEWAGE DISPOSAL		
					SQ.FT.RESID @ 1¼¢				HOUSE SEWER		
					SQ.FT.GAR @ ¾¢				GAS PIPING		
PERMIT FEE					PERMIT FEE				PERMIT FEE		

DBL	TOTAL FEES	MOB.HM.FEE	MICRO FEE	MECH. FEE	PL. CK. FEE	CONST. FEE	ELECT. FEE	SMI FEE	FEE	PLUMB. FEE
	39.00				39.00					

	J	F	M	A	M	J	J	A	S	O	N	D
76												
77												
78												

JOB ADDRESS: 14970 CHANDLER RD. SP NO:

OWNER: BOB McEWEN & ASSOC

COMMUNITY: MIRA LOMA

VALUATION: $

DATE: 1-25-77 DST: 2 OFFICE: R

USE OF PERMIT: PLAN CHECK OFFICE ADD. TO DAIRY F.C.:

SUPP. TO PERMIT:

PERMIT NO.: 79112

BOOK / PAGE / PARCEL: 130-020-001

LEGAL DESCRIPTION: P. LOT A FULLER RANCHO

USE NO.:

ZONE: A-2-5

SET BACK: F 74 S 40 S/100 R/100

LOT SIZE:

GRP:

TYPE:

CK BY: HS

BOND AMT.:

PLAN NO.: 7330

FLOW CHECKER:

FINAL DATE:

INSPECTOR:

NAME OF CONST. LENDER:

BRANCH OFFICE:

NO LENDER INVOLVED

ADDRESS:

CITY:

STATE:

OWNER/AGENT'S SIGNATURE: Robert McEwen

CONTRACTOR:

ADDRESS: P.O. Box "C"

ADDRESS:

CITY: CORONA ZIP CODE: 91720

CITY:

ZIP CODE

TEL. NO.: 714-597-1855 AREA CODE: 714

TEL. NO.

AREA CODE

LICENSE #

M H PERMIT FEE		$
MICROFILM FEE	COPIES	$
MECHANICAL FEE	DBL	$
PLAN CHECK FEE		$ 39 00
CONSTRUCTION FEE	DBL	$
ELECTRICAL FEE	DBL	$
STRONG MOTION INSTRUMENTATION FEE		$
SPECIAL INSP. ☐ DEMOLITION ☐ REGISTRATION ☐	FEE	$
PLUMBING FEE	DBL	$
TOTAL FEES →		$ 39 00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY: Norma

TREES REQUIRED: 1

SEWAGE SYSTEM: T. LL P.

FORM 284-208 (REV. 6-76)

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA

875

NO	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Sill Seal		
2	Pigs & Frais		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Band Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION / Thick / "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softner		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
	Final		

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO | **ADDITIONAL INFORMATION**

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Cut Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
	INSULATION / Thick / "R" Value		
12A	Walls (Batts)		
12B	Ceiling (Batts)		
12C	Ceiling (Blown)		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softner		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
29A	Grounding Wire		
29B	Bonding		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

OP'N NO.

ADDITIONAL INFORMATION

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L.Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

DST 2

CONSTRUCTION ESTIMATE		
1ST FL.	SQ.FT. @	
2ND FL.	SQ. FT. @	
POR.	SQ. FT. @	
GAR.	SQ. FT. @	
CAR P.	SQ.FT. @	
WALL	SQ. FT. @	
	SQ. FT. @	
ESTIMATED CONSTRUCTION VALUATION	$	

NOTE: Not to be used as property tax valuation

MECHANICAL FEES		
VENT SYSTEM ☐FAN ☐EVAP. COOL ☐HOOD		
APPLIANCE		
FURNACE ☐UNIT ☐WALL ☐FLOOR ☐SUSPENDED		
AIR HANDLING UNIT ____ CFM		
ABSORPTION SYSTEM ____ B.T.U.		
COMPRESSOR ____ HP		
HEATING SYSTEM ☐FORCED ☐GRAVITY		
PERMIT FEE		
MOBILE HOME PERMIT FEE	$	

NO.	ELECTRICAL FEES		
	UNITS		
	MOBILEHOME SVC		
	POWER OUTLET		
	SWIM POOL, PVT		
	SWIM POOL, COMM		
	SIGN		
	IDLE METER		
	TEMP USE PERM SVC		
	POLE, TEMP/PERM		
1	AMPERES SERV ENT	1	00
	SQ FT @ ¢		
	SQ FT @ ¢		
	SQ FT RESID @ 1¢		
	SQ FT GARAGE @ ½¢		
	TEMP ELEC SVC		
1	PERMIT FEE	4	00

NO.	PLUMBING FEES	
	BOILER ____ B.T.U.	
	BAR SINK	
	ROOF DRAINS	
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NO.	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	DBL	PL CK FEE	CONST FEE	DBL	ELECT FEE	DBL	SMI FEE	FEE	PLUMB FEE	DBL
251748	5.00								5.00					

	J	F	M	A	M	J	J	A	S	O	N	D
73												
74												
75												

JOB ADDRESS: 1497 OL CHANDLER — SP NO — OWNER: FLAMINGO DAIRY

USE OF PERMIT: 100 AMP SERVICE FOR PUMP — F.C. — DATE: 11-8-74 — PERMIT NO: 251748

COMMUNITY	DST	UNITS	ROOMS	VALUATION	SUPP. TO PERMIT	OFFICE
MIRA LOMA	2					R

LEGAL DESCRIPTION: PAR LOT A FULLER RANCHO

SET BACK F	S	R	LOT SIZE	ZONE	USE NO	GRP	TYPE	CK BY
N	—	—		A-2-5				HS

BOND AMT	PLAN NO.	PLAN CHECKER	FINAL DATE	INSPECTOR

NAME OF CONST. LENDER	BRANCH OFFICE	NO LENDER INVOLVED

ADDRESS	CITY	STATE

MH PERMIT FEE		$
MICROFILM FEE	COPIES	$
MECHANICAL FEE	DBL	$
PLAN CHECK FEE		$
CONSTRUCTION FEE	DBL	$
ELECTRICAL FEE	DBL	$ 5 00
SMI FEE		$
FEE		$
PLUMBING FEE	DBL	$
TOTAL FEES		$ 5 00

CASH ☐ CHECK ☒ M.O. ☐ N.C. ☐

RECEIVED BY: [signature] TREES REQUIRED

SEWAGE SYSTEM INFORMATION: ____ LL ____ P

284-208 (Rev. 9-73)

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

I HEREBY AGREE THAT ALL WORK IN CONNECTION WITH THIS PERMIT WILL BE DONE IN ACCORDANCE WITH THE LAWS OF RIVERSIDE COUNTY AND THE STATE OF CALIFORNIA. I ALSO AGREE TO CARRY COMPENSATION INSURANCE UPON MY EMPLOYEES. COMPLIANCE WITH THE LAWS OF THE STATE OF CALIFORNIA COVERING CONTRACTORS IS ALSO GUARANTEED.

I HEREBY CERTIFY THAT THE INDIVIDUAL WHO PREPARED THE PLANS AND SPECIFICATIONS HAS DONE SO IN ACCORDANCE WITH SECTION 5541 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

OWNER/AGENT'S SIGNATURE	CONTRACTOR
Delwyn Vanderlaan	R.T. Lee Const. Co. Inc.
ADDRESS	ADDRESS
	7200 Hellman
CITY ZIP CODE	CITY ZIP CODE
	Corona
TEL. NO.	TEL. NO. LICENSE
	737-7530 177574

BUILDING PERMIT

FIELD

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

DST 2

CONSTRUCTION ESTIMATE			NO.	ELECTRICAL FEES			NO.	PLUMBING FEES		
1ST FL.	SQ.FT. @			UNITS						
2ND FL.	SQ. FT. @							BOILER B.T.U.		
POR.	SQ. FT. @			MOBILEHOME SVC				BAR SINK		
GAR.	SQ. FT @			POWER OUTLET				ROOF DRAINS		
CAR P.	SQ.FT. @							DRAINAGE PIPING		
WALL	SQ. FT. @							DRINKING FOUNTAIN		
	SQ. FT. @							URINAL		
ESTIMATED CONSTRUCTION VALUATION	$							WATER PIPING		
NOTE: Not to be used as property tax valuation				SWIM POOL, PVT				FLOOR DRAIN		
				SWIM POOL, COMM				WATER SOFTENER		
MECHANICAL FEES				SIGN				WASHER (AUTO) DISH)		
VENT SYSTEM ☐ FAN ☐ EVAP. COOL ☐ HOOD								GARBAGE DISPOSAL		
APPLIANCE								LAUNDRY TRAY		
FURNACE ☐ UNIT ☐ WALL ☐ FLOOR ☐ SUSPENDED				IDLE METER				KITCHEN SINK		
AIR HANDLING UNIT CFM				TEMP USE PERM SVC				WATER CLOSET		
ABSORPTION SYSTEM B.T.U.				POLE TEMP/PERM				LAVATORY		
COMPRESSOR HP			1	AMPERES SERV ENT	1	5.00		SHOWER		
HEATING SYSTEM ☐ FORCED ☐ GRAVITY				SQ FT @ ¢				BATH TUB		
				SQ FT @ ¢				WATER HEATER		
				SQ FT RESID @ ¢				SEWAGE DISPOSAL		
				SQ FT GARAGE @ ¢				HOUSE SEWER		
PERMIT FEE				TEMP ELEC SVC				GAS PIPING		
MOBILE HOME PERMIT FEE	$			PERMIT FEE	4	00		PERMIT FEE		

PERMIT NO.	TOTAL FEES	MOB HM FEE	MICRO FEE	MECH FEE	DBL	PL CK FEE	CONST FEE	DBL	ELECT. FEE	DBL	SMI FEE	FEE	PLUMB. FEE	DBL
251748	5.00								5.00					

	J	F	M	A	M	J	J	A	S	O	N	D
73												
74												
75												

JOB NO. 1970 (HANDWRITTEN) SP NO. OWNER Riverside Dairy

USE OF PERMIT Ice Manufacturing Plant | BY JS | DATE 11-5-74 | PERMIT NO. 251748

COMMUNITY	DST	UNITS	ROOMS	VALUATION	SUPP. TO PERMIT	OFFICE
Riverside	2			—		R

LEGAL DESCRIPTION: Por Lot A Fuller Rancho

SET BACK F	S	R	LOT SIZE	ZONE	USE NO.	GRP	TYPE	CK BY
				M-2-4				HS

BOND AMT	PLAN NO	PLAN CHECKER	FINAL DATE	INSPECTOR
			11/25/74	FET

NAME OF CONST. LENDER	BRANCH OFFICE	NO LENDER INVOLVED

ADDRESS	CITY	STATE
	M-4	

M.H. PERMIT FEE		$	
MICROFILM FEE	COPIES	$	
MECHANICAL FEE	DBL	$	
PLAN CHECK FEE		$	
CONSTRUCTION FEE	DBL	$	
ELECTRICAL FEE	DBL	$ 5	00
SMI FEE		$	
FEE		$	
PLUMBING FEE	DBL	$	
TOTAL FEES		$ 5	00

THIS PERMIT SHALL BECOME VOID IF WORK IS NOT COMMENCED WITHIN 120 DAYS. CESSATION OF WORK FOR 120 DAYS SHALL ALSO CAUSE PERMIT TO BECOME VOID.

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OWNER/AGENT'S SIGNATURE	CONTRACTOR
	[illegible] Const Co
ADDRESS	ADDRESS
	[illegible] Hill
CITY ZIP CODE	CITY ZIP CODE
	Colton
TEL. NO	TEL. NO. LICENSE
	[illegible] 12521

CASH ☐ CHECK ☑ M.O. ☐ N.C. ☐

RECEIVED BY [illegible] TREES REQUIRED

SEWAGE SYSTEM ✓ T LL P

INFORMATION

FORM 284-208 (Rev. 9-73)

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Ftgs & Frms		
2A	Slab Grade		
3	Steel		
4	Grout Blocks		
5	Bond Beams		
6	Roof Deck		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P.L. ☐		
10A	Fireplace T.O. ☐		
11	Exterior Lath		
12	Internal Lath		
12A	Drywall		
13	Finish Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit	11/25/24	Howard
28	Service Entrance	11/25/24	Howard
29	Wiring	11/25/24	Howard
29A	Grounding Wire	11/25/24	Howard
29B	Bonding	11/25/24	Howard
30	Fixtures		
31	Service	11/25/24	Howard
32	Final	11/25/24	Howard

NO	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ventilation System		
34	Plenums & Ducts		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Combustion Air		
38	Compressor		
39	Appl. Clearance		
40	Fire Damper		
41	Smoke Detention Device		
42	Commercial Hood		
43	Final		

ADDITIONAL INFORMATION

SEWAGE SYSTEM SIZE & LOCATION

Tank Pit L. Line

REAR OF PROPERTY LINE

P/L P/L

STREET NAME:

NOTICE: THIS IS NOT A BUILDING PERMIT

DISTRICT #2

Permit No 251748

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

OWNER

Owner Flamingo Dairy	Architect	Contractor R. T. L -- Const. Co.
Address 14970 Chandler	Address	Address 7200 Hellman
City Corona	City	City Corona
Phone	Phone	Phone 737-7530

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 11-8-74 SIGNATURE OF OWNER AND/OR AGENT Dickman Vanderburg

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit.

LAND USE DIVISION BUILDING AND SAFETY

JOB ADDRESS 14-970 CHANDLER SPACE NO.

LEGAL DESCRIPTION OF PROPERTY POR LOT A FULLER RANCHO

COMMUNITY MIRA LOMA

NO. OF SUBMITTED PLANS —

CASE NO. —

USE OF PERMIT ELECTRIC FOR SUMP PUMP 100 AMP

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☐
COMMERCIAL	☐	INDUSTRIAL	☐
		ALTERATIONS	☐

NO. OF PARKING SPACES REQUIRED 1 NO. OF BUILDINGS NOW EXISTING 1

ZONE A-2-5 SETBACKS: FRONT N SIDE REAR

GRADING PERMIT REQUIRED? YES ☐ NO ☐ LOT SIZE

SETBACK ORDINANCE # No OF FEET REQUIRED ON STREET

DATE 11-8-74 SIGNATURE OF LAND USE OFFICIAL 9-24

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☐ NO. OF FEET

CURB AND GUTTER REQUIRED: YES ☐ NO ☐ STREET

CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐

HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐

DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

SWIMMING POOLS PUBLIC

SEWAGE DISPOSAL

FOOD ESTABLISHMENT

OTHER DEPARTMENTS

WATER POLLUTION REMARKS

FLOOD CONTROL

AIR POLLUTION

DIV OF HWY

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD

284 199A 9/71

CANARY — FILE, PINK — APPLICANT

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

HEADQUARTERS

CONSTRUCTION ESTIMATE

	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
Elect Service	Sq. Ft. @ Cost	150.-

ESTIMATED VALUATION $ 150.-

MECHANICAL FEES

NO.		
	HEAT APPLIANCE	
	INLETS — OUTLETS	
	M. SQ. FT. — UNIT HEATER	
	M. SQ. FT. — PERF. CEILING MAT.	
	APPLIANCE VENT	
	GAS PIPE	
	REPAIR OR ALTER.	
	VENT SYSTEM ☐ HOOD ☐ EVAP. COOL ☐	
	COMPRESSOR	
	COMPRESSOR	
	COMPRESSOR	
	PERMIT FEE	

ELECTRICAL FEES

NO.			
	POLES		
	SIGNS		
	TRANS. AND/OR T. CLS.		
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	MOTOR	H.P.	
	FIXTURES		
	OUTLETS		
	SUB-PANEL		
	RANGE AND/OR OVEN		
	WATER HEATER		
	SPACE HEATER		
	CONSTRUCTION POLE		
1	SERVICE ENTRANCE	1	00
	RESID. ¢ SQ. FT.		
	GARAGE ¢ SQ. FT.		
1	PERMIT FEE	1	00

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	RES.	COM.	PLN CHK FEE	CONSTR. FEE	HEAT & VENT	ELECT. FEE	PLUMB. FEE	TOTAL FEES	PLAN CHECKER
157515						2.00	—	2.00	

F M A M J J A S O N D

BUILDING INFORMATION

WOOD			CONCRETE		FIREPLACE	
CONCRETE			PIERS		MEMBRANE	

BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER

PLASTER	DRY WALL	ROOF COVERING	SQ. MTS.

ZONE	ZONING CHECKED BY	PERMIT USE NO.
A-2-5	JB	819

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	—	—	—	

PLAN CHECK FEE	$ —
MECHANICAL FEE	$ —
CONSTRUCTION FEE	$ —
ELECTRICAL FEE	$ 2 00
PLUMBING FEE	$ —
TOTAL FEE	$ 2 00

CASH ☐ CHECK ☐ M.O. ☐ N.C. ☐

RECEIVED BY A Lange

PLAN FILE #

WATER VOLUME SEPTIC TANK	LEACH LINE	SEEPAGE PIT
GAL.	SQ. FT.	GAL.

LETTER ☐ FILE ☐

JOB ADDRESS 14970 CHANDLER

OWNER FLAMINGO DAIRY

USE OF BUILDING NEW SERVICE TO DAIRY BLDG.

DATE 4-22-69

COMMUNITY	DISTRICT	F.C.	UNITS	VALUATION	OFFICE
CORONA	N	35	1	150.-	2

LEGAL DESCRIPTION
POR LOT A BLK 3
RCHO JURUPA RANCHO

PERMIT NUMBER 157515

SUPPLEMENT TO PERMIT

FINALED DATE	INSPECTOR	GROUP	TYPE	BOND #	BOND	CASH

CONTRACTOR

RELEASE BOND DATE

LICENSE-TYPE ☐ #

In accordance with Sec. 302-D of the Uniform Building Code, this permit shall expire if work is not commenced within 60 days. If work is suspended or abandoned for a period of 120 days, this permit shall automatically become null and void.

This permit is issued, and shall continue in effect, pursuant to the terms and conditions of Sec. 3800 of the Business and Professions Code and as a condition of the issuance hereof the following certificate is executed.

OWNER-BUILDER

I hereby certify that in performance of the work for which this permit is issued I shall not employ any person in any manner whatsoever as to become subject to the Workmen's Compensation Laws of the State of California.

Owner _____

Address _____

Telephone _____

CONTRACTOR

I hereby certify that in performance of the work for which this permit is issued I have complied with Title 8, Article 3, Sec. 3800 of the Labor Code, and a certificate or certified copy is on file with the Riverside County Building Department.

Contractor [illegible]

Address [illegible]

Tel 737-1450 Lic. # _____

DEPARTMENT OF BUILDING & SAFETY
COUNTY OF RIVERSIDE

FIELD ✓

CONSTRUCTION ESTIMATE

	Sq. Ft. @	
	Sq. Ft. @	
	Sq. Ft. @	
Gar.	Sq. Ft. @	
Car P.	Sq. Ft. @	
Pati	Sq. Ft. @	
Elect Service	Sq. Ft. @ Cost	150 -

ESTIMATED VALUATION $ 150 -

MECHANICAL FEES

GAS APPLIANCE	
OUTLETS — OUTLETS	
SQ. FT. — UNIT HEATER	
SQ. FT. — PERF. CEILING MAT.	
APPLIANCE VENT	
GAS PIPE	
REPAIR OR ALTER	
VENT SYSTEM ☐ HOOD ☐ EVAP. COOL ☐	
COMPRESSOR	
COMPRESSOR	
COMPRESSOR	
PERMIT FEE	

ELECTRICAL FEES

NO.		
	POLES	
	SIGNS	
	TRANS. AND/OR T. CLK.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	MOTOR H.P.	
	FIXTURES	
	OUTLETS	
	SUB-PANEL	
	RANGE AND/OR OVEN	
	WATER HEATER	
	SPACE HEATER	
	CONSTRUCTION POLE	
1	SERVICE ENTRANCE	1 00
	RESID. 1¢ SQ. FT.	
	GARAGE ½¢ SQ. FT.	
1	PERMIT FEE	1 00

PLUMBING FEES

NO.		
	DRAINAGE PIPING	
	DRINKING FOUNTAIN	
	URINAL	
	WATER PIPING	
	FLOOR DRAIN	
	WATER SOFTENER	
	WASHER (AUTO) (DISH)	
	GARBAGE DISPOSAL	
	LAUNDRY TRAY	
	KITCHEN SINK	
	WATER CLOSET	
	LAVATORY	
	SHOWER	
	BATH TUB	
	WATER HEATER	
	SEWAGE DISPOSAL	
	HOUSE SEWER	
	GAS PIPING	
	PERMIT FEE	

PERMIT NUMBER	REM.	DSL.	PLN CHK FEE	CONSTR. FEE	HEAT & VENT	ELECT. FEE	PLUMB. FEE	TOTAL FEES	PLAN CHECKER
157515			—			2.00	—	2.00	

TYP	FS	M	A	M	A	E	J	A	S	O	H	O

BUILDING INFORMATION

WOOD		CONCRETE		FIREPLACE		
CONCRETE		PIERS		MEMBRANE		
BLOCK	FRAME	STUCCO	BRICK	CONC.	METAL	OTHER
PLASTER	DRY WALL	ROOF COVERING				SQ. FMS.

ZONE	ZONING CHECKED BY	PERMIT USE NO.
A-2-5	JB.	814

SET BACK	FRONT	SIDE	REAR	LOT SIZE
	—	—	—	

PLAN CHECK FEE	$ —
MECHANICAL FEE	$ —
CONSTRUCTION FEE	$ —
ELECTRICAL FEE	$ 2 00
PLUMBING FEE	$ —
TOTAL FEE	$ 2 00

CASH	CHECK	M.O.	N.C.
RECEIVED Lange			

PLAN FILE # ✓

WATER	VOLUME SEPTIC TANK	LEACH LINE	SEEPAGE PIT
	GAL.	SQ. FT.	GAL.

LETTER ☐ FILE ☐ 8-17-70

JOB ADDRESS: 14970 CHANDLER

OWNER: FLAMINGO DAIRY

USE OF BUILDING: NEW SERVICE TO DAIRY BLDG

DATE: 8-22-69

COMMUNITY	DISTRICT	F.C.	UNITS	VALUATION	OFFICE
CORONA	N	35	1	150 -	2

LEGAL DESCRIPTION: POR LOT A BLK 3 RL JURUPA RANCHO

PERMIT NUMBER: 157515

SUPPLEMENT TO PERMIT:

APPROVED	INSPECTOR	GROUP	TYPE	BOND	BOND	CASH
8-20-70	Hughes			$		

CONTRACTOR:

LICENSE-TYPE ☐

RELEASE BOND DATE:

In accordance with Sec. 302-D of the Uniform Building Code, this permit shall expire if work is not commenced within 60 days. If work is suspended or abandoned for a period of 120 days, this permit shall automatically become null and void.

This permit is issued, and shall continue in effect, pursuant to the terms and conditions of Sec. 3800 of the Business and Professions Code and as a condition of the issuance hereof the following certificate is executed.

OWNER-BUILDER

I hereby certify that in performance of the work for which this permit is issued I shall not employ any person in any manner whatsoever as to become subject to the Workmen's Compensation Laws of the State of California.

Owner: _____

Address: _____

Telephone: _____

CONTRACTOR

I hereby certify that in performance of the work for which this permit is issued I have complied with Title 8, Article 3, Sec. 3800 of the Labor Code, and a certificate or certified copy is on file with the Riverside County Building Department.

Contractor: Underwood

Address: 421 W 6th St Corona

Tel: 737-1463 Lic. #: _____

NO.	OPERATION	DATE	INSPECTOR
	BUILDING APPROVALS		
1	Set Back		
2	Piles & Piers		
3	Steel		
4	Grade Blocks		
5	Sand Drains		
6	Rock Drain		
7	Framing		
8	Vents		
9	Garage Fire Wall		
10	Fireplace P/L ☐ T/O ☐		
11	Exterior Lath		
12	Internal Lath		
13	Exterior Grade		
14	Final		
	PLUMBING APPROVALS		
15	Ground Plumb		
16	Water Piping		
17	Rough Plumb		
18	Vents		
19	Sewage Disposal		
20	Sewer		
21	Water Heater		
22	Water Softener		
23	Water Service		
24	Gas Test		
25	Final		
	ELECTRICAL APPROVALS		
26	Power Pole		
27	Conduit		
28	Service Entrance		
29	Wiring		
30	Fixtures		
31	Service		
32	Final		

NO.	OPERATION	DATE	INSPECTOR
	MECHANICAL APPROVALS		
33	Ovens		
34	Plenums & Duct		
35	Furnace Compart.		
36	Inlets & Outlets		
37	Comb. & Ret. Air		
38	Compressor		
39	Appl. Clearance		
40	Final		

OPN NO.	PROGRESS CHECKS

Route

Land Use Div. ✓
Road Dept.
Health Dept.
Other Dept.
Building Dept. ✓

NOTICE: THIS IS NOT A BUILDING PERMIT

APPLICATION TO CONSTRUCT
DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE

Dist. Office Corona
Permit No.
Del. Date

OWNER

Owner Flamingo Lanes
Address 14970 Chandler
City Corona
Phone 737-7251

Architect
Address
City
Phone

Contractor Ward Smith
Address 701 W. 6th St
City Corona
Phone 737-1450

I (we) the undersigned, hereby certify and acknowledge that I (we) have read the application and agree that if Curb and Gutter, and Paving, and/or Dedication of right of way is required by the County of Riverside, the Riverside County Department of Building and Safety shall not make a Final Inspection until said requirements have been met. I am also aware that no work is to be done within the County R/W without an encroachment permit.

NOW, therefore, it is agreed that I (we) will not occupy said property and will not cause said property to be occupied until I (we) have complied with all laws of the County of Riverside and the State of California governing said property.

DATE 4-22-69 SIGNATURE OF OWNER Flamingo Lanes

Approval by Signature from the Following Departments Listed Below Must Be Obtained Prior to the Issuing of a Construction Permit. Ward Smith

LAND USE DIVISION BUILDING AND SAFETY

Location of Job 14970 Chandler
Legal Description of Property Por Lot A, Blk 3 Por Jurupa Rancho
NO. OF SUBMITTED PLANS —
ADDITIONAL PLOT PLANS
CASE NO Var 814
Community Corona
TYPE OF CONSTRUCTION Electrical

USE OF STRUCTURE

SINGLE FAMILY	☐	DUPLEX	☐
APARTMENTS	☐	AGRIC.	☐
COMMERCIAL	☒	INDUSTRIAL	☐
ALTERATIONS	☐		

NO. OF PARKING SPACES REQUIRED Note drawings NO. OF BUILDINGS NOW EXISTING Several
ZONE A-2-5 SETBACKS: — FRONT — SIDE — REAR —
IF 1 - 10 GRADE OR MORE, TOPOGRAPHIC PLOT PLAN REQUIRED. YES ☐ NO ☒ RECEIVED yes ☐ no ☒
SETBACK ORDINANCE # — OF — FEET REQUIRED ON — STREET
DATE 4-22-69 SIGNATURE OF LAND USE OFFICIAL J Ramsey

ROAD DEPARTMENT

DEDICATION REQUIRED: YES ☐ NO ☒ NO. OF FEET
CURB AND GUTTER REQUIRED: YES ☐ NO ☒ STREET
THE ABOVE CONSTRUCTION? YES ☐ NO ☐
CAN CURB AND GUTTER FEASIBLY BE INSTALLED? YES ☐ NO ☐
HAS AN ACCEPTABLE APPLICATION BEEN MADE FOR ENCROACHMENT PERMIT FOR DRIVEWAY AND STREET IMPROVEMENT? YES ☐ NO ☐
DATE SIGNATURE OF ROAD DEPT. OFFICIAL

HEALTH DEPT.

RESIDENTIAL SEWAGE DISPOSAL
COMMERCIAL SEWAGE
FOOD ESTABLISHMENT SWIMMING POOLS PUBLIC

OTHER DEPARTMENTS

BLDG. DEPT. GRADING PERMIT REQUIRED PLAN CHECK
FLOOD CONTROL WATER POLLUTION
AIR POLLUTION DIV OF HWY.

REMARKS:

YOUR PROPERTY MAY BE SUBJECT TO FLOOD. RIVERSIDE COUNTY ASSUMES NO RESPONSIBILITY IN EVENT OF FLOOD.

PLATE # 284-199, 9/67

WHITE — ROAD DEPT., CANARY — FILE, PINK — APPLICANT

Building Permit Information | Conditions Of Approval | Inspection History | Plan Check Status

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

BUILDING PERMIT INFORMATION FOR BEL990632 Online Services

Results for BEL990632 as of 8/29/2013 3:48:28 PM

Basic Case Information

PERMIT NUMBER:	BEL990632
PERMIT STATUS:	FINAL
APPLIED DATE:	06/29/1999
ISSUED DATE:	06/29/1999
CLOSED DATE:	06/30/1999
EXPIRATION DATE:	12/27/1999
DESCRIPTION:	REPLACE ELSECTRICAL SERVICE FOR WELL PUMP
TYPE DESCRIPTION:	ELECTRICAL WORK ONLY
SITUS CITY:	COR
SITUS:	CHANDLER ST 014970
GENERAL LOCATION:	TG 712 H3
APN:	130020001 **Click to view in RCLIS**
APPLICANT:	FLAMINGO DAIRY
ADDRESS 1:	P O BOX 1295
ADDRESS 2:	CORONA CA
ADDRESS 3:	
ZIP:	91718

Fee Information

TOTAL FEES	$102.01
TOTAL PAYMENTS:	$102.01
BALANCE DUE:	$0.00

Valuation Information

Search Another Building Permit

Enter Permit Number:

Submit Clear Form

Go Back To Previous Page

APPENDIX G

HISTORICAL RESEARCH DOCUMENTATION

Tentative Tract 29997
Chandler Road and Hellman Avenue
Corona, CA 92880

Inquiry Number: 3673829.5
July 27, 2013

The EDR Aerial Photo Decade Package

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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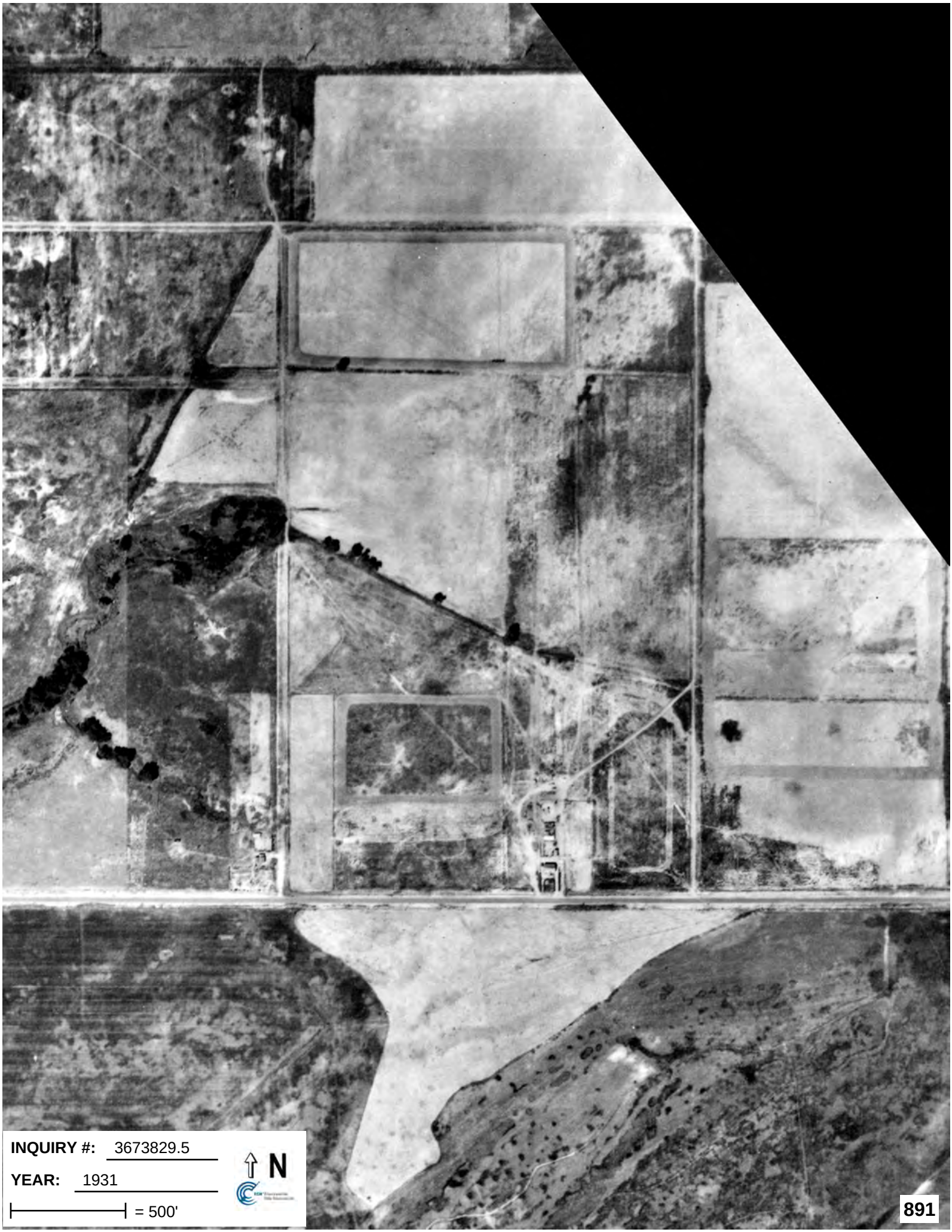
Date EDR Searched Historical Sources:

Aerial Photography July 27, 2013

Target Property:

Chandler Road and Hellman Avenue
Corona, CA 92880

Year	***Scale***	***Details***	***Source***
1931	Aerial Photograph. Scale: 1"=500'	Flight Year: 1931	Fairchild
1938	Aerial Photograph. Scale: 1"=500'	Flight Year: 1938	Laval
1948	Aerial Photograph. Scale: 1"=500'	Flight Year: 1948	USGS
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	Pacific Air
1960	Aerial Photograph. Scale: 1"=500'	Flight Year: 1960	Fairchild
1968	Aerial Photograph. Scale: 1"=500'	Flight Year: 1968	Teledyne
1977	Aerial Photograph. Scale: 1"=500'	Flight Year: 1977	Teledyne
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1994	EDR
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	EDR
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	EDR
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	EDR



INQUIRY #: 3673829.5

YEAR: 1931

= 500'

N


INQUIRY #: 3673829.5
YEAR: 1938
= 500'
N
892



INQUIRY #: 3673829.5

YEAR: 1948

= 500'

N



INQUIRY #: 3673829.5

YEAR: 1953

= 500'

N


INQUIRY #: 3673829.5
YEAR: 2009
= 500'
N
895


INQUIRY #: 3673829.5
YEAR: 2010
= 500'
N
896


INQUIRY #: 3673829.5
YEAR: 2012
= 500'
N
897


INQUIRY #: 3673829.5
YEAR: 1960
= 500'
N
898

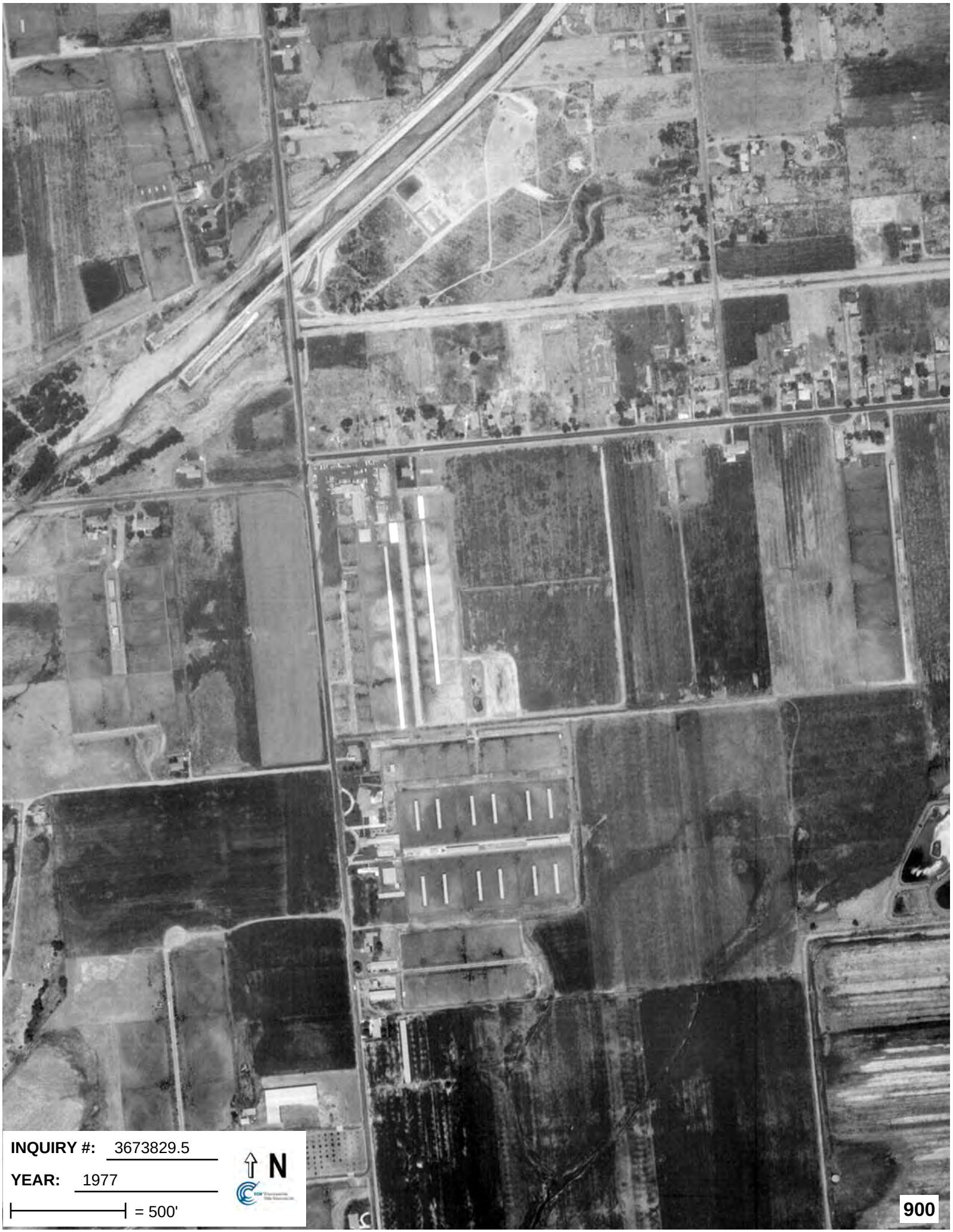


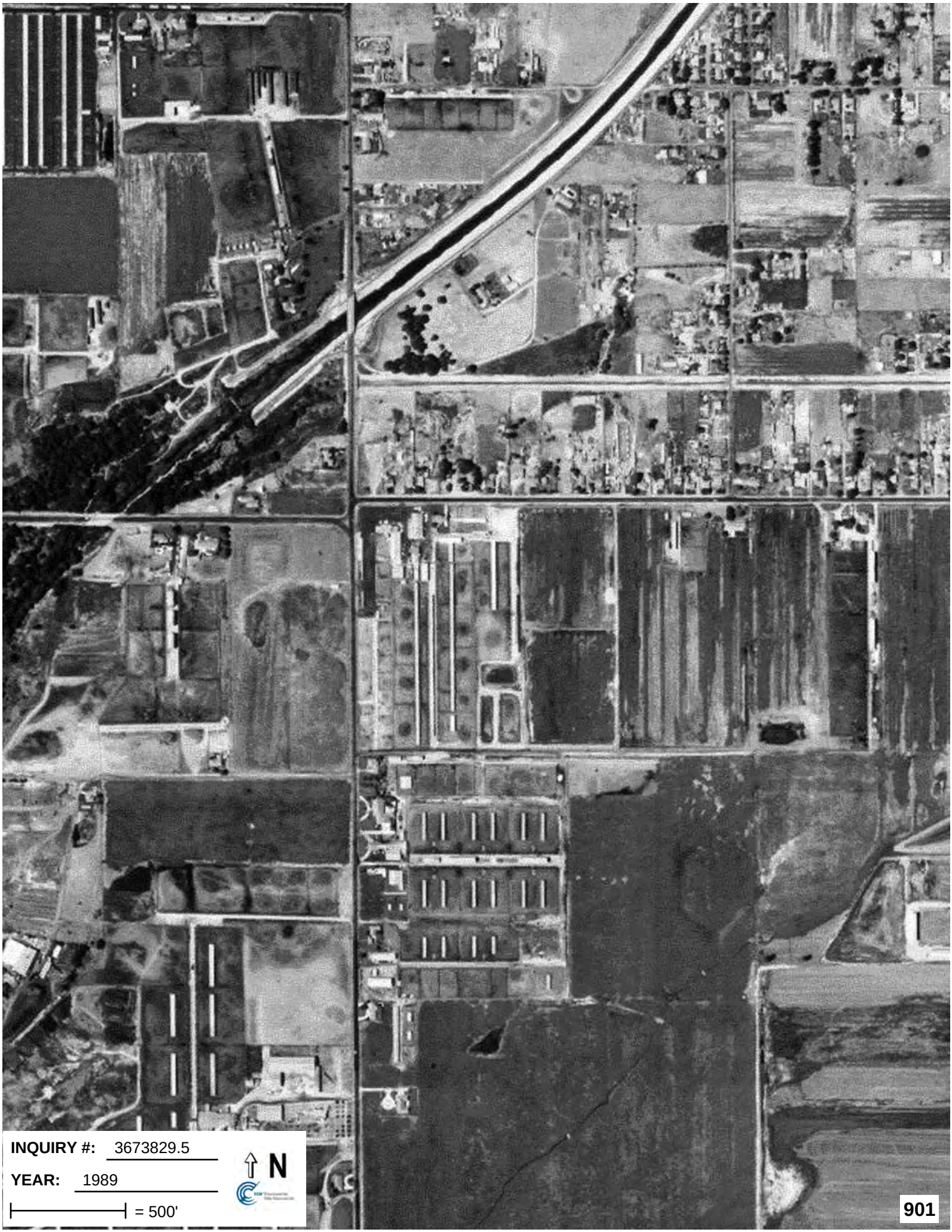
INQUIRY #: 3673829.5

YEAR: 1968

= 500'

N


INQUIRY #: 3673829.5
YEAR: 1977
= 500'
N
900



INQUIRY #: 3673829.5

YEAR: 1989

= 500'

N


INQUIRY #: 3673829.5
YEAR: 1994
= 500'
N
902


INQUIRY #: 3673829.5
YEAR: 2005
= 500'
N
903


INQUIRY #: 3673829.5
YEAR: 2006
= 500'
N
904

Tentative Tract 29997
Chandler Road and Hellman Avenue
Corona, CA 92880

Inquiry Number: 3673829.4
July 23, 2013

EDR Historical Topographic Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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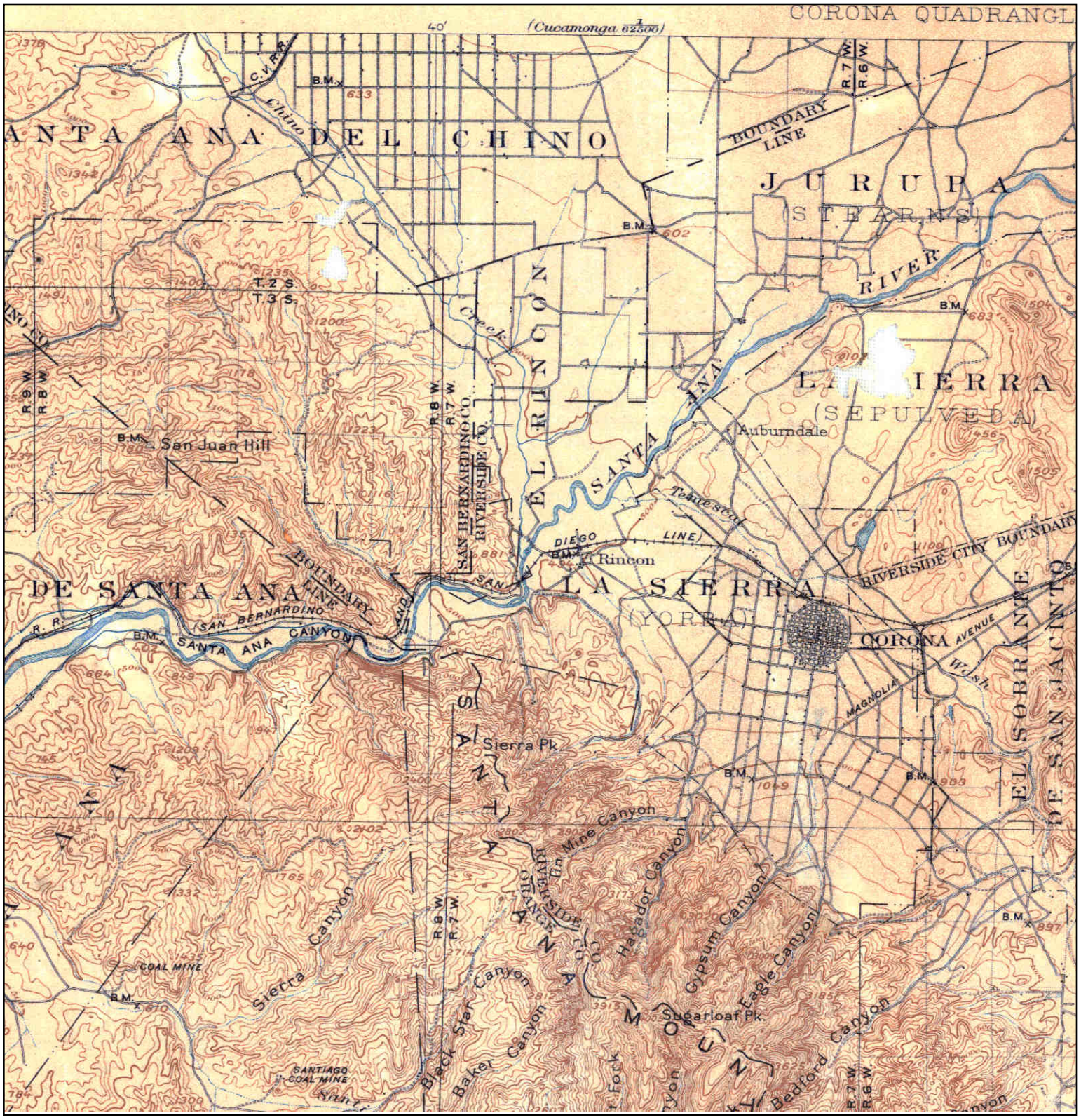
Historical Topographic Map



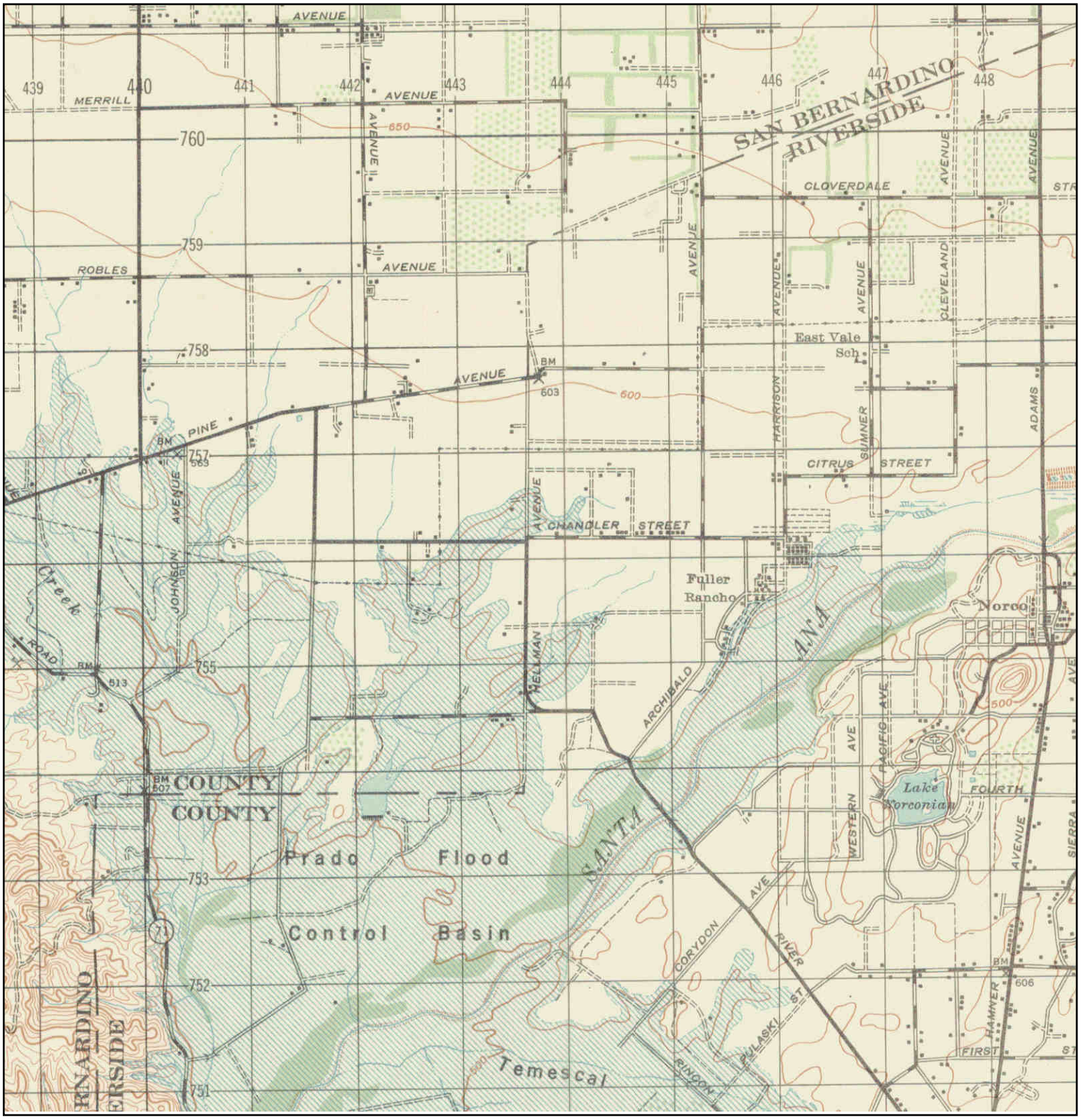
N	TARGET QUAD NAME: SOUTHERN CA SHEET 1 MAP YEAR: 1901 SERIES: 60 SCALE: 1:250000	SITE NAME: Tentative Tract 29997 ADDRESS: Chandler Road and Hellman Avenue Corona, CA 92880 LAT/LONG: 33.9444 / -117.6088	CLIENT: Leighton and Associates, Inc. CONTACT: Zach Freeman INQUIRY#: 3673829.4 RESEARCH DATE: 07/23/2013

Historical Topographic Map



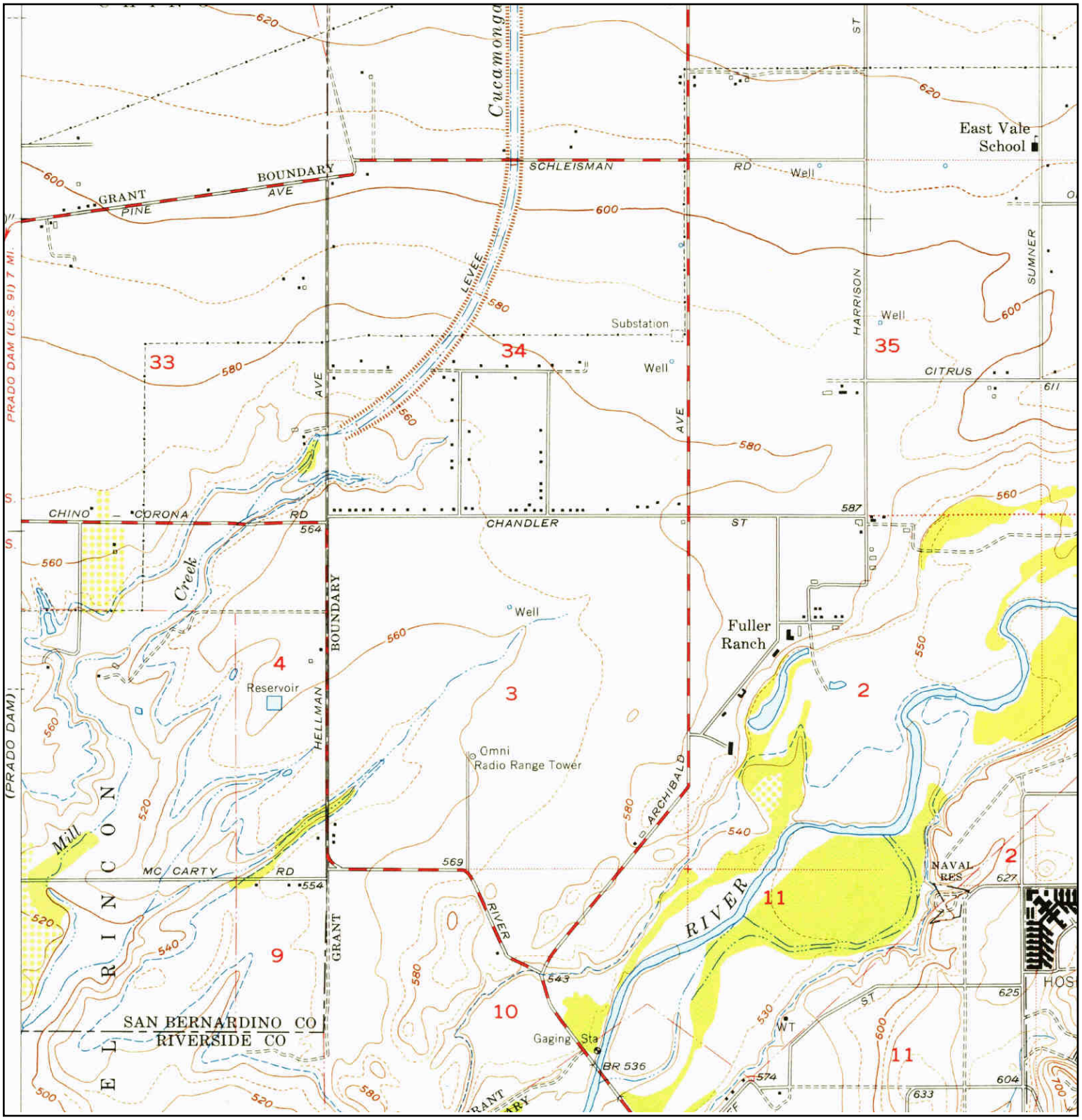
N	TARGET QUAD NAME: CORONA MAP YEAR: 1902 SERIES: 30 SCALE: 1:125000	SITE NAME: Tentative Tract 29997 ADDRESS: Chandler Road and Hellman Avenue Corona, CA 92880 LAT/LONG: 33.9444 / -117.6088	CLIENT: Leighton and Associates, Inc. CONTACT: Zach Freeman INQUIRY#: 3673829.4 RESEARCH DATE: 07/23/2013

Historical Topographic Map



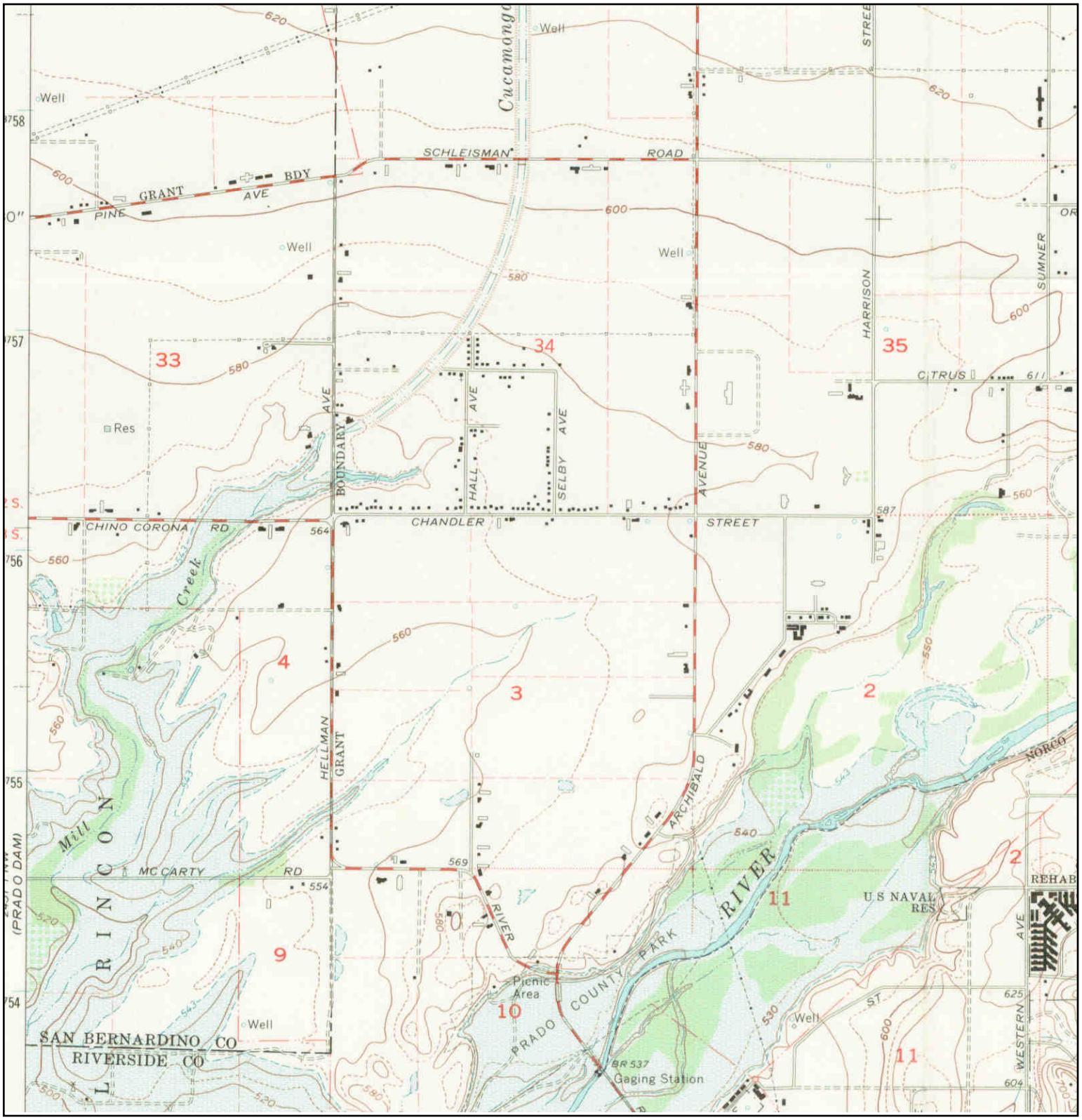
N	TARGET QUAD NAME: CORONA MAP YEAR: 1947 SERIES: 15 SCALE: 1:50000	SITE NAME: Tentative Tract 29997 ADDRESS: Chandler Road and Hellman Avenue Corona, CA 92880 LAT/LONG: 33.9444 / -117.6088	CLIENT: Leighton and Associates, Inc. CONTACT: Zach Freeman INQUIRY#: 3673829.4 RESEARCH DATE: 07/23/2013

Historical Topographic Map



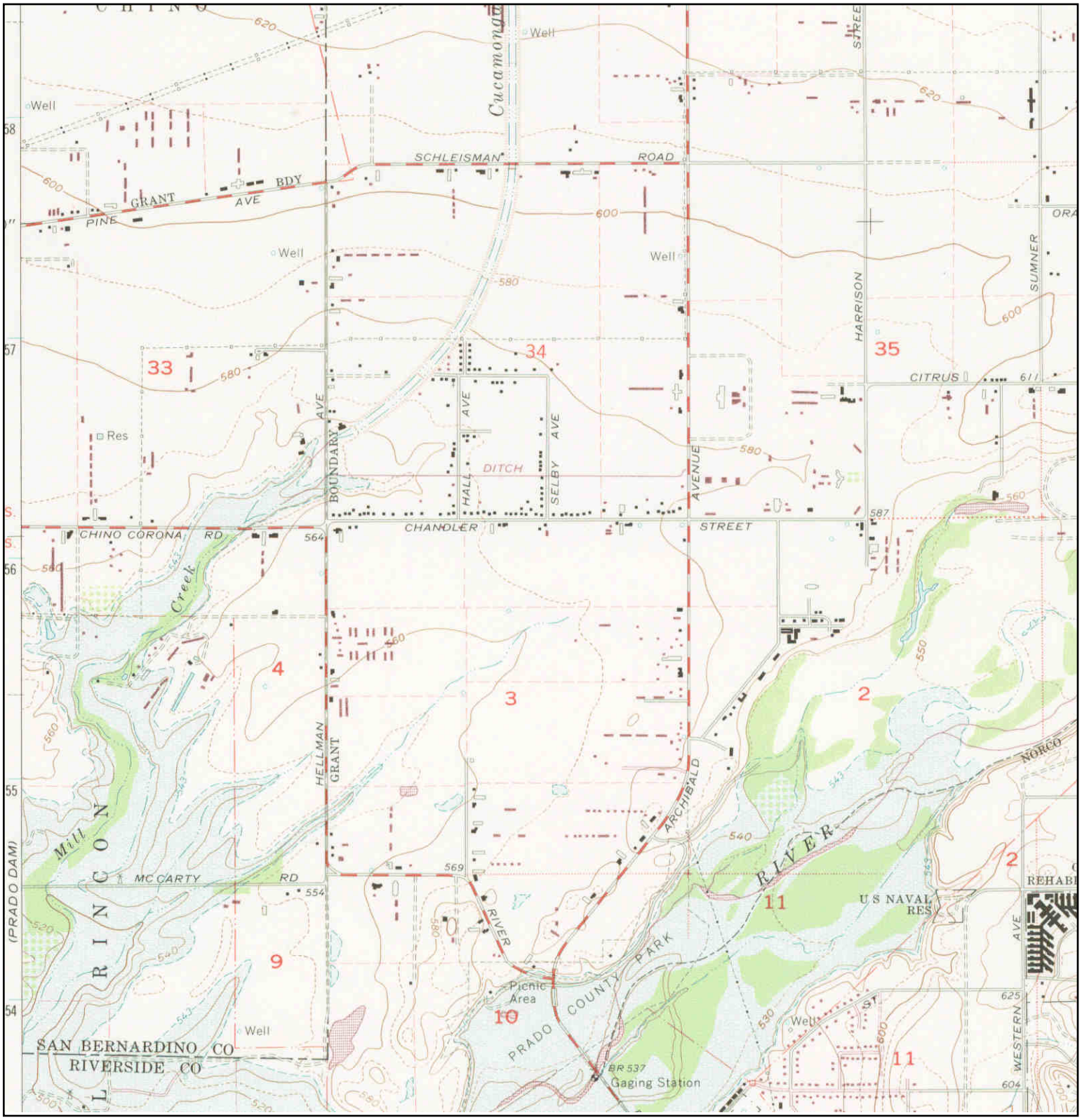
N	TARGET QUAD NAME: CORONA NORTH MAP YEAR: 1954 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Tentative Tract 29997 ADDRESS: Chandler Road and Hellman Avenue Corona, CA 92880 LAT/LONG: 33.9444 / -117.6088	CLIENT: Leighton and Associates, Inc. CONTACT: Zach Freeman INQUIRY#: 3673829.4 RESEARCH DATE: 07/23/2013

Historical Topographic Map



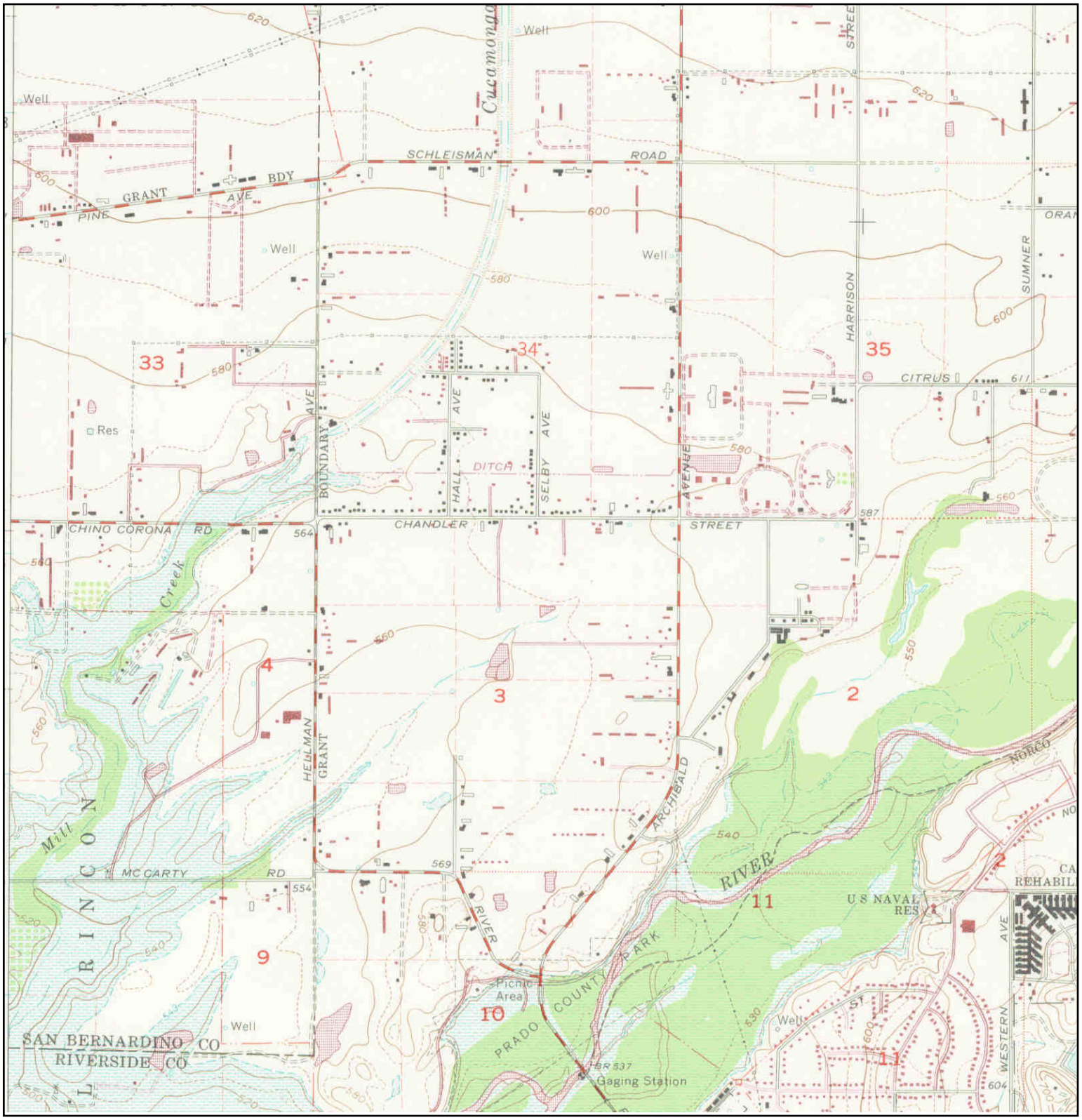
N	TARGET QUAD NAME: CORONA NORTH MAP YEAR: 1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Tentative Tract 29997 ADDRESS: Chandler Road and Hellman Avenue Corona, CA 92880 LAT/LONG: 33.9444 / -117.6088	CLIENT: Leighton and Associates, Inc. CONTACT: Zach Freeman INQUIRY#: 3673829.4 RESEARCH DATE: 07/23/2013

Historical Topographic Map



N	TARGET QUAD NAME: CORONA NORTH MAP YEAR: 1973 PHOTOREVISED FROM :1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Tentative Tract 29997 ADDRESS: Chandler Road and Hellman Avenue Corona, CA 92880 LAT/LONG: 33.9444 / -117.6088	CLIENT: Leighton and Associates, Inc. CONTACT: Zach Freeman INQUIRY#: 3673829.4 RESEARCH DATE: 07/23/2013

Historical Topographic Map



N	TARGET QUAD NAME: CORONA NORTH MAP YEAR: 1981 PHOTOREVISED FROM :1967 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Tentative Tract 29997 ADDRESS: Chandler Road and Hellman Avenue Corona, CA 92880 LAT/LONG: 33.9444 / -117.6088	CLIENT: Leighton and Associates, Inc. CONTACT: Zach Freeman INQUIRY#: 3673829.4 RESEARCH DATE: 07/23/2013

Tentative Tract 29997
Chandler Road and Hellman Avenue
Corona, CA 92880

Inquiry Number: 3673829.3
July 23, 2013

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

7/23/13

Site Name:
Tentative Tract 29997
Chandler Road and Hellman
Corona, CA 92880

Client Name:
Leighton and Associates, Inc.
17781 Cowan
Irvine, CA 92614

EDR Inquiry # 3673829.3

Contact: Zach Freeman

EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: Tentative Tract 29997
Address: Chandler Road and Hellman Avenue
City, State, Zip: Corona, CA 92880
Cross Street:
P.O. # 10384.001
Project: 14970 Chandler Street
Certification # 1E53-472E-A9D8

Sanborn® Library search results
Certification # 1E53-472E-A9D8

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The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

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Mccune Property
Chino Corona Road
Corona, CA 92880

Inquiry Number: 3683219.1
August 12, 2013

The EDR-City Directory Image Report

Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2011	☑	☑	Haines Criss-Cross Directory
2005	☑	☑	Haines Criss-Cross Directory
2000	☐	☑	Haines Criss-Cross Directory
1995	☑	☑	Haines Criss-Cross Directory
1990	☑	☑	Haines Criss-Cross Directory
1985	☑	☑	Haines Criss-Cross Directory
1980	☑	☑	Haines Criss-Cross Directory
1975	☑	☑	Haines Criss-Cross Directory

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FINDINGS

TARGET PROPERTY STREET

Chino Corona Road
Corona, CA 92880

Year	*CD Image*	*Source*	
Chino Corona Road			
2011	pg A1	Haines Criss-Cross Directory	
2005	pg A2	Haines Criss-Cross Directory	
2000	-	Haines Criss-Cross Directory	Street not listed in Source
1995	pg A3	Haines Criss-Cross Directory	
1990	pg A4	Haines Criss-Cross Directory	
1985	pg A5	Haines Criss-Cross Directory	
1980	pg A6	Haines Criss-Cross Directory	
1975	pg A7	Haines Criss-Cross Directory	

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*
Chandler St		
2011	pg. A8	Haines Criss-Cross Directory
2005	pg. A9	Haines Criss-Cross Directory
2000	pg. A10	Haines Criss-Cross Directory
1995	pg. A11	Haines Criss-Cross Directory
1990	pg. A12	Haines Criss-Cross Directory
1985	pg. A13	Haines Criss-Cross Directory
1980	pg. A14	Haines Criss-Cross Directory
1975	pg. A15	Haines Criss-Cross Directory
Hellman Ave		
2011	pg. A16	Haines Criss-Cross Directory
2005	pg. A17	Haines Criss-Cross Directory
2000	pg. A18	Haines Criss-Cross Directory
1995	pg. A19	Haines Criss-Cross Directory
1990	pg. A20	Haines Criss-Cross Directory
1985	pg. A21	Haines Criss-Cross Directory
1980	pg. A22	Haines Criss-Cross Directory
1975	pg. A23	Haines Criss-Cross Directory

City Directory Images

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

Chino Corona Road 2011



8131 XXXX OO
8340 XXXX OO
8342 XXXX OO
8351 XXXX OO
8384 VAZQUEZ Gabriela 909-606- 9477 *0
8403 DOMINGUEZ Manuel 909-597- 2963 2
● LIBBEY Laura 909-606- 0536
8875 ★ PAC HAY CO 909-606- 8388 8

X HELLMAN AVE

X CHANDLER ST

16756 ★ ALL CALNET 909-393- 6825 8
★ FRIENDS OUTSIDE PRISON REP CIW 909-597- 3605 8
★ FRIENDS OUTSIDE VISTNG CNTR 909-597- 0234 8

★ 4 BUS 10 RES 1 NEW

CHINO LN 92544 HEMET

WEALTH CODE 0.0

704 ● JARAMILLO Alicia 951-925- 9224 1
722 ● SHANABARGER David OO 4
723 ● DURAN Rosa OO 4
RAMOS Jorge D 951-658- 1734
740 ● GRUBB Ronald OO
741 ● ALEXANDER Toni 951-652- 5152

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

Chino Corona Road 2005

8403	●DOMINGUEZ Manuel	909-597-2963	2
8484	XXXX	OO	
8486	● LIBERTY RANCH	909-393-5878	
	WIND John	909-597-1480	
8500	XXXX	OO	
8739	XXXX	OO	
8755	VANDERLAAN Ben	909-597-3110	
	VANDERLAAN Ben	909-597-2960	
	VANDERLANN Ben	909-597-8532	
8800	TERRY Sara	909-393-0218	+4
	● 1 BUS 11 RES 1 NEW		

CHINO LN (95) 92544 HEMET

WEALTH CODE 0

704	●JARAMILLO Alicia	951-652-0592	3
722	●SHANABARGER Paul	OO	1
723	●DURAN Jorge	OO	0
	RAMOS Jorge D	951-658-1734	9
740	●GRUBB Ronald	OO	0
741	●ALEXANDER Tom	OO	9

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

Chino Corona Road 1995

8342	*VANDERPOEL H DAIRY	393-0864	2
8351	*L&S DAIRY	597-5068	3
8384	ALVES H F	597-2454	
8484	BOERSMA Frank	597-1365	
8486	*LIBERTY RANCH	393-5878	1
	WIND John	597-1480	
8755	VANDERLAAN Ben	597-2960	
	VANDERLAAN Ben	597-3110	
	VANDERLANN Ben	597-8532	0
8800	VANDERLAAN Jim	597-3726	
17111	SWAGER Gerben	597-3132	2
17131	XXXX	00	
17239	XXXX	00	
17497	DOMINGUEZ Manuel	597-2963	
	* 3 BUS 16 RES	0 NEW	

CHINOTTO LN (90) 92508 RIVERSIDE

19510	LONDON Joe	780-6879	1
	LONDON Valerie	780-6879	
19540	GOLONDZINIER Lily	789-9267	
	GOLONDZINIER T	789-9267	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

Chino Corona Road 1990

8351	LANDOR I	597-2786	
	RODRIGUES Manuel	597-2726	
8384	ALVES H F	597-2384	
	ALVES H F	597-2454	4
8484	BOERSMA Frank	597-1365	4
	ROCHA Jose R	00	3
8486	WIND John	597-1480	4
8739	TEVELDE James J	00	7
8755	MILLER Dick	00	4
	VANDERLAAN Ben	597-2960	4
	VANDERLAAN Ben	597-3110	4
8800	VANDERLAAN Jim	597-3726	4
16576	XXXX	00	
17111	SWAGER Gerben	597-3132	2
17131	SARGENT Jackie L	00	4
17239	SWAGER Dan	597-5991	1
17375	ARTHUR Robert W	00	7
17497	DOMINGUEZ Manuel	597-2963	
	DOMINQUEZ John V	00	4
	WHITEAKER Rebecca A	00	4

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

Chino Corona Road 1985

8342	ALVES HERKIE	597-6427	4
8351	RODRIGUES MANUEL	597-2726	4
8384	ALVES H F	597-2385	4
	ALVES H F	597-2454	4
8484	BOERSMA FRANK	597-1365	4
8486	WIND JOHN	597-1480	4
8755	VANDERLAAN BEN	597-3110	4
	VANDERLAAN BEN	597-2960	4
8800	VANDER LAAN JIM	597-3726	4
16300	IMPERIAL HAY SALES	597-1746	9
16307	VERA VILLA CAFE	597-4950	4
	VERA VILLA MKT	597-2618	
16313	XXXX	00	
16341	CHINO PIPELINE	597-1876	
16379	CHINO WLDG&ASSEMBLY	597-4716	4
16395	ANJI MFG INC	597-1761	7
	ANJI TIRE SERVICE	986-6882	+5

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

Chino Corona Road 1980

8384	ALVES H F	597-2454	3
8400	VANDERLAAN JIM	597-3726	6
8484	BOERSMA FRANK	597-1365	+0
	BOERSMA W	597-3856	+0
8486	WIND JOHN	597-1480	+0
8739	VANDERWEIDE HENRY	597-1015	6
8755	VANDERLAAN BEN	597-2960	6
16300	IMPERIAL HAY SALES	597-1746	9
16307	STINSONS CAFE	597-5738	+0
	VERA VILLA MKT	597-2618	3
16341	CHINO PIPELINE	597-1876	5
16379	CHINO WELDNG&ASMBLY	597-4718	9
16395	ANJI MFG INC	597-1761	7
16455	DAIRY VLY PUMP CO	597-3113	3
	VANDENBERG MFG CO	597-3412	3

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

Chino Corona Road 1975

8351	RODRIGUES MANUEL	597-2726	3
8384	ALVES H F	597-2454	3
8484	BOERSMA FRANK	597-1365	3
8486	WIND JOHN	597-1480	3
8739	VANDERLAAN BEN	597-2960	3
8755	VANDERLAAN JIM	597-3726	3
16307	*VERA VILLA MKT	597-2618	4
	*VERAVILLA CAFE	597-3315	+5
16341	*CHINO PIPELINE	597-1876	+5
	*MATTS SURGE SLS&SV	597-2316	4
16379	*SOUZA TRCTR&IMPLMTS	597-3115	4
	*SOUZAS TRANSPORT SV	597-3115	+5
16455	*DAIRY VALLEY PUMP	597-3113	3
	*VANDENBERG MFG CO	597-3412	3
16541	GROOMAN JOHN	597-1452	3
16756	XXXX	OO	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Chandler St 2011



Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Chandler St 2005

14855	XXXX	OO	
14865	XXXX	OO	
14875	XXXX	OO	
14885	XXXX	OO	
14958	BEASLEY David	951-734-8067	2
14970	* FLAMINGO DAIRY	951-737-0532	5
	* IMPERL WESTERN PRODUCTS	951-273-0426	+4
	* IMPERL WESTERN PRODUCTS	951-273-0860	
	* MCCUNE AND ASSOCIATES INC	951-737-7251	
	* MCCUNE BOB&ASSOCTS	909-597-1854	
14971	* VIEIRA & SONS	951-737-3325	8
	* VIEIRA Maria	OO	0
14979	XXXX	OO	
14982	XXXX	OO	
	* 12 BUS	64 RES	7 NEW

CHANDON CIR 92883 CORONA

4155	* FORGAC JOZEF	951-340-1920 ⊕	3
4180	DILORIA Ricardo	951-372-8242	+4
4190	SHEN Derrick	951-735-6370	+4
	* 1 BUS	2 RES	2 NEW

CHANEY RD (00) 92584 MENIFEE

33637	SMITH Ronald	951-672-3702	0
	* 0 BUS	1 RES	0 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Chandler St 2000

14835	●PEREZ Pablo	OO	+0
14855	●PAZ Joe	OO	9
14865	XXXX	OO	
14875	XXXX	OO	
14885	XXXX	OO	
14970	**★ FLAMINGO DAIRY**	**909-737-0532**	**5**
	★ IMPERL WESTERN PRODUCTS	**909-273-0860**	**4**
	★ MCCUNE AND ASSOCIATES INC	**909-737-7251**	
	●MCCUNE Robert	OO	+0
	★ WESTRN DAIRYMAN THE	**909-735-2730**	**7**
14971	●VIEIRA Maria	OO	+0
	★ VIEIRA&SONS	**909-737-3325**	**8**
14979	XXXX	OO	
14982	**★ CA LIVESTOCK AUCTION**	**909-371-3815**	**7**

★ 14 BUS 51 RES 21 NEW

CHANEY 92530
LAKE ELSINORE

WEALTH CODE 1.9

205	●OLIN Mabel	909-674-2933	
208	●AYALA Antonio	909-245-0122	7
	●AYALA Delaida	909-245-0122	7
209	XXXX	OO	
210	●GULLATT Steven	OO	9

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Chandler St 1995

14875	SIMOES Jose	735-8346	
14885	XXXX	00	
14923	XXXX	00	
14958	XXXX	00	
14963	XXXX	00	
14970	*DAIRYMAN THE	735-2730	
	*FLAMINGO DAIRY	737-0532	+5
	*IMPERL WESTERN PRDS	273-0860	4
	*MCCUNE BOB&ASSOCTS	597-1854	7
	*MCCUNE&ASSOCIATES	737-7251	
14971	*VIERAS&SONS	737-3325	6
14979	XXXX	00	
14982	*CORONA LIVESTOCK	597-1857	7
	*CORONA LVSTCK AUCTN	737-7836	
	* 22 BUS 46 RES 4 NEW		

CHANDLER WAY 92211
PALM DESERT

WEALTH CODE 6.0

77760	HEATH M Sue	360-1326	3
77787	CHIPMAN Beverly	360-5631	4
77788	XXXX	00	
77801	GROBEL Lois	360-7214	+5
	GROBEL Lynn	360-7214	+5

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Chandler St 1990

14885	DEMELLO Michael	00	4
	DRUMOND Tome F	371-5306	+0
14923	CLAROS Perfecto	00	4
14945	MARTINEZ Frances	00	1
14958	MCCUNE Steven D	00	+0
14963	HAWLEY Howard G	00	7
14970	*CONAGRA	734-1070	8
	*DAIRYMAN THE	735-2730	4
	MCCUNE Bob	00	4
	*MCCUNE BOB&ASSOCS	737-7251	
	*MCCUNE BOB&ASSOCTS	597-1854	7
14971	MARIA Vieira	00	4
	*VIERAS&SONS	737-3325	6
14979	XXXX	00	
14982	*CORONA LIVESTCK AUC	737-7836	
	*CORONA LVSTCK AUCTN	597-1857	7
	* 20 BUS 84 RES	16 NEW	

CHANDLER WAY (83)
92260 PALM DESERT

77760	BURKE James E	00	+0
77775	WILFERT Muriel	00	4
77776	XXXX	00	
77787	HAWKINS H L	345-7484	7

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Chandler St 1985

14885	DEMELLO MARY	735-9599	2
14923	XXXX	00	
14945	XXXX	00	
14958	HALL BILL	737-7958	4
14963	XXXX	00	
14970	COLLINS NANCY INS	371-5522	+5
	COMPUCOW	737-1032	+5
	DAIRYMAN THE	735-2730	4
	MCCUNE BOB&ASSOCS	737-7251	
14971	DIAS NUNO	734-8539	+5
14979	XXXX	00	
14982	CORONA LIVESTCK AUC	737-7836	
*	15 BUS 59 RES	13 NEW	

CHANDLER WAY 92260
PALM DESERT

77760	XXXX	00	
77788	WEAVER ARTHUR	345-5893	4
77800	HUBER OTTO	345-6734	+5
77801	GOLDEN SUN ESTATES	345-2383	+5

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Chandler St 1980

459	DELMAN V	624-1512	7
460	GRAYSON J M	624-8518	6
461	JACKSON A H	621-3778	7
464	BEAUMONT M H	624-0230	7
465	STEWART A G	624-7668	+0
*	0 BUS 26 RES	8 NEW	

CHANDLER AV 91720
CORONA

14970	MCCUNE BOB&ASSOC	597-1854	8
*	1 BUS 0 RES	0 NEW	

CHANDLER AV N 91754
MONTEREY PARK

106	PROKOP KARL W	289-8552	9
110	KUHL HERMAN MRS	284-3165	
110½	YOST ROBT D	282-7112	+0
112	BONILLAS GRACE	576-0544	8
114	XXXX	00	
118	SEVERSON Y S	284-8076	+0
120	XXXX	00	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Chandler St 1975

519 ALLEY JOHN 793-9966 3
528 XXXX OO
* 0 BUS 23 RES 1 NEW

CHAMPLAIN AV 91103 PASADENA

498 TURNEY LEOLA 793-7861
505 MILLER ELRENE 796-3208
515 JONES LILLA 792-2235
* 0 BUS 3 RES 0 NEW

CHANDLER AV 91720 CORONA

14322 LAWRENCE JOS 622-6193 4
14970*DAIRYMAN THE 597-1806 3
*MCCUNE BOB&ASSOC 597-1855 3
14982*CORONA LVSTCK AUCTN 597-1857 3
* 3 BUS 1 RES 0 NEW

CHANDLER AV N 91754 MONTEREY PK

106 SULLIVAN THOS J 282-7214
110 KUHL HERMAN MRS 284-3165
112 XXXX OO
114C LOVASZ JOS STEPHEN 281-0026
118 XXXX OO

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Hellman Ave 2011



8080	PEREZ I	951-737-1860	+0
8288	VASQUEZ Pilar	951-737-1703	7
8290	XXXX	OO	
8500	★ VANLOON RICHARD CO	951-737-0780	
8582	▲ ★ CORONA HAY CO INC	909-620-7122	1
	▲ ★ GARY'S MBL FLEET SERV INC	951-898-9528	5
	▲ HOEKER H	951-817-8578	4
	▲ ★ J & A ENTERPRISES	951-279-6852	
16656	BALDENEGRO Miguel	909-606-6221	+0
17130	★ VIRAMONTES EXPRESS	909-597-7232	4
17132	★ RED STAR FERTILIZER	909-597-4801	
17400	★ RACEWAY TOWING	909-606-0776	6
17450	XXXX	OO	
17650	VANDEREYKE D	909-606-6859	9

★ 9 BUS 14 RES 3 NEW

HELMCREST DR 92509
RIVERSIDE

WEALTH CODE 6.0

X SKYVIEW DR

5947	● HUNTER Jerry	951-681-3663
	● HUNTER Jerry	951-685-9808

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Hellman Ave 2005

8288	XXXX	OO	
8290	●JONGSMA Bill	951-734-4856	
8500	★VANLOON RICHARD CO	951-737-0780	9
8582	★C M G INC PLASTICS	951-279-9243	8
	HOEKER H	951-817-8578	+4
	★J & A ENTERPRISES	951-279-6852	8
	●VANDEREYK Cornelius	OO	1
16412	ROSALES Rafael	909-597-0340	2
16600	HERNANDEZ Samuel	909-393-9217	2
17132	★RED STAR FERTILIZER	909-597-4801	
17400	XXXX	OO	
17450	XXXX	OO	
17650	SCHAKEL Audrey	909-597-4704	2
	SCHAKEL Fred	909-597-4704	2
★	7 BUS 20 RES	3 NEW	

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Hellman Ave 2000



8050 ● JONGSMA Harold 909-737-7053
8080 RODRIGUES Joe R 909-279-1735
8288 XXXX OO
8290 ● JONGSMA Bill 909-734-4856
8500 ★ BOY SCOUT TROOP 251 909-371-0578 6
★ VANLOON RICHARD CO 909-737-0780 9
8582 ★ C M G INC PLASTICS 909-279-9243 8
★ J&A ENTERPRISES 909-279-6852 8
● JONGSMA William OO +0
★ 5 BUS 21 RES 7 NEW

HELMCREST DR 92509
RIVERSIDE

5947 ● HUNTER Jerry OO +0
5961 ● ROHLEDER James OO +0
5975 ● DIDE Rose OO +0
5991 ● RAMOS Angel OO +0
6007 ● SPENCER Clifford 909-685-5239 9
6023 ● BUTTS Gary OO +0

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Hellman Ave 1995

8290	JONGSMA Bill	734-4856	0
8582	*B&A HAY CO	272-9050	+5
	*B&H REPAIR	737-0740	
	*B&H REPAIR SHOP	622-9565	7
	*CORONA CATTLE FDRS	620-5657	8
	*CORONA HAY CO INC	620-7122	7
	*TOMAR ENGINEERING	279-7020	1
16666	XXXX	00	
16676	ALCAIDE Antonio	393-7834	1
16754	TEUNISSEN B Jr	597-2350	7
16760	TEUNISSEN Frank D	597-8837	1
16920	VANDERWEIDE Henry	597-1015	7
17130	MACIAS Antonio	393-8734	0
	MACIAS Maricela	393-9399	2
	*MCDANIEL ENTERPRISE	597-7442	7
17132	*RED STAR FERTILIZER	597-4801	7
17400	*VANDEREYK CASE&SON	597-2775	8
17650	VANDEREYK Case	393-0929	2

* 12 BUS 29 RES 5 NEW

HELMCREST DR 92509 RIVERSIDE

WEALTH CODE 6.0

5961	•FLEMING John H	681-5385	1
5975	•CIOE Americo	681-2632	0

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Hellman Ave 1990

16610	OLGUIN Hector	00	+0
16656	OLDENKAMP Bruce A	00	4
16666	*B J DAIRY	597-5365	7
16676	ALVES Manuel	00	+0
16754	TEUNISSEN B Jr	597-2350	7
16760	TEUNISSEN Bernie	597-4267	7
16920	VANDERWEIDE Henry	597-1015	7
17130	MACIAS Eulalio	00	
	MCDANIEL Derrick C	00	7
	*MCDANIEL ENTERPRISE	597-7442	7
	NOBLE Calvin	00	4
17132	GOMEZ Gumersind	00	4
	MEJIO Luis A	00	+0
	*RED STAR FERTILIZER	597-4801	7
17400	ALVARES Juan	00	7
	AMARO Frankie	00	
	*VANDEREYK CASE&SON	597-2775	8
17450	BELJEAN Martin	597-2206	8
17650	VANDEREYK Robt	597-4636	8
*	16 BUS 47 RES	9 NEW	

HELMCREST DR (84)
92509 RIVERSIDE

5947	HUNTER Jerry L	00	8

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Hellman Ave 1985

8582	B&H FARMS	734-6779	3
	B&H REPAIR	737-0740	4
	B&H REPAIR SHOP	622-9565	9
	CORONA CATTLE FDRS	371-3080	+5
	CORONA CATTLE FEEDR	620-5657	1
	CORONA HAY CO INC	371-2261	4
	VANDERPOL CAROL	734-6981	0
16412	GLAISTER HOWARD	597-5346	0
16656	XXXX	00	
16666	B J DAIRY	597-5365	9
16676	MOUW RANDY	597-2615	1
16754	TEUNISSEN B JR	597-2350	0
16920	VANDERWEIDE HENRY	597-1015	2
17128	XXXX	00	
17130	RATCLIFF LIVESTOCK	597-6092	3
	RED STAR FERTILIZER	597-4801	2
17218	XXXX	00	
17400	BRADER RANDY	597-3316	3
	VANDERERK CASE&SON	597-1143	6
17450	VANDEREYK ROBT	597-4636	8
17650	VANDEREYK C	597-2775	0

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Hellman Ave 1980

8080	MORET HAROLD	597-1410	5
8582	B&H HAY CO	622-4715	9
	B&H REPAIR SHOP	622-9565	9
	WERKHOVEN ED	623-8169	+0
16412	GLAISTER HOWARD	597-5346	+0
16656	DEYOUNG CORNEL B	597-5579	9
16666	B J DAIRY	597-5365	9
16754	TEUNISSEN B JR	597-2350	+0
17130	CAL BRAND FOODS	597-4309	8
	DILLINGHAM SCOTT	597-4309	+0
17400	VANDEREYK CASE&SON	597-1143	6
17450	VANDEREYK ROBT	597-4636	8
17650	VANDEREYK C	597-2775	+0
*	7 BUS 17 RES	6 NEW	

HELLMAN AV 91770
ROSEMEAD

7421	XXXX	00
7422	OVERBECK WALTER	288-1207

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

Hellman Ave 1975

8288 REED CLARENCE 629-7110•5
8290 MACHADO JACK D 597-1275 4
8582•B&H HAY CO 622-4715 2

Tentative Tract 29997
Chandler Road and Hellman Avenue
Corona, CA 92880

Inquiry Number: 3673829.8
July 23, 2013

The EDR Property Tax Map Report

Environmental Data Resources Inc
440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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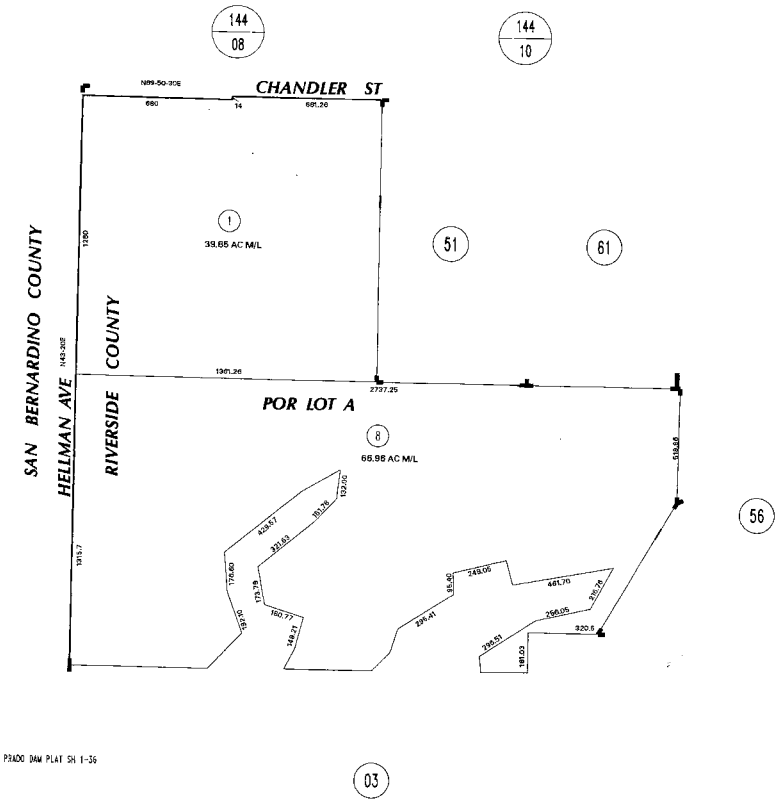
FEB 1 1 2006

POR.SEC 3 T.3S.,R.7W

T.R.A. 059-005

130-02
9-24

1" = 400'
ANGLE = 0°



DATA: PRADO DAM PLAT SH 1-36

DATE	OLD NUMBER	NEW NUMBER
01/75	6	11
04/73	11	12,13
06/73	3	14,51
07/92	9	15,16
DATE	OLD NUMBER	NEW NUMBER
04/05	4,14	17
04/05	17	18,19
07/05	19	20-21,51
07/05	18	22-24,51
07/05	12	25-26,51
07/05	13	27-28,51
07/05	7	29,51
07/05	10	30,51
07/05	25	31,51
07/05	26	32,51
DATE	OLD NUMBER	NEW NUMBER
07/05	27	33,51
07/05	28	34,51
07/05	15	35,51
07/05	29	36-37
07/05	31	38-39
07/05	35	40-41
01/03	37,39,45	42
07/05	38,41	43
01/08	2	44,313-1
01/06	44	PG.51
DATE	OLD NUMBER	NEW NUMBER
01/06	22,23,24	45
01/08	43	PGS.52,58
01/06	20,21	46
01/06	46	PGS.53,56,57
01/06	32-34,36,42	47
01/06	47	PGS.53,54,55
01/06	16,30,42	48
01/06	48	PGS.52-58
01/06	3,PG.51	48
01/06	49	PG.51

ASSESSOR'S MAP BK130 PG.02
Riverside County, Calif.

MB 16/80-81 FULLER RANCHO

Feb 2006

Tentative Tract 29997
Chandler Road and Hellman Avenue
Corona, CA 92880

Inquiry Number: 3673829.11
July 23, 2013

EDR Building Permit Report

Target Property and Adjoining Properties

Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-05 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records – The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.

EDR® Environmental Data Resources Inc

BUILD FAX® PROPERTY HISTORY

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR) on behalf of Leighton and Associates, Inc. on Jul 23, 2013.

TARGET PROPERTY

Chandler Road and Hellman Avenue
Corona, CA 92880

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: **NO PERMITS IDENTIFIED**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

BUILDING DEPARTMENT RECORDS SEARCHED

Name: Brentwood
Years: 1998-2012
Source: City of Brentwood, Building and Code Enforcement, Brentwood, CA
Phone: (925) 516-5405

Name: Corona
Years: 1979-2011
Source: City of Corona, Building Division, Corona, CA
Phone: (951) 736-2400

Name: Fontana
Years: 1990-2012
Source: City of Fontana, Department of Building and Safety, Fontana, CA
Phone: (909) 350-7643

Name: Garden Grove
Years: 1960-2012
Source: City of Garden Grove, Community Development, Garden Grove, CA
Phone: (714) 741-5000

Name: Hemet
Years: 1989-2012
Source: City of Hemet, Building and Safety, Hemet, CA
Phone: (951) 765-2475

Name: Lake Elsinore
Years: 1990-2012
Source: City of Lake Elsinore, Building and Safety Division, Lake Elsinore, CA
Phone: (909) 674-3124 x226

Name: Redding
Years: 1989-2011
Source: City of Redding, Building Division, Redding, CA
Phone: (530) 225-4030

Name: Riverside County
Years: 1962-2012
Source: Riverside County, Building and Safety, Riverside, CA
Phone: (951) 955-6742

Name: San Bernardino
Years: 1996-2010
Source: City of San Bernardino, Building and Safety, San Bernardino, CA
Phone: (909) 384-5071

TARGET PROPERTY FINDINGS

TARGET PROPERTY DETAIL

Chandler Road and Hellman Avenue
Corona, CA 92880

No Permits Found

ADJOINING PROPERTY FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

No Permits Found

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeymen:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other commons reason for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

GLOSSARY

Permit Content Definitions

- Permit Number: The alphanumerical designation assigned to a permit for tracking within the building department system. Sometimes the permit number gives clues to its role, e.g. a "PL" prefix may designate a plumbing permit.
- Description: A field on the permit form that allows the building department to give a brief description of the work being done. More often than not, this is the most important field for EP's to find clues to the prior use(s) of the property.
- Permit Type: Generally a brief designation of the type of job being done. For example BLDG-RES, BLDG-COM, ELEC, MECH etc.

Sample Building Permit Data

Date: Nov 09, 2000
Permit Type: Bldg -
New Permit Number: 101000000405
Status: Valuation: $1,000,000.00
Contractor Company: OWNER-BUILDER
Contractor Name:

Description: New one store retail (SAV-ON) with drive-thru pharmacy. Certificate of Occupancy.

APPENDIX H

LABORATORY ANALYTICAL REPORTS

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: August 19, 2013

Mr. Richard Orr
Leighton Consulting
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

Project: **Lennar Hellman / 10384.001**
Lab I.D.: **130812-54 through -96**

Dear Mr. Orr:

The **analytical results** for the soil samples, received by our lab on August 12, 2013, are attached. The samples were received chilled, intact and with chain of custody record.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Curtis Desilets
Vice President/Program Manger

Andy Wang
Laboratory Manager

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Leighton Consulting
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: Lennar Hellman / 10384.001
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE ANALYZED: 08/13-14/13
DATE REPORTED: 08/19/13

EPA 6010B FOR TTLC-ARSENIC
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ARSENIC RESULT	DF
B-14-0.5	130812-73	2.00	1
B-19-0.5	130812-74	2.09	1
B-19-2.5	130812-75	2.97	1
B-18-0.5	130812-76	0.526	1
B-18-2.5	130812-77	0.884	1
B-17-0.5	130812-78	0.864	1
B-17-2.5	130812-79	1.17	1
B-14-0.5	130812-80	1.34	1
B-14-2.5	130812-81	0.922	1
B-15-0.5	130812-82	0.729	1
B-15-2.5	130812-83	0.808	1
HA1-8-0.5	130812-84	0.946	1
HA1-8-2.5	130812-85	2.54	1
HA2-8-0.5	130812-86	1.23	1
HA2-8-2.5	130812-87	2.44	1
HA3-8-0.5	130812-88	0.935	1
HA3-8-2.5	130812-89	1.66	1
Method Blank	---	ND	1
	MDL	0.248	
	PQL	0.30	

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
J = Trace Concentration between MDL and PQL
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for Arsenic = 5 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 500 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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LABORATORY REPORT

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Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**

MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE ANALYZED: 08/13-14/13
DATE REPORTED: 08/19/13

EPA 6010B FOR TTLC-LEAD
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	TTLC-LEAD RESULT	DF
B-4-0.5	130812-54	9.07	1
B-4-2.5	130812-55	4.30	1
B-3-0.5	130812-56	6.99	1
B-3-2.5	130812-57	6.44	1
B-1-0.5	130812-58	19.3	1
B-2-2.5	130812-59	3.00	1
B-7-0.5	130812-60	9.31	1
B-7-1.5	130812-61	9.94	1
B-8-0.5	130812-62	7.98	1
B-11-0.5	130812-63	1.62	1
B-11-1.5	130812-64	1.51	1
B-12-0.5	130812-65	1.60	1
B-9-0.5	130812-66	10.4	1
B-10-0.5	130812-67	17.8	1
B-5-0.5	130812-68	17.0	1
B-5-2.5	130812-69	14.8	1
B-6-0.5	130812-70	11.9	1
B-6-2.5	130812-71	6.00	1
B-13-0.5	130812-72	12.5	1
B-2-0.5	130812-96	15.4	1
Method Blank	---	ND	1
	MDL	0.084	
	PQL	0.50	

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
J = Trace Concentration between MDL and PQL
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for lead = 5 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 1000 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

(Page 1 of 2)

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 8/13/2013

Unit : mg/Kg(ppm)

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Arsenic(As)	130809-4	50.0	95	PASS	6.44	50.0	51.4	90%	50.6	88%	2%
Chromium(Cr)	130809-4	50.0	102	PASS	32.3	50.0	72.6	81%	72.2	80%	1%
Lead(Pb)	130809-4	50.0	114	PASS	3.51	50.0	50.4	94%	49.8	93%	1%

ANALYSIS DATE. : 8/13/2013

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	130812-2	0.125	95	PASS	0	0.125	0.108	86%	0.112	89%	3%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	PASS	PASS	PASS	PASS
Chromium(Cr)	PASS	PASS	PASS	PASS
Lead(Pb)	PASS	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
Accepted Range	75 ~ 125	75 ~ 125	85 ~ 115	0 ~ 20

ANALYST: _____

FINAL REVIEWER: _____

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 8/14/2013 Unit : mg/Kg(ppm)

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Arsenic(As)	130812-96	50.0	101	PASS	1.67	50.0	50.5	98%	51.4	99%	2%
Chromium(Cr)	130812-96	50.0	101	PASS	31.2	50.0	73.1	84%	73.3	84%	0%
Lead(Pb)	130812-96	50.0	109	PASS	15.4	50.0	61.4	92%	62.3	94%	2%

ANALYSIS DATE. : 8/13/2013

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	130812-2	0.125	95	PASS	0	0.125	0.108	86%	0.112	89%	3%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	PASS	PASS	PASS	PASS
Chromium(Cr)	PASS	PASS	PASS	PASS
Lead(Pb)	PASS	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
Accepted Range	75 ~ 125	75 ~ 125	85 ~ 115	0 ~ 20

ANALYST: _____

FINAL REVIEWER: _____

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL — DATE RECEIVED:08/12/13
SAMPLING DATE:08/12/13 — DATE ANALYZED:08/15/13
REPORT TO:Mr. RICHARD ORR — DATE REPORTED:08/19/13

EPA 6010B FOR TTLC-COPPER
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	TTLC-COPPER RESULT	DF
HA1-8-0.5	130812-84	714 *	10
HA2-8-0.5	130812-86	304 *	10
HA3-8-0.5	130812-88	1300 *	10
Method Blank	---	ND	1
	MDL	0.203	
	PQL	1.00	

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
J = Trace Concentration between MDL and PQL
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for copper = 25 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 2500 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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COMPOSE

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INBOX/Respon
INBOX/WW Sch
Insurance

Can you also run the samples HA1-8-0.5, HA2-8-0.5, and HA3-8-0.5 for 6010 – Copper?

1308 12 84 86 88

Thanks,

Brian Pierce
Senior Staff Geologist
Leighton and Associates
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San Diego, California 92123
Telephone: (858) 300-8495
Cell: (619) 666-5800
Fax: (858) 292-0771
bpierce@leightongroup.com

Please don't print this e-mail unless you really need to.

From: Jessica Lin [mailto:envirocheminc@gmail.com]
Sent: Tuesday, August 13, 2013 12:33 PM

Jessica Lin <envirocheminc@gmail.com>

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 8/15/2013 Unit : mg/Kg(ppm)

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Arsenic(As)	130814-2	50.0	101	PASS	0.417	50.0	43.3	86%	45.4	90%	5%
Copper(Cu)	130814-2	50.0	101	PASS	1.34	50.0	39.2	76%	40.7	79%	4%
Lead(Pb)	130814-2	50.0	109	PASS	0	50.0	37.2	74%	39.0	78%	5%

ANALYSIS DATE. : 8/15/2013

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	130814-110A	0.125	86	PASS	0	0.125	0.110	88%	0.114	91%	4%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	PASS	PASS	PASS	PASS
Copper(Cu)	PASS	PASS	PASS	PASS
Lead(Pb)	FAIL	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
Accepted Range	**75 ~ 125**	**75 ~ 125**	**85 ~ 115**	**0 ~ 20**

ANALYST: _____

FINAL REVIEWER: _____

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/14/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-4-0.5/B-3-0.5(COMPOSITE)**
LAB I.D.: 130812-54/-56(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.002	0.001	0.0003	1
4,4'-DDT	0.001	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

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Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/14/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-4-2.5/B-3-2.5(COMPOSITE)**
LAB I.D.: 130812-55/-57(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.002	0.001	0.0003	1
4,4'-DDT	0.001	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-1-0.5/B-2-0.5(COMPOSITE)**
LAB I.D.: 130812-58/-96(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	10
alpha-BHC	ND	0.001	0.0002	10
beta-BHC	ND	0.001	0.0001	10
gamma-BHC (Lindane)	ND	0.001	0.0001	10
delta-BHC	ND	0.001	0.0002	10
alpha-Chlordane	ND	0.001	0.0002	10
gamma-Chlordane	ND	0.001	0.0001	10
Technical Chlordane	ND	0.005	0.0005	10
4,4'-DDD	ND	0.001	0.0003	10
4,4'-DDE	0.011	0.001	0.0003	10
4,4'-DDT	0.025	0.001	0.0001	10
Dieldrin	ND	0.001	0.0003	10
Endosulfan I	ND	0.001	0.0002	10
Endosulfan II	ND	0.001	0.0001	10
Endosulfan Sulfate	ND	0.001	0.0001	10
Endrin	ND	0.001	0.0004	10
Endrin Aldehyde	ND	0.001	0.0001	10
Endrin Ketone	ND	0.001	0.0001	10
Heptachlor Epoxide	ND	0.001	0.0003	10
Heptachlor	ND	0.001	0.0001	10
Methoxyclor	ND	0.001	0.0001	10
Toxaphene	ND	0.020	0.0100	10

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/14/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-7-0.5/B-8-0.5(COMPOSITE)**
LAB I.D.: 130812-60/-62(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/14/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-7-1.5**
LAB I.D.: 130812-61

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/14/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-11-0.5/B-12-0.5(COMPOSITE)**
LAB I.D.: 130812-63/-65(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	4*
alpha-BHC	ND	0.001	0.0002	4*
beta-BHC	ND	0.001	0.0001	4*
gamma-BHC (Lindane)	ND	0.001	0.0001	4*
delta-BHC	ND	0.001	0.0002	4*
alpha-Chlordane	ND	0.001	0.0002	4*
gamma-Chlordane	ND	0.001	0.0001	4*
Technical Chlordane	ND	0.005	0.0005	4*
4,4'-DDD	ND	0.001	0.0003	4*
4,4'-DDE	ND	0.001	0.0003	4*
4,4'-DDT	ND	0.001	0.0001	4*
Dieldrin	ND	0.001	0.0003	4*
Endosulfan I	ND	0.001	0.0002	4*
Endosulfan II	ND	0.001	0.0001	4*
Endosulfan Sulfate	ND	0.001	0.0001	4*
Endrin	ND	0.001	0.0004	4*
Endrin Aldehyde	ND	0.001	0.0001	4*
Endrin Ketone	ND	0.001	0.0001	4*
Heptachlor Epoxide	ND	0.001	0.0003	4*
Heptachlor	ND	0.001	0.0001	4*
Methoxyclor	ND	0.001	0.0001	4*
Toxaphene	ND	0.020	0.0100	4*

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected
* = Actual detection limit raised due to matrix interference

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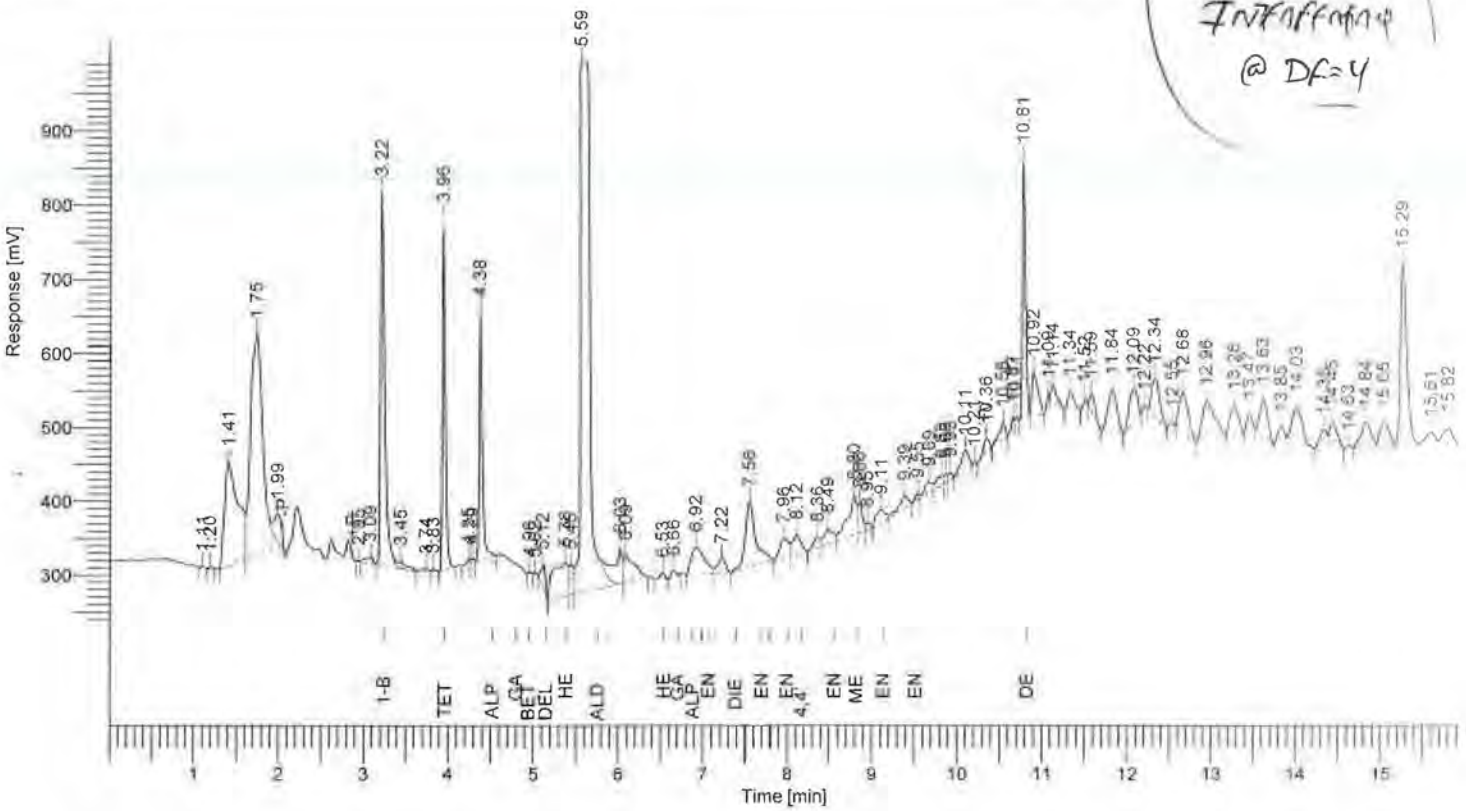
CAL-DHS CERTIFICATE # 1555

Software Version	6.3.2.0646		Date	8/14/2013 10:35:23 AM
Sample Name	130812-63,65	5/2 RE	Data Acquisition Time	8/14/2013 3:58:49 AM
Instrument Name	GC-J		Channel	A
Rack/Vial	0/50		Operator	Manager
Sample Amount	1.000000		Dilution Factor	1.000000
Cycle	52			

Result File : D:\GC DATA\GC-J\J02013\J1308\J130813\A056.rst
Sequence File : D:\GC DATA\GC-J\J02013\J1308\J130813\J130813.seq

MATRIX INTERFERENCE @ DF=4



Results

Component Name	Time [min]	Area [uV*sec]	Height [uV]	Adjusted Amount
1-Bromo-2-Nitrobenze	3.22	1796301	498489	----------
Tetra chloro-meta-xy	3.96	1177473	453239	88.7645
Alpha-BHC	4.38	859074	320835	0.0231
Beta-BHC	4.96	5896	2145	0.0004
Delta-BHC	5.12	117841	32639	0.0035
Heptachlor	5.38	553641	45608	0.0167
Heptachlor Epoxide	6.53	34650	9332	0.0011
Gamma Chlordane	6.66	34148	8113	0.0011
Alpha Chlordane	6.92	406427	36745	0.0127
Endosulfan II	7.96	185621	26568	0.0071
4,4' DDT	8.12	190071	25969	0.0089
Methoxychlor	8.80	407256	52898	0.0329
Endosulfan Sulfate	9.11	139674	17914	0.0062
Endrin Ketone	9.55	30267	8490	0.0010
Decachlorobiphenyl	10.81	891364	336226	50.3112
		6829705	1875210	139.1905

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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/14/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-11-1.5**
LAB I.D.: 130812-64

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	2*
alpha-BHC	ND	0.001	0.0002	2*
beta-BHC	ND	0.001	0.0001	2*
gamma-BHC (Lindane)	ND	0.001	0.0001	2*
delta-BHC	ND	0.001	0.0002	2*
alpha-Chlordane	ND	0.001	0.0002	2*
gamma-Chlordane	ND	0.001	0.0001	2*
Technical Chlordane	ND	0.005	0.0005	2*
4,4'-DDD	ND	0.001	0.0003	2*
4,4'-DDE	ND	0.001	0.0003	2*
4,4'-DDT	ND	0.001	0.0001	2*
Dieldrin	ND	0.001	0.0003	2*
Endosulfan I	ND	0.001	0.0002	2*
Endosulfan II	ND	0.001	0.0001	2*
Endosulfan Sulfate	ND	0.001	0.0001	2*
Endrin	ND	0.001	0.0004	2*
Endrin Aldehyde	ND	0.001	0.0001	2*
Endrin Ketone	ND	0.001	0.0001	2*
Heptachlor Epoxide	ND	0.001	0.0003	2*
Heptachlor	ND	0.001	0.0001	2*
Methoxyclor	ND	0.001	0.0001	2*
Toxaphene	ND	0.020	0.0100	2*

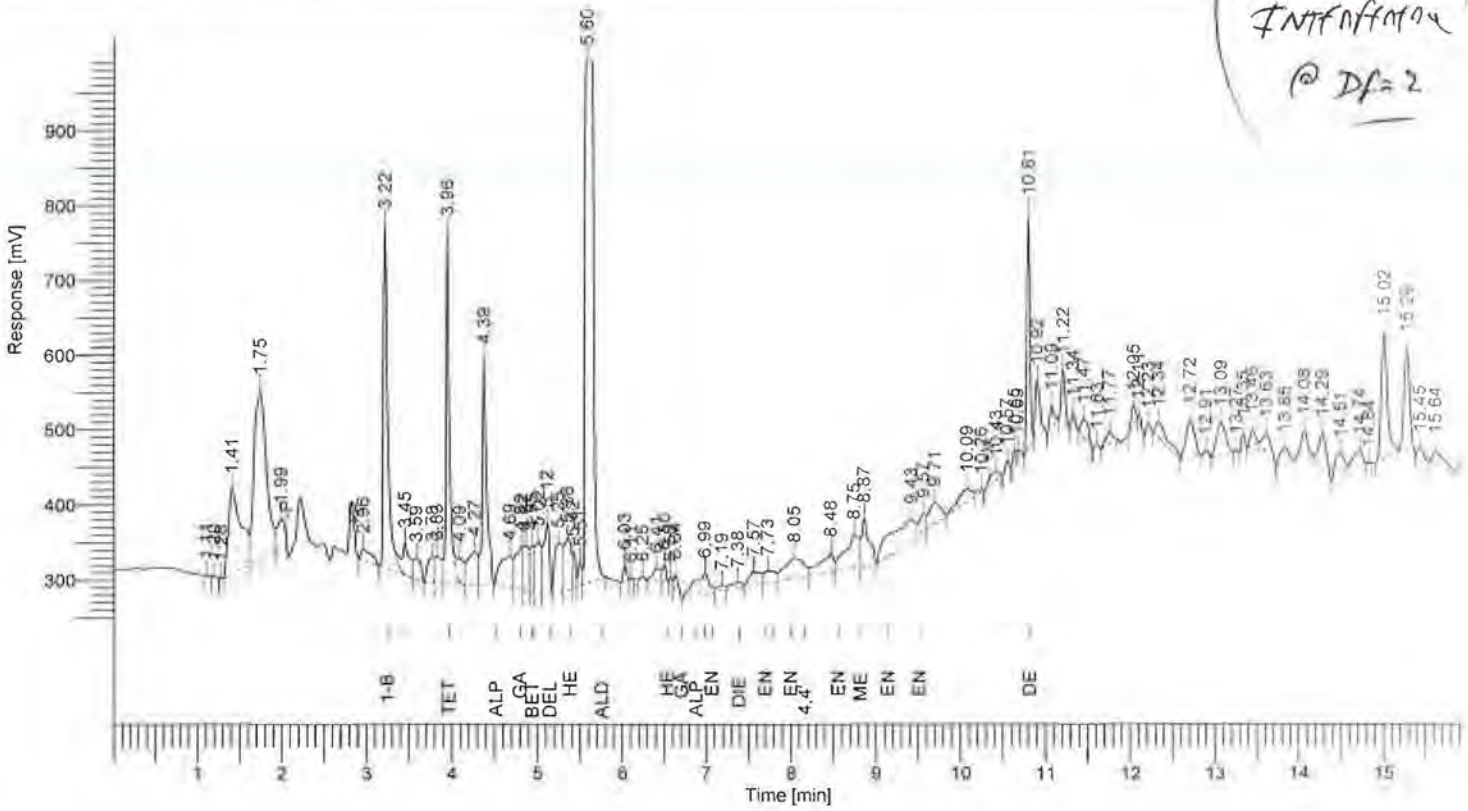
COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected
* = Actual detection limit raised due to matrix interference

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Software Version	6.3.2.0646		Date	8/14/2013 10:35:26 AM
Sample Name	130812-64	10/2 RE	Data Acquisition Time	8/14/2013 4:19:52 AM
Instrument Name	GC-J		Channel	A
Rack/Vial	0/51		Operator	Manager
Sample Amount	1.000000		Dilution Factor	1.000000
Cycle	53			

Result File : D:\GC DATA\GC-J\J02013\J1308\J130813\A057.rst
Sequence File : D:\GC DATA\GC-J\J02013\J1308\J130813\J130813.seq

MATRIX INTERFERENCE @ Df = 2



Results

Component Name	Time [min]	Area [uV*sec]	Height [uV]	Adjusted Amount
1-Bromo-2-Nitrobenze	3.22	1670462	451071	----------
Tetra chloro-meta-xy	3.96	1341636	449154	108.7590
Alpha-BHC	4.39	1028738	287060	0.0297
Gamma-BHC	4.82	338762	58017	0.0103
Beta-BHC	4.95	178104	62531	0.0119
Delta-BHC	5.12	449322	94515	0.0145
Heptachlor	5.36	391786	68810	0.0127
Heptachlor Epoxide	6.58	23142	9065	0.0008
4,4' DDE	6.99	338906	27303	0.0118
Dieldrin	7.38	78877	7079	0.0028
Endrin	7.73	144813	15462	0.0072
Endosulfan II	8.05	423653	26414	0.0173
Methoxychlor	8.87	392861	61957	0.0341
Endrin Ketone	9.57	136523	23249	0.0048
Decachlorobiphenyl	10.81	783812	304937	47.5734
		7721394	1946626	156.4904

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/14/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-9-0.5/B-10-0.5(COMPOSITE)**
LAB I.D.: 130812-66/-67(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	10*
alpha-BHC	ND	0.001	0.0002	10*
beta-BHC	ND	0.001	0.0001	10*
gamma-BHC (Lindane)	ND	0.001	0.0001	10*
delta-BHC	ND	0.001	0.0002	10*
alpha-Chlordane	ND	0.001	0.0002	10*
gamma-Chlordane	ND	0.001	0.0001	10*
Technical Chlordane	ND	0.005	0.0005	10*
4,4'-DDD	ND	0.001	0.0003	10*
4,4'-DDE	ND	0.001	0.0003	10*
4,4'-DDT	ND	0.001	0.0001	10*
Dieldrin	ND	0.001	0.0003	10*
Endosulfan I	ND	0.001	0.0002	10*
Endosulfan II	ND	0.001	0.0001	10*
Endosulfan Sulfate	ND	0.001	0.0001	10*
Endrin	ND	0.001	0.0004	10*
Endrin Aldehyde	ND	0.001	0.0001	10*
Endrin Ketone	ND	0.001	0.0001	10*
Heptachlor Epoxide	ND	0.001	0.0003	10*
Heptachlor	ND	0.001	0.0001	10*
Methoxyclor	ND	0.001	0.0001	10*
Toxaphene	ND	0.020	0.0100	10*

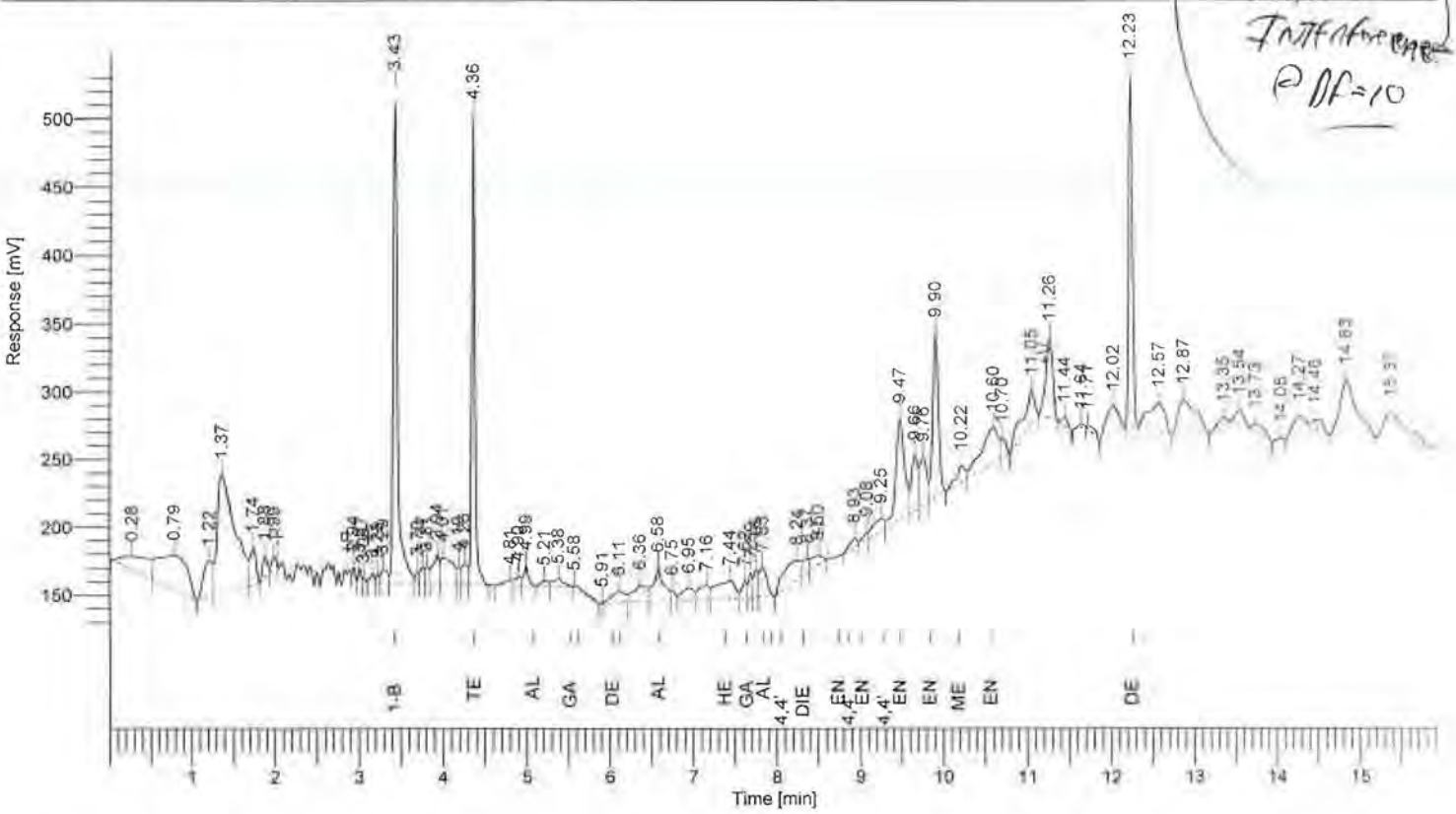
COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected
* = Actual detection limit raised due to matrix interference

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Software Version	6.3.2.0646	Date	8/14/2013 10:37:41 AM
Sample Name	130812-66,67 20/20 RE	Data Acquisition Time	8/14/2013 4:40:51 AM
Instrument Name	GC-J	Channel	B
Rack/Vial	0/52	Operator	Manager
Sample Amount	1.000000	Dilution Factor	1.000000
Cycle	54		

Result File : D:\GC DATA\GC-J\J02013\J1308\J130813\B058.rst
Sequence File : D:\GC DATA\GC-J\J02013\J1308\J130813\J130813.seq

MATRIX
DF=10



Results

Component Name	Time [min]	Area [uV*sec]	Height [uV]	Adjusted Amount
1-Bromo-2-Nitrobenze	3.43	1278262	355113	----------
Tetra chloro-meta-xy	4.36	913382	330317	90.7694
Alpha-BHC	4.99	56844	14524	0.0021
Beta-BHC	5.58	26552	1611	0.0024
Heptachlor	6.11	92462	8642	0.0040
Aldrin	6.58	212837	24628	0.0081
Heptachlor Epoxide	7.44	205305	13008	0.0092
Gamma Chlordane	7.62	51080	12052	0.0024
Alpha Chlordane	7.83	137978	22696	0.0065
Dieldrin	8.37	62505	10161	0.0032
4,4' DDD	8.93	43796	6692	0.0033
Endosulfan II	9.08	28912	5819	0.0016
4,4' DDT	9.25	95312	9307	0.0069
Endrin Aldhyde	9.47	539297	75016	0.0361
Endosulfan Sulfate	9.90	579638	121907	0.0367
Methoxychlor	10.22	91904	12150	0.0117
Endrin Ketone	10.60	374729	26449	0.0176
Decachlorobiphenyl	12.23	789891	254865	56.2986
		5580688	1304956	147.2199

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17781 Cowan
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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/14/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-5-0.5/B-6-0.5(COMPOSITE)**
LAB I.D.: 130812-68/-70(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0008J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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MATRIX: SOIL
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DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-5-2.5/B-6-2.5(COMPOSITE)**
LAB I.D.: 130812-69/-71(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0007J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-5-2.5**
LAB I.D.: 130812-69

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0009J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
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DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-6-0.5**
LAB I.D.: 130812-70

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-6-2.5**
LAB I.D.: 130812-71

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-13-0.5**
LAB I.D.: 130812-72

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-14-0.5**
LAB I.D.: 130812-73

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0008J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555



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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-19-0.5**
LAB I.D.: 130812-74

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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LABORATORY REPORT

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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-19-2.5**
LAB I.D.: 130812-75

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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LABORATORY REPORT

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Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-18-0.5**
LAB I.D.: 130812-76

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-18-2.5**
LAB I.D.: 130812-77

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.005	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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METHOD BLANK REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

METHOD BLANK FOR LAB I.D.: 130812-66/-67(COMPOSITE), -68/-70(COMPOSITE), -69/-71(COMPOSITE), -69 THROUGH -77

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)** Date Analyzed: **8/13-14/2013**

Unit: **mg/Kg (ppm)**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 130813-LCS1/2

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Gamma-BHC	0.000	0.0025	0.0029	**116%**	0.0030	**119%**	**2%**	**0-20%**	**70-130**
Aldrin	0.000	0.0025	0.0029	**116%**	0.0031	**122%**	**5%**	**0-20%**	**70-130**
4,4-DDE	0.000	0.0025	0.0026	**104%**	0.0029	**115%**	**10%**	**0-20%**	**70-130**

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
Gamma-BHC	0.00250	0.00286	**114%**	**75-125**
Aldrin	0.00250	0.00280	**112%**	**75-125**
4,4-DDE	0.00250	0.00233	**93%**	**75-125**
Dieldrin	0.00250	0.00239	**96%**	**75-125**

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		MB	130730-91	130812-54,56	130812-55,57	130812-58,96	130812-60,62	130812-61
Tetra-chloro-meta-xylene	50-150	98%	96%	134%	99%	81%	107%	108%
Decachlorobiphenyl	50-150	69%	73%	77%	67%	68%	86%	101%

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		130812-63,65	130812-64	130812-66,67	130812-68,70	130812-69,71	130812-69	130812-70
Tetra-chloro-meta-xylene	50-150	103%	112%	91%	150%	100%	100%	107%
Decachlorobiphenyl	50-150	102%	67%	56%	89%	83%	78%	77%

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		130812-71	130812-72	130812-73	130812-74	130812-75	130812-76	130812-77
Tetra-chloro-meta-xylene	50-150	98%	107%	109%	96%	96%	96%	106%
Decachlorobiphenyl	50-150	75%	70%	64%	80%	74%	69%	93%

S.R. = Sample Result

spk conc = Spike Concentration

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

** = Surrogate fail due to matrix interference (If Marked)*

Note: *LCS, MS, MSD are in control therefore results are in control.*

Analyzed and Reviewed By: AW

Final Reviewer: C

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-17-0.5**
LAB I.D.: 130812-78

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0006J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-17-2.5**
LAB I.D.: 130812-79

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-14-0.5**
LAB I.D.: 130812-80

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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LABORATORY REPORT

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-14-2.5**
LAB I.D.: 130812-81

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
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DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-15-0.5**
LAB I.D.: 130812-82

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
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DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-15-2.5**
LAB I.D.: 130812-83

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **HA1-8-0.5**
LAB I.D.: 130812-84

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **HA1-8-2.5**
LAB I.D.: 130812-85

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.001	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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LABORATORY REPORT

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **HA2-8-0.5**
LAB I.D.: 130812-86

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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LABORATORY REPORT

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **HA2-8-2.5**
LAB I.D.: 130812-87

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0007J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/14/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **HA3-8-0.5**
LAB I.D.: 130812-88

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
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DATE REPORTED:08/19/13

SAMPLE I.D.: **HA3-8-2.5**
LAB I.D.: 130812-89

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

METHOD BLANK FOR LAB I.D.: 130812-78 THROUGH -89

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)** Date Analyzed: **8/13-14/2013**

Unit: **mg/Kg (ppm)**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 130812-88 MS/MSD

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Gamma-BHC	0.000	0.00500	0.00519	**104%**	0.0050	**100%**	**4%**	**0-20%**	**70-130**
Aldrin	0.000	0.00500	0.00505	**101%**	0.0052	**104%**	**3%**	**0-20%**	**70-130**
4,4-DDE	0.000	0.00500	0.00479	**96%**	0.0047	**94%**	**2%**	**0-20%**	**70-130**

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
Gamma-BHC	0.00500	0.00522	**104%**	**75-125**
Aldrin	0.00500	0.00497	**99%**	**75-125**
4,4-DDE	0.00500	0.00414	**83%**	**75-125**
Dieldrin	0.00500	0.00595	**119%**	**75-125**

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		MB	130812-78	130812-79	130812-80	130812-81	130812-82	130812-83
Tetra-chloro-meta-xylene	50-150	104%	98%	103%	94%	106%	93%	97%
Decachlorobiphenyl	50-150	70%	63%	61%	68%	75%	59%	59%

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		130812-84	130812-85	130812-86	130812-87	130812-88	130812-89	130813-20
Tetra-chloro-meta-xylene	50-150	90%	88%	93%	90%	98%	96%	95%
Decachlorobiphenyl	50-150	53%	56%	55%	56%	58%	54%	72%

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		130813-21						
Tetra-chloro-meta-xylene	50-150	130%						
Decachlorobiphenyl	50-150	71%						

S.R. = Sample Result

spk conc = Spike Concentration

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

* = *Surrogate fail due to matrix interference (If Marked)*

Note: *LCS, MS, MSD are In control therefore results are in control.*

Analyzed and Reviewed By: AN

Final Reviewer: (2)

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

EPA 5030B/8260B FOR FUEL OXYGENATES
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ETBE	DIPE	MTBE	TAME	TBA	DF
LB-1-0.5'	130812-90	ND	ND	ND	ND	ND	1
LB-1-2'	130812-91	ND	ND	ND	ND	ND	1
LB-1-5'	130812-92	ND	ND	ND	ND	ND	1
LB-2-0.5'	130812-93	ND	ND	ND	ND	ND	1
LB-2-2'	130812-94	ND	ND	ND	ND	ND	1
Method Blank		ND	ND	ND	ND	ND	1
	MDL	0.005	0.005	0.002	0.005	0.02	
	PQL	0.01	0.01	0.005	0.01	0.05	

COMMENTS:
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL AND PQL
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT
ETBE = ETHYL tert-BUTYL ETHER DIPE = ISOPROPYL ETHER
MTBE = METHYL tert-BUTYL ETHER TAME = TERT-AMYL METHYL ETHER
TBA = TERTIARY BUTYL ALCOHOL

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-0.5'**
LAB I.D.: 130812-90

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-0.5'**
LAB I.D.: 130812-90

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL — DATE RECEIVED:08/12/13
SAMPLING DATE:08/12/13 — DATE ANALYZED:08/13/13
REPORT TO:Mr. RICHARD ORR — DATE REPORTED:08/19/13

SAMPLE I.D.: **LB-1-2'**
LAB I.D.: 130812-91

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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LABORATORY REPORT

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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL — DATE RECEIVED:08/12/13
SAMPLING DATE:08/12/13 — DATE ANALYZED:08/13/13
REPORT TO:Mr. RICHARD ORR — DATE REPORTED:08/19/13

SAMPLE I.D.: **LB-1-2'**
LAB I.D.: 130812-91

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL — DATE RECEIVED:08/12/13
SAMPLING DATE:08/12/13 — DATE ANALYZED:08/13/13
REPORT TO:Mr. RICHARD ORR — DATE REPORTED:08/19/13

SAMPLE I.D.: **LB-1-5'**
LAB I.D.: 130812-92

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-5'**
LAB I.D.: 130812-92

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Leighton Consulting
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: Lennar Hellman / 10384.001
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: LB-2-0.5'
LAB I.D.: 130812-93

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-0.5'**
LAB I.D.: 130812-93

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-2'**
LAB I.D.: 130812-94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-2'**
LAB I.D.: 130812-94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: Leighton Consulting
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: Lennar Hellman / 10384.001
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

METHOD BLANK FOR LAB I.D.: 130812-90 THROUGH -94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

METHOD BLANK FOR LAB I.D.: 130812-90 THROUGH -94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8260B QA/QC Report

Date Analyzed: 8/13/2013 **Matrix:** Solid/Soil/Liquid
Machine: C **Unit:** mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)
Spiked Sample Lab I.D.: 130812-48 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	0.050	0.050	99%	0.045	89%	10%	75-125	0-20
Chlorobenzene	0	0.050	0.051	102%	0.046	92%	10%	75-125	0-20
1,1-Dichloroethene	0	0.050	0.042	84%	0.044	89%	4%	75-125	0-20
Toluene	0	0.050	0.050	101%	0.046	92%	9%	75-125	0-20
Trichloroethene (TCE)	0	0.050	0.050	99%	0.045	90%	10%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	0.050	0.044	87%	75-125
Chlorobenzene	0.050	0.044	88%	75-125
Chloroform	0.050	0.050	100%	75-125
1,1-Dichlorothene	0.050	0.043	85%	75-125
Ethylbenzene	0.050	0.046	92%	75-125
o-Xylene	0.050	0.047	95%	75-125
m,p-Xylene	0.100	0.093	93%	75-125
Toluene	0.050	0.045	90%	75-125
1,1,1-Trichloroethane	0.050	0.048	96%	75-125
Trichloroethene (TCE)	0.050	0.042	84%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**M-BLK**	**130809-36**	**130812-2**	**130812-48**	**130812-35**	**130812-36**	**130812-37**
Dibromofluoromethane	50.0	70-130	112%	109%	118%	107%	73%	94%	88%
Toluene-d8	50.0	70-130	101%	98%	36*%	100%	86%	37*%	34*%
4-Bromofluorobenzene	50.0	70-130	90%	90%	98%	86%	97%	192*%	206*%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**130812-38**	**130812-29**	**130812-34**	**130812-90**	**130812-91**	**130812-93**	**130812-94**
Dibromofluoromethane	50.0	70-130	102%	113%	113%	114%	92%	95%	99%
Toluene-d8	50.0	70-130	73%	103%	103%	79%	100%	93%	98%
4-Bromofluorobenzene	50.0	70-130	112%	92%	90%	60*%	86%	69*%	77%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.									
Dibromofluoromethane	50.0	70-130							
Toluene-d8	50.0	70-130							
4-Bromofluorobenzene	50.0	70-130							

** = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.*
S.R. = Sample Results *%RC = Percent Recovery*
spk conc = Spike Concentration *ACP %RC = Accepted Percent Recovery*
MS = Matrix Spike *MSD = Matrix Spike Duplicate*

Analyzed/Reviewed By: _____

Final Reviewer: _____

Jessica

From: "Brian Pierce" <bpierce@leightongroup.com>
To: "Jessica Lin" <envirocheminc@gmail.com>
Cc: "Richard Orr" <rorr@leightongroup.com>
Sent: Tuesday, August 13, 2013 12:13 PM
Subject: RE: clarification for Lenner Hallman / 10384.001

Hi Jessica,

Yes, B-11-0.5 and B-12-0.5 should be composited. Please also composite B-5-2.5 and B-6-2.5 in addition to the rest of the list below for 8081 OCPs and 6010 Lead. B-7-1.5 and B-11-1.5 will be analyzed as discrete samples for 8081 OCPs and 6010 Lead (because their corresponding composites weren't collected due to auger refusal). Borings B-14 through B-19 will be analyzed as discrete samples for OCPs and arsenic. For the LB-1 and LB-2 samples please run the 0.5 and 2 foot samples for 8015 carbon chain and 8260 full scan. The 5 foot samples will be placed on hold pending the results of the shallower samples. If you have any other questions give me a call.

Thanks,

Brian Pierce
Senior Staff Geologist
Leighton and Associates
3934 Murphy Canyon Road, B205
San Diego, California 92123
Telephone: (858) 300-8495
Cell: (619) 666-5800
Fax: (858) 292-0771
bpierce@leightongroup.com



Please don't print this e-mail unless you really need to.

From: Jessica Lin [mailto:envirocheminc@gmail.com]
Sent: Tuesday, August 13, 2013 9:00 AM
To: Richard Orr
Subject: clarification for Lenner Hallman / 10384.001

Morning Richard,

Enclosed please find the COC for Lenner Hallman / 10384.001

We want to confirm on some issues before we run the test

Currently we have the following samples for composite.
B-1-0.5 & B-2-0.5
B-3-0.5 & B-4-0.5
B-5-0.5 & B-6-0.5
B-7-0.5 & B-8-0.5
B-9-0.5 & B-10-0.5
B-11-0.5 & B-11-0.5 (Should this be B-12-0.5?)
B-3-2.5 & B-4-2.5

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Analysis Required: Lead / 6010	Analysis Required: 8081 - OCPs	Misc.	COMMENTS
B-4-0.5	130812-54	8/12/13	8:32	Soil	1			X	*		* FOR 8081 COMPOSITE SAMPLES COMPOSITE B-1-0.5' & B-2-0.5' B-3-0.5' & B-4-0.5' B-5-0.5' & B-6-0.5' B-7-0.5' & B-8-0.5 B-9-0.5' & B-10-0.5 B-11-0.5' & B-12-0.5 B-3-2.5' & B-4-2.5' B-5-2.5' & B-6-2.5 RUN B-7-1.5 & B-11-1.5 INDIVIDUALLY FOR 8081
B-4-2.5	-55		8:34								
B-3-0.5	-56		8:50								
B-3-2.5	-57		8:59								
B-1-0.5	-58		8:15								
B-2-2.5	-59		8:20								
B-7-0.5	-60		8:27								
B-7-1.5	-61		9:36						X		
B-8-0.5	-62		9:44								
B-11-0.5	-63		9:51								
B-11-1.5	-64		10:03						X		
B-12-0.5	-65		10:08								
B-9-0.5	-66		10:14								
B-10-0.5	-67		10:25								
B-5-0.5	-68		10:32								

Company Name: Leighton Consulting
Address: 17781 Cowan
City/State/Zip: Irvine, CA-92614
Project Contact: Richard Orr
Tel:
Fax: 949-250-1114
Sampler's Signature:
Project Name/ID: Lennar Hellman/10884.01

Relinquished by: Venkat Chadalavada	Received by:	Date & Time: 8/13 1435
Relinquished by:	Received by:	Date & Time: 8/13 1520
Relinquished by:	Received by:	Date & Time:

Instructions for Sample Storage After Analysis:
O Dispose of O Return to Client O Store (30 Days)
O Other:

CHAIN OF CUSTODY RECORD

Date: 8/12/13

WHITE WITH SAMPLE • YELLOW TO CLIENT

CHAIN OF CUSTODY RECORD

LEIGHTON CONSULTING

CLIENT AND SITE LOCATION				NO. OF CONTAINERS	TYPE OF CONTAINER	TYPE OF PRESERVATION (IF NECESSARY)	EPA TEST METHOD NO.							Project Manager: Lenora Hellman Project No.: 10384-001 Date: 8/12/13
SAMPLERS (SIGNATURE)							Lead / ~~6010A~~	OCPs / ~~8081~~	6010 As					
SAMPLE NUMBER	DATE	TIME	SAMPLE TYPE											REMARKS
B-5-2.5	8/12/13	10:52	Soil	1			X	X						13081-69
B-6-0.5		10:59												-70
B-6-2.5		11:09												-71
B-13-0.5		11:32												-72
B-14-0.5		11:19						X	X					-73
B-19-0.5		11:45												-74
B-19-2.5		11:57												-75
B-18-0.5		12:04												-76
B-18-2.5		12:11												-77
B-17-0.5		12:16												-78
B-17-2.5		12:22												-79
B-14-0.5		12:30												-80
B-14-2.5		12:37												-81
B-15-0.5	↓	12:42	↓	↓				↓	↓					↓ -82

Laboratory Name:

Certification No.

FOR LABORATORY USE ONLY –Sample Receipt Conditions

- ☐ Intact
- ☐ Chilled – Temp (°C) _____
- ☐ Other _____

	Relinquished By:	Date	Time	Received By	Date	Time
1		8/12/13	13:10		8/12	1455
2		8/12	1520		8/12/13	1520
3						

Turn Around Time Requested

- ☐ Same Day
- ☐ 24 hours
- ☐ 48 hours
- ☐ Normal
- ☐ Mobile

Send Results to: Leighton Consulting, Inc.

Attention:

Phone Fax

Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY

WHITE – ACCOMPANY SAMPLES YELLOW – LABORATORY PINK – PROJECT FILE

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	OCPs/8081	BOI5	8260-Full	Holds	6010-As					Misc.	COMMENTS
								Analysis Required										
B-15-2.5	130812-83	8/12/13	1249	Soil	1			X				X						
HA1-8-0.5	-84		13:14															
HA1-8-2.5	-85		13:20															
HA2-8-0.5	-86		13:29															
HA2-8-2.5	-87		13:36															
HA3-8-0.5	-88		13:40															
HA3-8-2.5	-89		13:46															
LB-1-0.5'	-90								X	X								
LB-1-2'	-91								X	X								
LB-1-5'	-92										X							
LB-2-0.5'	-93								X	X								
LB-2-2'	-94								X	X								
~~DF~~ LB-2-5'	-95										X							
B-2-0.5	-96	8/12/13	8:20															

Company Name: Leighton Consulting
Address: 17781 Cowan
City/State/Zip: Irvine, CA, 92614
Project Contact: Richard Orr
Tel:
Fax: 949-250-1114
Sampler's Signature:
Project Name/ID: Lennar Hellman /10884001

Relinquished by:	Received by:	Date & Time: 8/12 1450
Relinquished by:	Received by:	Date & Time: 8/12 1520
Relinquished by:	Received by:	Date & Time:

Instructions for Sample Storage After Analysis:
O Dispose of O Return to Client O Store (30 Days)
O Other:

CHAIN OF CUSTODY RECORD

Date: 8/12/13

WHITE WITH SAMPLE • YELLOW TO CLIENT

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: August 19, 2013

Mr. Richard Orr
Leighton Consulting
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

Project: **Lennar Hellman / 10384.001**
Lab I.D.: **130812-54 through -83, -90 through -96**

Dear Mr. Orr:

The **analytical results** for the soil samples, received by our lab on August 12, 2013, are attached. The samples were received chilled, intact and with chain of custody record.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Curtis Desilets
Vice President/Program Manger

Andy Wang
Laboratory Manager

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

TOTAL PETROLEUM HYDROCARBONS(TPH) - CARBON CHAIN ANALYSIS
METHOD: EPA 8015B
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	C4-C10	C11-C22	C23-C35	DF
LB-1-0.5'	130812-90	ND	ND	773	10
LB-1-2'	130812-91	ND	ND	51.4	1
LB-2-0.5'	130812-93	ND	ND	700	10
LB-2-2'	130812-94	ND	ND	ND	1
METHOD BLANK		ND	ND	ND	1
	MDL	5	5	25	
	PQL	10	10	50	

COMMENTS
C4-C10 = GASOLINE RANGE
C11-C22 = DIESEL RANGE
C23-C35 = MOTOR OIL RANGE
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL AND PQL
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro Chem, Inc

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8015B QA/QC Report

Date Analyzed: 8/13/2013 **Units:** mg/Kg (ppm)

Matrix: **Soil/Solid/Sludge/Liquid**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **130814-47 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C11~C22 Range	0	200	201	**101%**	206	**103%**	**2%**	**75-125**	**0-20%**

LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C11~C22 Range	200	240	**120%**	**75-125**

Analyzed and Reviewed By: ALW

Final Reviewer: D

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR
DATE RECEIVED: 08/12/13
DATE ANALYZED: 08/13-14/13
DATE REPORTED: 08/19/13

EPA 6010B FOR TTLC-ARSENIC
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ARSENIC RESULT	DF
B-14-0.5	130812-73	2.00	1
B-19-0.5	130812-74	2.09	1
B-19-2.5	130812-75	2.97	1
B-18-0.5	130812-76	0.526	1
B-18-2.5	130812-77	0.884	1
B-17-0.5	130812-78	0.864	1
B-17-2.5	130812-79	1.17	1
B-14-0.5	130812-80	1.34	1
B-14-2.5	130812-81	0.922	1
B-15-0.5	130812-82	0.729	1
B-15-2.5	130812-83	0.808	1
Method Blank	---	ND	1
	MDL	0.248	
	PQL	0.30	

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
J = Trace Concentration between MDL and PQL
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for Arsenic = 5 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 500 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR
DATE RECEIVED: 08/12/13
DATE ANALYZED: 08/13-14/13
DATE REPORTED: 08/19/13

EPA 6010B FOR TTLC-LEAD
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	TTLC-LEAD RESULT	DF
B-4-0.5	130812-54	9.07	1
B-4-2.5	130812-55	4.30	1
B-3-0.5	130812-56	6.99	1
B-3-2.5	130812-57	6.44	1
B-1-0.5	130812-58	19.3	1
B-2-2.5	130812-59	3.00	1
B-7-0.5	130812-60	9.31	1
B-7-1.5	130812-61	9.94	1
B-8-0.5	130812-62	7.98	1
B-11-0.5	130812-63	1.62	1
B-11-1.5	130812-64	1.51	1
B-12-0.5	130812-65	1.60	1
B-9-0.5	130812-66	10.4	1
B-10-0.5	130812-67	17.8	1
B-5-0.5	130812-68	17.0	1
B-5-2.5	130812-69	14.8	1
B-6-0.5	130812-70	11.9	1
B-6-2.5	130812-71	6.00	1
B-13-0.5	130812-72	12.5	1
B-2-0.5	130812-96	15.4	1
Method Blank	---	ND	1
	MDL	**0.084**	
	PQL	**0.50**	

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
J = Trace Concentration between MDL and PQL
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for lead = 5 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 1000 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

(Page 1 of 2)

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 8/13/2013 Unit : mg/Kg(ppm)

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Arsenic(As)	130809-4	50.0	95	PASS	6.44	50.0	51.4	90%	50.6	88%	2%
Chromium(Cr)	130809-4	50.0	102	PASS	32.3	50.0	72.6	81%	72.2	80%	1%
Lead(Pb)	130809-4	50.0	114	PASS	3.51	50.0	50.4	94%	49.8	93%	1%

ANALYSIS DATE. : 8/13/2013

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	130812-2	0.125	95	PASS	0	0.125	0.108	86%	0.112	89%	3%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	PASS	PASS	PASS	PASS
Chromium(Cr)	PASS	PASS	PASS	PASS
Lead(Pb)	PASS	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
Accepted Range	75 ~ 125	75 ~ 125	85 ~ 115	0 ~ 20

ANALYST: _____

FINAL REVIEWER: _____

(Page 2 of 2)

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 8/14/2013

Unit : mg/Kg(ppm)

Analysis	Spk.Sample ID	CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Arsenic(As)	130812-96	50.0	101	PASS	1.67	50.0	50.5	98%	51.4	99%	2%
Chromium(Cr)	130812-96	50.0	101	PASS	31.2	50.0	73.1	84%	73.3	84%	0%
Lead(Pb)	130812-96	50.0	109	PASS	15.4	50.0	61.4	92%	62.3	94%	2%

ANALYSIS DATE. : 8/13/2013

Analysis	Spk.Sample ID	LCS CONC.	LCS %Rec.	LCS STATUS	Sample Result	Spike Conc.	MS	% Rec MS	MSD	% Rec MSD	% RPD
Mercury (Hg)	130812-2	0.125	95	PASS	0	0.125	0.108	86%	0.112	89%	3%

MS/MSD Status:

Analysis	%MS	%MSD	%LCS	%RPD
Arsenic(As)	PASS	PASS	PASS	PASS
Chromium(Cr)	PASS	PASS	PASS	PASS
Lead(Pb)	PASS	PASS	PASS	PASS
Mercury (Hg)	PASS	PASS	PASS	PASS
Accepted Range	75 ~ 125	75 ~ 125	85 ~ 115	0 ~ 20

ANALYST: _____

FINAL REVIEWER: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/14/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-4-0.5/B-3-0.5(COMPOSITE)**
LAB I.D.: 130812-54/-56(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.002	0.001	0.0003	1
4,4'-DDT	0.001	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/14/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-4-2.5/B-3-2.5(COMPOSITE)**
LAB I.D.: 130812-55/-57(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.002	0.001	0.0003	1
4,4'-DDT	0.001	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-1-0.5/B-2-0.5(COMPOSITE)**
LAB I.D.: 130812-58/-96(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	10
alpha-BHC	ND	0.001	0.0002	10
beta-BHC	ND	0.001	0.0001	10
gamma-BHC (Lindane)	ND	0.001	0.0001	10
delta-BHC	ND	0.001	0.0002	10
alpha-Chlordane	ND	0.001	0.0002	10
gamma-Chlordane	ND	0.001	0.0001	10
Technical Chlordane	ND	0.005	0.0005	10
4,4'-DDD	ND	0.001	0.0003	10
4,4'-DDE	0.011	0.001	0.0003	10
4,4'-DDT	0.025	0.001	0.0001	10
Dieldrin	ND	0.001	0.0003	10
Endosulfan I	ND	0.001	0.0002	10
Endosulfan II	ND	0.001	0.0001	10
Endosulfan Sulfate	ND	0.001	0.0001	10
Endrin	ND	0.001	0.0004	10
Endrin Aldehyde	ND	0.001	0.0001	10
Endrin Ketone	ND	0.001	0.0001	10
Heptachlor Epoxide	ND	0.001	0.0003	10
Heptachlor	ND	0.001	0.0001	10
Methoxyclor	ND	0.001	0.0001	10
Toxaphene	ND	0.020	0.0100	10

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/14/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-7-0.5/B-8-0.5(COMPOSITE)**
LAB I.D.: 130812-60/-62(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/14/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-7-1.5**
LAB I.D.: 130812-61

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/14/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-11-0.5/B-12-0.5(COMPOSITE)**
LAB I.D.: 130812-63/-65(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	4*
alpha-BHC	ND	0.001	0.0002	4*
beta-BHC	ND	0.001	0.0001	4*
gamma-BHC (Lindane)	ND	0.001	0.0001	4*
delta-BHC	ND	0.001	0.0002	4*
alpha-Chlordane	ND	0.001	0.0002	4*
gamma-Chlordane	ND	0.001	0.0001	4*
Technical Chlordane	ND	0.005	0.0005	4*
4,4'-DDD	ND	0.001	0.0003	4*
4,4'-DDE	ND	0.001	0.0003	4*
4,4'-DDT	ND	0.001	0.0001	4*
Dieldrin	ND	0.001	0.0003	4*
Endosulfan I	ND	0.001	0.0002	4*
Endosulfan II	ND	0.001	0.0001	4*
Endosulfan Sulfate	ND	0.001	0.0001	4*
Endrin	ND	0.001	0.0004	4*
Endrin Aldehyde	ND	0.001	0.0001	4*
Endrin Ketone	ND	0.001	0.0001	4*
Heptachlor Epoxide	ND	0.001	0.0003	4*
Heptachlor	ND	0.001	0.0001	4*
Methoxyclor	ND	0.001	0.0001	4*
Toxaphene	ND	0.020	0.0100	4*

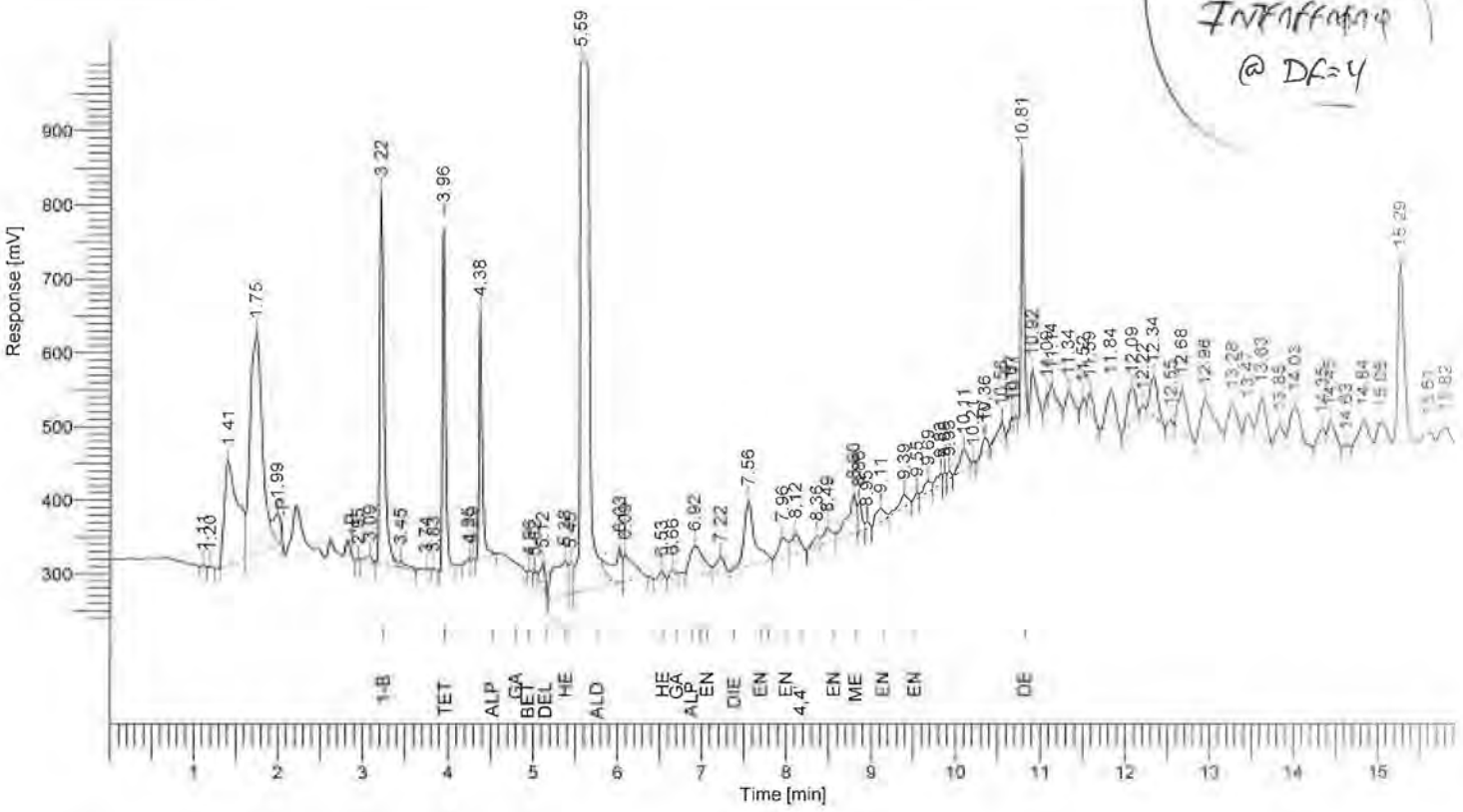
COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected
* = Actual detection limit raised due to matrix interference

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Software Version	6.3.2.0646	Date	8/14/2013 10:35:23 AM
Sample Name	130812-63,65 5/2 RE	Data Acquisition Time	8/14/2013 3:58:49 AM
Instrument Name	GC-J	Channel	A
Rack/Vial	0/50	Operator	Manager
Sample Amount	1.000000	Dilution Factor	1.000000
Cycle	52		

Result File : D:\GC DATA\GC-J\J02013\J1308\J130813\A056.rst
Sequence File : D:\GC DATA\GC-J\J02013\J1308\J130813\J130813.seq

MATRIX INTERFERENCE @ DF=4



Results

Component Name	Time [min]	Area [uV*sec]	Height [uV]	Adjusted Amount
1-Bromo-2-Nitrobenze	3.22	1796301	498489	
Tetra chloro-meta-xy	3.96	1177473	453239	88.7645
Alpha-BHC	4.38	859074	320835	0.0231
Beta-BHC	4.96	5896	2145	0.0004
Delta-BHC	5.12	117841	32639	0.0035
Heptachlor	5.38	553641	45608	0.0167
Heptachlor Epoxide	6.53	34650	9332	0.0011
Gamma Chlordane	6.66	34148	8113	0.0011
Alpha Chlordane	6.92	406427	36745	0.0127
Endosulfan II	7.96	185621	26568	0.0071
4,4' DDT	8.12	190071	25969	0.0089
Methoxychlor	8.80	407256	52898	0.0329
Endosulfan Sulfate	9.11	139674	17914	0.0062
Endrin Ketone	9.55	30267	8490	0.0010
Decachlorobiphenyl	10.81	891364	336226	50.3112
		6829705	1875210	139.1905

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/14/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-11-1.5**
LAB I.D.: 130812-64

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	2*
alpha-BHC	ND	0.001	0.0002	2*
beta-BHC	ND	0.001	0.0001	2*
gamma-BHC (Lindane)	ND	0.001	0.0001	2*
delta-BHC	ND	0.001	0.0002	2*
alpha-Chlordane	ND	0.001	0.0002	2*
gamma-Chlordane	ND	0.001	0.0001	2*
Technical Chlordane	ND	0.005	0.0005	2*
4,4'-DDD	ND	0.001	0.0003	2*
4,4'-DDE	ND	0.001	0.0003	2*
4,4'-DDT	ND	0.001	0.0001	2*
Dieldrin	ND	0.001	0.0003	2*
Endosulfan I	ND	0.001	0.0002	2*
Endosulfan II	ND	0.001	0.0001	2*
Endosulfan Sulfate	ND	0.001	0.0001	2*
Endrin	ND	0.001	0.0004	2*
Endrin Aldehyde	ND	0.001	0.0001	2*
Endrin Ketone	ND	0.001	0.0001	2*
Heptachlor Epoxide	ND	0.001	0.0003	2*
Heptachlor	ND	0.001	0.0001	2*
Methoxyclor	ND	0.001	0.0001	2*
Toxaphene	ND	0.020	0.0100	2*

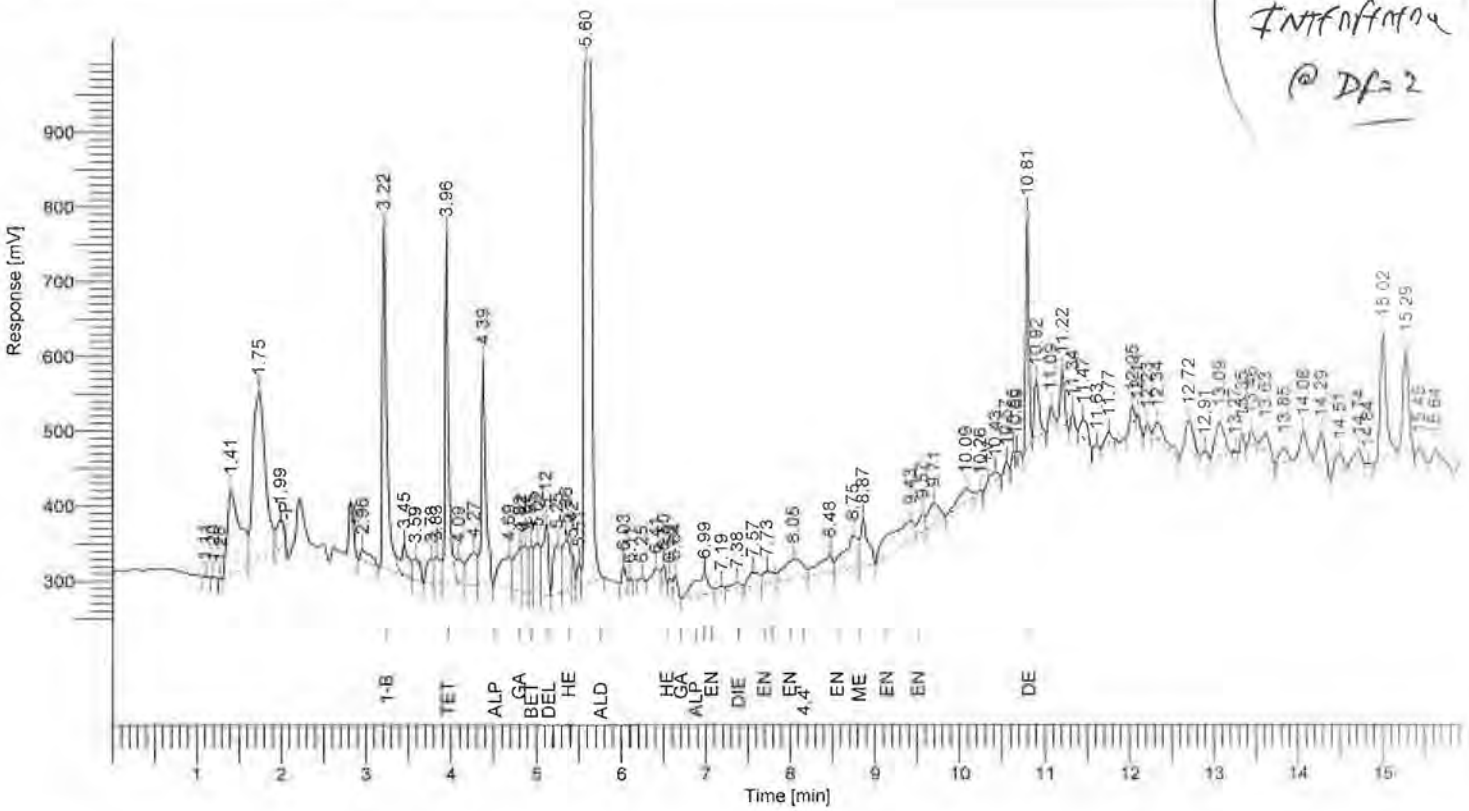
COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected
* = Actual detection limit raised due to matrix interference

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Software Version	6.3.2.0646		Date	: 8/14/2013 10:35:26 AM
Sample Name	130812-64	10/2 RE	Data Acquisition Time	: 8/14/2013 4:19:52 AM
Instrument Name	GC-J		Channel	: A
Rack/Vial	0/51		Operator	: Manager
Sample Amount	1.000000		Dilution Factor	1.000000
Cycle	53			

Result File : D:\GC DATA\GC-J\J02013\J1308\J130813\A057.rst
Sequence File : D:\GC DATA\GC-J\J02013\J1308\J130813\J130813.seq

MATRIX INTERFERENCE @ Df=2



Results

Component Name	Time [min]	Area [uV*sec]	Height [uV]	Adjusted Amount
1-Bromo-2-Nitrobenze	3.22	1670462	451071	----------
Tetra chloro-meta-xy	3.96	1341636	449154	108.7590
Alpha-BHC	4.39	1028738	287060	0.0297
Garma-BHC	4.82	338762	58017	0.0103
Beta-BHC	4.95	178104	62531	0.0119
Delta-BHC	5.12	449322	94515	0.0145
Heptachlor	5.36	391786	68810	0.0127
Heptachlor Epoxide	6.58	23142	9065	0.0008
4,4' DDE	6.99	338906	27303	0.0118
Dieldrin	7.38	78877	7079	0.0028
Endrin	7.73	144813	15462	0.0072
Endosulfan II	8.05	423653	26414	0.0173
Methoxychlor	8.87	392861	61957	0.0341
Endrin Ketone	9.57	136523	23249	0.0048
Decachlorobiphenyl	10.81	783812	304937	47.5734
		7721394	1946626	156.4904

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/14/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-9-0.5/B-10-0.5(COMPOSITE)**
LAB I.D.: 130812-66/-67(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	10*
alpha-BHC	ND	0.001	0.0002	10*
beta-BHC	ND	0.001	0.0001	10*
gamma-BHC (Lindane)	ND	0.001	0.0001	10*
delta-BHC	ND	0.001	0.0002	10*
alpha-Chlordane	ND	0.001	0.0002	10*
gamma-Chlordane	ND	0.001	0.0001	10*
Technical Chlordane	ND	0.005	0.0005	10*
4,4'-DDD	ND	0.001	0.0003	10*
4,4'-DDE	ND	0.001	0.0003	10*
4,4'-DDT	ND	0.001	0.0001	10*
Dieldrin	ND	0.001	0.0003	10*
Endosulfan I	ND	0.001	0.0002	10*
Endosulfan II	ND	0.001	0.0001	10*
Endosulfan Sulfate	ND	0.001	0.0001	10*
Endrin	ND	0.001	0.0004	10*
Endrin Aldehyde	ND	0.001	0.0001	10*
Endrin Ketone	ND	0.001	0.0001	10*
Heptachlor Epoxide	ND	0.001	0.0003	10*
Heptachlor	ND	0.001	0.0001	10*
Methoxyclor	ND	0.001	0.0001	10*
Toxaphene	ND	0.020	0.0100	10*

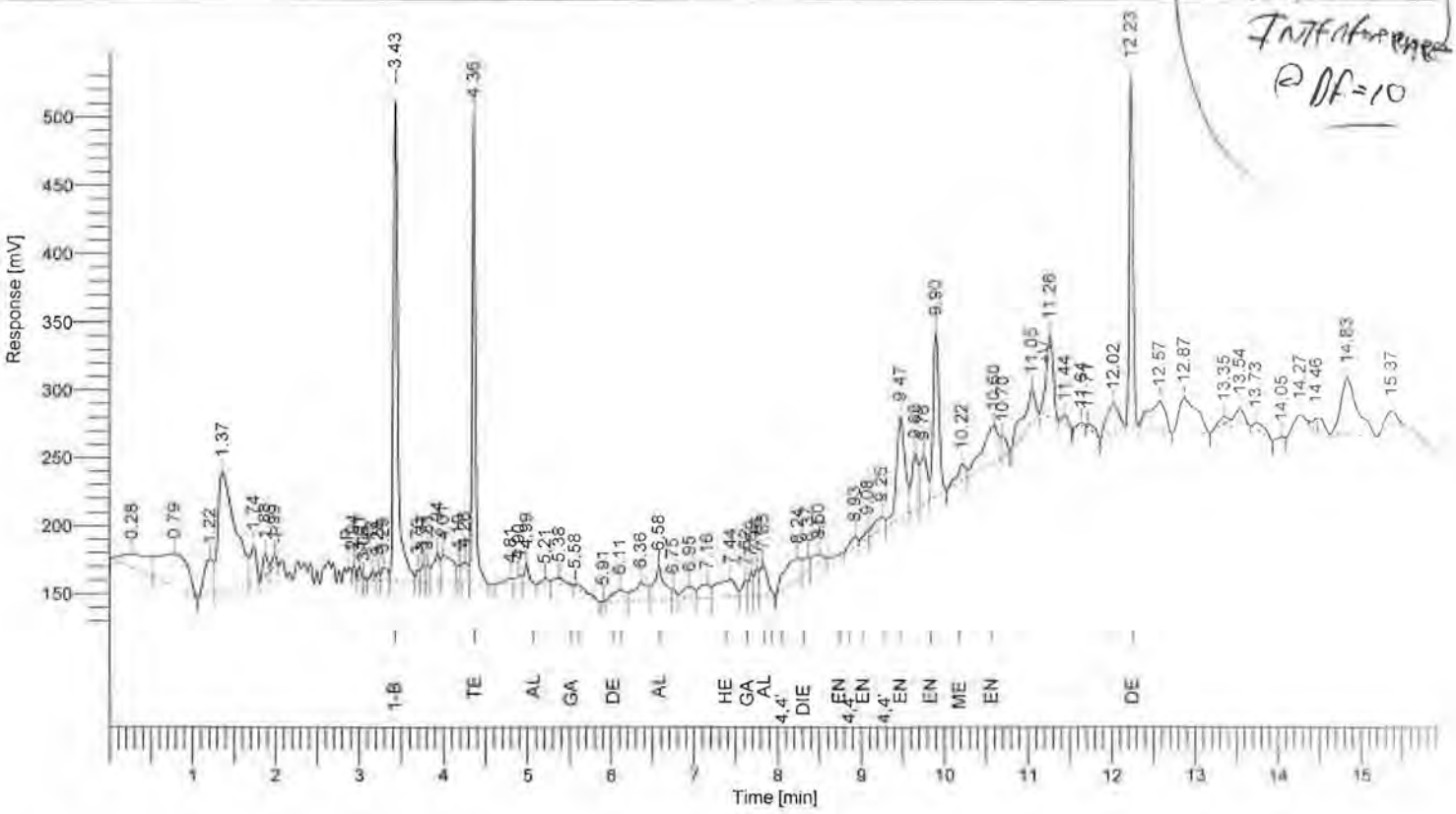
COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected
* = Actual detection limit raised due to matrix interference

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Software Version	6.3.2.0646	Date	8/14/2013 10:37:41 AM
Sample Name	130812-66,67 20/20 RE	Data Acquisition Time	8/14/2013 4:40:51 AM
Instrument Name	GC-J	Channel	B
Rack/Vial	0/52	Operator	Manager
Sample Amount	1.000000	Dilution Factor	1.000000
Cycle	54		

Result File : D:\GC DATA\GC-J\J02013\J1308\J130813\B058.rst
Sequence File : D:\GC DATA\GC-J\J02013\J1308\J130813\J130813.seq

MATRIX INTERFERENCE @ DF=10



Results

Component Name	Time [min]	Area [uV*sec]	Height [uV]	Adjusted Amount
1-Bromo-2-Nitrobenze	3.43	1278262	355113	
Tetra chloro-meta-xy	4.36	913382	330317	90.7694
Alpha-BHC	4.99	56844	14524	0.0021
Beta-BHC	5.58	26552	1611	0.0024
Heptachlor	6.11	92462	8642	0.0040
Aldrin	6.58	212837	24628	0.0081
Heptachlor Epoxide	7.44	205305	13008	0.0092
Gamma Chlordane	7.62	51080	12052	0.0024
Alpha Chlordane	7.83	137978	22696	0.0065
Dieldrin	8.37	62505	10161	0.0032
4,4' DDD	8.93	43796	6692	0.0033
Endosulfan II	9.08	28912	5819	0.0016
4,4' DDT	9.25	95312	9307	0.0069
Endrin Aldhyde	9.47	539297	75016	0.0361
Endosulfan Sulfate	9.90	579638	121907	0.0367
Methoxychlor	10.22	91904	12150	0.0117
Endrin Ketone	10.60	374729	26449	0.0176
Decachlorobiphenyl	12.23	789891	254865	56.2986
		5580688	1304956	147.2199

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/14/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-5-0.5/B-6-0.5(COMPOSITE)**
LAB I.D.: 130812-68/-70(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0008J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-5-2.5/B-6-2.5(COMPOSITE)**
LAB I.D.: 130812-69/-71(COMPOSITE)

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0007J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
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DATE REPORTED:08/19/13

SAMPLE I.D.: **B-5-2.5**
LAB I.D.: 130812-69

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0009J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

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SAMPLE I.D.: **B-6-0.5**
LAB I.D.: 130812-70

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

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SAMPLE I.D.: **B-6-2.5**
LAB I.D.: 130812-71

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

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SAMPLE I.D.: **B-13-0.5**
LAB I.D.: 130812-72

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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LABORATORY REPORT

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

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SAMPLE I.D.: **B-14-0.5**
LAB I.D.: 130812-73

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0008J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
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SAMPLE I.D.: **B-19-0.5**
LAB I.D.: 130812-74

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

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SAMPLE I.D.: **B-19-2.5**
LAB I.D.: 130812-75

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

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SAMPLE I.D.: **B-18-0.5**
LAB I.D.: 130812-76

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

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Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-18-2.5**
LAB I.D.: 130812-77

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.005	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

METHOD BLANK FOR LAB I.D.: 130812-66/-67(COMPOSITE), -68/-70(COMPOSITE), -69/-71(COMPOSITE), -69 THROUGH -77

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)** Date Analyzed: **8/13-14/2013**

Unit: **mg/Kg (ppm)**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 130813-LCS1/2

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Gamma-BHC	0.000	0.0025	0.0029	**116%**	0.0030	**119%**	**2%**	**0-20%**	**70-130**
Aldrin	0.000	0.0025	0.0029	**116%**	0.0031	**122%**	**5%**	**0-20%**	**70-130**
4,4-DDE	0.000	0.0025	0.0026	**104%**	0.0029	**115%**	**10%**	**0-20%**	**70-130**

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
Gamma-BHC	0.00250	0.00286	**114%**	**75-125**
Aldrin	0.00250	0.00280	**112%**	**75-125**
4,4-DDE	0.00250	0.00233	**93%**	**75-125**
Dieldrin	0.00250	0.00239	**96%**	**75-125**

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		MB	130730-91	130812-54,56	130812-55,57	130812-58,96	130812-60,62	130812-61
Tetra-chloro-meta-xylene	50-150	98%	96%	134%	99%	81%	107%	108%
Decachlorobiphenyl	50-150	69%	73%	77%	67%	68%	86%	101%

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		130812-63,65	130812-64	130812-66,67	130812-68,70	130812-69,71	130812-69	130812-70
Tetra-chloro-meta-xylene	50-150	103%	112%	91%	150%	100%	100%	107%
Decachlorobiphenyl	50-150	102%	67%	56%	89%	83%	78%	77%

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		130812-71	130812-72	130812-73	130812-74	130812-75	130812-76	130812-77
Tetra-chloro-meta-xylene	50-150	98%	107%	109%	96%	96%	96%	106%
Decachlorobiphenyl	50-150	75%	70%	64%	80%	74%	69%	93%

S.R. = Sample Result

spk conc = Spike Concentration

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

** = Surrogate fail due to matrix interference (If Marked)*

Note: *LCS, MS, MSD are In control therefore results are in control.*

Analyzed and Reviewed By: AW

Final Reviewer: C

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-17-0.5**
LAB I.D.: 130812-78

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	0.0006J	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-17-2.5**
LAB I.D.: 130812-79

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555



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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-14-0.5**
LAB I.D.: 130812-80

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-14-2.5**
LAB I.D.: 130812-81

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

SAMPLE I.D.: **B-15-0.5**
LAB I.D.: 130812-82

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

SAMPLE I.D.: **B-15-2.5**
LAB I.D.: 130812-83

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555



Enviro – Chem, Inc.
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METHOD BLANK REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

METHOD BLANK FOR LAB I.D.: 130812-78 THROUGH -83

Organochlorine Pesticides Analysis
method: EPA 8081A
Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
Aldrin	ND	0.001	0.0001	1
alpha-BHC	ND	0.001	0.0002	1
beta-BHC	ND	0.001	0.0001	1
gamma-BHC (Lindane)	ND	0.001	0.0001	1
delta-BHC	ND	0.001	0.0002	1
alpha-Chlordane	ND	0.001	0.0002	1
gamma-Chlordane	ND	0.001	0.0001	1
Technical Chlordane	ND	0.005	0.0005	1
4,4'-DDD	ND	0.001	0.0003	1
4,4'-DDE	ND	0.001	0.0003	1
4,4'-DDT	ND	0.001	0.0001	1
Dieldrin	ND	0.001	0.0003	1
Endosulfan I	ND	0.001	0.0002	1
Endosulfan II	ND	0.001	0.0001	1
Endosulfan Sulfate	ND	0.001	0.0001	1
Endrin	ND	0.001	0.0004	1
Endrin Aldehyde	ND	0.001	0.0001	1
Endrin Ketone	ND	0.001	0.0001	1
Heptachlor Epoxide	ND	0.001	0.0003	1
Heptachlor	ND	0.001	0.0001	1
Methoxyclor	ND	0.001	0.0001	1
Toxaphene	ND	0.020	0.0100	1

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
Actual Detection Limit = PQL X DF
J = Trace Concentration between MDL and PQL
ND = Below the Actual Detection Limit or non-detected

Data Reviewed and Approved by:
CAL-DHS CERTIFICATE # 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)** Date Analyzed: **8/13-14/2013**

Unit: **mg/Kg (ppm)**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 130812-88 MS/MSD

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Gamma-BHC	0.000	0.00500	0.00519	**104%**	0.0050	**100%**	**4%**	**0-20%**	**70-130**
Aldrin	0.000	0.00500	0.00505	**101%**	0.0052	**104%**	**3%**	**0-20%**	**70-130**
4,4-DDE	0.000	0.00500	0.00479	**96%**	0.0047	**94%**	**2%**	**0-20%**	**70-130**

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
Gamma-BHC	0.00500	0.00522	**104%**	**75-125**
Aldrin	0.00500	0.00497	**99%**	**75-125**
4,4-DDE	0.00500	0.00414	**83%**	**75-125**
Dieldrin	0.00500	0.00595	**119%**	**75-125**

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		MB	130812-78	130812-79	130812-80	130812-81	130812-82	130812-83
Tetra-chloro-meta-xylene	50-150	104%	98%	103%	94%	106%	93%	97%
Decachlorobiphenyl	50-150	70%	63%	61%	68%	75%	59%	59%

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		130812-84	130812-85	130812-86	130812-87	130812-88	130812-89	130813-20
Tetra-chloro-meta-xylene	50-150	90%	88%	93%	90%	98%	96%	95%
Decachlorobiphenyl	50-150	53%	56%	55%	56%	58%	54%	72%

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		130813-21						
Tetra-chloro-meta-xylene	50-150	130%						
Decachlorobiphenyl	50-150	71%						

S.R. = Sample Result

spk conc = Spike Concentration

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

* = *Surrogate fail due to matrix interference (If Marked)*

Note: *LCS, MS, MSD are in control therefore results are in control.*

Analyzed and Reviewed By: AN

Final Reviewer:

Enviro – Chem, Inc.
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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

EPA 5030B/8260B FOR FUEL OXYGENATES
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ETBE	DIPE	MTBE	TAME	TBA	DF
LB-1-0.5'	130812-90	ND	ND	ND	ND	ND	1
LB-1-2'	130812-91	ND	ND	ND	ND	ND	1
LB-2-0.5'	130812-93	ND	ND	ND	ND	ND	1
LB-2-2'	130812-94	ND	ND	ND	ND	ND	1
Method Blank		ND	ND	ND	ND	ND	1
MDL		0.005	0.005	0.002	0.005	0.02	
PQL		0.01	0.01	0.005	0.01	0.05	

COMMENTS:
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL AND PQL
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT
ETBE = ETHYL tert-BUTYL ETHER DIPE = ISOPROPYL ETHER
MTBE = METHYL tert-BUTYL ETHER TAME = TERT-AMYL METHYL ETHER
TBA = TERTIARY BUTYL ALCOHOL

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-0.5'**
LAB I.D.: 130812-90

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-0.5'**
LAB I.D.: 130812-90

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-2'**
LAB I.D.: 130812-91

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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LABORATORY REPORT

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-2'**
LAB I.D.: 130812-91

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

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LABORATORY REPORT

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-0.5'**
LAB I.D.: 130812-93

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
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Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-0.5'**
LAB I.D.: 130812-93

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-2'**
LAB I.D.: 130812-94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-2'**
LAB I.D.: 130812-94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

METHOD BLANK FOR LAB I.D.: 130812-90, -91, -93, -94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY:_____

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

METHOD BLANK FOR LAB I.D.: 130812-90, -91, -93, -94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555 _____

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8260B QA/QC Report

Date Analyzed: 8/13/2013 **Matrix:** Solid/Soil/Liquid
Machine: C **Unit:** mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)
Spiked Sample Lab I.D.: 130812-48 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	0.050	0.050	99%	0.045	89%	10%	75-125	0-20
Chlorobenzene	0	0.050	0.051	102%	0.046	92%	10%	75-125	0-20
1,1-Dichloroethene	0	0.050	0.042	84%	0.044	89%	4%	75-125	0-20
Toluene	0	0.050	0.050	101%	0.046	92%	9%	75-125	0-20
Trichloroethene (TCE)	0	0.050	0.050	99%	0.045	90%	10%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	0.050	0.044	87%	75-125
Chlorobenzene	0.050	0.044	88%	75-125
Chloroform	0.050	0.050	100%	75-125
1,1-Dichlorothene	0.050	0.043	85%	75-125
Ethylbenzene	0.050	0.046	92%	75-125
o-Xylene	0.050	0.047	95%	75-125
m,p-Xylene	0.100	0.093	93%	75-125
Toluene	0.050	0.045	90%	75-125
1,1,1-Trichloroethane	0.050	0.048	96%	75-125
Trichloroethene (TCE)	0.050	0.042	84%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			M-BLK	130809-36	130812-2	130812-48	130812-35	130812-36	130812-37
Dibromofluoromethane	50.0	70-130	112%	109%	118%	107%	73%	94%	88%
Toluene-d8	50.0	70-130	101%	98%	36*%	100%	86%	37*%	34*%
4-Bromofluorobenzene	50.0	70-130	90%	90%	98%	86%	97%	192*%	206*%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			130812-38	130812-29	130812-34	130812-90	130812-91	130812-93	130812-94
Dibromofluoromethane	50.0	70-130	102%	113%	113%	114%	92%	95%	99%
Toluene-d8	50.0	70-130	73%	103%	103%	79%	100%	93%	98%
4-Bromofluorobenzene	50.0	70-130	112%	92%	90%	60*%	86%	69*%	77%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.									
Dibromofluoromethane	50.0	70-130							
Toluene-d8	50.0	70-130							
4-Bromofluorobenzene	50.0	70-130							

** = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.*
S.R. = Sample Results *%RC = Percent Recovery*
spk conc = Spike Concentration *ACP %RC = Accepted Percent Recovery*
MS = Matrix Spike *MSD = Matrix Spike Duplicate*

Analyzed/Reviewed By: _____

Final Reviewer: _____

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	Lead / 6010	8081 - OCPs	Misc.	COMMENTS
B-4-0.5	130812-54	8/12/13	8:32	Soil	1			X	*		* FOR 8081 COMPOSITE SAMPLE COMPOSITE B-1-0.5' & B-2-0.5' B-3-0.5' & B-4-0.5' B-5-0.5' & B-6-0.5' B-7-0.5' & B-8-0.5' B-9-0.5' & B-10-0.5' B-11-0.5' & B-12-0.5' B-3-2.5' & B-4-2.5' B-5-2.5' & B-6-2.5' RUN B-7-1.5 & B-11-1.5 INDIVIDUALLY FOR 8081
B-4-2.5	-55		8:34								
B-3-0.5	-56		8:50								
B-3-2.5	-57		8:59								
B-1-0.5	-58		8:15								
B-2-2.5	-59		8:20								
B-7-0.5	-60		8:27								
B-7-1.5	-61		9:36						X		
B-8-0.5	-62		9:44								
B-12-0.5	-63		9:51								
B-11-1.5	-64		10:03						X		
B-12-0.5	-65		10:08								
B-9-0.5	-66		10:14								
B-10-0.5	-67		10:25								
B-5-0.5	-68		10:32								

Analysis Required

Company Name: Leighton Consulting
Address: 17781 Cowan
City/State/Zip: Irvine, CA 92614
Project Contact: Richard Orr
Tel:
Fax: 949-250-1114
Sampler's Signature:
Project Name/ID: Lennar Hellman / 10884.01

Relinquished by: Venkat Chadalavada	Received by:	Date & Time: 8/12 1455
Relinquished by:	Received by:	Date & Time: 8/12 1520
Relinquished by:	Received by:	Date & Time:

Instructions for Sample Storage After Analysis:
O Dispose of O Return to Client O Store (30 Days)
O Other:

CHAIN OF CUSTODY RECORD

Date: 8/12/13

WHITE WITH SAMPLE • YELLOW TO CLIENT

CHAIN OF CUSTODY RECORD

LEIGHTON CONSULTING

CLIENT AND SITE LOCATION

SAMPLERS (SIGNATURE)

Project Name: Lennox Hellman

Project No.: 10384-001

Date: 8/12/13

SAMPLE NUMBER	DATE	TIME	SAMPLE TYPE	NO. OF CONTAINERS	TYPE OF CONTAINER	TYPE OF PRESERVATION (IF NECESSARY)	EPA TEST METHOD NO. Lead / TCLP Cds	OCPs / 8081	6010 As	REMARKS
B-5-2.5	8/12/13	10:52	Soil	1			X	X		13081 - 69
B-6-0.5		10:59								- 70
B-6-2.5		11:09								- 71
B-13-0.5		11:32								- 72
B-14-0.5		11:19						X	X	- 73
B-19-0.5		11:45								- 74
B-19-2.5		11:57								- 75
B-18-0.5		12:04								- 76
B-18-2.5		12:11								- 77
B-17-0.5		12:16								- 78
B-17-2.5		12:22								- 79
B-14-0.5		12:30								- 80
B-14-2.5		12:37								- 81
B-15-0.5		12:42								- 82

Laboratory Name:

Certification No.

FOR LABORATORY USE ONLY –Sample Receipt Conditions

- ☐ Intact
- ☐ Chilled – Temp (°C) _____
- ☐ Other _____

	Relinquished By	Date	Time	Received By	Date	Time
1		8/12/13	13:10		8/12	1455
2		8/12	1520		8/12/13	1520
3						

Turn Around Time Requested

- ☐ Same Day
- ☐ 24 hours
- ☐ 48 hours
- ☐ Normal
- ☐ Mobile

Send Results to: Leighton Consulting, Inc.

Attention:

Phone Fax

Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY

WHITE – ACCOMPANY SAMPLES YELLOW – LABORATORY PINK – PROJECT FILE

Enviro-Chem, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
0 Same Day
0 24 Hours
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other:

SAMPLE ID	LAB ID	SAMPLING DATE	SAMPLING TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	OCPs/8081	8015	8260-Full	Holds	6010-As					Misc.	COMMENTS
								Analysis Required										
B-15-2.5	130812-83	8/12/13	1249	Soil	1			X				X						
HA1-8-0.5	-84		13:14															
HA1-8-2.5	-85		13:20															
HA2-8-0.5	-86		13:29															
HA2-8-2.5	-87		13:36															
HA3-8-0.5	-88		13:40															
HA3-8-2.5	-89		13:46															
LB-1-0.5'	-90								X	X								
LB-1-2'	-91								X	X								
LB-1-5'	-92										X							
LB-2-0.5'	-93								X	X								
LB-2-2'	-94								X	X								
LB-2-5'	-95										X							
B-2-0.5	-96	8/12/13	8:20															

Company Name: Leighton Consulting	**Project Contact:** Richard Orr	**Sampler's Signature:**
Address: 17781 Cowan	**Tel:**	**Project Name/ID:** Lennar Hellman / 10844001
City/State/Zip: Irvine, CA, 92614	**Fax:** 949-250-1114	

Relinquished by:	Received by:	Date & Time: 8/12/13 1450	Instructions for Sample Storage After Analysis:
Relinquished by:	Received by:	Date & Time: 8/12/13 1520	O Dispose of O Return to Client O Store (30 Days)
Relinquished by:	Received by:	Date & Time:	O Other:

CHAIN OF CUSTODY RECORD

Date: 8/12/13

WHITE WITH SAMPLE • YELLOW TO CLIENT

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: August 19, 2013

Mr. Richard Orr
Leighton Consulting
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

Project: **Lennar Hellman / 10384.001**
Lab I.D.: **130812-54 through -96**

Dear Mr. Orr:

The **analytical results** for the soil samples, received by our lab on August 12, 2013, are attached. The samples were received chilled, intact and with chain of custody record.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Curtis Desilets
Vice President/Program Manger

for

Andy Wang
Laboratory Manager

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX:SOIL
SAMPLING DATE:08/12/13
REPORT TO:Mr. RICHARD ORR

DATE RECEIVED:08/12/13
DATE EXTRACTED:08/13/13
DATE ANALYZED:08/13/13
DATE REPORTED:08/19/13

TOTAL PETROLEUM HYDROCARBONS(TPH) - CARBON CHAIN ANALYSIS
METHOD: EPA 8015B
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	C4-C10	C11-C22	C23-C35	DF
LB-1-0.5'	130812-90	ND	ND	773	10
LB-1-2'	130812-91	ND	ND	51.4	1
LB-2-0.5'	130812-93	ND	ND	700	10
LB-2-2'	130812-94	ND	ND	ND	1
METHOD BLANK		ND	ND	ND	1
	MDL	5	5	25	
	PQL	10	10	50	

COMMENTS
C4-C10 = GASOLINE RANGE
C11-C22 = DIESEL RANGE
C23-C35 = MOTOR OIL RANGE
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL AND PQL
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro Chem, Inc

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8015B QA/QC Report

Date Analyzed: 8/13/2013 **Units:** mg/Kg (ppm)

Matrix: **Soil/Solid/Sludge/Liquid**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **130814-47 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C11~C22 Range	0	200	201	**101%**	206	**103%**	**2%**	**75-125**	**0-20%**

LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C11~C22 Range	200	240	**120%**	**75-125**

Analyzed and Reviewed By: ALW

Final Reviewer: D

Enviro – Chem, Inc.
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LABORATORY REPORT

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Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/14/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

EPA 6010B FOR TTLC-COPPER
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	COPPER RESULT	DF
HA1-8-2.5	130812-85	107	1
HA2-8-2.5	130812-87	166	1
HA3-8-2.5	130812-89	298 *	1
Method Blank	---	ND	1
	MDL	0.203	
	PQL	1.00	

COMMENTS:
DF = Dilution Factor
MDL = Method Detection Limit
PQL = Practical Quantitation Limit
J = Trace Concentration between MDL and PQL
Actual Detection Limit = PQL X DF
ND = Below the Actual Detection Limit or non-detected
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for Arsenic = 25 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 2500 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: _____
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro – Chem, Inc.
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Date: August 19, 2013

Mr. Richard Orr
Leighton Consulting
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

Project: **Lennar Hellman / 10384.001**
Lab I.D.: **130812-54 through -96**

Dear Mr. Orr:

The **analytical results** for the soil samples, received by our lab on August 12, 2013, are attached. The samples were received chilled, intact and with chain of custody record.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Curtis Desilets
Vice President/Program Manger

for

Andy Wang
Laboratory Manager

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

EPA 5030B/8260B FOR FUEL OXYGENATES
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ETBE	DIPE	MTBE	TAME	TBA	DF
LB-1-0.5'	130812-90	ND	ND	ND	ND	ND	1
LB-1-2'	130812-91	ND	ND	ND	ND	ND	1
LB-2-0.5'	130812-93	ND	ND	ND	ND	ND	1
LB-2-2'	130812-94	ND	ND	ND	ND	ND	1
Method Blank		ND	ND	ND	ND	ND	1
	MDL	0.005	0.005	0.002	0.005	0.02	
	PQL	0.01	0.01	0.005	0.01	0.05	

COMMENTS:
DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL AND PQL
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT
ETBE = ETHYL tert-BUTYL ETHER DIPE = ISOPROPYL ETHER
MTBE = METHYL tert-BUTYL ETHER TAME = TERT-AMYL METHYL ETHER
TBA = TERTIARY BUTYL ALCOHOL

Data Reviewed and Approved by: 
CAL-DHS ELAP CERTIFICATE No.: 1555

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Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-0.5'**
LAB I.D.: 130812-90

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-0.5'**
LAB I.D.: 130812-90

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

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REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-2'**
LAB I.D.: 130812-91

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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LABORATORY REPORT

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17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-1-2'**
LAB I.D.: 130812-91

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

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REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-0.5'**
LAB I.D.: 130812-93

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-0.5'**
LAB I.D.: 130812-93

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro – Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-2'**
LAB I.D.: 130812-94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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LABORATORY REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170
PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL — DATE RECEIVED: 08/12/13
SAMPLING DATE: 08/12/13 — DATE ANALYZED: 08/13/13
REPORT TO: Mr. RICHARD ORR — DATE REPORTED: 08/19/13

SAMPLE I.D.: **LB-2-2'**
LAB I.D.: 130812-94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

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METHOD BLANK REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

METHOD BLANK FOR LAB I.D.: 130812-90, -91, -93, -94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
ACETONE	ND	0.020	0.010	1
BENZENE	ND	0.005	0.002	1
BROMOBENZENE	ND	0.005	0.002	1
BROMOCHLOROMETHANE	ND	0.005	0.002	1
BROMODICHLOROMETHANE	ND	0.005	0.002	1
BROMOFORM	ND	0.005	0.002	1
BROMOMETHANE	ND	0.005	0.002	1
2-BUTANONE (MEK)	ND	0.020	0.010	1
N-BUTYLBENZENE	ND	0.005	0.002	1
SEC-BUTYLBENZENE	ND	0.005	0.002	1
TERT-BUTYLBENZENE	ND	0.005	0.002	1
CARBON DISULFIDE	ND	0.010	0.005	1
CARBON TETRACHLORIDE	ND	0.005	0.002	1
CHLOROBENZENE	ND	0.005	0.002	1
CHLOROETHANE	ND	0.005	0.002	1
CHLOROFORM	ND	0.005	0.002	1
CHLOROMETHANE	ND	0.005	0.002	1
2-CHLOROTOLUENE	ND	0.005	0.002	1
4-CHLOROTOLUENE	ND	0.005	0.002	1
DIBROMOCHLOROMETHANE	ND	0.005	0.002	1
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005	0.002	1
1,2-DIBROMOETHANE	ND	0.005	0.002	1
DIBROMOMETHANE	ND	0.005	0.002	1
1,2-DICHLOROBENZENE	ND	0.005	0.002	1
1,3-DICHLOROBENZENE	ND	0.005	0.002	1
1,4-DICHLOROBENZENE	ND	0.005	0.002	1
DICHLORODIFLUOROMETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHANE	ND	0.005	0.002	1
1,2-DICHLOROETHANE	ND	0.005	0.002	1
1,1-DICHLOROETHENE	ND	0.005	0.002	1
CIS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
TRANS-1,2-DICHLOROETHENE	ND	0.005	0.002	1
1,2-DICHLOROPROPANE	ND	0.005	0.002	1

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: _____

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METHOD BLANK REPORT

CUSTOMER: **Leighton Consulting**
17781 Cowan
Irvine, CA 92614
Tel(909)484-2205 Fax(909)484-2170

PROJECT: **Lennar Hellman / 10384.001**
MATRIX: SOIL
SAMPLING DATE: 08/12/13
REPORT TO: Mr. RICHARD ORR

DATE RECEIVED: 08/12/13
DATE EXTRACTED: 08/13/13
DATE ANALYZED: 08/13/13
DATE REPORTED: 08/19/13

METHOD BLANK FOR LAB I.D.: 130812-90, -91, -93, -94

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL	MDL	DF
1,3-DICHLOROPROPANE	ND	0.005	0.002	1
2,2-DICHLOROPROPANE	ND	0.005	0.002	1
1,1-DICHLOROPROPENE	ND	0.005	0.002	1
CIS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
TRANS-1,3-DICHLOROPROPENE	ND	0.005	0.002	1
ETHYLBENZENE	ND	0.005	0.002	1
2-HEXANONE	ND	0.020	0.010	1
HEXACHLOROBUTADIENE	ND	0.005	0.002	1
ISOPROPYLBENZENE	ND	0.005	0.002	1
4-ISOPROPYLTOLUENE	ND	0.005	0.002	1
4-METHYL-2-PENTANONE (MIBK)	ND	0.020	0.010	1
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005	0.002	1
METHYLENE CHLORIDE	ND	0.010	0.005	1
NAPHTHALENE	ND	0.005	0.002	1
N-PROPYLBENZENE	ND	0.005	0.002	1
STYRENE	ND	0.005	0.002	1
1,1,1,2-TETRACHLOROETHANE	ND	0.005	0.002	1
1,1,2,2-TETRACHLOROETHANE	ND	0.005	0.002	1
TETRACHLOROETHENE (PCE)	ND	0.005	0.002	1
TOLUENE	ND	0.005	0.002	1
1,2,3-TRICHLOROBENZENE	ND	0.005	0.002	1
1,2,4-TRICHLOROBENZENE	ND	0.005	0.002	1
1,1,1-TRICHLOROETHANE	ND	0.005	0.002	1
1,1,2-TRICHLOROETHANE	ND	0.005	0.002	1
TRICHLOROETHENE (TCE)	ND	0.005	0.002	1
TRICHLOROFLUOROMETHANE	ND	0.005	0.002	1
1,2,3-TRICHLOROPROPANE	ND	0.005	0.002	1
1,2,4-TRIMETHYLBENZENE	ND	0.005	0.002	1
1,3,5-TRIMETHYLBENZENE	ND	0.005	0.002	1
VINYL CHLORIDE	ND	0.005	0.002	1
M/P-XYLENE	ND	0.010	0.005	1
O-XYLENE	ND	0.005	0.002	1

COMMENTS DF = DILUTION FACTOR
MDL = METHOD DETECTION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
PQL = PRACTICAL QUANTITATION LIMIT
J = TRACE CONCENTRATION BETWEEN MDL and PQL
ND = BELOW THE ACTUAL DETECTION LIMIT OR NON-DETECTED
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

8260B QA/QC Report

Date Analyzed: 8/13/2013 **Matrix:** Solid/Soil/Liquid
Machine: C **Unit:** mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)
Spiked Sample Lab I.D.: 130812-48 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	0.050	0.050	99%	0.045	89%	10%	75-125	0-20
Chlorobenzene	0	0.050	0.051	102%	0.046	92%	10%	75-125	0-20
1,1-Dichloroethene	0	0.050	0.042	84%	0.044	89%	4%	75-125	0-20
Toluene	0	0.050	0.050	101%	0.046	92%	9%	75-125	0-20
Trichloroethene (TCE)	0	0.050	0.050	99%	0.045	90%	10%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	0.050	0.044	87%	75-125
Chlorobenzene	0.050	0.044	88%	75-125
Chloroform	0.050	0.050	100%	75-125
1,1-Dichlorothene	0.050	0.043	85%	75-125
Ethylbenzene	0.050	0.046	92%	75-125
o-Xylene	0.050	0.047	95%	75-125
m,p-Xylene	0.100	0.093	93%	75-125
Toluene	0.050	0.045	90%	75-125
1,1,1-Trichloroethane	0.050	0.048	96%	75-125
Trichloroethene (TCE)	0.050	0.042	84%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**M-BLK**	**130809-36**	**130812-2**	**130812-48**	**130812-35**	**130812-36**	**130812-37**
Dibromofluoromethane	50.0	70-130	112%	109%	118%	107%	73%	94%	88%
Toluene-d8	50.0	70-130	101%	98%	36*%	100%	86%	37*%	34*%
4-Bromofluorobenzene	50.0	70-130	90%	90%	98%	86%	97%	192*%	206*%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			**130812-38**	**130812-29**	**130812-34**	**130812-90**	**130812-91**	**130812-93**	**130812-94**
Dibromofluoromethane	50.0	70-130	102%	113%	113%	114%	92%	95%	99%
Toluene-d8	50.0	70-130	73%	103%	103%	79%	100%	93%	98%
4-Bromofluorobenzene	50.0	70-130	112%	92%	90%	60*%	86%	69*%	77%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.									
Dibromofluoromethane	50.0	70-130							
Toluene-d8	50.0	70-130							
4-Bromofluorobenzene	50.0	70-130							

** = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.*
S.R. = Sample Results *%RC = Percent Recovery*
spk conc = Spike Concentration *ACP %RC = Accepted Percent Recovery*
MS = Matrix Spike *MSD = Matrix Spike Duplicate*

Analyzed/Reviewed By: _____

Final Reviewer: _____

Important Information About Your Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,
- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change,* sometimes suddenly, due to any number of events, not the least of which include occurrences at

adjacent sites. Recognize, too, that *even some conditions in tested areas may go undiscovered,* because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care.

Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for "exculpatory clauses," that is, provisions whose purpose is to transfer one party's rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not "boilerplate."* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in ASFE exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your ASFE-member geoenvironmental professional for more information.

ASFE
THE BEST PEOPLE ON EARTH

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Telephone: 301/565-2733 Facsimile: 301/589-2017
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RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 39156 TO SUBDIVIDE A 8.16 ACRE NET ACRES INTO 65 SINGLE FAMILY RESIDENTIAL LOTS, THREE (3) OPEN SPACE LOTS, AND ONE (1) LETTER LOT AND THE MASTER BUILDING ARCHITECTURE AND SITE PLANNING OF THE NEW OASIS RESIDENTIAL COMMUNITY ON REAL PROPERTY GENERALLY LOCATED NORTH OF HENRY STREET, SOUTH OF CHANDLER STREET, EAST OF HELLMAN AVENUE, AND WEST OF SHOREHAM STREET, ASSESSOR'S PARCEL NUMBERS 130-781-022 AND -023.

WHEREAS, the applicant, McCune Realty Investment Co., LP filed an application for Tentative Tract Map No. 39156 as part of Project No. PLN25-20016, to subdivide 8.16 net acres of land into 65 single family residential lots, three (3) open space lots, and one (1) letter lot for the purposes of private street, along with the master building and site planning of the new 65 unit residential community located north of Henry Street, south of Chandler Street, east of Hellman Avenue, and west of Shoreham Street, Assessor's Parcel Number 130-781-022 and -023; and

WHEREAS, the proposed application (Project No. PLN25-20016) is considered a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, review of the proposed project with respect to the proposed uses was evaluated in a Section 15183 Exemption Report and the General Plan Environmental Impact Report (State Clearinghouse No.2022080090), because the implementation of the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR, no additional environmental review beyond a Section 15183 Exemption Report is necessary; however, a Notice of Exemption will be filed following any action taken on the project; and

WHEREAS, the Housing Accountability Act (HAA) provides that "a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan." In such cases, the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning district that is consistent with the general plan; and

WHEREAS, the PRD (Planned Residential Development) zoning designation is consistent with the general plan land use designation for the property of Chandler Policy Area and the objective standards and criteria applicable within the PRD district will apply to the project; and

WHEREAS, in accordance with state law, on November 9, 2025, the City of Eastvale Planning Department published a legal notice in compliance with state law concerning Project No. PLN25-20016 in the *Press Enterprise*, a local newspaper of general circulation, regarding the Planning Commission meeting on November 19, 2025. In addition, on November 6, 2025, a public hearing notice was mailed to each property owner and commercial tenant within a 600-foot radius of the project site, indicating the date and time of the public hearing at the Planning Commission meeting for Project No. PLN25-20016; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on November 19, 2025, at which public testimony was received concerning Project No. PLN25-20016, and at which time the Commission considered proposed Project No. PLN25-20016.

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

SECTION 1. FINDINGS FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

Finding 1: The proposed project is exempt from further environmental review requirements.

Evidence: Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, because implementation of the proposed project would not result in impacts that are peculiar to the project site and the proposed project would not result in new or more severe impacts to the environment beyond what was previously evaluated and disclosed by the General Plan EIR (SCH # 2022080090), no additional environmental review beyond a Section 15183 Exemption Report is required for the proposed project. A Section 15183 Exemption Report was prepared for the project supporting this conclusion, a copy of which is included in the record for this project and incorporated herein by reference. As such, no further CEQA documentation would be warranted for the proposed project pursuant to CEQA Guidelines Section 15183.

SECTION 2. FINDINGS FOR TENTATIVE TRACT MAP NO. 39156

Pursuant to Eastvale Subdivision Ordinance No. 460, the staff report dated November 19, 2025, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

Finding 1: Tentative Tract Map No. 39156 is consistent with the City's General Plan and any applicable specific plan as specified in Government Code Section 65451.

Evidence: The proposed project and its design and improvements will be consistent with the Chandler Policy Area designation of the General Plan and are otherwise consistent with all other elements of the General Plan and any applicable specific plans. The proposed subdivision of land will create 65 single family residential lots, three (3) open space lots, and one (1) letter lot for private street purposes consistent with the various provisions of the General Plan. The Chandler Policy Area allows for the development of single-family residential development with a maximum density of eight (8) dwelling units per acre. Therefore, the proposed project would be consistent with the General Plan designation for the site and will further the objectives of the General Plan. Finally, the proposed project would be consistent with the surrounding area and is consistent with the General Plan and Zoning to the extent permittable under the provisions of the Housing Accountability Act (HAA).

Finding 2: The design or improvement of the proposed subdivision is consistent with the City's General Plan and any applicable specific plan.

Evidence: The proposed project is designed to meet all City standards applicable to residential development within the Chandler Policy Area land use designation and PRD zoning district, including street widths, drainage, utilities, lot size and configuration, grading, required dedications and providing satisfactory pedestrian and vehicular circulation, emergency vehicle access and on- and off-site public improvements.

Finding 3: The site is physically suitable for the type and proposed density of development.

Evidence: The site is physically suitable for the type and density of the proposed development. The proposed site consists of approximately 8.16-acres of land and is physically suitable for the proposed development, where primary access to the site will be from Chandler Street. The current General Plan land use designation of the project site is Chandler Policy Area, which applies to residential areas characterized by single-family housing. The General Plan density would allow up to 8 dwelling units per acres (du/ac). The proposed density is 7.96 du/ac, which would be permitted. The applicant has submitted a conceptual development plan which illustrates that single-family dwelling units can be constructed on this 8.16-acre site without adversely affecting the health, safety, or welfare of anyone who will live within the development or anyone living within the surrounding community. Further, the infrastructure and utilities either already serve the site or can be readily expanded to serve the site, and there are no intractable topographical peculiarities associated with the physical character of the property

that may prevent the development of 65 lots with single family dwellings, three (3) open space lots, and one (1) letter lot for private street purposes.

Finding 4: The design of the subdivision or proposed improvements is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: A Biological Resources assessment and Western Riverside County MSHCP Consistency Determination both dated May 16, 2025, were prepared for the proposed project. In said documents no native plant communities or natural communities of special concern were observed on or adjacent to the project site. Further no burrowing owls or signs were observed. No special-status wildlife species were observed on-site during the field investigation. However, site development conditions such as biological resource monitoring, preconstruction nesting bird surveys, preconstruction Burrowing Owl surveys, and implementing best management practices were identified and conditioned on the project to avoid or mitigate any potential significant effects on the environment to a point below the threshold of significance. As conditioned, the project will not have a significant effect on the environment or substantially and avoidably injure fish or wildlife or their habitat.

Finding 5: The design of the subdivision or type of improvements is not likely to cause serious public health problems.

Evidence: The design of the subdivision is in conformance with the City's General Plan, Zoning Code, and Subdivision Ordinance to the extent permitted under the HAA. Accordingly, the subdivision and improvements will comply with all applicable local, state, and federal laws to ensure the public's general health, safety, and welfare.

Finding 6: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Evidence: The design of the subdivision and type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision. Upon review of the project by the Engineering Division, there is no, known conflict with any easements, or right-of-ways an all in-tract streets are to be private streets with public road and utility easements.

SECTION 3. FINDINGS FOR MAJOR DEVELOPMENT REVIEW PLN25-20016

The criteria and required findings for a Major Development Review are outlined in

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

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

Evidence: The General Plan land use designation of the proposed site is Chandler Policy Area. The Chandler Policy Area land use designation allows for the development of single-family residential development with a maximum density of eight (8) dwelling units to the acre. The proposed project would be consistent with the surrounding area and is consistent with the General Plan designation and Zoning to the extent permittable under the provisions of Senate Bill 330.

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

Evidence: The proposed project has been designed to conform to the logical pattern of development as envisioned by the Eastvale General Plan and has been designed to satisfy the General Plan design policies. The project has been designed with high-quality urban design, architecture, and landscaping, that includes common open space, as well as landscaping along the proposed streets and common areas. Finally, the project has been designed to meet the requirements and development standards of the Eastvale Zoning Code to the extent permitted under the provisions of the HAA.

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

Evidence: The architectural theme of the proposed single-family residential units are consistent with the surrounding neighborhoods in terms of character, scale, and quality. These standards focus on high quality design and articulation to provide visual interest and variety (both vertically and horizontally). The building includes window shutters and accent trims, decorative light fixtures, decorative panels, gable ends, corbels, arched soffits, stone veneer, pot shelves, and flat slate roof tiles as examples of the variation of materials

designed to complement the exterior plaster and building finishes. Thus, the proposed design is consistent with the Eastvale Zoning Code and the General Plan.

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

Evidence: The proposed project is conditioned to ensure adequate circulation to and from the site. All streets have also been designed to handle the type and quantity of vehicular traffic associated with the project proposal. As conditioned, the project will include sidewalks and pedestrian connections that will not create conflicts with motorized vehicles.

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

Evidence: The project has been reviewed for consistency with the Airport Land Use Compatibility Plan. The project is located within the Chino Airport Influence Area Zone E. No limitations and prohibited uses related to the proposed project were identified.

SECTION 4. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

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

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

SECTION 4. RECORD OF PROCEEDING

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

SECTION 5. DETERMINATION

Based upon the findings outlined in Sections 1 through 4 above, the Planning Commission of the City of Eastvale hereby approves PLN25-20016 Tentative Tract Map 39156 and Major Development Review, subject to the attached conditions of approval and directs the Community

Development Director to file a Notice of Exemption with the County of Riverside Clerk's Office within five (5) days of the approval date.

PASSED, APPROVED AND ADOPTED this 19th day of November 2025**.**

_____

April Rodriguez-Plott
Vice-Chair

APPROVED AS TO FORM:

_____

Chad Herrington
Assistant City Attorney

ATTEST:

_____

Jessica Cooper
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting held on the 19th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Jessica Cooper
Senior Management Analyst

CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. PLN25-20016 – Tentative Tract Map (TTM) No. 39156 to subdivide 8.16 acres into 65 single family residential lots, three (3) open space lots, and one (1) letter lot. The project site is located at the southeast corner of Chandler Street and Hellman Avenue.				
Assessor's Parcel Number: 130-781-021				
Planning Commission Approval Date:				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. _____ Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the	Ongoing	Planning Division	

	Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	Any approval shall not be final until and unless the applicant's deposit account with Planning has a balance of at least **$5,000** at the time that the applicant signs these conditions of approval (per **Condition No. 1**) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the **City of Eastvale** and include **Project No. PLN25-20016** on the check. Applicant shall provide payment to cover staff time toward any environmental review or the California Environmental Quality Act (CEQA) review for PLN25-20016.	Ongoing	Planning Division	
4.	In compliance with Section 15075 of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Determination (NOE) shall be filed with the Riverside County Clerk within five (5) days of project approval. The NOE shall include the required California Department of Fish and Wildlife (CDFW) (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee.	Five (5) days from project approval	Planning Division	
5.	Any approval shall not be final until and unless the applicant's deposit account with Public Works has a balance of at least **$10,000** to cover staff time to follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to half work if the deposit account is exhausted.	Ongoing	Public Works Department	

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6.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Tentative Tract Map permit.	Ongoing	Planning Division	
7.	Tentative Tract Map 39156 is granted for a period of two (2) years, until **November 19, 2027**, at which time said Map shall expire unless prior to the expiration date, either the final map has recorded or a written request for time extension, accompanied by the appropriate fee, is received by the	Ongoing	Planning Division	
8.	Development shall occur substantially as shown on the plans approved by the City Council and on file with the Community Development Department. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.	Ongoing	Planning Division	
9.	All applicable Major Development Review conditions of approval (PLN25-20016) shall be incorporated herein by reference.	Ongoing	Planning Division	
10.	Final lot configurations shall be reviewed and approved by the Community Development Director and City Engineer prior to recordation of any portion of Tentative Tract Map 39156.	Ongoing	Planning and Public Works Divisions	
11.	The project shall conform to the requirements of Senate Bill (SB) 330 Housing Crisis Act of 2019.	Ongoing	Planning Division/City Attorney's Office	
12.	Approval of this request shall not excuse compliance with all other applicable City ordinances and development standards in effect at this time.	Ongoing	Planning, Public Works, and Building Divisions	
Prior to Map Recordation				
13.	**TTM No. 39156** is approved as shown on the Tentative Map submitted to the Planning Division and as approved by the APPROVING AUTHORITY, subject to conditions of approval and the City of Eastvale Municipal Code, as applicable.	Prior to Map Recordation	Planning Division	

14.	The applicant shall enter into a Subdivision Improvement Agreement with the city, and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval.	Prior to Map Recordation	Public Works Department	
15.	Dedicate 10 feet of right-of-way along the property frontage on Hellman Avenue to accommodate a Community Trail.	Prior to Map Recordation	Public Works Department	
16.	A Tract Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.	Prior to Map Recordation	Public Works Department	
17.	Monumentation bond shall be posted with the City	Prior to Map Recordation	Public Works Department	
Notes on Grading and Construction Plans to be Implemented During Construction				
18.	To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	To be Implemented by the Applicant During Construction	Planning Division	
Prior to Issuance of Grading Permit				
19.	The Precise Grading/Paving Plan shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of a grading permit.	Prior to Issuance of Grading Permit	Public Works Department	
20.	Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer including but not limited to MSCHP fees and grading permit fees	Prior to Issuance of Grading Permit	Public Works Department	

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21.	Grading in excess of 199 cubic yards will require performance security to be posted with the City	Prior to Issuance of Grading Permit	Public Works Department	
22.	A permit for the hauling of material to and from the project site shall be submitted to the City for approval.	Prior to Issuance of Grading Permit	Public Works Department	
23.	Submit a California civil engineer prepared earthwork cut and fill certification letter to the Engineering Division for review. If the required earthwork in cubic yards is 50 CY or less, a Precise Grading/Paving Plan will not be required; however, the applicant is required to pull an NPDES/Public Works permit prior to issuance of a Building Permit for record purposes.	Prior to Issuance of Grading Permit	Public Works Department	
24.	Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Eastvale, under the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading Plan.	Prior to Issuance of Grading Permit	Public Works Department	
25.	Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. 6-foot-high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not	Prior to Issuance of Grading Permit	Public Works Department	

	receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"			
26.	A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer. The General Construction Permit requires the developer's contractor to prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP"). The SWPPP requires all appropriate measures be implemented to prevent erosion and water pollution during construction.	Prior to Issuance of Grading Permit	Public Works Department	
27.	A California registered Geotechnical Engineer prepared Geotechnical/Soils Report shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of the Precise Grading Plan.	Prior to Issuance of Grading Permit	Public Works Department	
28.	All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. All on-site City Engineer approved retention or other facilities are required to contain the increase stormwater runoff generated from the proposed development. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. The City Engineer must approve the final retention basin sizing and other stormwater runoff mitigation measures determined upon review and approval of the hydrology and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The existing "pre-developed" condition compared to the proposed "developed" condition shall be used to calculate the volume of increased stormwater runoff to retain on-site under the 100-year frequency storm.	Prior to Issuance of Grading Permit	Public Works Department	

29.	Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.	Prior to Issuance of Grading Permit	Public Works Department	
30.	**SDC BIO-1: Preconstruction Nesting Bird Survey.** Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. 2. Any construction activities that occur during the typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat, on-site and within 300 feet surrounding the site (as feasible), be thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of ground disturbance activities. If active nests are identified, the qualified biologist would establish an appropriate buffer around the vegetation. All work within these buffers would be halted until the nesting effort is complete (i.e., the juveniles are surviving independent from the nest) as determined by the qualified biologist. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer area and would develop a monitoring plan to prevent any impacts while the nest continues to be active (e.g., presence of eggs, chicks, or adult nesting behavior). Upon completion of the survey and any follow-	Prior to Grading Permit Issuance and During Construction	Planning Division	

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	up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.			
31.	**SDC BIO-2**: **Preconstruction Burrowing Owl Survey**. In accordance with MSHCP species-specific objective #6 for burrowing owl, a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist where suitable habitat is present within the study area (project site and surrounding 500-foot buffer). If active burrowing owl burrows are detected during the breeding season (**March 1 through August 31**), all work within 300 feet of any active burrow will be halted until that nesting effort is finished as determined by a qualified biologist. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season (**September 1 through February 28**), then a Burrowing Owl Exclusion Plan shall be prepared by the project applicant and approved by the County of Riverside Environmental Programs Department in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (2012) and the MSHCP, which allows for passive relocation (i.e., use of one-way doors and collapse of burrows). Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to prevent reentry.	Prior to Issuance of Grading Permit	Planning Division	
32.	**SDC BIO-3:** To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	Prior to Issuance of Grading Permit and During Construction	Planning Division	
33.	**SDC CUL-1: Archaeological Monitoring Plan.** At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project applicant shall retain an archaeologist, meeting the Secretary of the Interior's Standards, to oversee archaeological monitoring of ground-	Prior to Grading Permit Issuance and During Construction	Planning Division	

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	disturbing activities in an effort to identify any unknown archaeological resources. Ground-disturbing activities may include, but are not limited to, pavement removal, potholing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching. The project archaeologist, in consultation with Tribe(s) (as defined by TCR-1) identified during the implementation of TCR-1, and the developer shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: 1. Project grading and development scheduling. 2. Cultural Resources sensitivity training requirement for all earthwork-related construction personnel 3. If necessary, the development of a rotating or simultaneous schedule in coordination with the project applicant and the project archaeologist for designated Native American tribal monitors from the Tribe(s) during grading, excavation, and ground-disturbing activities on the site. 4. The safety requirements, duties, scope of work, and Native American tribal monitors' authority to stop and redirect grading activities in coordination with all project archaeologists. 5. The protocols and stipulations that the developer, tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource evaluation. The archaeological monitor will maintain a daily log documenting, at minimum, the identity of the monitor, the work monitored, and any cultural materials identified or other actions taken by the monitor. The monitoring logs will be provided to the City upon request and may be shared with interested parties at the City's discretion. The on-site			

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	monitoring would end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources.			
34.	**SDC CUL-2**: The project applicant shall provide for Native American monitoring during grading. The Native American monitor(s) shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The City shall coordinate with the consulting tribe(s) to facilitate communications with the project developer/applicant so that all parties can develop a mutually acceptable Tribal Monitoring and Treatment Agreement, which will include the scope of monitoring, scheduling of monitors from individual consulting tribe(s), and the course of action for inadvertent discoveries.	Prior to Grading Permit Issuance and Prior to Demolition of Any Structures	Planning Division	
35.	**SDC CUL-3: Cultural Resources Worker Sensitivity Training.** The project archaeologist and the consulting tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory cultural resources worker sensitivity training. The training will include a brief review of the cultural sensitivity of the project site and the surrounding area; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event that inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.	Prior to Grading Permit Issuance and/or Prior to Any Grading or Ground Disturbing Activities	Planning Division	
36.	**SDC CUL-4: Inadvertent Discovery.** During ground disturbing activities, in the event an unanticipated cultural resource is discovered, all construction work shall halt within 100 feet of the discovery. The protocols and stipulations that the contractor, City, consulting tribe(s), and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource evaluation, include the following.	Prior to Grading Permit Issuance and/or During Any Grading or Ground Disturbing Activities	Planning Division	

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	1. During the original cutting of previously undisturbed deposits, the archaeological and tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. 2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the Native American Heritage Commission) shall be contacted in order to determine proper treatment and disposition of the remains. 4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features			

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	recorded using professional archaeological methods. The project archaeologist in consultation with the consulting tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.			
37.	**SDC CUL-5: Treatment of an Inadvertent Discovery.** One or more of the following treatments, in order of preference, shall be used in the event of a cultural resource discovery: 1. Preservation-in-place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. 2. Reburial on the project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods, and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Final Monitoring Report (refer to SDC CUL-6). 3. If preservation-in-place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that meets the Office of Historic Preservation *Guidelines for the Curation of Archaeological Resources* (California Office of Historic Preservation 1993). The collections and associated	Prior to Grading Permit Issuance and/or During Any Grading or Ground Disturbing Activities	Planning Division	

	records shall be transferred, including title, and accompanied by payment of the fees necessary for permanent curation.			
38.	**SDC TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.** The project applicant/lead agency shall retain a Native American Monitor from or approved by the consulting tribe(s) or any other California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project (collectively "Tribe(s)"), and that if more than one tribe is interested in monitoring, a rotation may be established at the discretion of the City. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the City prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered archaeological finds, including but not limited to, Native American cultural and historical artifacts, archaeological features, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the City upon written request to Tribe(s).	Prior to Grading Permit Issuance and/or Prior to Any Ground Disturbing Activities	Planning Division	

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	On-site tribal monitoring shall conclude upon one of the following: (1) written confirmation from a designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; (2) a determination and written notification by the Tribe(s) to the City that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact tribal cultural resources; or (3) a determination by the City, given in writing to interested parties, that the project has no potential to impact significant resources. In its authority as lead agency, the City shall resolve conflicts in the event of a disagreement whether to continue or discontinue monitoring.			
39.	**SDC TCR-2: Unanticipated Discovery of Native American Cultural Resource Objects (Non-Funerary/Non-Ceremonial).** Upon discovery of any resources of Native American origin, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the resources have been appropriately evaluated and treated. A determination of the final disposition of any artifacts will be made with the consultation with the Tribe(s) and is anticipated to include repatriation.	Prior to Issuance of Grading Permit and/or During Any Ground Disturbance Activity	Planning Division	
40.	**SDC TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.** Native American human remains "may be an inhumation or cremation, and in any state of decomposition or skeletal completeness" (PRC 5097.98 (d)(1)). Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then work will halt within 50 feet of the find and Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).	Prior to Issuance of Grading Permit and/or During Any Ground Disturbance Activity	Planning Division	

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	Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. If preservation in place is not feasible, then the project archaeologist, working in consultation with the Most Likely Descendant and, if applicable, other interested tribal governments, will prepare and execute a treatment plan to be approved by the City in compliance with the Archaeological Mitigation Plan developed under CUL-1. It is anticipated that treatment will consist of respectful excavation and repatriation of only those remains which will be impacted by the project. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.			
41.	**SDC PAL-1: Paleontological Resources Impact Mitigation Program.** Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that the project applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grading conference, shall describe procedures for paleontological resource surveillance, and shall establish in the PRIMP, in cooperation with the project applicant and City, procedures for temporarily halting or redirecting work to permit sampling and establishing a 50-foot radius around the discovery, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the City and project applicant, which ensure proper exploration and/or salvage.	Prior to Issuance of Grading Permit	Planning Division	
42.	**SDC PAL-2: Post-completion Discovery.** If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's follow- up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils.	Prior to Issuance of Grading Permit and/or During Any Ground	Planning Division	

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	The project applicant shall prepare excavated material to the point of identification. The project applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. The project applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.	Disturbance Activity		
43.	Prior to the issuance of a grading permit, the project applicant shall prepare and submit a Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis report to the City of Eastvale to document the project's consistency with the goals, objectives, and requirements of the MSHCP.	Prior to Issuance of Grading Permit	Planning Division	
44.	Street names shall be approved by the Community Development Director prior to issuance of grading permit. Suggested street names and alternatives shall be submitted in writing to the Community Development Director for approval. Phonic similarity with existing street names should be avoided. Street names shall be reflected on the Final Map.	Prior to Issuance of Grading Permit	Planning Division	
45.	The applicant shall be responsible for creating a proposed addressing list and exhibit for review and approval by the Community Development Director, prior to issuance of grading permit. Addresses shall be suggested for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s) or temporary power poles.	Prior to Issuance of Grading Permit	Planning Division	
Prior to Issuance of Encroachment Permit				
46.	Traffic Control Plan prepared by a licensed civil/traffic engineer shall be submitted to the City Engineer for review and approval	Prior to Issuance of Encroachment Permit	Public Works Department	
Prior to Issuance of Building Permit				
47.	**SDC CUL-6: Final Monitoring Report.** A Final Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits.	Prior to Issuance of Building Permits	Planning Division	

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	The report will include the California Department of Parks and Recreation's Primary and Archaeological Site Forms. The Final Monitoring Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting tribe(s).			
48.	Major Development Review shall be accomplished for development of Tentative Tract Map 39156.	Prior to issuance of Building Permits	Planning Division	
49.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), ADP, Road Bridges Benefit District (RBBD) Fees, MSHCP, Quimby (parkland in-lieu) Fee, and City Development Impact Fees as consistent with the Government Code.	Prior to issuance of Building Permits	Planning, Public Works, and Building Division	
50.	Building permits shall not be issued until final map has been recorded with the Riverside County Recorder's Office Prior to Issuance of Building Permit Building and Planning	Prior to issuance of Building Permits	Planning and Building Division	
51.	The project applicant is required to pay school impact fees. California Government Code Section 65996 indicates that payment of school impact fees is considered full mitigation for project impacts to a school district. Note: A Certificate of Compliance is provided to the City to show proof of compliance of owner/building for project.	Prior to issuance of Building Permits	Corona Norco Unified School District and Building Divisions	
52.	The project applicant will be required to comply with the recommendations of the Riverside County Waste Management Department and all federal, State, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991.	Prior to issuance of Building Permits	Waste Management	
53.	The project applicant, developer, or successor in interest shall provide written verification that the Jurupa Community Services District can and will provide potable water service to the project.	Prior to issuance of Building Permits	Building Divisions	
54.	Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan	Prior to issuance of Building Permits	Building Division	

	identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to the building. The design professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.			
55.	Submit California registered civil engineer prepared street improvement plans to the Engineering Division for review and approval. Unless otherwise approved, the street improvement plans shall be approved concurrently with any streetlight, landscape and irrigation, and traffic signal plans. Street plans shall include: a. Right-of-way dedication consistent with the Riverside County Standard 107 improvements including curb, gutter, sidewalk, landscaping, drive approaches, and curb ramps in compliance with ADA requirements and Riverside County Standard Plans and Specs. b. Any necessary power pole undergrounding. c. Utility Improvements. d. Striping and signage plan. e. Storm drain improvement plan.	Prior to issuance of Building Permits	Public Works Department	
56.	A right turn pocket shall be provided, from Hellman Avenue to Chandler Street, to the satisfaction of the City Engineer.	Prior to issuance of Building Permits	Public Works Department	
57.	Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer.	Prior to issuance of Building Permits	Public Works Department	
58.	The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements; however, the City Engineer reserves the right to require	Prior to issuance of Building Permits	Public Works Department	

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	reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required herein.			
59.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be recorded at the Riverside County's Recorder's Office prior to Certificate of Occupancy.	Prior to issuance of Building Permits	Public Works Department	
60.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to building permit.	Prior to issuance of Building Permits	Public Works Department	
61.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD	Prior to issuance of Building Permits	Public Works Department	
62.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to issuance of Building Permits	Public Works Department	
63.	The developer is required to pay Traffic Impact Analysis (TIA) Project Fair Share Contribution fees.	Prior to issuance of Building Permits	Public Works Department	
64.	The existing ramp located at SEC of Chandler and Hellman Avenues shall be evaluated for conformance to current ADA regulations. If the ramp does not meet ADA regulations then the developer shall be responsible for providing design and reconstruction of the ramp for compliance. Design shall be completed and improvements secured for prior to issuance of Building permit. The reconstruction along with all public improvements shall be completed prior to occupancy.	Prior to issuance of Building Permits	Public Works Department	
65.	This project will be subject to compliance with District rules, regulations, conditions, and requirements and payment of appropriate fees, including park fees for the residential projects. This project also requires the implementation of JCSD's new AMI meter technology and program.	Prior to issuance of Building Permits	Jurupa Community Services District	

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66.	Water service is available from an existing 12-inch diameter water line in Chandler Street and from an existing 12-inch diameter water line in Hellman Avenue. Two separate water service points of connection are required for the proposed residential development. The applicant must provide the District with fire flow requirements from the Riverside County Fire Department in order to determine the adequacy of the existing water system. Sewer service is available from an existing 8-inch diameter sewer line in an easement near the southern tract boundary off Henry Street. Gravity flow to the existing sewer line is contingent upon final grading of the site and sewer service is contingent upon the quantity and quality of wastewater generated by the project. The project requires constructing a 12-inch diameter recycled water pipeline along Chandler Avenue to irrigate the greenbelt areas from the proposed 24-inch diameter recycled water pipeline on Hellman Avenue. The developer of the proposed project will be required to participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and greenbelt areas.	Prior to issuance of Building Permits	Jurupa Community Services District	
67.	A Final Site Plan of Development shall be approved prior to the issuance of any building permits. The Final Site Plan of Development shall include but is not limited to the following: a. Master home plans and elevations. b. Dimensioned site plan showing, but not limited to, the following: o Setbacks o Attractive, walkways and/or design features at paseos o Location of mailboxes	Prior to Issuance of Building Permit	Planning Division	

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	○ Pet waste disposal stations c. Final grading plan d. Landscape and irrigation plans for private, common, and public areas e. Wall and fence plans f. Photometric Lighting Plan to ensure proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting			
68.	Construction and architectural detailing shall be in substantial conformance with the approved plans, including but not necessarily limited to elevation drawings and material/colors sample board, submitted as part of this application and as approved by the Planning Commission.	Prior to Issuance of Building Permits	Planning Division	
69.	Any future modification to the building colors or architectural style approved by the Planning Commission shall be subject to review and approval by the Community Development Director. At the Community Development Director's discretion, proposed color or architectural style modifications may be referred to the Planning Commission for Major Development Review approval.	Prior to Issuance of Building Permits	Planning Division	
70.	Final plotting of homes on lots within Major Development Review (PLN25-20016) shall be subject to review and approval by the Planning Division.	Prior to Issuance of Building Permits	Planning Division	
Prior to Issuance of Certificate of Occupancy				
71.	Provisions requiring the following parking management practices shall be incorporated into the final, recorded CC&Rs or applicable site rental disclosures. These parking management practices shall be applicable throughout the life of the project: • Requiring onsite parking permits (such as stickers or hangtags) for any parking in the surface guest parking spaces; • Policies for maximum times vehicles may be parked in the surface guest spaces;	Prior to Issuance of Certificate of Occupancy and Recordation of the Final Map	Planning Division	

	• Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parked in surface guest parking without a sticker, hangtag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed; • Policies prohibiting the parking, storage, or driving of commercial vehicle, RV, boat, trailer, ATV, golf cart, or similar vehicle on-site, • Policies requiring all garages be used for the sole purpose of housing parked vehicles (i.e., not for storage purposes); and • Policies authorizing routine garage inspections to ensure garages are available for vehicle parking.			
72.	A copy of the covenants, conditions, and restrictions (CC&R's) shall be submitted to the Community Development Director for review and approval, prior to execution.	Prior to Issuance of Certificate of Occupancy	Planning Division	
73.	Applicant shall include notification within the CC& R's as well as within the project sales office (if applicable) informing potential homeowners that landscaping within City or H.O.A.-maintained areas is not to be modified in any way by the homeowner, without express authorization by the entity (either the City or H.O.A) responsible for maintaining said landscape.	Prior to Issuance of Certificate of Occupancy	Planning Division	
74.	On the southeast corner of Hellman Avenue and Chandler Street, the applicant shall install and maintain an "Eastvale" monument sign to the satisfaction of the Community Development Director. The monument sign shall not be located within the Public ROW and shall be privately maintained	Prior to Issuance of Certificate of Occupancy	Planning Division	
75.	All required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Community Development Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the Planning Division to schedule the final inspection(s).	Prior to Issuance of Certificate of Occupancy	Planning Department	

	Plans shall be consistent with the Eastvale Municipal Code Chapter 14.24, Water Conservation for Landscaping, and Chapter 120.05.040, Landscape Requirements. **Additional requirements for the above noted areas if present may be addressed during multiple department reviews during plan check.**			
76.	RBBD, TUMF, ADP fee and any development impact fees that are in effect at that time shall be paid prior to issuance of certificate of occupancy.	Prior to issuance of Certificate of Occupancy	Public Works Department	
77.	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one (1) year landscape maintenance period.	Prior to issuance of Certificate of Occupancy	Public Works Department	
78.	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to issuance of Certificate of Occupancy	Public Works Department	
79.	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to issuance of Certificate of Occupancy	Public Works Department	
80.	Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to issuance of Certificate of Occupancy	Public Works Department	
81.	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to issuance of Certificate of Occupancy	Public Works Department	

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82.	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to issuance of Certificate of Occupancy	Public Works Department	
83.	Construct driveway approach in accordance with City of Eastvale Standard Drawings. The driveway approaches shall be constructed so the top of "X" is 5 feet from the property line. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.	Prior to issuance of Certificate of Occupancy	Public Works Department	
84.	Grind and overlay entire ROW to CL of Chandler Avenue and Hellman within the project frontages.	Prior to issuance of Certificate of Occupancy	Public Works Department	
85.	Redo striping on Chandler Avenue and Hellman Avenue within project frontages.	Prior to issuance of Certificate of Occupancy	Public Works Department	
86.	Install a catch basin at the eastern project property line and connect it to the existing 8-inch SD pipe from the tract to the west. Install an 18-inch (minimum) RCP from the new catch basin to the existing catch basin on the corner of Chandler and Hellman Avenue.	Prior to issuance of Certificate of Occupancy	Public Works Department	
87.	Median split to be constructed per Riverside County Standards and owner/developer to provide a line of sight analysis.	Prior to issuance of Certificate of Occupancy	Public Works Department	
88.	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to issuance of Certificate of Occupancy	Public Works Department	
89.	Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage in accordance with City of Eastvale Standard Drawings. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on	Prior to issuance of Certificate of Occupancy	Public Works Department	

	the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.			
90.	Remove driveway approach off Hellman Avenue and construct an EVA driveway for minimal use (i.e., rolled curb) per City Standards.	Prior to issuance of Certificate of Occupancy	Public Works Department	
91.	A site directory and map which outlines each unit and unit number should be installed at each ingress / egress location.	Prior to Issuance of Certificate of Occupancy	Riverside County Sheriff Department	
Ongoing/ General Conditions				
92.	The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)	Ongoing	Building Division	
93.	All construction shall comply with the most recently adopted City and State building codes: 2022 California Building Code 2022 California Residential Code 2022 California Electrical Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Fire Code 2022 California Green Code	Ongoing	Building Division	
94.	Special Inspections- As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704. Please contact the Building Division at the time of plan submittal to obtain an application for special inspections.	Ongoing	Building Division	

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95.	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	
96.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
97.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
98.	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.	Ongoing	Public Works Department	
99.	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as reference in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	
100	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance with City of Eastvale Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company,	Ongoing	Public Works Department	

	Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.			
101.	Construction signing, lighting and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the latest California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.	Ongoing	Public Works Department	
102.	Any plans that include areas to be classified as a Landscape Maintenance District, Communities Facility District, and or similar instrument to be maintained by the City shall be required to meet the most current Riverside County Transportation and Land Management Agency- Standards and Specifications (https://trans.rctlma.org/landscaping) per Public Works direction.	Ongoing	Planning Division	
103.	The private open space areas shall be continually maintained by the HOA. Private open space recreation areas shall be made available and accessible to the public as consistent with *Title 20 – 20.02.010 Hours of Use* of the Eastvale Municipal Code.	Ongoing	Planning Division	
104.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	Ongoing	Public Works Department	
105.	Project runoff shall be directed to a safe point of discharge. Any additional easement that may be necessary to accomplish such shall be obtained prior to issuance of grading permit. The applicant shall submit a Final Water Quality Management Plan (WQMP) in conformance with the requirements	Ongoing	Public Works Department	

	of the Riverside County Flood Control District. All storm water quality treatment devices shall be located outside of the ultimate public right-of-way. The applicant shall design the storm water quality treatment devices to accommodate all project runoff, ensuring post-construction flow rate, volumes, velocity, and duration do not exceed pre-construction levels, in accordance with City of Eastvale's Hydrology Manual, Storm water Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These best management practices shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.			
106.	All connection to flood control facilities shall be reviewed and permitted by the Riverside County Flood Control and Water Conservation District, and shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.	Ongoing	Public Works Department	
107.	The developer shall prepare and submit to the City for review and approval all required development plans including but not limited to Grading (Rough and/or Precise), Street Improvement, Street Light, Storm Drain, Traffic Signal, and Striping and Signing. All applicable processing and review fees and/or deposits shall be submitted with the first plan submittal.	Ongoing	Public Works Department	
108.	No grading shall be performed without prior issuance of a grading permit by the City. Any grading proposed on adjacent properties shall be coordinated and approved by the appropriate parties and documentation provided to the City.	Ongoing	Public Works Department	
109.	All grading shall conform to the California Building Code and to all other relevant laws, rules, and regulations governing grading in the City of Eastvale. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall submit a grading plan prepared by a registered Civil Engineer for review/approval by the Public Works Department.	Ongoing	Public Works Department	

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110.	All necessary measures to control dust shall be implemented by the applicant during grading to the satisfaction of the City Engineer.	Ongoing	Public Works Department	
111.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	Ongoing	Public Works Department	
112.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded accordingly. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	Ongoing	Public Works Department	
113.	If soil is encountered during site development that is suspected of being contaminated by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to the County of Riverside Department of Environmental Health, and the appropriate response/remedial measures will be implemented, as directed by County of Riverside Department of Environmental Health, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a "no-further-action" status is attained. Fill material imported from other areas shall be tested to assess that it is suitable to be used as fill, including testing for unsafe levels of hazardous materials, prior to placement on-site.	Ongoing	Public Works Department	
114	Common areas of Tentative Tract Map 39156 shall be maintained in sound and aesthetically acceptable conditions, to the satisfaction of the Community Development Director. Landscaping shall remain in a healthy and thriving condition at all times and all amenities provided shall be free of graffiti, safe to use, and in good working order at all times. Further, the area shall be kept tidy and free of all debris.	Ongoing	Code Enforcement Division	

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CONDITIONS OF APPROVAL				
Planning Application Number and Description: Project No. PLN25-20016 – Major Development Review for the construction of 65 single family detached residential units, three (3) open space/recreational lots, and a letter lot on Tentative Tract Map 39156. The project site is located at the southeast corner of Chandler Street and Hellman Avenue.				
Assessor's Parcel Number: 130-781-021				
Planning Commission Approval Date:				
	Conditions of Approval	**Timing/ Implementation**	**Enforcement/ Monitoring**	**Verification (Date and Signature)**
General Conditions/Requirements				
1.	The applicant shall review and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department. Project approval is not final until a signed copy of these conditions is filed with the City. _____ Applicant Signature Date	Must be completed to finalize approval	Planning Division	
2.	The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative, or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the	Ongoing	Planning Division	

	Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
3.	If applicable, any approval shall not be final until and unless the applicant's deposit account with Planning has a balance of at least **$5,000** at the time that the applicant signs these conditions of approval (per **Condition No. 1**) to cover staff time for follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to halt work if the deposit account is exhausted. Make check payable to the **City of Eastvale** and include **Project No. PLN25-20016** on the check. Applicant shall provide payment to cover staff time toward any environmental review or the California Environmental Quality Act (CEQA) review for PLN25-20016.	Ongoing	Planning Division	
4.	In compliance with Section 15075 of the California Environmental Quality Act (CEQA) Guidelines, a Notice of Exemption (NOE) shall be filed with the Riverside County Clerk within five (5) days of project approval. The NOE shall include the required California Department of Fish and Wildlife (CDFW) (Code Section 711.4.d.3) fee and the Riverside County Clerk administrative fee.	Five (5) days from project approval	Planning Division	
5.	Any approval shall not be final until and unless the applicant's deposit account with Public Works has a balance of at least **$10,000** to cover staff time to follow-up, monitoring, and other post-approval work by staff. The City reserves the right to request additional deposits to cover post-approval staff work and to half work if the deposit account is exhausted.	Ongoing	Public Works Department	

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6.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the City Council/Planning Commission taking action resulting in modification of conditions of approval and/or suspension or revocation of the Major Development Review permit.	Ongoing	Planning Division	
7.	Approval of Major Development Review (PLN25-20016) shall lapse and become void as of November 18, 2027, unless building permits have been issued and construction is commenced and diligently pursued towards completion on the structures that are the subject of Major Development Review (PLN25-20016), or a time extension is requested in writing prior to that date.	Ongoing	Planning Division	
8.	Approval of Major Development Review (PLN25-20016) is contingent upon approval of Tentative Tract Map 39156. Failure to approve Tentative Tract Map 39156 shall render any approval of Major Development Review (PLN25-20016) null and void.	Ongoing	Planning Division	
9.	All applicable Tentative Tract Map 39156 conditions of approval (PLN25-20016) shall be incorporated herein by reference.	Ongoing	Building, Planning, and Public Works Department	
10.	Major Development Review (PLN25-20016) is for the site planning and architecture of 65 single-family residential dwellings within Tract 39156 along with three (3) recreation/open space lots, and one (1) letter lot (lot A) for the purposes of private streets.	Ongoing	Planning Division	
11.	The project shall conform to the requirements of Senate Bill (SB) 330 Housing Crisis Act of 2019.	Ongoing	Planning Division/City Attorney's Office	
Prior to Map Recordation				
12.	The applicant shall enter into a Subdivision Improvement Agreement with the city, and shall guarantee by posting security(ies) to include all public improvements that the developer is conditioned to construct as part of this approval.	Prior to Map Recordation	Public Works Department	

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13.	Dedicate 10 feet of right-of-way along the property frontage on Hellman Avenue to accommodate a Community Trail.	Prior to Map Recordation	Public Works Department	
14.	A Tract Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.	Prior to Map Recordation	Public Works Department	
15.	Monumentation bond shall be posted with the City	Prior to Map Recordation	Public Works Department	
Notes on Grading and Construction Plans to be Implemented During Construction				
16.	The cover sheet of the building construction drawings shall include a blue line print of the City's conditions of approval and shall be attached to each set of plans submitted for City approval	On Going	Planning Division	
17.	The Title Sheet of the plans shall include: Occupancy Group Occupant Load Description of use Type of Construction Height of Building Floor area of buildings(s) and/or occupancy group(s)	On Going	Building Division	
18.	Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designed on the plot plan.	On Going	Building, Planning, and Public Works Department	

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19.	All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.	On Going	Building, Planning, and Public Works Department	
20.	The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictions for toilets, low consumptions light fixtures, and insulation, and shall use to the extent feasible drought tolerant landscaping.	On Going	Building Divisions	
21.	Per the Business and Professions Code, a design professional will be required at the time of construction drawings, to prepare plans for proposed improvements.	On Going	Building Divisions	
22.	Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. The site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross slope, width, pedestrian ramp, curb ramps, handrails, signage, and truncated domes. Path of travel shall be provided from the public right of way and accessible parking to the building. The design professional shall ensure that the site accessibility plan complies with the latest Federal and State regulations.	On Going	Building and Public Works Department	
23.	A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.	To be Implemented by the Applicant During Construction	Building and Public Works Department	
24.	All clearing, grading, earthmoving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.	To be Implemented by the Applicant During Construction	Building and Public Works Department	

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25.	The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project site are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.	To be Implemented by the Applicant During Construction	Building and Public Works Department	
26.	The contractor shall ensure that traffic speeds on unpaved roads and in project site areas are reduced to 15 mph or less.	To be Implemented by the Applicant During Construction	Building and Public Works Department	
27.	In order to limit the volatile organic compound (VOC) content of architectural coatings used in the SCAB, architectural coatings shall be no more than a low VOC default level of 50 grams per liter (g/L) unless otherwise specified in the SCAQMD Table of Standards.	To be Implemented by the Applicant During Construction	Building and Public Works Department	
28.	The project shall comply with the requirements of the Alquist-Priolo Earthquake Fault Zoning Act, as well as with the 2022 California Building Code (CBC), which includes specific design measures intended to maximize structural stability in the event of an earthquake. Construction of the project shall also be required to comply with current seismic design parameters and all other recommendations as contained in the Geotechnical Evaluation to ensure structural integrity in the event of an earthquake.	To be Implemented by the Applicant During Construction	Building Division	
29.	The project shall comply with the California Building Code and the City of Eastvale's grading requirements in Eastvale Municipal Code Section 130.08.040, *Street Grades*, and subject to the approval of the City Engineer.	To be Implemented by the Applicant During Construction	Building Division	
30.	The project shall comply with all recommendations contained in the project-specific Geotechnical Evaluation.	To be Implemented by the Applicant During Construction	Building and Public Works Department	

31.	The project will be subject to the general sound level standards and regulations of Eastvale Municipal Code Chapter 8.52, *Noise Regulations*	To be Implemented by the Applicant During Construction	Planning and Code Enforcement Divisions	
32.	As an infill development site, construction will be occurring within a noise-sensitive environment. In accordance with Municipal Code requirements, any construction or maintenance activity on real property which may disturb the peace and comfort of inhabitants of the neighborhood or comfortable enjoyment of life and property is prohibited between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. and 7:00 a.m. during the months of October through May, unless said work is of an emergency nature or a prior permit has been obtained from the Community Development Director.	To be Implemented by the Applicant During Construction	Planning and Code Enforcement Division	
33.	To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	To be Implemented by the Applicant During Construction	Planning Division	
Prior to Issuance of Grading Permit				
34.	The Precise Grading/Paving Plan shall be prepared in accordance with the City of Eastvale Grading handout and City Engineer approved prior to issuance of a grading permit.	Prior to Issuance of Grading Permit	Public Works Department	
35.	Prior to the issuance of a grading permit, the developer shall pay all necessary fees as determined by the City Engineer including but not limited to MSCHP fees and grading permit fees	Prior to Issuance of Grading Permit	Public Works Department	
36.	Grading in excess of 199 cubic yards will require performance security to be posted with the City.	Prior to Issuance of Grading Permit	Public Works Department	
37.	A permit for the hauling of material to and from the project site shall be submitted to the City for approval.	Prior to Issuance of Grading Permit	Public Works Department	

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38.	Submit a California civil engineer prepared earthwork cut and fill certification letter to the Engineering Division for review. If the required earthwork in cubic yards is 50 CY or less, a Precise Grading/Paving Plan will not be required; however, the applicant is required to pull an NPDES/Public Works permit prior to issuance of a Building Permit for record purposes.	Prior to Issuance of Grading Permit	Public Works Department	
39.	Development of the site is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) Permit for the City of Eastvale, under the Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036. Pursuant to the NPDES Permit, the developer shall ensure development of the site incorporates post-construction Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The developer is advised that applicable Site Design BMPs will be required to be incorporated into the final site design, pursuant to a site specific WQMP submitted to the City Engineer for review and approval. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Precise Grading Plan.	Prior to Issuance of Grading Permit	Public Works Department	
40.	Prior to commencing with any grading, the required erosion and dust control measures shall be in place. In addition, the following shall be included if not already identified: a. 6-foot-high tan colored perimeter screened fencing b. Contractor information signage including contact information along the street frontage. c. Post dust control signage with the following verbiage: "Project Name, WDID No., IF YOU SEE DUST COMING FROM THIS PROJECT CALL: NAME (XXX) XXX-XXX, If you do not receive a response, please call the AQMD at 1-800-CUT-SMOG/1-800-228-7664"	Prior to Issuance of Grading Permit	Public Works Department	
41.	A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number	Prior to Issuance of Grading Permit	Public Works Department	

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

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	in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.			
45.	**SDC BIO-1: Preconstruction Nesting Bird Survey.** Prior to ground disturbances that would impact potentially suitable nesting habitat for avian species, the project applicant shall adhere to the following: 1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the extent feasible to avoid potential impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. 2. Any construction activities that occur during the typical nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat,on-site and within 300 feet surrounding the site (as feasible), be thoroughly surveyed by a qualified biologist for the presence of nesting birds before commencement of ground disturbance activities. If active nests are identified, the qualified biologist would establish an appropriate buffer around the vegetation. All work within these buffers would be halted until the nesting effort is complete (i.e., the juveniles are surviving independent from the nest) as determined by the qualified biologist. Work can resume within these areas when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer area and would develop a monitoring plan to prevent any impacts while the nest continues to be active (e.g., presence of eggs, chicks, or adult nesting behavior). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to City for mitigation monitoring compliance record keeping.	Prior to Grading Permit Issuance and During Construction	Planning Division	

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46.	**SDC BIO-2**: **Preconstruction Burrowing Owl Survey**. In accordance with MSHCP species-specific objective #6 for burrowing owl, a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist where suitable habitat is present within the study area (project site and surrounding 500-foot buffer). If active burrowing owl burrows are detected during the breeding season (**March 1 through August 31**), all work within 300 feet of any active burrow will be halted until that nesting effort is finished as determined by a qualified biologist. Work can resume when no other active burrowing owl nesting efforts are observed. If active burrowing owl burrows are detected outside the breeding season (**September 1 through February 28**), then a Burrowing Owl Exclusion Plan shall be prepared by the project applicant and approved by the County of Riverside Environmental Programs Department in consultation with the California Department of Fish and Wildlife (CDFW). The Burrowing Owl Exclusion Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (2012) and the MSHCP, which allows for passive relocation (i.e., use of one-way doors and collapse of burrows). Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied and backfilled to prevent reentry.	Prior to Issuance of Grading Permit (30 days prior to ground disturbance)	Planning Division	
47.	**SDC BIO-3:** To ensure consistency with the goals and objectives of the Western Riverside County MSHCP, the proposed project will adhere to MSHCP Appendix C, Standard Best Management Practices.	Prior to Issuance of Grading Permit and During Construction	Planning Division	
48.	**SDC CUL-1: Archaeological Monitoring Plan.** At least 30 days prior to application for a grading permit and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project applicant shall retain an archaeologist, meeting the Secretary of the Interior's Standards, to oversee archaeological monitoring of ground-disturbing activities in an effort to identify any unknown archaeological resources. Ground-disturbing activities may include, but are not limited to, pavement removal, potholing or auguring, grubbing, weed abatement,	30 Days Prior to Application for a Grading Permit and Before any Grading or Ground-Disturbing Activities	Planning Division	

	boring, grading, excavation, drilling, and trenching. The project archaeologist, in consultation with Tribe(s) (as defined by TCR-1) identified during the implementation of TCR-1, and the developer shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: 1. Project grading and development scheduling. 2. Cultural Resources sensitivity training requirement for all earthwork-related construction personnel 3. If necessary, the development of a rotating or simultaneous schedule in coordination with the project applicant and the project archaeologist for designated Native American tribal monitors from the Tribe(s) during grading, excavation, and ground-disturbing activities on the site. 4. The safety requirements, duties, scope of work, and Native American tribal monitors' authority to stop and redirect grading activities in coordination with all project archaeologists. 5. The protocols and stipulations that the developer, tribes, and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource evaluation. The archaeological monitor will maintain a daily log documenting, at minimum, the identity of the monitor, the work monitored, and any cultural materials identified or other actions taken by the monitor. The monitoring logs will be provided to the City upon request and may be shared with interested parties at the City's discretion. The on-site monitoring would end when the project site grading and excavation			

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	activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources.			
49.	**SDC CUL-2**: The project applicant shall provide for Native American monitoring during grading. The Native American monitor(s) shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials. The City shall coordinate with the consulting tribe(s) to facilitate communications with the project developer/applicant so that all parties can develop a mutually acceptable Tribal Monitoring and Treatment Agreement, which will include the scope of monitoring, scheduling of monitors from individual consulting tribe(s), and the course of action for inadvertent discoveries.	Prior to Grading Permit Issuance and During Construction	Planning Division	
50.	**SDC CUL-3: Cultural Resources Worker Sensitivity Training.** The project archaeologist and the consulting tribes(s) shall attend the pre-grading meeting with the City, the construction manager, and any contractors, and will conduct a mandatory cultural resources worker sensitivity training. The training will include a brief review of the cultural sensitivity of the project site and the surrounding area; what resources could potentially be identified during earth-moving activities; the requirements of the monitoring program; the protocols that apply in the event that inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols.	Prior to Grading Permit Issuance and/or Prior to Any Grading or Ground Disturbing Activities	Planning Division	
51.	**SDC CUL-4: Inadvertent Discovery.** During ground disturbing activities, in the event an unanticipated cultural resource is discovered, all construction work shall halt within 100 feet of the discovery. The protocols and stipulations that the contractor, City, consulting tribe(s), and project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resource evaluation, include the	Prior to Grading Permit Issuance and/or During Any Grading or Ground Disturbing Activities	Planning Division	

	following. 1. During the original cutting of previously undisturbed deposits, the archaeological and tribal monitors (if applicable) shall be on-site, as determined by the consulting archaeologist, to monitor excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated. 2. Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed. 3. In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the City at the time of discovery. The archaeologist, in consultation with the City, shall determine the significance of the discovered resources. The City must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a research design and data recovery program to mitigate impacts shall be implemented by the consulting archaeologist and approved by the City before being carried out using professional archaeological methods. If any human bones are discovered, the County coroner and City shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (as identified by the Native American Heritage Commission) shall be contacted in order to determine proper treatment and disposition of the remains.			

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	4. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods. The project archaeologist in consultation with the consulting tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.			
52.	**SDC CUL-5: Treatment of an Inadvertent Discovery.** One or more of the following treatments, in order of preference, shall be used in the event of a cultural resource discovery: 1. Preservation-in-place. Avoidance, or preservation-in-place, involves leaving a resource where it was found with no development affecting its integrity. Pursuant to Public Resources Code Section 21083.2(b), avoidance is the preferred method of preservation for archaeological and cultural resources. 2. Reburial on the project site in an area not subject to future disturbance. Reburial of a resource shall include provisions to protect the selected reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloging and basic recording have been completed, with the exception of sacred items, burial goods, and Native American human remains. Any reburial process shall be culturally appropriate. The listing of contents and the location of the reburial shall be included in a confidential Final Monitoring Report (refer to SDC CUL-6). 3. If preservation-in-place or reburial is not feasible, all cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards in a Riverside County curation facility that	Prior to Grading Permit Issuance and/or During Any Grading or Ground Disturbing Activities	Planning Division	

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	meets the Office of Historic Preservation *Guidelines for the Curation of Archaeological Resources* (California Office of Historic Preservation 1993). The collections and associated records shall be transferred, including title, and accompanied by payment of the fees necessary for permanent curation.			
53.	**SDC TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.** The project applicant/lead agency shall retain a Native American Monitor from or approved by the consulting tribe(s) or any other California Native American tribe that is traditionally and culturally affiliated with the geographic area of the project (collectively "Tribe(s)"), and that if more than one tribe is interested in monitoring, a rotation may be established at the discretion of the City. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. A copy of the executed monitoring agreement shall be submitted to the City prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe(s). Monitor logs will identify and describe any discovered archaeological finds, including but not limited to, Native American	Prior to Grading Permit Issuance and/or Prior to Any Ground Disturbing Activities	Planning Division	

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	cultural and historical artifacts, archaeological features, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the City upon written request to Tribe(s). On-site tribal monitoring shall conclude upon one of the following: (1) written confirmation from a designated point of contact for the project applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; (2) a determination and written notification by the Tribe(s) to the City that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact tribal cultural resources; or (3) a determination by the City, given in writing to interested parties, that the project has no potential to impact significant resources. In its authority as lead agency, the City shall resolve conflicts in the event of a disagreement whether to continue or discontinue monitoring.			
54.	**SDC TCR-2: Unanticipated Discovery of Native American Cultural Resource Objects (Non-Funerary/Non-Ceremonial).** Upon discovery of any resources of Native American origin, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the resources have been appropriately evaluated and treated. A determination of the final disposition of any artifacts will be made with the consultation with the Tribe(s) and is anticipated to include repatriation.	Prior to Issuance of Grading Permit and/or During Any Ground Disturbance Activity	Planning Division	
55.	**SDC TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.** Native American human remains "may be an inhumation or cremation, and in any state of decomposition or skeletal completeness" (PRC 5097.98 (d)(1)). Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered	Prior to Issuance of Grading Permit and/or During Any Ground Disturbance Activity	Planning Division	

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	or recognized on the project site, then work will halt within 50 feet of the find and Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. If preservation in place is not feasible, then the project archaeologist, working in consultation with the Most Likely Descendant and, if applicable, other interested tribal governments, will prepare and execute a treatment plan to be approved by the City in compliance with the Archaeological Mitigation Plan developed under CUL-1. It is anticipated that treatment will consist of respectful excavation and repatriation of only those remains which will be impacted by the project. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.			
56.	**SDC PAL-1: Paleontological Resources Impact Mitigation Program.** Prior to the issuance of any grading permit, the project applicant shall provide written evidence to the City that the project applicant has retained a qualified paleontologist to develop and implement a Paleontological Resources Impact Mitigation Program (PRIMP) to guide monitoring procedures and establish protocols to follow in the event of a fossil discovery. The paleontologist shall be present at the pre-grading conference, shall describe procedures for paleontological resource surveillance, and shall establish in the PRIMP, in cooperation with the project applicant and City, procedures for temporarily halting or redirecting work to permit sampling and establishing a 50-foot radius around the discovery, identification, and evaluation of the fossils. If the paleontological resources are found to be significant, the paleontologist shall determine appropriate actions, in cooperation with the City and project applicant, which ensure proper exploration and/or salvage.	Prior to Issuance of Grading Permit	Planning Division	

57.	**SDC PAL-2: Post-completion Discovery.** If paleontological resources are uncovered and after completion of the project, the project applicant shall submit the paleontologist's follow- up report for approval by the City. The report shall include the period of inspection, a catalogue and analysis of the fossils found, and the present repository of the fossils. The project applicant shall prepare excavated material to the point of identification. The project applicant shall offer excavated finds for curatorial purposes to the City or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to approval by the City. The project applicant shall make a one-time payment of curatorial fees for the storage of these resources in perpetuity.	Prior to Issuance of Grading Permit and/or During Any Ground Disturbance Activity	Planning Division	
58.	Prior to the issuance of a grading permit, the project applicant shall prepare and submit a Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis report to the City of Eastvale to document the project's consistency with the goals, objectives, and requirements of the MSHCP.	Prior to Issuance of Grading Permit	Planning Division	
59.	Street names shall be approved by the Community Development Director prior to issuance of grading permit. Suggested street names and alternatives shall be submitted in writing to the Community Development Director for approval. Phonic similarity with existing street names should be avoided. Street names shall be reflected on the Final Map.	Prior to Issuance of Grading Permit	Planning Division	
60.	The applicant shall be responsible for creating a proposed addressing list and exhibit for review and approval by the Community Development Director, prior to issuance of grading permit. Addresses shall be suggested for any building(s) and/or any electrical/water single/dual irrigation meter pedestal(s) or temporary power poles.	Prior to Issuance of Grading Permit	Planning Division	
61.	Curbs shall be designed to be painted red within 15 feet of all community mailboxes. "No Parking" shall also be painted on the red curbs. Reference municipal code Section 10.20.090. - Community mailboxes.	Prior to Issuance of Grading Permit and Prior to Issuance of Building Permit	Code Enforcement	

Prior to Issuance of Encroachment Permit				
62.	Traffic Control Plan prepared by a licensed civil/traffic engineer shall be submitted to the City Engineer for review and approval	Prior to Issuance of Encroachment Permit	Public Works Department	
Prior to Issuance of Building Permit				
63.	**SDC CUL-6: Final Monitoring Report.** A Final Monitoring Report, documenting the field and analysis results and interpreting the artifact and research data within the research context, shall be completed and submitted to the satisfaction of the City prior to the issuance of any building permits. The report will include the California Department of Parks and Recreation's Primary and Archaeological Site Forms. The Final Monitoring Report shall be filed with the City under a confidential cover and not subject to Public Records Request and a copy of the report shall be submitted to the consulting tribe(s).	Prior to Issuance of Building Permits	Planning Division	
64.	The developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), ADP, Road Bridges Benefit District (RBBD) Fees, MSHCP, Quimby (parkland in-lieu) Fee, and City Development Impact Fees as consistent with the Government Code.	Prior to issuance of Building Permits	Planning, Public Works, and Building Division	
65.	Building permits shall not be issued until final map has been recorded with the Riverside County Recorder's Office Prior to Issuance of Building Permit Building and Planning	Prior to issuance of Building Permits	Planning and Building Division	
66.	The project applicant is required to pay school impact fees. California Government Code Section 65996 indicates that payment of school impact fees is considered full mitigation for project impacts to a school district. Note: A Certificate of Compliance is provided to the City to show proof of compliance of owner/building for project.	Prior to issuance of Building Permits	Corona Norco Unified School District and Building Divisions	

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67.	The project applicant will be required to comply with the recommendations of the Riverside County Waste Management Department and all federal, State, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991.	Prior to issuance of Building Permits	Waste Management	
68.	The Precise Grading Plan shall be City Engineer approved prior to issuance of a building permit.	Prior to issuance of Building Permits	Public Works Department	
69.	Submit California registered civil engineer prepared street improvement plans to the Engineering Division for review and approval. Unless otherwise approved, the street improvement plans shall be approved concurrently with any streetlight, landscape and irrigation, and traffic signal plans. Street plans shall include (but are not limited to): a. Right-of-way dedication consistent with the Riverside County Standard 107 improvements including curb, gutter, sidewalk, landscaping, drive approaches, and curb ramps in compliance with ADA requirements and Riverside County Standard Plans and Specs. b. Any necessary power pole undergrounding. c. Utility Improvements. d. Striping and signage plan. e. Storm drain improvement plan.	Prior to issuance of Building Permits	Public Works Department	
70.	A right turn pocket shall be provided, from Hellman Avenue to Chandler Street, to the satisfaction of the City Engineer.	Prior to issuance of Building Permits	Public Works Department	
71.	Submit California registered civil engineer or traffic engineer prepared traffic striping and signage plans for review and approval. All required traffic thermoplastic striping and signage improvements shall be completed concurrently with street improvements to the satisfaction of the City Engineer.	Prior to issuance of Building Permits	Public Works Department	

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72.	The public street improvements outlined in these conditions of approval are intended to convey to the developer an accurate scope of required improvements; however, the City Engineer reserves the right to require reasonable additional improvements as may be determined in the course of the review and approval of street improvement plans required herein.	Prior to issuance of Building Permits	Public Works Department	
73.	A WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Storm Water BMP Transfer, Access and Maintenance Agreement shall be approved prior to issuance of a building permit and shall be recorded at the Riverside County's Recorder's Office prior to Certificate of Occupancy.	Prior to issuance of Building Permits. Note: Shall Record Prior to Certificate of Occupancy	Public Works Department	
74.	Provide pad elevation certifications for all building pads in conformance with the approved Precise Grading Plan to the Engineering Division prior to building permit.	Prior to issuance of Building Permits	Public Works Department	
75.	The developer shall connect to the JCSD sewer system and apply for a sewer connection account with JCSD.	Prior to issuance of Building Permits	Public Works Department	
76.	The developer is advised that domestic water service is provided by JCSD. The developer shall be responsible for coordinating with JCSD and complying with all requirements for establishing domestic water service to the property.	Prior to issuance of Building Permits	Public Works Department	
77.	The existing ramp located at SEC of Chandler and Hellman Avenues shall be evaluated for conformance to current ADA regulations. If the ramp does not meet ADA regulations then the developer shall be responsible for providing design and reconstruction of the ramp for compliance. Design shall be completed and improvements secured for prior to issuance of Building permit. The reconstruction along with all public improvements shall be completed prior to occupancy.	Prior to issuance of Building Permits	Public Works Department	

78.	This project will be subject to compliance with District rules, regulations, conditions, and requirements and payment of appropriate fees, including park fees for the residential projects. This project also requires the implementation of JCSD's new AMI meter technology and program.	Prior to issuance of Building Permits	Jurupa Community Services District	
79.	Water service is available from an existing 12-inch diameter water line in Chandler Street and from an existing 12-inch diameter water line in Hellman Avenue. Two separate water service points of connection are required for the proposed residential development. The applicant must provide the District with fire flow requirements from the Riverside County Fire Department in order to determine the adequacy of the existing water system. Sewer service is available from an existing 8-inch diameter sewer line in an easement near the southern tract boundary off Henry Street. Gravity flow to the existing sewer line is contingent upon final grading of the site and sewer service is contingent upon the quantity and quality of wastewater generated by the project. The project requires constructing a 12-inch diameter recycled water pipeline along Chandler Avenue to irrigate the greenbelt areas from the proposed 24-inch diameter recycled water pipeline on Hellman Avenue. The developer of the proposed project will be required to participate in the final adopted program with regards to providing a non-potable water supply source and related infrastructure improvements for parks and greenbelt areas.	Prior to issuance of Building Permits	Jurupa Community Services District	
80.	A Final Site Plan of Development shall be approved prior to the issuance of any building permits. The Final Site Plan of Development shall include but is not limited to the following: a. Master home plans and elevations. b. Dimensioned site plan showing, but not limited to, the following:	Prior to Issuance of Building Permit	Planning Division	

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	○ Setbacks ○ Attractive, walkways and/or design features at paseos ○ Location of mailboxes ○ Pet waste disposal stations c. Final grading plan d. Landscape and irrigation plans for private, common, and public areas e. Wall and fence plans f. Photometric Lighting Plan to ensure proper outdoor light, pursuant to City of Eastvale Municipal Code Section 120.05.050, Outdoor Lighting			
81.	Construction and architectural detailing shall be in substantial conformance with the approved plans, including but not necessarily limited to elevation drawings and material/colors sample board, submitted as part of this application and as approved by the Planning Commission.	Prior to Issuance of Building Permits	Planning Division	
82.	Any future modification to the building colors or architectural style approved by the Planning Commission shall be subject to review and approval by the Community Development Director. At the Community Development Director's discretion, proposed color or architectural style modifications may be referred to the Planning Commission for Major Development Review approval.	Prior to Issuance of Building Permits	Planning Division	
83.	Final plotting of homes on lots within Major Development Review (PLN25-20016) shall be subject to review and approval by the Planning Division.	Prior to Issuance of Building Permits	Planning Division	
84.	An even mix of exterior façade treatments, colors, and roof tile colors shall be used on the homes approved per this Major Development Review to the satisfaction of the Community Development Director. Applicant shall provide a tabulation of proposed architectural styles and colors schemes to be implemented on lots for review and approval by the Planning Division prior to issuance of building permits.	Prior to Issuance of Building Permits	Planning Division	

85.	Community mailboxes shall be designed, installed and located by the developer to the satisfaction of the Community Development Director and United States Postal Service (USPS). Trash receptacles shall be proposed by each community mailbox.	Prior to Issuance of Building Permits	Planning Division	
86.	Common area outdoor furniture and amenities provided shall be safe, comfortable, of sturdy construction, hygienic and designed for outdoor use.	Prior to Issuance of Building Permits	Planning Division	
87.	The Master Conceptual Wall and Fence Plan approved by the Planning Commission as part of Major Development Review (PLN25-20016) shall serve as the master plan of development for community walls and fences within Major Development Review (PLN25-20016). The final design and location of project walls shall be subject to review and approval by the Community Development Director prior to issuance of building permits.	Prior to Issuance of Building Permits	Planning Division	
88.	All mechanical equipment, including but not limited to HVAC units, shall be screened from public view and sound buffered from adjacent properties to the satisfaction of the Community Development Director and Building Official	Prior to Issuance of Building Permits	Planning and Building Divisions	
89.	A digital copy shall be submitted to the Planning Division for review and approval. The plan shall be certified by a licensed landscape architect as required, taking into account approved preliminary landscape plan (if any), adopted plant alette guides, applicable scenic and specific plan requirements, and water conservation measures. **This submittal shall be made to the Planning Division with the appropriate Application and fee.**	Prior to Issuance of Building Permits	Planning Division	
90.	The above-described plans shall be in substantial conformance with the conceptual landscape plans as approved by the City Landscape Architect, City Administrative staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
91.	Plant materials shall be installed from container sizes consistent with direction from the Planning division with 5-gallon shrubs being the minimum with the only exception being some ground cover species may be allowed to be installed at 1 gallon size.	Prior to Issuance of Building Permits (Landscape)	Planning Division	

92.	Concrete mow curbs shall be required at edges defining maintenance responsibility such as property boundaries in frontage areas and for separating turf or groundcover from shrub areas.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
93.	Applicant shall include a mix of larger tree sizes with the minimum size being 24" box for 50% of total trees provided, 36" box for 30% of total, and 48" box for 20% of total. Applicant shall include an overall chart breaking down quantities of trees versus sizes for verification.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
94.	Planting shall offer horizontal and vertical variation in form, texture, and scale and shall include multiple species to prevent against loss of a monoculture of a single species from species specific pest or other cause.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
95.	A minimum of three (3) different levels of planting shall be provided and shall include groundcover, accents, and foundation or massing groupings, which shall vary species and flowering or interest seasons to offer year-round performance and avoid seasons or large swaths of planting in dormancy or in need of severe pruning.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
96.	Canopy shade trees fully surrounded by hardscape shall be, based on the direction of the City Landscape Architect required to have special planting techniques including, specialized soil mixes, geotechnical support structures, or other instruments for maintaining uncompacted and healthy soil root zones for the trees needs based on species or size required and site-specific characteristics.	Prior to Issuance of Building Permits (Landscape)	Planning Division	
97.	No light fixture, electric transformer, fire detector check, fire hydrant, or other utilities shall be designed for any location in a planting area, which would make it necessary to eliminate a tree. All overhead light fixtures and utilities shall be identified on the grading and site plans. Utilities shall be screened appropriately with landscaping. Any trees that are determined to be in conflict through the design development process shall be	Prior to Issuance of Building Permits (Landscape)	Planning Division	

	relocated to keep the same quantities shown on the approved entitlement plan, this shall include adjusting, adding, and revising or creating additional planting areas to support the total required number			
98.	The Applicant shall submit a set of development plans, including a lighting plan, to the Eastvale Police Department for review and approval for appropriate safety measures including, but not limited to, the following: PROPERTY GATES AND KNOX BOX ENTRY a. The installation of the Knox Rapid Entry System if property gates are installed. This system permits law enforcement, fire, and first responders to obtain independent access to the property in the event of an emergency. The necessary order forms for the Knox Company may be obtained by contacting the Jurupa Valley Sheriff's Station Crime Prevention Programs Coordinator at (951) 955-9225. ADDRESS NUMBERING: b. Prominently displayed address numbering in size and contrasting in color from the building façade or on a fixed sign near the street/main entrances. The numbers need to be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping). SECURITY AND LIGHTING PLAN c. Adequate crime prevention measures to assist with identifying any suspect(s) of any potential future vandalism or theft attempts. Due to the high possibility of theft/vandalism attempts during construction, additional security measures should be added during that time frame of proposed construction. All exterior access points should be properly illuminated to make clearly visible any person on or about the premises during the hours of darkness. Residential units shall be equipped with solid core doors and quality dead bolt locking devices at entry points.	Prior to Issuance of Building Permit	Building and Police Departments	

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99.	Plans should reflect that all streetlights and other outdoor lighting are hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.	Prior to Issuance of Building Permit	Planning Division	
100	Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. A reduction of up to 50% in the required fire flow is permitted for buildings equipped with automatic fire sprinklers in accordance with the City Municipal Code. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. On-site water supply must be available and operational before any combustible materials are placed on the construction site. Specific design features may increase or decrease the required fire flow. a. Will Serve Letters from the responsible water purveyor are required prior to map recordation.	Prior to Issuance of Building Permit	Riverside County Fire Department	
101	Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building they are serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" (Standard Hydrant). Reference CFC as amended and NFPA 24.	Prior to Issuance of Building Permit	Riverside County Fire Department	
102	Prior to building plan approval and construction, applicant/developer shall route a copy of the Water Improvement Plans (offsite) to the Fire Department for review of hydrant placement only. Water Improvement Plans (offsite) will not be reviewed or approved for the installation of onsite	Prior to Issuance of Building Permit	Riverside County Fire Department	

	Private Fire Service Mains, private hydrants, or fire sprinkler system supplies. The installing contractor shall submit a separate set of working plans designed in accordance with NFPA 13 and NFPA 24 to the Fire Department for a permit to install private water mains. **BUILDING PERMITS SHALL NOT BE RELEASE PRIOR TO THE APPROVAL OF THE OFFSITE (JCSD WATER PLANS) IN ADDITION, AN APPROVED FIRE WATER SOURCE AND APPROVED FIRE APPARATUS ACCESS INSPECTION SHALL BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.**			
103	Fire apparatus access roads shall be at least 24 feet wide and comply with Riverside County Fire Department Guideline OFM-01A. Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Access roads shall not have a grade more than 16% and shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 80,000 thousand pounds. Apparatus weight is distributed as 55,000 pounds on tandem rear axles and 25,000 pounds on the front axle. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Fire apparatus access roads shall have a turning radius capable of accommodating fire apparatus. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement. Fire Lane Marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.	Prior to Issuance of Building Permit	Riverside County Fire Department	
104	Parking is not permitted on fire apparatus access roads that are less than 32 feet in width. Parking on one side is permitted on a road that is at least 32 feet but less than 40 feet in width. Parking on two (2) sides is permitted on a road that is 40 feet or more in width.	Prior to Issuance of Building Permit	Riverside County Fire Department	

105	Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guideline OFM-01A.	Prior to Issuance of Building Permit	Riverside County Fire Department	
106	Inside and Outside Turning Radii - The minimum inside turning radius for an access road shall be 24 feet. The minimum outside turning radius shall be 45 feet. As fire apparatus are unable to negotiate tight "S" curves, a 60-foot straight leg must be provided between these types of compound-turns or the radii and/or road width must be increased accordingly.	Prior to Issuance of Building Permit	Riverside County Fire Department	
107	Traffic Calming Devices are prohibited. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC 503.4.1	Prior to Issuance of Building Permit	Riverside County Fire Department	
108	Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal.	Prior to Issuance of Building Permit and On-Going	Riverside County Fire Department	
109	Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. The applicant or developer shall include in the building plans the required fire lanes and include the appropriate lane printing and/or signs.	Prior to Issuance of Building Permit	Riverside County Fire Department	
110	Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed 1,320 feet. Secondary	Prior to Issuance of Building Permit	Riverside County Fire Department	

	egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.			
111	Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1	Prior to Issuance of Building Permit and Final	Riverside County Fire Department	
112	Phase construction fire access shall comply with Riverside County Office of the Fire Marshal Guideline OFM-01A. Construction Phasing Plan shall be submitted and reviewed prior to building permit release for each phase of construction.	Prior to Issuance of Building Permit	Riverside County Fire Department	
113	Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CRC.	Prior to Issuance of Building Permit	Riverside County Fire Department	
114	New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicles in accordance with Riverside County standards and policies. The system shall be compatible, but not limited to, the detection of the following manufacturers of emergency	Prior to Issuance of Building Permit	Riverside County Fire Department	

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	vehicle preemption: Federal Signal, Whelen, and Tomar. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Upon installation of the system, compliance testing shall be completed by the Riverside County Fire Department. (RVC Amendment to CFC 503.6.1)			
115	The location of **address numbers shall be indicated on the building plans. Street numbers shall be displayed** in a prominent location on the street or fire apparatus access side of buildings. Numbers and letters shall be a minimum of 12" in height with a minimum stroke of .05 inch. Where access is by means of a private road and the building cannot be viewed from a public way, a monument, pole, or other sign shall be used to identify the structure in accordance with Riverside County Fire Department Guideline OFM-01A. Address must be legible, of a contrasting color, and illuminated either internally or externally to be visible from the street at all hours.	Prior to Issuance of Building Permit	Riverside County Fire Department	
116	No hazardous materials shall be stored and/or used within the building which exceeds quantities listed in the California Fire Code, without first obtaining a permit.	Prior to Issuance of Building Permit	Riverside County Fire Department	
117	Exit signs, door hardware, and exit path marking shall be as required by the California Building Code.	Prior to Issuance of Building Permit	Riverside County Fire Department	
118	Fire sprinkler riser door shall be posted "FIRE RISER" on the outside of the door.	Prior to Issuance of Building Permit	Riverside County Fire Department	
119	Electrical room door shall be posted "ELECTRICAL ROOM" on the outside of the door.	Prior to Issuance of Building Permit	Riverside County Fire Department	
120	Fire alarm control panel door shall be posted "FACP" on the outside of the door.	Prior to Issuance of Building Permit	Riverside County Fire Department	

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121	Provide specific fire department conditions on plans for building permit submittal.	Prior to Issuance of Building Permit	Riverside County Fire Department	
Prior to Issuance of Certificate of Occupancy				
122	Provisions requiring the following parking management practices shall be incorporated into the final, recorded CC&Rs or applicable site rental disclosures. These parking management practices shall be applicable throughout the life of the project: • Requiring onsite parking permits (such as stickers or hangtags) for any parking in the surface guest parking spaces; • Policies for maximum times vehicles may be parked in the surface guest spaces; • Policies for towing unauthorized vehicles; vehicles parked in unauthorized locations, such as fire lanes; vehicles parked in surface guest parking without a sticker, hangtag, or other identifiers; and vehicles parked longer than any maximum guest parking timeframes allowed; • Policies prohibiting the parking, storage, or driving of commercial vehicle, RV, boat, trailer, ATV, golf cart, or similar vehicle on-site, • Policies requiring all garages be used for the sole purpose of housing parked vehicles (i.e., not for storage purposes); and • Policies authorizing routine garage inspections to ensure garages are available for vehicle parking.	Prior to Issuance of Certificate of Occupancy and Recordation of the Final Map	Planning Division	
123	A copy of the covenants, conditions, and restrictions (CC&R's) shall be submitted to the Community Development Director for review and approval, prior to execution.	Prior to Issuance of Certificate of Occupancy	Planning Division	
124	Applicant shall include notification within the CC& R's as well as within the project sales office (if applicable) informing potential homeowners that landscaping within City or H.O.A.-maintained areas is not to be modified in any way by the homeowner, without express authorization by the entity (either the City or H.O.A) responsible for maintaining said landscape.	Prior to Issuance of Certificate of Occupancy	Planning Division	

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125.	On the southeast corner of Hellman Avenue and Chandler Street, the applicant shall install and maintain an "Eastvale" monument sign to the satisfaction of the Community Development Director. The monument sign shall not be located within the Public ROW and shall be privately maintained	Prior to Issuance of Certificate of Occupancy	Planning Division	
126.	All required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Community Development Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order. The applicant shall contact the Planning Division to schedule the final inspection(s). Plans shall be consistent with the Eastvale Municipal Code Chapter 14.24, Water Conservation for Landscaping, and Chapter 120.05.040, Landscape Requirements. **Additional requirements for the above noted areas if present may be addressed during multiple department reviews during plan check.**	Prior to Issuance of Certificate of Occupancy	Planning Department	
127.	RBBD, TUMF, ADP fee and any development impact fees that are in effect at that time shall be paid prior to issuance of certificate of occupancy.	Prior to issuance of Certificate of Occupancy	Public Works Department	
128.	All parkway landscaping shall be guaranteed for a period of one (1) year from the date of the City Engineer acceptance. Any landscaping that fails during the one (1) year landscape maintenance period shall be replaced with similar plant material to the satisfaction of the City Engineer, and shall be subject to a subsequent one (1) year landscape maintenance period.	Prior to issuance of Certificate of Occupancy	Public Works Department	
129.	The development shall be annexed into all applicable CFD and/or LMD for traffic signals, street lights, full capture systems for all storm drains and landscape maintenance of raised landscape median and public parkways, to the satisfaction of the City Engineer or otherwise form a district where one is not currently in place.	Prior to issuance of Certificate of Occupancy	Public Works Department	

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130.	Upon City Engineer approval of any improvement plan, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior City Engineer approval.	Prior to issuance of Certificate of Occupancy	Public Works Department	
131.	Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.	Prior to issuance of Certificate of Occupancy	Public Works Department	
132.	Provide certification from JCSD to demonstrate that all water and/or wastewater service accounts have been documented.	Prior to issuance of Certificate of Occupancy	Public Works Department	
133.	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to issuance of Certificate of Occupancy	Public Works Department	
134.	Construct driveway approach in accordance with City of Eastvale Standard Drawings. The driveway approaches shall be constructed so the top of "X" is 5 feet from the property line. Nothing shall be constructed or planted in the corner cut-off area which does or will exceed 30 inches in height required to maintain an appropriate corner sight distance.	Prior to issuance of Certificate of Occupancy	Public Works Department	
135.	Grind and overlay entire ROW to CL of Chandler Avenue and Hellman within the project frontages.	Prior to issuance of Certificate of Occupancy	Public Works Department	
136.	Redo striping on Chandler Avenue and Hellman Avenue within project frontages.	Prior to issuance of Certificate of Occupancy	Public Works Department	
137.	Install a catch basin at the eastern project property line and connect it to the existing 8-inch SD pipe from the tract to the west. Install an 18-inch (minimum) RCP from the new catch basin to the existing catch basin on the corner of Chandler and Hellman Avenue.	Prior to issuance of Certificate of Occupancy	Public Works Department	

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138.	Median split to be constructed per Riverside County Standards and owner/developer to provide a line of sight analysis.	Prior to issuance of Certificate of Occupancy	Public Works Department	
139.	All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced.	Prior to issuance of Certificate of Occupancy	Public Works Department	
140.	Remove existing, and construct new pavement with a minimum pavement section of 5 inches asphalt concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, along the entire half-width street frontage in accordance with City of Eastvale Standard Drawings. The pavement section shall be determined using appropriate Traffic Index ("TI") accepted by the City Engineer. A California registered Geotechnical Engineer shall design the pavement section using "R" values from the project site and submitted to the City Engineer for approval. Alternatively, depending on the existing street condition and as approved by the City Engineer, a street overlay, slurry seal, or other repair can be performed to preserve recent pavement improvements.	Prior to issuance of Certificate of Occupancy	Public Works Department	
141.	Remove driveway approach off Hellman Avenue and construct an EVA driveway for minimal use (i.e., rolled curb) per City Standards.	Prior to issuance of Certificate of Occupancy	Public Works Department	
142.	A site directory and map which outlines each unit and unit number should be installed at each ingress / egress location.	Prior to Issuance of Certificate of Occupancy	Riverside County Sheriff Department	
Ongoing/ General Conditions				
143.	The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-703-4450.)	Ongoing	Building Division	

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144.	All construction shall comply with the most recently adopted City and State building codes: 2022 California Building Code 2022 California Residential Code 2022 California Electrical Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Fire Code 2022 California Green Code	Ongoing	Building Division	
145.	Special Inspections- As indicated by California Building Code Section 1704, the owner shall employ one or more special inspectors who shall provide special inspections when required by CBC Section 1704. Please contact the Building Division at the time of plan submittal to obtain an application for special inspections.	Ongoing	Building Division	
146.	Provide street sweeping services for onsite and offsite within project frontages weekly.	Ongoing	Public Works Department	
147.	Remove all graffiti within 24 hours pre-construction, during construction, and after a Certificate of Occupancy is issued.	Ongoing	Public Works Department	
148.	A City of Eastvale Encroachment Permit is required for any improvements within the public right-of-way.	Ongoing	Public Works Department	
149.	All street cuts for utilities shall be repaired in accordance with City Standard or as recommended; and any interim trench repairs shall consist of compacted backfill to the bottom of the pavement structural section followed by placement of standard base course material in accordance by the City Engineer and with the Standard Specifications for Public Work Construction ("Greenbook"). The base course material shall be placed the	Ongoing	Public Works Department	

	full height of the structural section to be flush with the existing pavement surface and provide a smooth pavement surface until permanent cap paving occurs using an acceptable surface course material.			
150.	In accordance with City's Moratorium policy to preserve newly paved streets, any and all street and/or trench cuts in newly paved streets will be prohibited or be subject to moratorium street repair standards as reference in Section 12.08.260 of the Eastvale Municipal Code.	Ongoing	Public Works Department	
151.	Any and all utility trenches or other excavations within existing asphalt concrete pavement of off-site streets resulting from the proposed development shall be backfilled and repaired in accordance with City of Eastvale Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets including pavement repairs in addition to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Jurupa Community Services District, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets resulting from the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than what existed prior to construction of the proposed development.	Ongoing	Public Works Department	
152.	Construction signing, lighting and barricading shall be provided during all phases of construction in accordance with City Standards and the direction of the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the latest California Manual on Uniform Traffic Control Devices, or subsequent editions in force at the time of construction.	Ongoing	Public Works Department	

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153.	Any plans that include areas to be classified as a Landscape Maintenance District, Communities Facility District, and or similar instrument to be maintained by the City shall be required to meet the most current Riverside County Transportation and Land Management Agency- Standards and Specifications (https://trans.rctlma.org/landscaping) per Public Works direction.	Ongoing	Planning Division	
154.	The private open space areas shall be continually maintained by the HOA. Private open space recreation areas shall be made available and accessible to the public as consistent with *Title 20 – 20.02.010 Hours of Use* of the Eastvale Municipal Code.	Ongoing	Planning Division	
155.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	Ongoing	Public Works Department	
156.	Project runoff shall be directed to a safe point of discharge. Any additional easement that may be necessary to accomplish such shall be obtained prior to issuance of grading permit. The applicant shall submit a Final Water Quality Management Plan (WQMP) in conformance with the requirements of the Riverside County Flood Control District. All storm water quality treatment devices shall be located outside of the ultimate public right-of-way. The applicant shall design the storm water quality treatment devices to accommodate all project runoff, ensuring post-construction flow rate, volumes, velocity, and duration do not exceed pre-construction levels, in accordance with City of Eastvale's Hydrology Manual, Storm water Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These best management practices shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.	Ongoing	Public Works Department	
157.	All connection to flood control facilities shall be reviewed and permitted by the Riverside County Flood Control and Water Conservation District, and shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.	Ongoing	Public Works Department	

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158.	The developer shall prepare and submit to the City for review and approval all required development plans including but not limited to Grading (Rough and/or Precise), Street Improvement, Street Light, Storm Drain, Traffic Signal, and Striping and Signing. All applicable processing and review fees and/or deposits shall be submitted with the first plan submittal.	Ongoing	Public Works Department	
159.	No grading shall be performed without prior issuance of a grading permit by the City. Any grading proposed on adjacent properties shall be coordinated and approved by the appropriate parties and documentation provided to the City.	Ongoing	Public Works Department	
160.	All grading shall conform to the California Building Code and to all other relevant laws, rules, and regulations governing grading in the City of Eastvale. Prior to commencing any grading which includes 50 or more cubic yards, the developer shall submit a grading plan prepared by a registered Civil Engineer for review/approval by the Public Works Department.	Ongoing	Public Works Department	
161.	All necessary measures to control dust shall be implemented by the applicant during grading to the satisfaction of the City Engineer.	Ongoing	Public Works Department	
162.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	Ongoing	Public Works Department	
163.	Erosion control-landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded accordingly. Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The developer shall plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	Ongoing	Public Works Department	

164.	If soil is encountered during site development that is suspected of being contaminated by hazardous materials, work will be halted and site conditions will be evaluated by a qualified environmental professional. The results of the evaluation will be submitted to the County of Riverside Department of Environmental Health, and the appropriate response/remedial measures will be implemented, as directed by County of Riverside Department of Environmental Health, or other applicable oversight agency, until all specified requirements of the oversight agencies are satisfied and a "no-further-action" status is attained. Fill material imported from other areas shall be tested to assess that it is suitable to be used as fill, including testing for unsafe levels of hazardous materials, prior to placement on-site.	Ongoing	Public Works Department	
165.	Common areas of Tentative Tract Map 39156 shall be maintained in sound and aesthetically acceptable conditions, to the satisfaction of the Community Development Director. Landscaping shall remain in a healthy and thriving condition at all times and all amenities provided shall be free of graffiti, safe to use, and in good working order at all times. Further, the area shall be kept tidy and free of all debris.	Ongoing	Code Enforcement Division	

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CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR PROJECT NO. PLN25-20016 - TENATIVE TRACT MAP 39156 AND MAJOR DEVELOPMENT REVIEW FOR THE OASIS RESIDENTIAL DEVELOPMENT

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, November 19, 2025**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider the following projects for the Oasis Residential Development located at the southeast corner of Chandler Street and Hellman Avenue.

PROJECT DESCRIPTION: The proposed project includes the following entitlements:

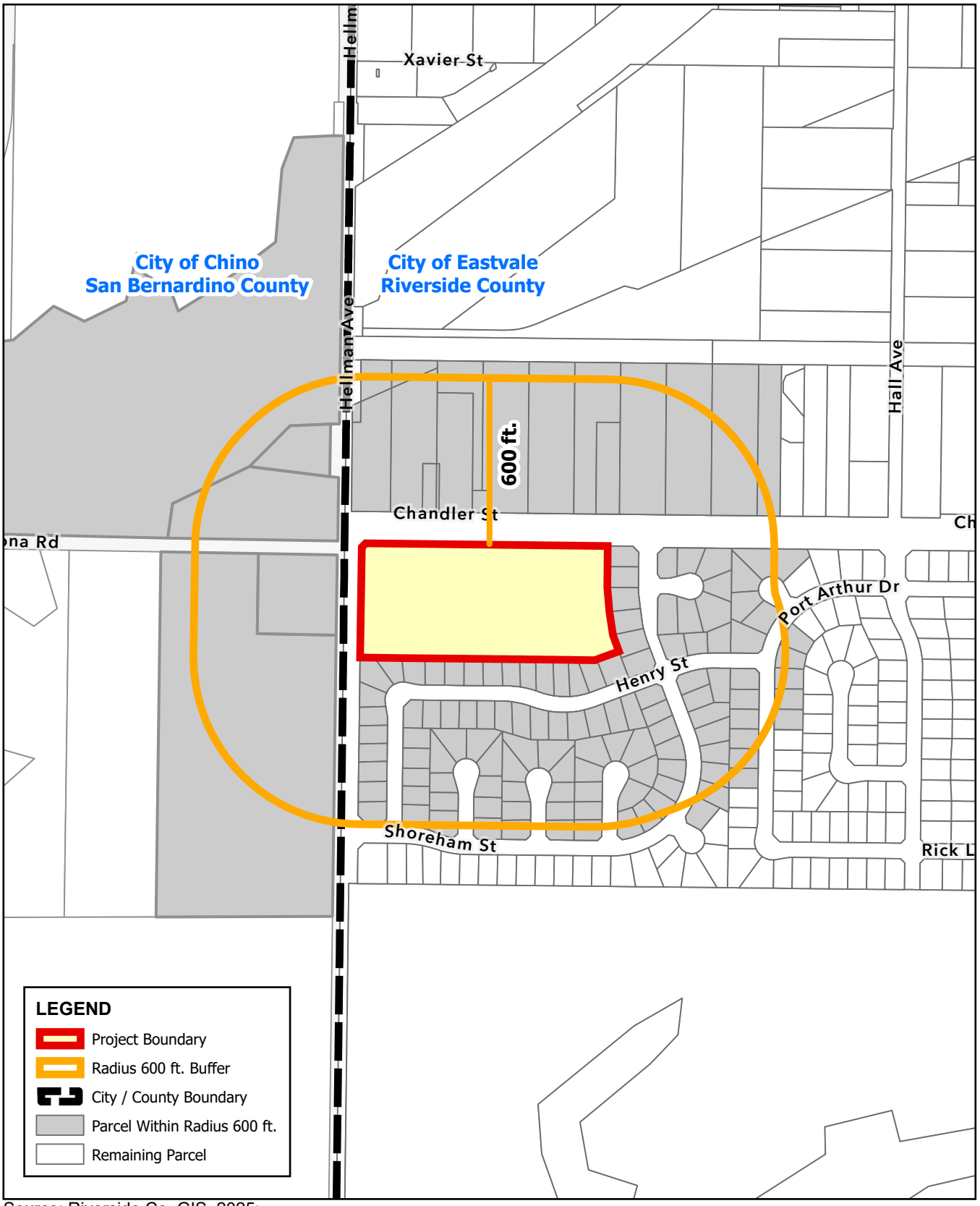
1. **Tentative Tract Map 39156** to subdivide 8.16 acres into 65 single family residential lots, three (3) open space lots, and one (1) letter lot for private street purposes.
2. **Major Development Review** for the master building architecture and site planning for the 65-single family residential lots, landscape, open space, and parking areas.

PROJECT LOCATION: Assessor's Parcel Number: 130-781-022 and -023, located at the southeast corner of Chandler Street and Hellman Avenue. The project site is not located on a hazardous materials site listed under Government Code Section 65962.5.

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

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to Allen Lim at alim@eastvaleca.gov. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, November 19, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact Allen Lim at (951) 703-4461 or alim@eastvaleca.gov.



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Source: Riverside Co. GIS, 2025;
San Bernardino Co. GIS, 2025.

0 500 1,000 1,500 Feet

Parcels Within Radius 600 ft.

Oasis at Mills Creek

ALBERT A. WEBB ASSOCIATES

From: [redacted]
To: Allen Lim
Subject: Case# PLN25-20016
Date: Monday, November 10, 2025 1:09:17 PM

External Sender - From: (Jessica Genie [redacted])
This message came from outside your organization.

Hello.

I am a Millcreek resident. I do not agree with adding new homes to that area. We already have issues with traffic in general just trying to catch the 71fwy. There is extra traffic by the latest addition of the Rhondo Elementary school. Hellman Street between Chandler and Aldergate are not built to handle this much traffic flow. We get stuck with the school lines in the morning and the afternoon pick ups. Parents are blocking the intersections, making U-turns where they shouldn't, and parking where they shouldn't. There is way too much cars coming from river road, it's hard to make a left or right turn to get on Hellman. Cars are either flying through or its congested. It's very frustrating knowing it used to take me 15mns to catch the 71 fwy which now takes me a little over 30 mins. We purposely moved here because it was calm and not much traffic. Millcreek residents will again get hit with additional traffic we really don't need and want. Besides, when we purchased our home, we are an original owner going on going on 10 years by July 2026. We were told there would be a market and a park. We would love a park! Every neighborhood in Eastvale seems to have one but Millcreek. We don't even have our own signs saying Millcreek. We have been the step children of Eastvale. We need a park, a signal light on river road before Chandler to keep cars from speeding or more police presence and the Hellman Street to be widened to handle the school traffic. Eastvale City needs to make things better for their residents not harder. I'm not the only resident feeling this way. Thanks for your time.

Jessica Genie

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
PUBLIC HEARINGS
Agenda Item No. 7.3
November 19, 2025

PLN25-20076 - Amendment to Section 120.04.010 of the Eastvale Municipal Code as it pertains to Accessory Dwelling Units - Continued from October 25, 2025 Hearing

Prepared By:

David Murray, City Planner

Recommended Action(s)

Staff recommends that the that the Planning Commission adopt a resolution recommending that the City Council adopt a Zoning Ordinance Amendment of Section 120.04.010 of the Eastvale Municipal Code to comply with state law.

Summary

The proposed ordinance would amend the City's regulations related to Accessory Dwelling Units (ADUs) to comply with changes in state law since the last update to Section 120.04.010 of the Eastvale Municipal Code in September 2024.

Background

Beginning in 2016, the California legislature began to pass a series of bills designed to encourage additional small-scale housing production by requiring jurisdictions throughout the State to meet requirements that would alleviate restrictions on residential development. Over the subsequent eight years, there have been numerous additional bills that expanded the ability to construct Accessory and Junior Accessory Dwelling Units (ADUs and JADUs) on both single-family and multi-family properties.

During this time, the City of Eastvale made incremental changes to the Municipal Code to maintain compliance with the ever-changing state mandates. However, the last update to Section 120.04.010

of the Eastvale Municipal Code occurred in September 2024. Since then, there have been changes in state law related to ADUs resulting in the City's Municipal Code being out of compliance and subject to legal challenge. As such, staff is bringing forward a proposal to amend the code to bring it up to date with current legislation.

The proposed changes that reflect current state legislature are included as redline/strikeout text in **Attachment 1** and include the following:

1. Clarification that new ADU and JADU permit applications must be approved or denied within 60 days of receipt of a complete application or concurrent with the approval of a building permit for a new single-family or multiple-family dwelling;
2. Clarification on city review and approval timelines;
3. Addition of appeal information for ADUs and JADUs that are denied by the city;
4. Clarification on applicable California Government Code sections related to ADUs and JADUs;
5. Revised language distinguishing "converted" ADUs as distinct from "attached" and "detached ADUs;
6. Adds and clarifies a number of definitions;
7. Clarifies and consolidates language related to the location and quantity of ADUs associated with multi-family dwellings;
8. Adds a waiver of impact fees on permit approvals of previously unpermitted ADUs constructed prior to January 1, 2020;
9. Adds language prohibiting the City from denying an application for an ADU or JADU based on nonconforming zoning condition, building code violation or unpermitted structures on the lot that does not pose a threat to the public health and safety and is not affected by the construction of the ADU or JADU;
10. Adds language prohibiting the City from denying a permit for an existing but unpermitted ADU or JADU constructed before January 1, 2020 unless specific health and safety finding can be made; and
11. Other technical or clarifying changes as required.

The proposed changes are consistent with the General Plan goals, policies, and implementation programs. Specifically, Housing Element Strategy HE-1G provides the City will encourage the construction of accessory dwelling units by amending the Municipal Code to be consistent with current state law.

State law requires the City to submit a copy of its ADU ordinance to the California Department of Housing and Community Development (HCD) within 60 days after it is adopted. HCD will issue findings regarding compliance with State law. HCD has not issued formal guidance to date addressing how HCD interprets the new ADU laws to assist cities in drafting their new ordinances. HCD may request additional revisions to the Ordinance after it completes its review.

Environmental

This Ordinance is exempt from the California Environmental Quality Act (CEQA) review under the general rule exemption. The ordinance ensures compliance with state law by updating the City's regulations for consistency. The adoption if this amendment does not exceed what is statutorily allowed under existing state law, and will not directly result in development or intensification of land use.

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

Not Applicable

Fiscal Impact

There is no fiscal impact to the City associated with adoption of this Zoning Code Amendment, as staff time to prepare this report and draft ordinance is included in the 2025/26 FY Community Development Department budget.

Prior City Council/Commission Action

The City Council previously adopted Ordinances 2018-05, 2020-03, 24-07 to amend Section 120.04.010 of the Eastvale Municipal Code.

On October 15, 2025, the Planning Commission continued this item to the November 19, 2025 hearing due to a notification error.

Attachment(s)

Attachment 1 - 2025 ADU Ordinance - Redline.pdf
Attachment 2 - PC Resolution and Draft Ordinance
Attachment 3 - Public Hearing Notice - Re-notice.pdf

Sec. 120.04.010. Accessory dwelling units.

(a) *Intent.* The intent of this section is to regulate accessory dwelling units in residential zoning districts consistent with state law. Implementation of this section is intended to expand housing opportunities for low-~~-~~income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

(b) *Applicability*.

(1) Except as provided in Government Code Section 66323, an accessory dwelling unit or junior accessory dwelling unit shall not be established without first obtaining an accessory dwelling unit permit from the city. An accessory dwelling unit permit application shall be approved ministerially by the community development director or designee~~-~~ without discretionary review if ~~it~~ the ADU or JADU meets the definitions and criteria listed in this section and all other applicable zoning, building and health and safety codes. If the community development director or designee denies an application for an accessory dwelling unit permit they shall provide a full set of comments to the applicant with a list of deficiencies and a description of how they can be remedied within the time frames below for approval or denial of the application.

a. Existing developments. The permit application shall be ~~acted on~~ approved or denied within 60 days from the date the city receives a completed application if there is an existing single-family or multi-family dwelling on the lot. If the city does not approve or deny the application within this timeframe the application shall be deemed approved unless the applicant has requested a delay, in which case the deadline for approval or denial shall be tolled (suspended) for the period of the delay.

b. New developments. If the permit application is submitted with a permit application to create a new single-family or multi-family dwelling on the lot, the application shall be ~~acted on~~ approved or denied concurrently with the building permit for the new single-family or multi-family dwelling.

c. For accessory dwelling units and junior accessory dwelling units that meet the requirements of Government Code 66323(a), including but not limited to size, height, setback, and access, an applicant may apply for a building permit directly without the need for an accessory dwelling unit permit. Such accessory dwelling units and junior accessory dwelling units are exempt from the standards listed in subdivisions (d) and (e) of this section 120.04.010 but must comply with the requirements of Government Code 66323(a)(1)-(4) and applicable building code.

(2) The applicant for an accessory dwelling unit permit must be the owner of the property on which the accessory dwelling unit will be located.

(3) For the purposes of meeting the city's applicable Regional Housing Needs Allocation (RHNA) as contained in the adopted housing element, accessory dwelling units may be reported as new production of housing units.

(4) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of an accessory dwelling unit permit under this section.

(5) The city shall notify an applicant for an accessory dwelling unit permit whether their application is complete or incomplete within fifteen (15) business days after the city received the application. If determined to be incomplete, the city shall provide the applicant with a list of incomplete items and a description of how the application can be made complete concurrently with the determination of incompleteness. The city shall have fifteen (15) business days to review any resubmittal and determine whether the identified deficiencies have been cured. The city shall not require an applicant to provide any item that was not included in the initial determination of incompleteness. If the city does not make a timely determination of completeness or incompleteness for an application or resubmitted application, the application or resubmitted application shall be deemed complete.

(6) An applicant may appeal a determination that their application for an accessory dwelling unit permit for an ADU or JADU is incomplete, and/or may appeal the denial of an accessory dwelling unit permit for an ADU or JADU, to the planning commission. The applicant shall file a written notice of appeal stating the grounds therefore with the City Clerk within ten (10) days from the date of the determination that is the subject of the appeal accompanied with the appeal fee set by resolution of the City Council. A final written determination on the appeal shall be issued no later than sixty (60) business days after receipt of the applicant's written appeal unless the applicant agrees in writing to an extension of time.

(c) *Definitions.*

(1) "Accessory dwelling unit" or "ADU" means an attached or detached residential dwelling which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

(2) "Accessory Structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) "Attached" accessory dwelling means ~~a unit~~an ADU that is or will be attached to or located within the existing or proposed primary dwelling, including new construction additions and conversions of existing space such as attached garages, storage areas or

similar uses~~, or the conversion of an existing accessory structure that is detached from the proposed or existing primary dwelling, including detached garages~~.

(4) "Converted" accessory dwelling unit means an ADU that is or will be created by converting an existing accessory structure that is detached from an existing primary dwelling, including detached garages.

(~~4~~5) "Detached" accessory dwelling unit means ~~a unit~~a new construction ADU that is or will be detached from the proposed or existing primary dwelling~~ but is not a conversion of an existing detached accessory structure~~. ~~n existing accessory structure.~~

(~~5~~6) "Junior accessory dwelling unit"~~"~~ or "JADU" means an accessory dwelling unit that is no more than 500 square feet of interior livable space and contained entirely within a proposed or existing single-family residence. It may contain separate sanitation facilities or may share them with the primary dwelling. A junior accessory dwelling unit shall include an efficiency kitchen consisting of a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(~~6~~7) "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(8) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(~~7~~9) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

(~~8~~10) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(~~9~~11) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(d) *Development standard*s. No accessory dwelling unit permit application shall be approved for an accessory dwelling unit or junior accessory dwelling unit unless it complies with the following requirements:

(1) The lot is within a single-family or multi-family residential zone and includes a proposed or existing single-family or multi-family primary dwelling.

a. One detached~~, new construction~~ accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

b. One attached accessory dwelling unit or converted accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

c. One junior accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

d. For accessory dwelling units on lots with existing or proposed multi-family dwellings:

1. At least one attached accessory dwelling unit~~s~~ may be permitted per lot with existing multi-family residential within the portions of the existing multifamily dwelling structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. The total number of attached accessory dwelling units permitted on the lot shall not exceed 25 percent of the existing number of multi-family residential units on the lot.

2. Up to ~~two~~ eight detached accessory dwelling units are permitted per lot with an existing ~~or proposed~~ multi-family ~~residential~~dwelling, provided the number of accessory dwelling units does not exceed the number of existing units on the lot, ~~and~~

3. ~~u~~Up to two detached accessory dwelling units are permitted per lot with a proposed multi-family dwelling.

(2) ~~The~~ An ~~total area of floor space of an attached or detached~~ accessory dwelling unit that is not a JADU does not exceed the following sizes:

a. 850 square feet of interior livable space if the accessory dwelling unit has one bedroom or less; or

b. 1,000 square feet of interior livable space if the accessory dwelling unit has more than one bedroom.

Notwithstanding the foregoing, where there is an existing primary dwelling an attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling's floor area or the aforementioned square footages, whichever is less, subject to paragraph (d)(14) below.

(3) Home occupations which involve storage or materials or inventory of any kind or which involve clients visiting the home occupation may not be conducted in the accessory dwelling unit.

(4) Detached ~~A~~accessory dwelling units shall be located to the rear or side of the primary dwelling unit. ~~The prohibition on accessory dwelling units in the front of the primary dwelling unit shall not be enforced if it is not possible to construct an accessory dwelling unit that is 800 square feet in size to the rear or side of the primary dwelling with a four foot setback from the rear and side yard property lines.~~

(5) The accessory dwelling unit shall comply with all building codes and objective standards for accessory structures of the zone in which the lot is located, including, but not limited to parking, height, setbacks, landscaping and lot coverage, except as otherwise provided for in this section, and except for any minimum lot size requirements. Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the building code unless the building official makes a written finding based on substantial evidence in the records that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety.

(6) No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

(7) A setback of four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimension as an existing structure.

(8) For purposes of calculating allowable density, an accessory dwelling unit is not counted as an additional unit. Accessory dwelling units are a residential use and deemed consistent with the residential general plan and zoning designations.

(9) All-weather access for emergency vehicles shall be provided to all accessory dwelling units as required by applicable building, safety, and fire codes.

(10) Fire sprinklers shall only be required in an accessory dwelling unit if they are also required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(11) ~~An attached accessory dwelling unit or junior accessory dwelling unit that is within the existing space of an~~A converted accessory structure may include an expansion of up to 150 square feet beyond the existing dimensions of the existing accessory structure to accommodate ingress and egress.

(12) Attached accessory dwelling units~~,~~ and ~~including~~ junior accessory dwelling units~~,~~ shall have independent exterior access from the primary residence. If the independent exterior access is on an upper story any exterior stairs shall be located on the side or rear of the primary residence.

(13) ~~Attached and detached a~~Accessory dwelling units shall not exceed the height of the primary dwelling unit, except as follows:

a. A detached accessory dwelling unit may be up to 16 feet high even if the primary dwelling is less than 16 feet high.

b. A detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling, may be up to 18 feet high.

c. A detached accessory dwelling unit on a lot within ½ mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code Section 21155, may be up to 18 feet high. An additional 2 feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

d. An attached or converted accessory dwelling unit shall not exceed the height limitation that applies to the primary dwelling unit or 25 feet, whichever is lower. This clause shall not be construed to permit an attached accessory dwelling unit to exceed two stories.

(14) ~~Attached accessory dwelling units on lots with existing multi-family residential must be conversions of portions of the existing multi-family residential structure that is not used as livable space, including but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.~~ Any development standard in this paragraph (d) regarding minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings shall be waived if its application to a lot would preclude an accessory dwelling unit with at least 800 square feet of interior livable space and with four-foot side and rear yard setbacks from being constructed in compliance with all other development standards. This provision does not apply to JADUs.

(e) *Parking.*

(1) Except as provided in subsection (e)(3) below, off-street parking shall be required for the accessory dwelling unit in addition to any off-street parking requirements for the existing dwelling unit. One parking space shall be provided for each accessory dwelling unit. The required off-street parking for an accessory dwelling unit may be located in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(2) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or wholly or partially converted to an accessory dwelling unit, replacement off- street parking is not required to be provided.

(3) No off-street parking shall be required for an accessory dwelling unit in the following instances.

a. The accessory dwelling unit is located within one-half mile of an existing public transit stop.

b. The accessory dwelling unit is located within an officially designated architectural and/or historic district.

c. The accessory dwelling unit is an attached accessory dwelling unit, a converted accessory dwelling unit, or a junior accessory dwelling unit.

d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

e. When there is a designated car share vehicle station located within one block of the accessory dwelling unit.

f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph (e)(3).

(f) *Miscellaneous.*

(1) Attached accessory dwelling units, including junior accessory dwelling units, shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the utility, or be subject to a related connection fees or capacity charges for utilities, unless the accessory dwelling unit is constructed with a new single-family dwelling and is not a junior accessory dwelling unit.

(2) No impact fees shall be imposed on accessory dwelling units ~~less than~~with 750 square feet of interior livable space or less, including junior accessory dwelling units. For accessory dwelling units with more than 750 square feet ~~or larger~~of interior livable space, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling. No impact fees shall be imposed on a permit approved for a previously unpermitted accessory dwelling unit constructed prior to January 1, 2020 pursuant to subsection (f)(11) below.

(3) No passageway shall be required in conjunction with the construction of a detached accessory dwelling unit.

(4) No accessory dwelling unit may later be considered a primary dwelling unit for any purpose. This provision shall not be construed to prohibit a property owner from eliminating an attached accessory dwelling unit and enlarging the primary residence to encompass the area that was formerly part of the accessory dwelling unit, provided that all development standards applicable to the primary residence are satisfied.

(5) The accessory dwelling unit and/or primary residence may be occupied by any person without rent or may be rented, except that if the lot contains a junior accessory dwelling unit then one of the units on the lot must be owner-occupied if the JADU has shared sanitation facilities with the primary residence, unless the owner is another governmental agency, land trust, or housing organization. The rental of an accessory dwelling unit shall be for a term longer than 30 days.

(6) Except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the primary residence. No junior accessory dwelling unit shall be sold or otherwise conveyed separate from the primary residence. A deed restriction shall be recorded for an JADU containing the information required by Government Code Section 66333(c).

(7) The city shall not require an applicant for an accessory dwelling unit permit to correct any existing physical improvements on the lot that do not conform with current zoning standards as a condition of the approval of an accessory dwelling unit permit.

(8) The city shall not issue a certificate of occupancy for an accessory dwelling unit before a certificate of occupancy is issued for the primary dwelling unit.

(9) A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit shall be reviewed with the application for the accessory dwelling unit and issued at the same time.

(10) The city shall not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

(11) The city shall not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds: (i) the ADU or JADU violates applicable building standards, or (ii) the ADU or JADU does not comply with state ADU law or this Section 120.04.010).

a. Notwithstanding subsection (f)(11) above, the city may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the city makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code section 17920.3.

b. Subsection (f)(11) does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.

	Attached ADU	Converted ADU	Detached ADU	JADU
ADU Permit Required	Yes	Yes	Yes	Yes
Processing time	60 days if there is an existing primary dwelling; concurrent review if no existing primary dwelling			
Size	Lesser of 50% of floor area of primary dwelling unit or 850 square feet for 1 bedroom or 1,000	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	500 square feet

	square feet for 2 bedroom			
Quantity (SFR)	1		1	1
Quantity (MFR)	At least 1 per lot up to 25% of existing units		8 max	N/A
Rear and Side Setback (Min.)	4 feet (unless existing is less than 4 feet)		4 feet	N/A
Height (Max.)	Lesser of height allowed per zone or 25 ft.		16 ft (SFR), 18 ft (MFR), with exceptions	Height allowed per zone
Parking	None	None	1 space/unit, with exceptions	None
Impact fees	Required if >750 square feet			N/A

	~~Attached ADU~~		~~Detached ADU~~	~~Junior Dwelling Unit~~
~~ADU Permit Required~~	~~Yes~~		~~Yes~~	~~Yes~~
~~Processing time~~	~~60 days if there is an existing primary dwelling; concurrent review if no existing primary dwelling~~			
~~Size~~	~~Lesser of 50% of Floor Area of primary dwelling unit or 850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom~~		~~850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom~~	~~500 square feet~~
~~Quantity (SFR)~~	~~1~~		~~1~~	~~1~~
~~Quantity (MFR)~~	~~At least 1 per lot NTE 25% of existing units~~		~~2 max~~	~~N/A~~
~~Home Occupation~~	~~No~~		~~No~~	~~No~~
~~All weather access~~	~~Required~~		~~Required~~	~~Required~~
~~Setback (Min.)~~	~~4 feet (unless existing is less than 4 feet)~~		~~4 feet~~	~~N/A~~

~~Height (Max.)~~	~~Height allowed per zone, with exceptions.~~		~~Height allowed per zone, with exceptions.~~	~~Height allowed per zone, with exceptions.~~
~~Parking~~	~~1 space/unit, with exceptions~~		~~1 space/unit, with exceptions~~	~~None~~
~~Exterior Access~~	~~Required~~		~~Required~~	~~Required~~
~~Impact fees~~	~~>750 square feet~~		~~>750 square feet~~	~~N/A~~

RESOLUTION NO. 25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE PLN25-20076, ADOPTING AN ORDINANCE AMENDING SECTION 120.04.010 (ACCESSORY DWELLING UNITS) TO THE EASTVALE MUNICIPAL CODE

WHEREAS, the City of Eastvale ("City") last updated its Accessory Dwelling Unit ("ADU") regulations with the Council's adoption of Ordinance No. 24-07 on September 25, 2024; and

WHEREAS, there have been several changes to State laws that govern local regulation of ADUs since the City last updated its local regulations; and

WHEREAS, the City of Eastvale has been complying with the State ADU laws as amended, and the purpose of this Ordinance is to amend the City's adopted regulations to be consistent with current State law requirements; and

WHEREAS, City staff submitted Ordinance No. 24-07 to HCD and received a comment letter in response on February 1, 2025 requesting several clarifications to the ADU Ordinance language as well as new amendments to address changes to State laws pertaining to ADUs that went into effect on January 1, 2025; and

WHEREAS, the proposed Municipal Code Amendment has been fully evaluated and considered with respect to the City's General Plan; and

WHEREAS, the proposed ordinances is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State of California Guidelines for Implementation of CEQA (commencing with Section 15000 of Title 14 of the California Code of Regulations; herein referred to as the "State CEQA Guidelines") because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a "project," as defined in Section 15378 of the CEQA Guidelines.

WHEREAS, the Planning Commission conducted a duly noticed public hearing on November 19, 2025, at which public testimony was received concerning the municipal code amendment; and

WHEREAS, on October 26, 2025, the City of Eastvale City Clerk published a legal notice concerning the municipal code amendment in the Press Enterprise, a local newspaper of general circulation, regarding the Planning Commission meeting on November 19, 2025, and the proposed ordinance.

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

SECTION 1. FINDINGS

As required by Section 120.01.070(e) of the Eastvale Municipal Code, the changes contained in this ordinance are consistent with the General Plan goals, policies, and implementation programs. Specifically, Housing Element Strategy HE-1G provides the City will encourage the construction of accessory dwelling units by amending the municipal code to be consistent with current state law.

SECTION 2. RECORD OF PROCEEDING

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

SECTION 3. DETERMINATION

Based upon the findings outlined in Sections 1, the Planning Commission of the City of Eastvale hereby recommends that the City Council approve PLN25-20076, amending section 120.04.010 (Accessory Dwelling Units), of the Eastvale Municipal Code.

PASSED, APPROVED AND ADOPTED this 19th day of November, 2025.

_____
Josh Lee
Chairman

APPROVED AS TO FORM:

_____
Chad Herrington
Assistant City Attorney

ATTEST:

_____
Jessica Cooper, MMC
Senior Management Analyst

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

I, Jessica Cooper, Senior Management Analyst of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution No. 25-XX, was duly adopted by the Planning Commission of the City of Eastvale, California, at a meeting held on the 19th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Jessica Cooper, MMC
Senior Management Analyst

Exhibit 'A'

ORDINANCE NO. 25-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EASTVALE, CALIFORNIA, AMENDING SECTION 120.04.010 (ACCESSORY DWELLING UNITS) OF THE EASTVALE MUNICIPAL CODE

WHEREAS, Section 120.04.010 of the Eastvale Municipal Code contains regulations on the development of accessory dwelling units within the City, and is regularly amended to remain consistent with evolving State laws impacting local regulation of accessory dwelling units; and

WHEREAS, State law requires the City to submit any amendments to its accessory dwelling unit ordinance to the Department of Housing and Community Development (HCD) within sixty (60) days of adoption, and HCD will render findings of conformity or non-conformity with State law to the City, and the City has thirty (30) days to respond to the letter; and

WHEREAS, the City last amended Section 120.04.010 through the adoption of Ordinance No. 24-07, adopted September 25, 2024, and submitted the ordinance to HCD for its review. HCD provided the City with a letter making limited findings of inconsistency and additional recommendations for clarity on February 20, 2025, and the City responded to the letter agreeing to remedy the inconsistencies identified by HCD; and

WHEREAS, the purpose of this Ordinance is to address findings of inconsistency and recommendations made by HCD in its letter, make additional changes necessitated by the adoption of SB 543 and AB 1154 which go into effect on January 1, 2026, and make other clarifying edits.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EASTVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA. The adoption of this Ordinance is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17.

SECTION 2. Amendment. Section 120.04.010 of the Eastvale Municipal Code is amended in its entirety to read as shown on Exhibit A attached hereto and incorporated herein by reference.

SECTION 3. Severability. If any chapter, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each Chapter, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more Sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4. Effective Date. This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 5. City Clerk Action. The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and pasting procedure authorized under Government Code Chapter 39633(c).

PASSED, APPROVED AND ORDAINED this __ day of _____, 2026.

_____
Mayor

APPROVED AS TO FORM:

_____
Erica L. Vega
City Attorney

ATTEST:

_____
Marc A. Donohue, MMC
City Clerk

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

I, Marc A. Donohue, City Clerk of the City of Eastvale, California, do hereby certify that the foregoing Ordinance No. 2_-__, was introduced at a regular meeting of the City Council of the City of Eastvale held on the __ day of _____, 2025, and was passed by the City Council of the City of Eastvale at a regular meeting held on the __ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Marc A. Donohue, MMC
City Clerk

EXHIBIT "A"

Sec. 120.04.010. Accessory dwelling units.

(a) *Intent.* The intent of this section is to regulate accessory dwelling units in residential zoning districts consistent with state law. Implementation of this section is intended to expand housing opportunities for low-income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

(b) *Applicability*.

(1) Except as provided in Government Code Section 66323, an accessory dwelling unit or junior accessory dwelling unit shall not be established without first obtaining an accessory dwelling unit permit from the city. An accessory dwelling unit permit application shall be approved ministerially by the community development director or designee without discretionary review if the ADU or JADU meets the definitions and criteria listed in this section and all other applicable zoning, building and health and safety codes. If the community development director or designee denies an application for an accessory dwelling unit permit they shall provide a full set of comments to the applicant with a list of deficiencies and a description of how they can be remedied within the time frames below for approval or denial of the application.

a. Existing developments. The permit application shall be approved or denied within 60 days from the date the city receives a completed application if there is an existing single-family or multi-family dwelling on the lot. If the city does not approve or deny the application within this timeframe the application shall be deemed approved unless the applicant has requested a delay, in which case the deadline for approval or denial shall be tolled (suspended) for the period of the delay.

b. New developments. If the permit application is submitted with a permit application to create a new single-family or multi-family dwelling on the lot, the application shall be approved or denied concurrently with the building permit for the new single-family or multi-family dwelling.

c. For accessory dwelling units and junior accessory dwelling units that meet the requirements of Government Code 66323(a), including but not limited to size, height, setback, and access, an applicant may apply for a building permit directly without the need for an accessory dwelling unit permit. Such accessory dwelling units and junior accessory dwelling units are exempt from the standards listed in subdivisions (d) and (e) of this section 120.04.010 but must comply with the requirements of Government Code 66323(a)(1)-(4) and applicable building code.

(2) The applicant for an accessory dwelling unit permit must be the owner of the property on which the accessory dwelling unit will be located.

(3) For the purposes of meeting the city's applicable Regional Housing Needs Allocation (RHNA) as contained in the adopted housing element, accessory dwelling units may be reported as new production of housing units.

(4) No other local ordinance, policy, or regulation shall be the basis for the delay or denial of an accessory dwelling unit permit under this section.

(5) The city shall notify an applicant for an accessory dwelling unit permit whether their application is complete or incomplete within fifteen (15) business days after the city received the application. If determined to be incomplete, the city shall provide the applicant with a list of incomplete items and a description of how the application can be made complete concurrently with the determination of incompleteness. The city shall have fifteen (15) business days to review any resubmittal and determine whether the identified deficiencies have been cured. The city shall not require an applicant to provide any item that was not included in the initial determination of incompleteness. If the city does not make a timely determination of completeness or incompleteness for an application or resubmitted application, the application or resubmitted application shall be deemed complete.

(6) An applicant may appeal a determination that their application for an accessory dwelling unit permit for an ADU or JADU is incomplete, and/or may appeal the denial of an accessory dwelling unit permit for an ADU or JADU, to the planning commission. The applicant shall file a written notice of appeal stating the grounds therefore with the City Clerk within ten (10) days from the date of the determination that is the subject of the appeal accompanied with the appeal fee set by resolution of the City Council. A final written determination on the appeal shall be issued no later than sixty (60) business days after receipt of the applicant's written appeal unless the applicant agrees in writing to an extension of time.

(c) *Definitions.*

(1) "Accessory dwelling unit" or "ADU" means an attached or detached residential dwelling which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An accessory dwelling unit also includes the following: an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

(2) "Accessory Structure" means a structure that is accessory and incidental to a dwelling located on the same lot.

(3) "Attached" accessory dwelling means an ADU that is or will be attached to or located within the existing or proposed primary dwelling, including new construction additions and conversions of existing space such as attached garages, storage areas or similar uses.

(4) "Converted" accessory dwelling unit means an ADU that is or will be created by converting an existing accessory structure that is detached from an existing primary dwelling, including detached garages.

(5) "Detached" accessory dwelling unit means a new construction ADU that is or will be detached from the proposed or existing primary dwelling.

(6) "Junior accessory dwelling unit" or "JADU" means an accessory dwelling unit that is no more than 500 square feet of interior livable space and contained entirely within a proposed or existing single-family residence. It may contain separate sanitation facilities or may share them with the primary dwelling. A junior accessory dwelling unit shall include an efficiency kitchen consisting of a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

(7) "Livable space" means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

(8) "Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

(9) "Objective standards" means standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

(10) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(11) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(d) *Development standard*s. No accessory dwelling unit permit application shall be approved for an accessory dwelling unit or junior accessory dwelling unit unless it complies with the following requirements:

(1) The lot is within a single-family or multi-family residential zone and includes a proposed or existing single-family or multi-family primary dwelling.

a. One detached accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

b. One attached accessory dwelling unit or converted accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

c. One junior accessory dwelling unit may be permitted per lot with a proposed or existing single-family dwelling.

d. For accessory dwelling units on lots with existing or proposed multi-family dwellings:

1. At least one attached accessory dwelling unit may be permitted per lot with existing multi-family residential within the portions of the existing multifamily dwelling structure that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. The total number of attached accessory dwelling units permitted on the lot shall not exceed 25 percent of the existing number of multi-family residential units on the lot.

2. Up to eight detached accessory dwelling units are permitted per lot with an existing multi-family dwelling, provided the number of accessory dwelling units does not exceed the number of existing units on the lot,

3. Up to two detached accessory dwelling units are permitted per lot with a proposed multi-family dwelling.

(2) An accessory dwelling unit that is not a JADU does not exceed the following sizes:

a. 850 square feet of interior livable space if the accessory dwelling unit has one bedroom or less; or

b. 1,000 square feet of interior livable space if the accessory dwelling unit has more than one bedroom.

Notwithstanding the foregoing, where there is an existing primary dwelling an attached accessory dwelling unit shall not exceed 50% of the existing primary dwelling's floor area or the aforementioned square footages, whichever is less, subject to paragraph (d)(14) below.

(3) Home occupations which involve storage or materials or inventory of any kind or which involve clients visiting the home occupation may not be conducted in the accessory dwelling unit.

(4) Detached accessory dwelling units shall be located to the rear or side of the primary dwelling unit.

(5) The accessory dwelling unit shall comply with all building codes and objective standards for accessory structures of the zone in which the lot is located, including, but not limited to parking, height, setbacks, landscaping and lot coverage, except as otherwise provided for in this section, and except for any minimum lot size requirements. Construction of an accessory dwelling unit shall not constitute a Group R occupancy change under the building code unless the building official makes a written finding based on substantial evidence in the records that the construction of the accessory dwelling unit could have a specific, adverse impact on public health and safety.

(6) No setback is required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

(7) A setback of four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimension as an existing structure.

(8) For purposes of calculating allowable density, an accessory dwelling unit is not counted as an additional unit. Accessory dwelling units are a residential use and deemed consistent with the residential general plan and zoning designations.

(9) All-weather access for emergency vehicles shall be provided to all accessory dwelling units as required

by applicable building, safety, and fire codes.

(10) Fire sprinklers shall only be required in an accessory dwelling unit if they are also required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(11) A converted accessory structure may include an expansion of up to 150 square feet beyond the existing dimensions of the existing accessory structure to accommodate ingress and egress.

(12) Attached accessory dwelling units and junior accessory dwelling units shall have independent exterior access from the primary residence. If the independent exterior access is on an upper story any exterior stairs shall be located on the side or rear of the primary residence.

(13) Accessory dwelling units shall not exceed the height of the primary dwelling unit, except as follows:

a. A detached accessory dwelling unit may be up to 16 feet high even if the primary dwelling is less than 16 feet high.

b. A detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling, may be up to 18 feet high.

c. A detached accessory dwelling unit on a lot within ½ mile of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code Section 21155, may be up to 18 feet high. An additional 2 feet in height shall also be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

d. An attached or converted accessory dwelling unit shall not exceed the height limitation that applies to the primary dwelling unit or 25 feet, whichever is lower. This clause shall not be construed to permit an attached accessory dwelling unit to exceed two stories.

(14) Any development standard in this paragraph (d) regarding minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings shall be waived if its application to a lot would preclude an accessory dwelling unit with at least 800 square feet of interior livable space and with four-foot side and rear yard setbacks from being constructed in compliance with all other development standards. This provision does not apply to JADUs.

(e) *Parking.*

(1) Except as provided in subsection (e)(3) below, off-street parking shall be required for the accessory dwelling unit in addition to any off-street parking requirements for the existing dwelling unit. One parking space shall be provided for each accessory dwelling unit. The required off-street parking for an accessory dwelling unit may be located in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(2) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or wholly or partially converted to an accessory dwelling unit, replacement off- street parking is not required to be provided.

(3) No off-street parking shall be required for an accessory dwelling unit in the following instances.

a. The accessory dwelling unit is located within one-half mile of an existing public transit stop.

b. The accessory dwelling unit is located within an officially designated architectural and/or historic district.

c. The accessory dwelling unit is an attached accessory dwelling unit, a converted accessory dwelling unit, or a junior accessory dwelling unit.

d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

e. When there is a designated car share vehicle station located within one block of the accessory dwelling unit.

f. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this paragraph (e)(3).

(f) *Miscellaneous.*

(1) Attached accessory dwelling units, including junior accessory dwelling units, shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the utility, or be subject to a related connection fees or capacity charges for utilities, unless the accessory dwelling unit is constructed with a new single-family dwelling and is not a junior accessory dwelling unit.

(2) No impact fees shall be imposed on accessory dwelling units with 750 square feet of interior livable space or less, including junior accessory dwelling units. For accessory dwelling units with more than 750 square feet of interior livable space, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling. No impact fees shall be imposed on a permit approved for a previously unpermitted accessory dwelling unit constructed prior to January 1, 2020 pursuant to subsection (f)(11) below.

(3) No passageway shall be required in conjunction with the construction of a detached accessory dwelling unit.

(4) No accessory dwelling unit may later be considered a primary dwelling unit for any purpose. This provision shall not be construed to prohibit a property owner from eliminating an attached accessory dwelling unit and enlarging the primary residence to encompass the area that was formerly part of the accessory dwelling unit, provided that all development standards applicable to the primary residence are satisfied.

(5) The accessory dwelling unit and/or primary residence may be occupied by any person without rent or may be rented, except that if the lot contains a junior accessory dwelling unit then one of the units on the lot must be owner-occupied if the JADU has shared sanitation facilities with the primary residence, unless the owner is another governmental agency, land trust, or housing organization. The rental of an accessory dwelling unit shall be for a term longer than 30 days.

(6) Except as otherwise provided in Government Code Section 66341, no ADU may be sold or otherwise conveyed separately from the primary residence. No junior accessory dwelling unit shall be sold or otherwise conveyed separate from the primary residence. A deed restriction shall be recorded for an JADU containing the information required by Government Code Section 66333(c).

(7) The city shall not require an applicant for an accessory dwelling unit permit to correct any existing physical improvements on the lot that do not conform with current zoning standards as a condition of the approval of an accessory dwelling unit permit.

(8) The city shall not issue a certificate of occupancy for an accessory dwelling unit before a certificate of occupancy is issued for the primary dwelling unit.

(9) A demolition permit for a detached garage that is to be replaced with an accessory dwelling unit shall be reviewed with the application for the accessory dwelling unit and issued at the same time.

(10) The city shall not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

(11) The city shall not deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds: (i) the ADU or JADU violates applicable building standards, or (ii) the ADU or JADU does not comply with state ADU law or this Section 120.04.010).

a. Notwithstanding subsection (f)(11) above, the city may deny a permit to legalize an existing but

unpermitted ADU or JADU that was constructed before January 1, 2020, if the city makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code section 17920.3.

b. Subsection (f)(11) does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.

	Attached ADU	Converted ADU	Detached ADU	JADU
ADU Permit Required	Yes	Yes	Yes	Yes
Processing time	60 days if there is an existing primary dwelling; concurrent review if no existing primary dwelling			
Size	Lesser of 50% of floor area of primary dwelling unit or 850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	850 square feet for 1 bedroom or 1,000 square feet for 2 bedroom	500 square feet
Quantity (SFR)	1		1	1
Quantity (MFR)	At least 1 per lot up to 25% of existing units		8 max	N/A
Rear and Side Setback (Min.)	4 feet (unless existing is less than 4 feet)		4 feet	N/A
Height (Max.)	Lesser of height allowed per zone or 25 ft.		16 ft (SFR), 18 ft (MFR), with exceptions	Height allowed per zone
Parking	None	None	1 space/unit, with exceptions	None
Impact fees	Required if >750 square feet			N/A

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
PROJECT NO. PLN25-20076 – ZONING CODE AMENDMENT AMENDING SECTION 120.04.010 (ACCESSORY DWELLING UNITS) OF THE EASTVALE MUNICIPAL CODE – CONTINUED FROM THE OCTOBER 15, 2025 PLANNING COMMISSION HEARING.

NOTICE IS HEREBY GIVEN that the City of Eastvale Planning Commission will hold a public hearing on **Wednesday, November 19, 2025**, at 6:00 p.m. at the Eastvale City Hall Council Chambers located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752, to consider **Project No. 25-20076 Zoning Code Amendment to amend Section 120.04.010 (Accessory Dwelling Units) of the Eastvale Municipal Code.**

PROJECT DESCRIPTION: The proposed text amendments involve amending Section 120.04.010 of the Eastvale Municipal Code to comply with recent changes to State laws that govern local regulation of Accessory Dwelling Units (ADUs).

PROJECT LOCATION: Citywide.

ENVIRONMENTAL: Pursuant to the provisions of the California Environmental Quality Act (CEQA Public Resources Code, Section 21084 et. seq.), the proposed text amendment meets the criteria under Section 15060(c)(3), as it is not a project as defined in Section 15378 of the CEQA Guidelines. No further environmental review pursuant to CEQA is required.

Any person may submit written comments prior to the public hearing or may appear in person before the Planning Commission to be heard. Written comments may be mailed to the City of Eastvale Planning Division located at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752 or via email to David Murray at dmurray@eastvaleca.gov. **For the comments to be presented to the Planning Commission at the meeting, all comments made in writing or via e-mail prior to the public hearing must be received by the City of Eastvale Planning Division no later than Wednesday, November 19, 2025, at 5:00 p.m.** Oral and written comments may be submitted directly to the Planning Commission at the public hearing. If you challenge the project in court, you may be limited to raising only those issues you raised at the public hearing as described in this notice or in written correspondence delivered to the Eastvale Planning Commission prior to or at the public hearing.

If you have any questions on the project, contact David Murray at (951) 703-0488 or dmurrary@eastvaleca.gov.

THE PRESS-ENTERPRISE
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The Press-Enterprise
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Riverside, California 92501
(951) 368-9229

CITY OF EASTVALE
12363 LIMONITE AVE , STE 910
MIRA LOMA, California 91752

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011761400

FILE NO. 0011761400

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10/26/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: October 26, 2025.
At: Riverside, California

Signature

CITY OF EASTVALE
PLANNING COMMISSION NOTICE OF PUBLIC HEARING
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If you have any questions on the project, contact David Murray at (951) 703-0488 or dmurrary@eastvaleca.gov .
The Press-Enterprise
Published: 10/26/25

CITY OF EASTVALE

AGENDA STAFF REPORT

Planning Commission Meeting
COMMISSION BUSINESS
Agenda Item No. 9.1
November 19, 2025

2025 Third Quarter Economic Development Updates

Prepared By:

Alexander Fung, Economic Development Manager

Recommended Action(s)

Staff recommends that the Planning Commission receive and file the report.

Summary

The City's Economic Development Division aims to support the City Council's Strategic Plan by fostering economic growth, stability, and prosperity in the community. As a result, the Economic Development Team develops, supports, and implements programs in areas such as business development, business retention, neighborhood development, business finance, and workforce development. Additionally, the Division leads special projects and programs that address the City's emerging challenges and collaborates with other departments to support efforts that fund infrastructure and services.

Staff desires to provide the Planning Commission with updates regarding the City's economic development programs and initiatives in the past several months.

Background

The 2025 Eastvale Strategic Plan has outlined specific actions for the City's Economic Development Team to support the City Council's goals. Target B of the Strategic Plan specifically highlights the following actions:

- Goal A: Attract and retain businesses;
- Goal B: Create "Destination Eastvale;"
- Goal C: Develop branding for Eastvale;
- Goal D: Develop strategies for business retention, business support, and business reward;

- Goal E: Implement strategies to retain local talent;
- Goal F: Reinvest in and revitalize existing shopping centers;
- Goal G: Streamline the development process; and
- Goal H: Prioritize City beautification in order to increase business attraction.

A copy of the 2025 Eastvale Strategic Plan can be found in Attachment 1.

Analysis

This section summarizes major updates regarding the City's Economic Development programs and initiatives for the past several months.

Business Attraction Analysis

To identify innovative ways to attract desirable businesses in Eastvale, the City's Economic Development Division launched the Business Attraction Analysis Project to identify top sales tax generating businesses in California, align outreach strategies with market trends and consumer demand, optimize Eastvale's retail mix to reduce sales leakage, and guide land use decisions. This initiative is now completed and staff will adjust economic development programs based on the results of the study.

Business First Initiative

On July 31, 2025, the City publicly unveiled the Business First Initiative to enhance the City's effectiveness and service delivery for Eastvale's businesses. This initiative serves as a comprehensive citywide program launched by the Economic Development Division to foster a more business-friendly environment. It also reflects the City's commitment to treating residents and businesses as valued customers.

As part of the Business First Initiative, staff established a Business Concierge Program to offer fully personalized assistance for businesses for every phase of the business development process. Additionally, flowcharts and videos were created to clarify permitting and inspection processes for businesses. Collaborative efforts were coordinated across city departments to improve efficiency without compromising safety. The City also held a series of staff training to elevate customer experiences for residents and businesses. Information regarding the Business First Initiative, and its resources, can be found at https://www.eastvaleca.gov/business/business-first-program.

Business First Walks

The Eastvale Business First Walks is a collaborative business outreach program that is now expanded to include multiple partners such as elected officials, Riverside County Workforce Development Board, Riverside County Sheriff's Department, Eastvale Chamber of Commerce, and the Eastvale Volunteers. It includes three distinct walks, each designated to strengthen relationships with the local business community:

- Council Business Walks: Councilmembers, Chamber representatives, and city staff visit the three most frequented businesses in each shopping center. The longest-serving and newest businesses in each shopping center are also recognized.
- Public Safety Walks: Conducted in partnership with the Riverside County Sheriff's Department, Public Safety Walks focus on sharing public safety recommendations and fostering safer business environments.
- Staff Business Walks: City and county staff, in partnership with the Eastvale Volunteers, visit

every business in Eastvale's shopping centers to share resources, build connections, and gather feedback.

Community Outreach and Engagement

The Economic Development Division embraces the importance of engaging with community members and actively partners with the Communications Division to share relevant economic development news with local residents and businesses. Information is shared via the City's social media platforms, newsletters, podcast episodes, and website. The City's economic development webpage, which can be found at https://www.eastvaleca.gov/business, includes various resources for business owners and individuals who are interested in starting businesses in Eastvale.

Currently, staff implements a total of 5 economic development social media series, including the Business First Series that features the City's resources for businesses, the Business Walk Series that highlight the City's business outreach visits, the Eastvale Insider Series that showcase the stories of Eastvale's local businesses, the Takeout Tuesday Series to feature Eastvale's eateries and restaurants, and the Self-care Sunday Series to highlight Eastvale businesses that provide beauty and healthcare services.

Staff also fosters and maintains a close partnership with neighboring cities' economic development teams, key community organizations such as the Eastvale Chamber of Commerce, and federal, state, and county economic development organizations and alliances. These relationships allow the City to expand its networks and inform partners of available retail and development opportunities in Eastvale.

Furthermore, staff launched the City's first quarterly broker and developer newsletter directed at sharing the City's available commercial spaces in detail. This newsletter is shared with the Inland Empire's commercial brokers and agents to generate additional awareness about the City's vacant spaces.

Film Ordinance

The Economic Development Team is taking the lead on updating the City's Film Ordinance, which can encourage production companies to choose Eastvale as a filming location. Productions can elevate Eastvale's visibility and reputation, which can bring jobs, tourism, and spending into the community. Production teams often spend on hotels, catering, equipment rentals, and retail. Updating the City's Film Ordinance signals the City's readiness and commitment to support film businesses. Staff will present a draft Film Ordinance for the City Council's consideration towards the end of the year.

Grants

The Economic Development Division manages and coordinates several grant-related initiatives to leverage available grant opportunities. In particular, the Economic Development Team manages the City's Community Development Block Grant (CDBG) and efforts to obtain specific federal and state grants.

The CDBG Program, which is directly administrated by the U.S. Department of Housing and Urban Development (HUD), provides annual grants on a formula basis to states and local governments to implement projects that expand economic opportunities for their communities. Each year, the City releases a call-for-application seeking projects from eligible entities and community organizations

that support the CDBG's objectives. The CDBG Program is beginning its FY 2026-2027 funding cycle. The City of Eastvale, in partnership with the County of Riverside, will be releasing the Notice of Funding Availability (NOFA) in the coming weeks. Once additional information becomes available, staff will share the funding opportunities via the City's community outreach channels such as the website and newsletter. Details regarding the City's involvement with the CDBG Program can be found at https://www.eastvaleca.gov/community/community-development-block-grants.

Additionally, staff submitted an application to the California Department of Forestry and Fire Protection's (CAL FIRE) Wildfire Prevention Grants Program to seek funds to support efforts that reduce hazardous fuels around the Santa Ana Riverbed. Specifically, the City requested $950,000 in funds to clear hazardous brush fire fuels near the Santa Ana Riverbed in Eastvale's jurisdiction. CAL FIRE will announce projects that are selected for funding in the coming months.

I-15 Economic Development Collaborative

Last year, the City of Eastvale led the formation of the I-15 Economic Development Collaborative with the Cities of Corona, Eastvale, Fontana, Jurupa Valley, Norco, Ontario, and Rancho Cucamonga to leverage resources in preparation for the 2028 Los Angeles Summer Olympics (LA28). The Collaborative convenes quarterly to share best practices and discuss LA28 preparation strategies. Examples of collaborative opportunities include hosting Olympic Fan Zones throughout the Inland Empire, exploring the possibility of streamlining permitting requirements across multiple jurisdictions during LA28, developing a regional branding and marketing campaign, and creating art installations. This Fall, the Collaborative began developing detailed plans to launch official preparation activities.

ICSC Real Estate Conference

As part of the Economic Development Division's business attraction strategy, staff attends International Council of Shopping Centers' (ICSC) conferences to build and maintain relationships with business representatives. The recent ICSC conference, known as ICSC Western, was held at the Palm Springs Convention Center between September 28, 2025 and September 30, 2025. These conferences are excellent opportunities for the City to meet with brokers, business owners, and developers to understand their needs and encourage business expansion. Business representatives who are interested in connecting with city staff at ICSC Western can contact staff at economicdevelopment@ eastvaleca.gov.

Industrial Business Outreach

The Economic Development Division began to implement actions to engage the City's industrial businesses. While staff proactively engages with the City's commercial businesses and Top 25 sales tax generating businesses, engaging industrial businesses also ensure retention, support job growth, strengthen the City's competitiveness, and position Eastvale to plan proactively for workforce and infrastructure needs. Collaborative with industrial businesses can align vocational training programs and partnerships with local schools to meet future talent needs.

Shopping Center Success Roundtable

The City continues to host its Shopping Center Success Roundtable on a periodic basis to engage local property managers and lessors. The Roundtable is designed to foster collaboration and support among city representatives and local shopping centers. Meetings are structured to allow city staff to share updates on city initiatives and provide a platform for shopping center representatives to network with one another. The recent meeting was held on June 17, 2025 and focused on the City's

Business First Initiative, Eastvale's retail market data, and Civic Center updates.

Workforce Development

As Eastvale continues to grow and develop, the Economic Development Division aims to network with medical institutions and higher education institutions and encourage these institutions to expand in Eastvale. Higher education and medical institutions bring in students and attract employers that value an educated workforce, resulting in an increase in the number of jobs available in the community. The Economic Development Team is supportive of collaborating with interested universities and businesses to drive innovation and workforce development, and is in the process of meeting with representatives from interested entities.

Environmental

Pursuant to Section 15378 of the California Environmental Quality Act (CEQA) Guidelines, organizational or administrative activities of governments that do not result in direct or indirect physical changes in the environment are not considered as CEQA projects.

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

The City's Economic Development Team supports efforts to attract and retain businesses in Eastvale.

Fiscal Impact

Funds to implement the City's economic development initiatives are budgeted within the Economic Development Division in the General Fund. Staff actively continues to search for relatable grant funding to support additional economic development efforts.

Prior City Council/Commission Action

The City Council receives quarterly economic development updates during City Council meetings. The Planning Commission and the Public Safety Commission also receive periodic updates from the Economic Development Team. The previous update provided to the City Council was on September 24, 2025.

Attachment(s)

Attachment 1 - 2025 Eastvale Strategic Plan

CITY OF EASTVALE

2025 UPDATE

STRATEGIC PLAN



INTRODUCTION

The City of Eastvale operates under a Council-Manager form of government. The City Council - comprised of five elected members - sets policy based on community needs and priorities. The City Manager, appointed by the Council, is responsible for implementing its vision by directing the City's departments and leveraging the professional expertise of the Executive Team and City Staff.

To promote organizational alignment and ensure that services reflect the evolving needs of the community, the City of Eastvale conducts an annual strategic planning process. As part of this effort, interviews were held with each Council Member and all Executive Team members in January and February of 2025. On February 26, 2025, the City Council, staff, and community members gathered at Eastvale City Hall for a facilitated, participatory Strategic Planning Workshop. This collaborative session reaffirmed the Council's long-standing priorities and introduced thoughtful refinements to better address current challenges and emerging opportunities.

The resulting Strategic Plan serves as both a compass and a roadmap—clarifying priorities, aligning efforts across departments, and guiding resource allocation. Progress updates will be provided throughout the year, allowing the City Council to recalibrate as needed while staying true to Eastvale's core mission.

This plan is more than a document; it is a commitment to purposeful action, accountable leadership, and a thriving future for all who live and work in Eastvale.



CITY COUNCIL MEMBERS IN ATTENDANCE:



Mike McMinn
Mayor



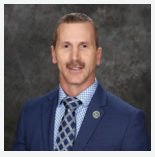
Jocelyn Yow
Mayor Pro Tem



Clint Lorimore
Councilmember



Todd Rigby
Councilmember



Christian Dinco
Councilmember

ACTION PLAN TARGETS

PRIORITY LEVEL 1 GOALS

- Develop and Construct Civic Center (Target E, Goal A)
- Attract and retain Business (Target B, Goal A)
- Conduct financial planning for newly proposed infrastructure (Target C, Goal A)
- Construct a Police Substation building (Target A, Goal A)
- Create "Destination Eastvale" (Target B, Goal B)
- Broaden Eastvale Parks and Recreation Services (Target E, Goal B)

PRIORITY LEVEL 2 GOALS

- Develop branding for Eastvale (Target B, Goal C)
- Improve traffic mobility and management around the schools (Target E, Goal F)

PRIORITY LEVEL 3 GOALS

- Continue to provide cultural and diverse events and celebration (Target D, Goal A)
- Develop and Implement a Smart City (Target F, Goal B)
- Develop City-wide WIFI (Target F, Goal A)
- Develop long-term financial model (Target C, Goal C)
- Ensure that City revenues align with expenditures (Target C, Goal G)





TARGETS

Target A
Public Safety

Target B
Economic Development

Target C
Financial Planning

Target D
Inclusion

Target E
Infrastructure

Target F
Innovation & Technology

Target G
Organizational Development

TARGET A
PUBLIC SAFETY

PRIORITY LEVEL	GOAL	DESCRIPTION
1	A	Construct a Police Substation building
	B	Implement a K-9 program
	C	Increase community involvement with law enforcement (e.g. volunteerism)
	D	Increase law enforcement involvement within the community
	E	Enhance Fire Response and Preparedness
	F	Use innovation and technology to enhance public safety with consideration and balance of privacy and public trust



TARGET B
ECONOMIC DEVELOPMENT

PRIORITY LEVEL	GOAL	DESCRIPTION
1	A	Attract and retain business
1	B	Create "Destination Eastvale"
2	C	Develop branding for Eastvale
	D	Develop strategies for business retention, business support, and business reward
	E	Implement strategies to retain local talent
	F	Re-invest in and revitalize existing shopping centers
	G	Streamline the development process
	H	Prioritize City beautification in order to increase business attraction



TARGET C
FINANCIAL PLANNING

PRIORITY LEVEL	GOAL	DESCRIPTION
1	A	Conduct financial planning for newly proposed infrastructure
	B	Be intentional about how we spend our money – do it once, and do it right
3	C	Develop long-term financial model
	D	Develop ongoing strategies for investing
	E	Develop strategies to manage/control the public safety contract
	F	Ensure that the City's infrastructure keeps pace with development, and that developers pay their share
3	G	Ensure that City revenues align with expenditures
	H	Evaluate connection between economic development and financial planning
	I	Leverage grant funding



TARGET D
INCLUSION

PRIORITY LEVEL	GOAL	DESCRIPTION
3	A	Continue to provide cultural and diverse events and celebration
	B	Develop strategies for the arts in public places
	C	Expand modes of communication beyond social media
	D	Identify and/or develop venues for inclusion; including events and gathering places



TARGET E
INFRASTRUCTURE

PRIORITY LEVEL	GOAL	DESCRIPTION
1	A	Develop and construct Civic Center (City Hall, Library, Police Substation, Civic Park and Plaza, and 3rd Fire Station)
1	B	Broaden Eastvale Parks and Recreation Services
	C	Plan for landscape, roads, and street maintenance
	D	Plan for synchronized traffic signals
	E	Improve connectivity through the trails system
2	F	Improve traffic mobility and management around the schools



TARGET F
INNOVATION & TECHNOLOGY

PRIORITY LEVEL	GOAL	DESCRIPTION
3	A	Develop City-wide WIFI
3	B	Develop and Implement a Smart City
	C	Empower staff to innovate for efficiencies; create a culture of innovation
	D	Engage with developers to implement technology
	E	Explore and evaluate alternative modes of transportation technology
	F	Implement a Global GIS Component to digitize all City records and plans
	G	Invest internally in software/technology improvements to enhance customer service



TARGET G
ORGANIZATIONAL DEVELOPMENT

PRIORITY LEVEL	GOAL	GOAL
	A	Identify and recommend tools necessary for optimal employee performance
	B	Continue to be competitive in the market place
	C	Right-size the organization and staffing consistent with City services, needs, expectations, and strategic plan priorities



STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65589.5

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(I) Render the project infeasible.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(A) Residential units only.

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

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

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

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

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

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

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

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

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

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

(C) Transitional housing or supportive housing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section.

(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section.

(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (o), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.

(ib) This subclause shall become inoperative on January 1, 2030.

(IV) The local agency violated a provision of this section applicable to a builder's remedy project.

(ii) If the court finds that one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within a time period not to exceed 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, provided, however, that the court shall not award attorney's fees in either of the following instances:

(I) The court finds, under extraordinary circumstances, that awarding fees would not further the purposes of this section.

(II) (ia) In a case concerning a disapproval within the meaning of subparagraph (I) or (J) of paragraph (6) of subdivision (h), the court finds that the local agency acted in good faith and had reasonable cause to disapprove the housing development project due to the existence of a controlling question of law about the application of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) or implementing guidelines as to which there was a substantial ground for difference of opinion at the time of the disapproval.

(ib) This subclause shall become inoperative on January 1, 2031.

(B) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within the time period prescribed

by the court, the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Trust Fund. The fine shall be in a minimum amount of ten thousand dollars ($10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of the fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Trust Fund for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(D) Nothing in this section shall limit the court's inherent authority to make any other orders to compel the immediate enforcement of any writ brought under this section, including the imposition of fees and other sanctions set forth under Section 1097 of the Code of Civil Procedure.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(*l*) If the court finds that the local agency (1) acted in bad faith when it violated this section and (2) failed to carry out the court's order or judgment within the time period prescribed by the court, the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. If a court has previously found that the local agency violated this section within the same planning period, the court shall multiply the fines by an additional factor for each previous violation. For purposes of this section, "bad faith" includes, but is not limited to, an action or inaction that is frivolous, pretextual, intended to cause unnecessary delay, or entirely without merit.

(m) (1) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(2) (A) A disapproval within the meaning of subparagraph (I) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within the time period set forth in paragraph (5) of subdivision (a) of Section 65589.5.1 after the applicant's timely written notice.

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

(3) (A) A disapproval within the meaning of subparagraph (J) of paragraph (6) of subdivision (h) shall be final for purposes of this subdivision, if the local agency did not make a lawful determination within 90 days of the applicant's timely written notice.

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

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of

preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years, or three and one-half years for an affordable housing project, following the date that the project received final approval. For purposes of this subparagraph:

(i) "Affordable housing project" means a housing development that satisfies both of the following requirements:

(I) Units within the development are subject to a recorded affordability restriction for at least 55 years for rental housing and 45 years for owner-occupied housing, or the first purchaser of each unit participates in an equity sharing agreement as described in subparagraph (C) of paragraph (2) of subdivision (c) of Section 65915.

(II) All of the units within the development, excluding managers' units, are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code.

(ii) "Final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(I) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(II) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, including any other locally authorized program that offers additional density or other development bonuses when affordable housing is provided. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) (A) This subdivision shall apply to a housing development project that submits a preliminary application pursuant to Section 65941.1 before January 1, 2030.

(B) This subdivision shall become inoperative on January 1, 2034.

(p) (1) Upon any motion for an award of attorney's fees pursuant to Section 1021.5 of the Code of Civil Procedure, in a case challenging a local agency's approval of a housing development project, a court, in weighing whether a significant benefit has been conferred on the general public or a large class of persons and whether the necessity of private enforcement makes the award appropriate, shall give due weight

to the degree to which the local agency's approval furthers policies of this section, including, but not limited to, subdivisions (a), (b), and (c), the suitability of the site for a housing development, and the reasonableness of the decision of the local agency. It is the intent of the Legislature that attorney's fees and costs shall rarely, if ever, be awarded if a local agency, acting in good faith, approved a housing development project that satisfies conditions established in paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.1 or paragraph (1), (2), or (3) of subdivision (a) of Section 65589.5.2.

(2) This subdivision shall become inoperative on January 1, 2031.

(q) This section shall be known, and may be cited, as the Housing Accountability Act.

(r) The provisions of this section are severable. If any provision of this section or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(Amended by Stats. 2024, Ch. 268, Sec. 2.5. (AB 1893) Effective January 1, 2025. Inoperative January 1, 2031, pursuant to Sec. 1 of Stats. 2023, Ch. 768.)